



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION AGENDA  
June 25, 2019, 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Announcements
  - Calendar of upcoming holidays and meetings.
  - Budget calendar for upcoming budget dates.
  - City offices will be closed on Thursday, July 4<sup>th</sup> for Independence Day.
  - Sparks of Freedom will be on Thursday, July 4<sup>th</sup>.
  - Farmers & Fleas will be Saturday, July 6<sup>th</sup> at the Onion Shed.
  - There will be a city-wide cleanup day on Saturday, July 20<sup>th</sup>.

**II. PUBLIC COMMENT**

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minutes. This forum is limited to a total of thirty (30) minutes. If a speaker inquires about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

**III. CONSENT AGENDA**

Items in the Consent Agenda consist of non-controversial or "housekeeping" items required by law. Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes
- B. City Financial Report

#### **IV. INFORMATIONAL ITEMS**

These Informational Items are intended solely to keep the City Council appraised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

Consideration and discussion regarding the following matters, minutes and reports, which consideration and discussion may also include or pertain to individual items and projects set forth in such matters, minutes and reports, as well as related background information and plans for future completion, performance or resolution as may be necessary to understand such individual items and projects and the City's related operation:

- A. City Amenities Board
  - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Financials
  - 2. Possible Council Liaison Report
- D. Main Street Board
  - 1. Possible Council Liaison Report
- E. Planning & Zoning Commission
  - 1. Minutes
  - 2. Possible Council Liaison Report
- F. Texoma Housing Authority
  - 1. Agenda

#### **V. READING OF ORDINANCES**

- A. Consider, discuss and act upon the second reading of Ordinance #O-2019-0611-001 regarding the annexation of approximately 5.050 acres of land located on the northwest corner of U.S. Highway 380 and County road 699 in Collin County, Texas

## **VI. REGULAR AGENDA**

- A. Consider, discuss and act upon a donation from the Rotary Club to the Senior Citizens Center.
- B. Consider, discuss and act upon the Caddo Basin SUD Agreement.
- C. Consider, discuss and act upon a recommendation from the Farmersville Community Development Board regarding the Professional Services Contract for Main Street Manager.
- D. Update on Wastewater treatment plant.
- E. Update on the Reliable Concrete water line.
- F. Consider, discuss and act regarding the creation of a U.S. 380 alignment committee.

## **VII. BUDGET WORKSHOP**

## **VIII. EXECUTIVE SESSION**

Discussion of matters permitted by Texas Government Code Chapter 551 as follows:

### **A. Section 551.086, COMPETITIVE MATTERS OF A PUBLIC POWER UTILITY**

- 1. Consideration, discussion and action regarding competitive matters of the City-owned public power utility as allowed by Section 551.086 of the Texas Government Code for purposes of maintaining the confidentiality of certain information relating to any "competitive matter," as that term is defined in Section 552.133 of the Texas Government Code, engaged in or to be engaged in by the City of Farmersville.

## **IX. RECONVENE FROM EXECUTIVE SESSION.**

## **X. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

## **XI. ADJOURNMENT**

Dated this the 21<sup>st</sup> day of June, 2019.



Jack Randall Rice, Mayor

*The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information).*

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.*

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted June 21, 2019 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Sandra Green, City Secretary



## **I. Preliminary Matters**

# June 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						<b>1</b> Farmers & Fleas 9:00 am Yards of Yard Sales Summer Car Show
<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b> Civic Center Closed
<b>9</b> Civic Center Closed	<b>10</b> Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm Civic Center Closed	<b>11</b> City Council Meeting 6:00 pm Civic Center Closed	<b>12</b> Civic Center Closed	<b>13</b> Civic Center Closed	<b>14</b> Civic Center Closed	<b>15</b> Cops and Rodders Car Show Civic Center Closed
<b>16</b> Civic Center Closed	<b>17</b> P&Z Meeting 6:30 pm Civic Center Closed	<b>18</b> Municipal Court 9:00 a.m. Civic Center Closed	<b>19</b> Civic Center Closed	<b>20</b> Civic Center Closed	<b>21</b>	<b>22</b> Audie Murphy Day
<b>23</b>	<b>24</b>	<b>25</b> City Council Meeting 6:00 pm	<b>26</b>	<b>27</b> FEDC (4A) Special Meeting 6:30 pm	<b>28</b>	<b>29</b>
<b>30</b>						

# July 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6 Farmers & Fleas 9:00 am
				City Offices Closed – Independence Day Sparks of Freedom		
7	8 Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	9 City Council Meeting 6:00 pm	10 Summer Reading Club 2:00 pm	11 City Amenities Board Meeting 4:15 pm (Moved due to Holiday)	12	13
14	15 P&Z Meeting 6:30 pm	16	17 Summer Reading Club 2:00 pm	18 FEDC (4A) Meeting 6:30 pm	19	20 City-wide clean-up day
21	22	23 City Council Meeting 6:00 pm	24 Summer Reading Club 2:00 pm	25	26	27
28	29	30 Municipal Court 9:00 a.m.	31 Summer Reading Club 2:00 pm			

# August 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				<b>1</b>	<b>2</b>	<b>3</b> Farmers & Fleas 9:00 am
				City Amenities Board Meeting 4:15 pm		
<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
			Summer Reading Club 2:00 pm			
<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>
	Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	City Council Meeting 6:00 pm	First Day of School	FEDC (4A) Meeting 6:30 pm		
<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>
	P&Z Meeting 6:30 pm					Chamber of Commerce Casino Night Bug Tussle Car Trek
<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>
		Municipal Court 9:00 a.m. City Council Meeting 6:00 pm				



# September 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Offices Closed -- Labor Day	3	4	5 City Amenities Board Meeting 4:15 pm	6	7 Farmers & Fleas 9:00 am
8	9 Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	10 City Council Meeting 6:00 pm	11	12	13	14
15	16 P&Z Meeting 6:30 pm	17	18	19 FEDC (4A) Meeting 6:30 pm	20	21
22	23	24 Municipal Court 9:00 a.m. City Council Meeting 6:00 pm	25	26	27	28
29	30					

# CITY OF FARMERSVILLE

## 2019 PLANNING CALENDAR



<u>April - May</u>	Mailing of "Notices of Appraised Value" by Chief Appraiser.
<u>April 30</u>	The Chief Appraiser prepares and certifies to the Tax Assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value.
<u>May 15</u>	Deadline for submitting Appraisal Records to ARB.
<u>July 20</u>	Deadline for ARB to approve Appraisal Records.
<u>July 25</u>	Deadline for Chief Appraiser to certify Appraisal Rolls to each Taxing Unit.
<u>Aug</u>	Certification of anticipated collection rate by collector.
<u>July 25 - Aug.</u>	Calculation of Effective and Rollback Tax Rates.
<u>July 25 - Aug.</u>	Submission of Effective and Rollback Tax Rates to governing body from the Tax Office.
<u>Aug 9th, 2019</u>	72 Hour Notice for Meeting (Open Meetings Notice).
<u>Aug 13th, 2019</u>	Meeting of Governing Body to Discuss Tax Rates. If proposed tax rate will exceed the Rollback Rate or the Effective Tax Rate (whichever is lower), take record vote and schedule two Public Hearings.
<u>Aug 20th, 2019</u>	Publish the "Notice of 2019 Property Tax Rates" by September 1. Notice must be published at least seven (7) days before first Public Hearing. Notice must also be posted on the municipality's website.
<u>Aug 30th, 2019</u>	72 Hour Notice for First Public Hearing (Open Meetings Notice).
<u>Sept 3rd, 2019</u>	<b>First Public Hearing</b> At least 7 days after publication of "Notice of 2019 Property Tax Rates."
<u>Sept. 6th, 2019</u>	72 Hour Notice for Second Public Hearing (Open Meetings Notice).
<u>Sept. 10th, 2019</u>	<b>Second Public Hearing</b> May not be earlier than 3 days after first Public Hearing. Schedule and announce meeting to adopt tax rate three to fourteen (3 - 14) days from this date.
<u>Sept. 13th, 2019</u>	72 Hour Notice for Meeting at which Governing Body will Adopt Tax Rate (Open Meetings Notice).
<u>Sept, 17th, 2019</u>	<b>Meeting to Adopt 2019 Tax Rate.</b> Meeting to adopt must be <u>no later than September 17, 2019.</u> Schedule meeting three to fourteen (3 to 14) days <u>after</u> second Public Hearing. Taxing Unit must adopt tax rate before September 30 or 60 days after receiving Certified Appraisal Roll, whichever is later.
<u>Noon on September 18</u>	Deadline to submit the Tax Rate Ordinance to the Collin County Tax Office.

Tax Code Section 81.06 directs that if a date falls on a weekend, the deadline is extended to the following regular business day.

Advice of taxing unit legal counsel should be sought to determine how to fulfill the requirements of Section 140.010 Local Code (SB 1510).

**Please provide a copy of the Ordinance adopting the 2019 Tax Rate to the Tax Office by  
Noon on September 18, 2019.**

# **2019 CITY WIDE CLEAN UP DAY**

## **LET'S WORK TOGETHER TO CLEAN UP THE CITY**

**USE THIS TIME AND OPPORTUNITY TO CLEAN UP AROUND YOUR HOME: BRING US YOUR: BULKY ITEMS, ITEMS THAT ARE JUST PILING UP, BRUSH AND LIMBS**

**DATE: JULY 20<sup>TH</sup> - 8AM TO 4PM**

**PLACE: CITY MAINTENANCE YARD**

**302 S. JOHNSON**

**MUST LIVE IN CITY LIMITS**

**&**

**PROVIDE ID WITH CITY ADDRESS OR CITY UTILITY BILL**

**FOR HAZARDOUS WASTE DISPOSAL** YOU CAN PICK UP A DISPOSAL KIT AT CITY HALL. THERE WILL BE A PHONE # IN THE KIT TO CALL FOR HOME PICK UP WHEN READY.

### **ITEMS THAT WILL NOT BE ACCEPTED**

- REFRIGERATORS (CAN BE TAKEN SEPARATELY WITH CFC REMOVED WITH A SPECIAL TAG STATED SO)
- FREEZERS (CAN BE TAKEN SEPARATELY WITH CFC REMOVED WITH A SPECIAL TAG STATED SO)
- DEAD ANIMALS
- PROPANE TANKS
- 55 GALLON BARRELS

**IF YOU ARE EDLERLY, DISABLED, OR NEED ASSISTANCE PLEASE CALL FARMERSVILLE POLICE DEPTARTMENT AT (972)782-6141 BY FRIDAY MAY 10TH SO WE CAN ARRANGE YOUR PICK UP.**

## **II. Public Comment**

Agenda Section	Public Comment
Section Number	II
Subject	Public Comment
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	NA
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.
Action	NA

### **III. Consent Agenda**

Agenda Section	Consent Agenda
Section Number	III.A
Subject	City Council Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
June 11, 2019, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Jim Hemby, Dwain Mathers, Mike Hurst and Donny Mason were all present. City staff members Ben White, Sandra Green, Daphne Hamlin, Rick Ranspot, Paula Jackson, Marsha Philips and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, Farmersville's Warrant Office, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - Animal Registration is taking place at the Police Department. Remember to get your pet registered.
  - The Civic Center will be closed June 5<sup>th</sup> through June 20<sup>th</sup> for renovations
  - The Cops and Rodders Car Show will be held on Saturday, June 15<sup>th</sup>.
  - Audie Murphy Day will be on Saturday, June 22<sup>nd</sup>.
  - Proclamation for Audie Murphy Day.
    - Mayor Rice read the Proclamation

**II. PUBLIC COMMENT**

- No one came forward.

**III. OPENGOV WORKSHOP**

- Ben White and Daphne Hamlin logged into OpenGov and navigated through several pages to show the Council how to find information. Daphne Hamlin showed them how the check register was all done in OpenGov and that stories for the new budget were coming along.



#### IV. CONSENT AGENDA

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- A. Board of Adjustment Minutes
- B. City Council Minutes
- C. Police Department Report
- D. Code Enforcement/Animal Control Report
- E. Fire Department Report (OpenGov)
- F. Municipal Court Report (OpenGov)
- G. Warrant Officer Report (OpenGov)
- H. Public Works Report
- I. Library Report (OpenGov)
- J. City Manager's Report
  - Mayor Rice pulled the Public Work's Report and the City Manager's Report.
    - Motion to approve reports A-G and I made by Donny Mason
    - 2<sup>nd</sup> to approve was Mike Hurst
    - All council members voted in favor
  - Craig Overstreet asked about the status of the Reliable Concrete plant's water line from the Public Works Report.
  - Ben White stated the city was waiting on the Caddo Basin SUD agreement from the City Attorney. He explained the city has obtained the boring contract and would start with that first.
  - Craig Overstreet asked about the cost of the overall project.
  - Ben White stated he did not know the numbers, but he would send an email to Council on the next business day.
    - Motion to approve the Public Work's Report made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Jim Hemby
    - All council members voted in favor
  - Mike Hurst asked questions on the City Manager's Report. He asked about the status of the Caddo Basin SUD Agreement.

- Ben White stated the City Attorney was adding the last few items and that the approach was to take over Shinn Circle and to serve Reliable Concrete and Nelson Brothers Ready Mix.
  - Mike Hurst asked about the status of the boundary agreements with neighboring cities.
  - Sandra Green explained the city of Josephine was going to schedule a meeting with their Mayor and Ben White, but she has not heard back from them since.
- Motion to approve the City Manager's Report made by Donny Mason
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor

## V. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or Commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

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- A. City Amenities Board
  - 1. Minutes
  - 2. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
  - 1. Financials
  - 2. Possible Council Liaison Report

C. FEDC Farmersville Economic Development Board (Type A)

1. Possible Council Liaison Report

D. Main Street Board

1. Monthly Report
2. Possible Council Liaison Report

E. Planning & Zoning Commission

1. Possible Council Liaison Report

**VI. PUBLIC HEARING**

A. Public hearing to consider, discuss and act upon a petition for annexation of approximately 5.050 acres of land located on the northwest corner of U.S. Highway 380 and County Road 699 in Collin County, Texas.

- Mayor Rice opened the public hearing at 6:27 p.m. and asked if anyone was in attendance that wanted to speak for or against the item.
- Randy Smith who resides at 508 County Road 610 explained he was concerned about County Road 699 and when it would be built due to heavy traffic on the road once Reliable Concrete was constructed. He indicated that when revenues start coming in he was afraid the money would go to other projects and not the roadway. He would like to see the roadway built as part of the beginning of the project.
- Mayor Rice asked if anyone else wanted to speak for or against the item.
- No one came forward so Mayor Rice closed the public hearing at 6:31 p.m.

**VII. READING OF ORDINANCES**

A. Consider, discuss and act upon Ordinance #O-2019-0611-001 regarding the annexation of approximately 5.050 acres of land located on the northwest corner of U.S. Highway 380 and County road 699 in Collin County, Texas.

- Sandra Green stated this was the first reading of the Ordinance.
- Mayor Rice read the title block of the Ordinance.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ANNEXING ADJACENT AND CONTIGUOUS TERRITORY, AS HEREINAFTER DESCRIBED AND COMPRISING 5.050 ACRES, MORE OR LESS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND TO BE HEREAFTER ADOPTED; ADOPTING A SERVICE PLAN; FURTHER PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED; PROVIDING THAT THE CITY MANAGER UNDERTAKE CERTAIN**

**ACTIONS RELATIVE TO SAID ANNEXATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE.**

- Craig Overstreet asked whether or not the property was in compliance with the Comprehensive Plan.
- Alan Lathrom stated that at this time the property would not conform to the Comprehensive Plan. It would require them to apply for a Comprehensive Plan change as well as a zoning change.
- Dwain Mathers asked for a more detailed explanation of the order of annexation and zoning. He also asked if the zoning had to be approved before the annexation.
- Alan Lathrom stated the property could be annexed into the city and temporarily be zoned Agriculture (AG). He said in order to make a change to the Master Plan it would have to be noticed and published appropriately and go before the Planning & Zoning Commission with a recommendation to the City Council. He said then the city could consider the zoning change to the High Impact (HII) zoning district.
- Dwain Mathers asked about the paving of the road and when that would be completed.
- Ben White stated the city has an agreement between Reliable Concrete and Nelson Brothers regarding the paving of the road, but there are no target dates. He wanted the flexibility when to use his staff for the project.
- Mike Hurst pointed out there was a provision in the Ordinance to accommodate the roads.
- Ben White stated the road would be expanded to a three lane road instead of a two lane road, and it would be concrete.
  - Motion to approve 1<sup>st</sup> reading made by Mike Hurst
  - 2<sup>nd</sup> to approve was Donny Mason
  - All council members voted in favor

**VIII. REGULAR AGENDA**

- A. Consider, discuss and act on Resolution #R-2019-0611-001 regarding an updated city financial policy.
- Daphne Hamlin stated that last year the Fire Department received a FEMA grant and during their audit they stated we needed to amend our financial policy for procurement.
    - Motion to approve made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Mike Hurst
    - All council members voted in favor

- B. Discussion on limiting portable storage buildings.
- Ben White stated that he had complaints about portable storage buildings or Pods that are being set on properties for longer periods of time. He suggested an ordinance that would create a time limit of how long someone could have one on their property. He stated if they go over one time limit then maybe they could ask for an additional term and then no more could be asked for.
  - Craig Overstreet asked if it would require a permitting process.
  - Ben White stated it could be a part of a permitting process.
  - Sandra Green stated she researched other cities and none had anything built in their ordinances for temporary storage buildings. She indicated they are not allowed according to the City's Subdivision Ordinance because they do not fit within the guidelines of a storage building. She explained that code enforcement could make the owners of the land or home remove it from the property.
  - Dwain Mathers stated that not allowing them at all would be strict. He is not sure permitting them is the right answer because that would create more work for staff.
  - Council asked for more research to be conducted.
- C. Consider, discuss and act upon the resignation of Michael Hesse from the FCDC (4B).
- Dwain Mathers asked why he wanted to resign from the board.
  - Donny Mason explained he had stated he would rather be on the Planning & Zoning Commission.
    - Motion to approve made by Donny Mason
    - 2<sup>nd</sup> to approve was Jim Hemby
    - All council members voted in favor
- D. Consider, discuss and act upon appointments to boards and commissions.
- Mike Hurst recused himself from this item on the agenda.
  - Mayor Rice asked for nominations for the FCDC (4A) Board to replace Michael Hesse.
  - Donny Mason nominated Blake Mounger.
  - Dwain Mathers nominated Tonya Mercer.
  - Mayor Rice called for a vote.
  - Voting went as follows:
    - Dwain Mathers voted for Tonya Mercer
    - Donny Mason voted for Blake Mounger

- Jim Hemby voted for Blake Mounger
    - Craig Overstreet voted for Blake Mounger
  - Mayor Rice stated Blake Mounger would be the new member on the board.
  - Mike Hurst returned to the meeting room.
  - Mayor Rice asked for nominations for the Planning & Zoning Commission to fill Paul Kelly's seat.
  - Mike Hurst nominated Michael Hesse.
    - Motion to appoint Michael Hesse to the Planning & Zoning Commission made by Mike Hurst.
    - 2<sup>nd</sup> to approve was Jim Hemby
    - All council members voted in favor
- E. Update regarding the Reliable Concrete water line.
- Ben White stated he covered most of the items earlier in the meeting.
  - Donny Mason asked when they were going to start the water line.
  - Ben White stated they would start with the bore first.
  - Craig Overstreet asked about a revised bid.
  - Ben White stated the TIRZ board was paying for the water line.
  - Craig Overstreet asked about the cost and thought it was approximately \$200,000.
  - Ben White stated he believed the cost had gone up since that figure. He asked Paula Jackson to go pull the numbers and report those later in the meeting.
  - Alan Lathrom pointed out that on the Comprehensive Plan or Master Plan it called out for the Reliable Concrete area as Estate Residential.
- F. Discussion on inviting TxDOT to city regarding U.S. Highway 380 alignment.
- Mayor Rice stated he believed it would be a good idea.
  - Craig Overstreet stated he agreed and thought it would be good to have a workshop.
  - Ben White said it would be wise to invite the County Engineer as well.
  - Mike Hurst stated Commissioner Hale would probably want to come to the meeting.
  - Ben White explained he would invite Stephen Andres from TxDOT and the others stated.

- G. Consider, discuss and act upon Resolution #R-2019-0611-002 regarding possible alignment of U.S. Highway 380.
- Mike Hurst stated there were some concerns about things being impacted and the resolution stated that they want the Green Route or Green Alignment to follow the current alignment of US 380 provided that said Green Route is reduced in size from a proposed eight-lane divided roadway with two access lanes to a roadway section that fits within the currently existing right-of-way area of US 380 in its current alignment between Lake Lavon and the Hunt County line. He explained that he believed the growth was going to stop at Princeton. He indicated he felt like Farmersville would experience growth from the south. He stated the reason for the resolution was so the City Council could get into discussions with TxDOT. He said the outer loop may be here before U.S. Highway 380. He explained that TxDOT had indicated that once the routes were established it would probably be five years before the environmental studies were done and then five more years for the right-of-way acquisition.
  - Mayor Rice asked if we needed to speak to TxDOT before the resolution was adopted.
  - Mike Hurst said no.
  - Craig Overstreet stated Section 3 of the resolution was just as important as what Mike Hurst said. He explained there was nothing in the plans for the Paris TxDOT region to construct anything in Hunt County on U.S. Highway 380. He indicated the southern route would not be in the city limits so the city would not receive taxes from those properties that become developed. He made a motion that the resolution be accepted.
  - Dwain Mathers asked why the Council would approve a resolution if the goal was trying to speak with TxDOT. He does not see the point in sending the resolution. He stated the resolution is not changing anything now.
  - Craig Overstreet stated that the Town of Prosper, City of McKinney, other cities, and the Commissioner's Court have adopted resolutions against TxDOT's alignment.
  - Mayor Rice stated he is opposed to the resolution.
    - Motion to approve made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Mike Hurst
    - All council members voted in favor, except Dwain Mathers voted against.

- Mayor Rice stated the Council would go back to item E because Paula Jackson found the costs of the water line.
  - Ben White stated \$321,861.00 was the original estimate. He indicated the TIRZ to date has paid \$29,000.00 and the amount left is \$292,861.00.
  - Craig Overstreet stated the TIRZ has only approved \$212,000.00. He asked for the minutes of the TIRZ meeting approving the cost to the next meeting.
- H. Future of Internet presentation by City Manager and consider, discuss and act on possible survey.
- Ben White presented the Power Point presentation and went over some of the usage of the internet. He indicated what was driving this huge increase was the number of connection devices. He explained that about 77% of the people in North America are using devices. He stated Geus, Greenville Electric Utility System, was seeing huge growth and peak usages. He said GEUS was run as a separate entity and Greenville is a home rule city.
  - Craig Overstreet asked how the city was being impacted by being a general law city.
  - Ben White stated the city would not be allowed to have our own system right now. He indicated he does not care how the city receives it, whether we run it or Spectrum runs it. He stated the city may have to accomplish home rule before we can do it ourselves. He said the City of Shenandoah is a general law city that is doing fiber a different way. He stated he would like to continue with the survey and determine how the city could deploy it later.
  - Mayor Rice stated we need to be prepared and forward thinking. He said he believed that in the next two years the city would become a home-rule city. He indicated the important thing was the need to get fiber speeds to our citizens.
  - Council agreed for Ben White to go forward with the survey.
  - Mayor Rice called for a break at 7:45 p.m.
  - Mayor Rice reconvened the meeting at 7:50 p.m.
- I. Discussion regarding the Farmersville electric system.
- Ben White stated the city was in competition with Texas-New Mexico for Collin College. He explained there were two things that were enticing Collin College to use the city over Texas-New Mexico though. He indicated the city would own the equipment on the land for the substation, but not the land itself. Ben White went over the strategy to win Collin College's electrical service business. He also indicated he was trying to reduce the industrial rates, and maybe the residential rates later on. He asked Steve Moffitt to go out for bids regarding energy contracts and he is anticipating some pretty good rates. He explained the city has to reduce the transfers out of the electrical fund, and hopes that would happen as growth comes.



He would also like to reduce dependence on the surcharge fund. He stated he wanted to supply excellent, reliable service and be ready for growth.

- J. Consider, discuss and act upon a contract amendment from Bureau Veritas related to HB 852.
- Ben White stated HB 852 stated we cannot charge based on the valuation of a project anymore.
  - Alan Lathrom stated a city can no longer base their fees on the valuation of construction for residential properties. He explained you could still charge based on valuation for commercial projects. He stated Bureau Veritas was trying to get their charges in line with the new law.
  - Ben White stated this was going to change the cost charged to the city for those services. He explained he has been conducting an analysis of hiring an inspector and possibly combine that with code enforcement.
  - Alan Lathrom stated we may have to come back at a later date with an ordinance to modify the city's fee schedule to be more in line with what Bureau Veritas was now going to charge.
- Motion to approve made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor
- K. Consider, discuss and act upon Resolution #R-2019-0611-003 regarding legal and consulting services to negotiate with Texas-New Mexico regarding its energy efficiency cost recovery factor.
- Ben White stated this was a recommendation from Lloyd, Gosselink, Rochelle & Townsend, P.C. that is a law firm that supports our city regarding energy matters. He explained it would not affect the city's electrical system, but people in the surrounding areas. He recommended approval.
  - Alan Lathrom explained they are trying to reduce the impact of the increase that was requested. He stated the fee would be paid for by Texas New-Mexico Power.
- Motion to approve made by Donny Mason
  - 2<sup>nd</sup> to approve was Craig Overstreet
  - All council members voted in favor

## **VI. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- Craig Overstreet asked for boundary agreements, the capital improvement plan and the thoroughfare plan updates to be on the next agenda.
- Craig Overstreet requested an update of the accessory structure ordinance change.
- Craig Overstreet requested the contract with 4B and the City be revisited.
- Craig Overstreet wanted an update on the wastewater treatment facility and he wanted to discuss code enforcement and building inspections.

**VII. ADJOURNMENT**

Meeting was adjourned at 8:07 p.m.

APPROVE:

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Jack Randall Rice, Mayor

ATTEST:

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Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	III.B
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	City Financial Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

## MEMO

To: Benjamin White, City Manager  
From: Daphne Hamlin, City Accountant  
Date: June 13th, 2019  
Subject: May 2019 Budget Report

*New Software for Financial Reporting is available for review on the City website.  
[www.farmersvilletx.com](http://www.farmersvilletx.com). Press OpenGov button ;> Press Stories button at the top under City logo;  
Press City of Farmersville May 2019 Financial Report.*

### Cash Summary

The cash summary is attached.

# SUMMARY OF CASH BALANCES MAY 2019

ACCOUNT: FNB (0815)

	Interest Earned	Restricted	Assigned	Account Balance
<b>Clearing Accounts</b>				
General Fund			\$ 215,265.34	
Permit Fund			\$ (50,769.65)	
Refuse Fund			\$ 18,524.14	
Water Fund			\$ (667,661.54)	
Wastewater Fund			\$ 1,047,991.59	
Electric Fund			\$ (601,122.22)	
CC Child Safety	\$ 20,672.49			
2012 Bond	\$ 38,132.80			
Waterwaste Bond Fund	\$ 140,499.15			
Law Enf Training	\$ 1,874.31			
Disbursement Fund	\$ 2,143.33			
Library Donation Fund	\$ 2,277.90			
Court Tech/Sec	\$ 15,360.72			
Civic Ctr/Library Repair	\$ (26,498.35)			
JW Spain Grant	\$ 30,304.48			
Radio Note	\$ 6,082.79			
Chapparral Grant/Safe Route To School/Sewer/Sidewalk/Rike Street	\$ (65,419.32)			
CC Bond Farmersville Parkway	\$ 180,000.86			
CC Bond Floyd	\$ (49,667.75)			
Equipment Replacement	\$ 5,322.29			
Interest Earned	\$ 836.42			
<b>TOTAL:</b>	<b>\$ 836.42</b>	<b>\$ 301,085.70</b>	<b>\$ (37,772.34)</b>	<b>\$ 263,313.36</b>

<b>Debt Service Accounts</b>				
County Tax Deposit (FNB 0807)(Debt Service)	\$ 1,001.50	\$ 471,381.82		
Debt Service Reserve (Texpool 0014 ) (2 months rsv )	\$ 228.42	\$ 112,268.20		
<b>TOTAL:</b>	<b>\$ 1,229.92</b>	<b>\$ 583,650.02</b>		<b>\$ 583,650.02</b>

<b>Appropriated Surplus Investment Accounts</b>				
Customer meter deposits (Texpool 0008)	\$ 227.99	\$ 112,051.09		
Water Dev. Board (Texstar 1110)	\$ 1,102.76	\$ 1,122,440.65		
2019 C/O Street ( Texstar 0190)	\$ 3,482.38	\$ 1,751,170.83		
Summit Property Sewer Escrow (fmb 231)	\$ 29.00	\$ 16,231.83		
2012 G/O Bond, streets, water, wastewater (Texstar 0120 )	\$ 2,309.88	\$ 1,133,240.14		
<b>TOTAL:</b>	<b>\$ 7,152.01</b>	<b>\$ 4,135,134.54</b>	<b>\$ -</b>	<b>\$ 4,135,134.54</b>

<b>Unassigned Surplus Investment Accounts</b>				
Gen Fund Acct. (Texpool 0004)( Reso. 90 Day Reserve)	\$ 1,767.00	\$ 866,700.00		
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$ 1,148.64	\$ 564,563.02		
Water/WW Fund (Texpool 00017)(Capital)	\$ 1,314.60	\$ 646,119.75		
Elec. Fund (Texpool 0005) (Operating)	\$ 101.90	\$ 50,000.00		
Elec. Fund (Texpool 0016)(Capital)	\$ 678.71	\$ 333,575.96		
Elec. Surcharge (Texpool 0015)	\$ 256.19	\$ 125,926.69		
Money Market Acct. (FNB 092)	\$ 9.41		\$ 73,851.73	
<b>TOTAL:</b>	<b>\$ 5,276.45</b>	<b>\$ 2,586,885.42</b>	<b>\$ 73,851.73</b>	<b>\$ 2,660,737.15</b>

<b>Contractor Managed Accounts Nonspendable</b>				
NTMWD Sewer Plant Maint. Fund		\$ 18,100.17		
<b>TOTAL APPROPRIATED SURPLUS</b>		<b>\$ 18,100.17</b>	<b>\$ -</b>	<b>\$ 18,100.17</b>
<b>TOTAL CASH &amp; INVESTMENT ACCOUNTS</b>		<b>\$ 7,624,855.85</b>	<b>\$ 36,079.39</b>	<b>\$ 7,660,935.24</b>

## SUMMARY OF CASH BALANCES MAY 2019

FEDC 4A Board Investment & Checking Account					
FEDC 4A Checking Account (Independent Bank 7909)	\$	3.99	\$	32,026.41	
FEDC 4A Investment Account (Texpool 0001)	\$	2,303.17	\$	1,054,254.55	
FEDC 4A Certificate of Deposit (Independent Bank)			\$	500,000.00	
<b>TOTAL:</b>	<b>\$</b>	<b>2,307.16</b>	<b>\$</b>	<b>1,586,280.96</b>	<b>\$ - \$ 1,586,280.96</b>

FCDC 4B Board Investment & Checking Account					
FCDC 4B Checking Account (Independent Bank 3035)	\$	5.13	\$	127,105.75	
FCDC 4B Investment Account (Texpool 0001)	\$	693.24	\$	340,738.45	
<b>TOTAL:</b>	<b>\$</b>	<b>698.37</b>	<b>\$</b>	<b>467,844.20</b>	<b>\$ - \$ 467,844.20</b>

TIRZ Account					
County Tax Deposits (FNB 01276)	\$	1,438.14	\$	697,692.46	
<b>TOTAL:</b>	<b>\$</b>	<b>1,438.14</b>	<b>\$</b>	<b>697,692.46</b>	<b>\$ - \$ 697,692.46</b>

Note: Salmon color used to indicate an item dedicated to a specific project or need

**Note: Standard & Poor's Rating Service assigned A+/long-term stable rating to Farmersville, Texas, 11-2018**

I hereby certify that the City of Farmersville's Investment Portfolio is in compliance with the City's investment strategy as expressed in the City's Investment Policy (Resolution 99-17, and with relevant provisions of the law.

The Public Funds Investment Act (Sec.2256.008) requires the City's Investment Officer to obtain 10 hrs. of continuing education each period from a source approved by the governing body. Listed below are courses Daphne Hamlin completed to satisfy that requirement:

Daphne Hamlin  
Daphne Hamlin, City Investment Officer

07-2017 NCTCOG - Public Funds Inv Act.

## **IV. Informational Items**

Agenda Section	Informational Items
Section Number	IV.A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



Agenda Section	Informational Items
Section Number	IV.B
Subject	Farmersville Community Development Board (Type B)
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Informational Items
Section Number	IV.C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	1. Financials 2. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote               <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____               <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A  
MAY 2019  
FINANCIAL BUDGET REPORT

Daphne Hamlin  
d.hamlin@farmersvilletx.com

**Farmersville Economic Development Corp 4A**  
**May 2019**

<b>Statement Balance 5-1-2019</b>	<b>\$106,581.87</b>
<b>Deposits:</b>	
<b>Sales Tax: March</b>	<b>\$25,980.55</b>
<b>Cking Int .05%</b>	<b>\$3.99</b>
<b>CD Interest</b>	
<b>Transfer from Texpool</b>	<b>\$150,000.00</b>
<b>Cleared Checks 1313</b>	<b>\$(540.00)</b>
<b>Purchased CD</b>	<b>\$(250,000.00)</b>
<b>Statement balance 6-2-2019</b>	<b>\$32,026.41</b>

**Outstanding Transactions**

**Sales Tax**  
**Transfer to Texpool**  
**CD Interest**  
**Oustanding checks**

<b>Balance 6-06-2019</b>	<b>\$32,026.41</b>
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**Farmersville Economic Development Corporation**  
**Cumulative Income Statement**  
**For the 12 Months Ended, September 30, 2019**

	FY 2019	October	November	December	January	February	March	April	May	June	July	August	September	YTD
<b>Beginning Bank Balance</b>		\$313,827.04	\$327,937.03	\$348,145.25	\$64,385.87	\$79,743.23	\$70,775.20	\$ 87,639.36	\$106,581.87					
<b>Deposits</b>														\$-
<b>Sales Tax Collections</b>	\$225,000.00	\$17,798.01	\$20,088.44	\$18,133.36	\$15,355.25	\$23,529.03	\$18,818.90	\$ 18,938.58	\$25,980.55					\$164,820.10
<b>Interest Income cking</b>	\$6,000.00	\$13.32	\$13.58	\$10.27	\$2.11	\$2.94	\$4.16	\$ 3.95	\$3.89					\$54.32
<b>Transfer to Texpool</b>				\$1,300,000.00										
<b>Purchase CD</b>									\$150,000.00					
<b>Texpool Interest</b>		\$1,815.63	\$1,609.59	\$1,943.81	\$2,419.76	\$2,197.36	\$2,458.81	\$ 2,400.18	\$2,303.17					\$16,946.31
<b>CD Interest Earned</b>		\$123.29	\$127.40	\$123.29			\$1,541.10							\$1,915.08
<b>Total Revenue</b>	\$231,600.00	\$331,761.66	\$348,145.25	\$64,412.17	\$79,743.23	\$103,275.20	\$89,139.36	\$106,581.87	\$32,586.41					\$173,536.81
<b>Expenses:</b>														
<b>Administration</b>	\$1,000.00													\$-
<b>Meeting Expenses</b>	\$1,000.00								\$40.00					\$40.00
<b>Dues/School/Travel</b>	\$5,200.00	\$1,262.71												\$1,262.71
<b>Office Supplies</b>	\$200.00	\$81.12		\$26.30										\$87.42
<b>Legal Service</b>	\$2,500.00													\$-
<b>Marketing/Promotion Expenses</b>														\$-
<b>Marketing/Promotion Expenses/Advertising</b>	\$11,160.00													\$-
<b>Colin College Sponsorship</b>	\$7,500.00					\$7,500.00								\$7,500.00
<b>Small Business</b>	\$500.00													\$-
<b>Entrepreneurship Conf</b>	\$2,500.00	\$2,500.00							\$500.00					\$500.00
<b>Tex-21</b>	\$1,000.00						\$1,000.00							\$2,500.00
<b>Farmersville Chamber</b>	\$500.00						\$500.00							\$1,000.00
<b>Farmersville Rotary</b>														\$500.00
<b>Total Expenditures</b>	\$33,060.00	\$3,823.83		\$26.30			\$1,800.00		\$640.00					\$13,390.13
<b>Directive Business Incentives</b>														\$-
<b>Planner Land Use Map</b>	\$38,000.00													\$-
<b>Electrical Substation Loan</b>	\$210,000.00													\$-
<b>Facade Grant Program</b>	\$60,000.00					\$25,000.00								\$-
<b>Total Development Cost</b>	\$286,000.00	\$-												\$25,000.00
<b>Total Expenditures</b>	\$329,060.00	\$3,823.83	\$-	\$26.30		\$32,500.00	\$1,500.00		\$640.00					\$38,390.13
<b>Revenue vs Expenditures</b>	(\$97,460)													
<b>From Reserves</b>														
<b>Total Expenditures</b>		\$3,823.83	\$-	\$26.30		\$32,500.00	\$1,500.00		\$640.00					\$38,390.13
<b>Ending Bank Balance</b>		\$327,937.83	\$348,145.25	\$64,385.87	\$79,743.23	\$70,775.20	\$87,639.36	\$106,581.87	\$32,026.41					
<b>CD Investment</b>		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$500,000.00					\$500,000.00
<b>Texpool Balance</b>		\$880,923.87	\$890,533.46	\$1,192,477.27	\$1,194,897.03	\$1,197,094.39	\$1,199,551.20	\$1,201,951.38	\$1,054,254.55					\$1,054,254.55
<b>Total Available Funds</b>		\$1,486,961.70	\$1,488,678.71	\$1,506,863.14	\$1,524,640.26	\$1,517,869.59	\$1,537,190.56	\$1,560,533.25	\$1,586,280.96					

Agenda Section	Informational Items
Section Number	IV.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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Agenda Section	Informational Items
Section Number	IV.E
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	<ol style="list-style-type: none"> <li>1. Minutes</li> <li>2. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
MAY 20, 2019, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Luke Ingram, and Wyatt McGuire were in attendance. Rachel Crist and Russell Chandler were absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Alan Lathrom.
- Wyatt McGuire led the prayer and the pledges to the United States and Texas flags.

**II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon a recommendation to City Council for a Final Plat of the Hendricks 380 Addition, Lot 1, Block 1.
- Motion to approve made by Wyatt McGuire
  - 2<sup>nd</sup> to approve made by Luke Ingram
  - All members voted in favor
- B. Consider, discuss and act upon a recommendation to City Council for a Final Plat of the Thain Addition, Lots 1-3.
- Motion to approve made by Lance Hudson
  - 2<sup>nd</sup> to approve made by Luke Ingram
  - All members voted in favor



C. Consider, discuss and act upon a Site Plan for Anytime Fitness located on Lot 7, Murphy's Crossing, Phase 2.

- Motion to approve made by Wyatt McGuire
- 2<sup>nd</sup> to approve made by Luke Ingram
- All members voted in favor

D. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A).

- Ben White went over the changes that the FEDC (4A) were requesting and asking the Planning & Zoning Commission to consider.
- It was suggested that a workshop be scheduled at the next meeting to consider the items in more detail.

E. Consider, discuss and act upon minutes from March 18, 2019.

- Motion to approve made by Wyatt McGuire
- 2<sup>nd</sup> to approve made by Luke Ingram
- All members voted in favor

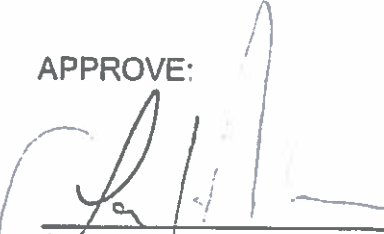
### **III. ADJOURNMENT**

Meeting was adjourned at 7:05 p.m.

ATTEST:

APPROVE:

  
Sandra Green, City Secretary

  
Lance Hudson, Vice-Chairman



Agenda Section	Informational Items
Section Number	IV.F
Subject	Texoma Housing Authority
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	1. Agenda
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

# THP BOARD OF COMMISSIONERS MEETING AGENDA

Bonham Administrative Office  
810 W. 16<sup>th</sup> St., Bonham, TX  
5:30 PM – Monday – June 17, 2019



- A. Call to Order & Declaration of a Quorum
- B. Invocation and Pledges
- C. Approval of Minutes: Approve Meeting Minutes for March 2019
- D. Executive Director's Report
  - a. Property Upgrades
  - b. HUD Update
  - c. Occupancy Report
- E. Consent

All items on Consent Agenda are considered routine by the Texoma Housing Partners' Board and will be enacted with one motion. There will not be separate discussion of these items unless a member of the Governing Body or a citizen so requests, in which event these items will be removed from the general order of business and considered in normal sequence
- a. March and April 2019 Liabilities: Authorize the Secretary/Treasurer to make payments in the amounts as listed.
- F. Action
  - a. Approve Five Year Action Plan  
Allison Reider, Executive Director page #13
  - b. Approve Low Bid for Parking  
Allison Reider, Executive Director page #16
  - c. FYE 2019 Budget Status Update  
Allison Reider, Executive Director page #17
- G. Citizens to be Heard
- H. Adjourn

## APPROVAL

Allison Reider  
Executive Director

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Susan Ensley at (903) 583-3336 two (2) work days prior to the meeting so that appropriate arrangements can be made. The above agenda was posted at the Bonham Housing Authority administrative offices in a place readily accessible to the general public and made available to the City Halls in the Texoma Housing Partners' cities on June 6, 2019.



*The Nation's First Affordable Housing Consortium*

## **V. Reading of Ordinances**

Agenda Section	Reading of Ordinances
Section Number	V.A
Subject	Consider, discuss and act upon the second reading of Ordinance #O-2019-0611-001 regarding the annexation of approximately 5.050 acres of land located on the northwest corner of U.S. Highway 380 and County road 699 in Collin County, Texas
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	O-2019-0611-001
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**CITY OF FARMERSVILLE  
ORDINANCE #0-2019-0611-001**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ANNEXING ADJACENT AND CONTIGUOUS TERRITORY, AS HEREINAFTER DESCRIBED AND COMPRISING 5.050 ACRES, MORE OR LESS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND TO BE HEREAFTER ADOPTED; ADOPTING A SERVICE PLAN; FURTHER PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED; PROVIDING THAT THE CITY MANAGER UNDERTAKE CERTAIN ACTIONS RELATIVE TO SAID ANNEXATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE.**

**WHEREAS,** the City of Farmersville, Texas ("City") is a Type A General-Law Municipality located in Collin County, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling Legislation of the State of Texas;

**WHEREAS,** the City is considered a "Tier 2 Municipality" under Texas Local Government Code Chapter 43, "Municipal Annexation," because Collin County, Texas has a population of more than 500,000;

**WHEREAS,** the City has received a petition seeking annexation of a certain tract of land (identified below) that has been duly signed and acknowledged by each and every owner of the land proposed to be annexed;

**WHEREAS,** said tract of land is contiguous to the City and is not more than one-half (1/2) mile in width;

**WHEREAS,** the City accepted the Petition pursuant to Chapter 43 of the Texas Local Government Code and has instituted annexation proceedings to annex the territory covered by such petition for annexation; and

**WHEREAS,** the City published notice of the public hearings on said annexation in a newspaper of general circulation in the City and in the territory proposed to be annexed and held two separate public hearings in accordance with Chapter 43 of the Texas Local Government Code; and

**WHEREAS,** the public hearings were conducted and held in accordance with Chapter 43 of the Texas Local Government Code; and

**WHEREAS**, all required statutory notices pursuant to the Chapter 43 of the Texas Local Government Code have been accomplished; and

**WHEREAS**, in accordance with Chapter 43 of the Texas Local Government Code, an agreement regarding the provision of services to the land, attached hereto as Exhibit "B" and incorporated herein for all purposes, was negotiated with the owners of the subject land detailing the services that will be provided by the City; and

**WHEREAS**, annexation proceedings were instituted and completed relative to the land to be annexed on June 25, 2019, by the introduction and adoption of this annexation ordinance during a Regular Session of the City Council of the City of Farmersville on said date; and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:**

**SECTION 1:** All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2:** The following described land shall be and is hereby annexed into the corporate limits of the City of Farmersville, Collin County, Texas:

An approximately 5.050 acre tract of land located on the northwest corner of U.S. Highway 380 and County Road 699, Collin County, Texas, and being situated in the W. B. Williams Survey, Abstract No. 954, and being a portion of a tract of land described in a correction deed to Listocon Group, LLC, a Texas limited liability company as recorded under CC # 20180801000965750 of the Official Public Records of Collin County Texas, and as further described in Exhibit "A" attached hereto and incorporated herein for all purposes.

**SECTION 3:** The municipal services for the herein annexed land will be provided in accordance with the Agreement, attached hereto as Exhibit "B" and incorporated herein for all purposes in accordance with Chapter 43 of the Texas Local Government Code, that is hereby approved as part of this Ordinance, and is made a part hereof.

**SECTION 4:** That the land described in Exhibit "A" shall bear its pro rata share of the taxes levied by the City, and the inhabitants of the land herein annexed shall be entitled to all of the rights, privileges, and responsibilities of other citizens of the City and are hereby bound by all acts, ordinances and all other legal action now in full force and effect and all those which may be hereafter adopted.

**SECTION 5:** The official map and boundaries of the City heretofore adopted and amended be and are hereby amended so as to include the land depicted in Exhibit "A" as part of the City.

**SECTION 6:** The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance including, but not limited to, any corrections to the official map of the City to add the land hereby annexed as required by law.

**SECTION 7:** The City Manager is hereby directed and authorized to file or cause to be filed a certified copy of this Ordinance with the necessary governmental agencies, including the United States Department of Justice.

**SECTION 8:** If any section, subsection, sentence, phrase, or word be found to be illegal, invalid or unconstitutional, or if any portion of said properties is incapable of being annexed by the City of Farmersville, Texas, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this Ordinance or the application of any other section, sentence, phrase, word, paragraph or provision to any other person or portion of said properties, situation or circumstance, nor shall the adjudication affect any other section, sentence, phrase, word, paragraph or provision of any other ordinance of the City of Farmersville, Texas. The City Council declares that it would have adopted the valid portions and applications of this Ordinance and would have annexed the valid properties without the invalid part and invalid properties and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 9:** This Ordinance shall take effect and be in full force from and after its passage, as provided by the laws of the State of Texas.

**PASSED** on first reading on the 11<sup>th</sup> day of June, 2019, and second reading on the 25<sup>th</sup> day of June, 2019 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

**APPROVED THIS 25<sup>th</sup> DAY of June, 2019**

\_\_\_\_\_  
Jack Randall Rice, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Green, City Secretary



EXHIBIT A

**LEGAL DESCRIPTION**

BEING all that tract of land in Collin County, Texas, out of the W.B. Williams Survey, A-954, and being part of that called 31.458 acres of land described in a deed to Anani LLC as recorded under CC# 20161216001709450 of the Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a point in the center of County Road No. 699, on the North line of the Kansas City Southern Railroad (100'), and at the Southeast corner of said 31.458 acres;

THENCE North 84 degrees 12 minutes 52 seconds West (Directional Control Line), 552.39 feet along the North line of said railroad to a 5/8 inch steel rod set for corner;

THENCE North 00 degrees 21 minutes 00 seconds East, 400.00 feet to 5/8 inch steel rod set for corner;

THENCE South 84 degrees 12 minutes 52 seconds East, 552.39 feet to a point for corner in the center of said County Road No. 699, from which a 5/8 inch steel rod set bears North 84 degrees 12 minutes 52 seconds West, 30.00 feet for witness;

THENCE South 00 degrees 21 minutes 00 seconds West, 400.00 feet along the center of said County Road No. 699 to the POINT OF BEGINNING, containing 5.050 acres of land.

EXHIBIT B

AFTER RECORDING, RETURN TO:

City Manager  
City of Farmersville  
205 S. Main Street  
Farmersville, Texas 75442

**ANNEXATION SERVICE AGREEMENT BY AND BETWEEN THE CITY OF  
FARMERSVILLE, TEXAS AND LISTOCON GROUP LLC**

This Annexation Service Agreement ("Service Agreement") is made and entered into pursuant to Texas Local Government Code § 43.0672 as of this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between the CITY OF FARMERSVILLE, TEXAS, ("City") and LISTOCON GROUP LLC, a Texas limited liability company, doing business as RELIABLE READY MIX CONCRETE, (hereinafter referred to collectively as "Owner") on the terms and conditions hereinafter set forth. The City and Owner may hereafter be referred to collectively as the "Parties" or individually as a "Party" from time to time.

**WHEREAS**, City and Owner previously entered into that certain Third Amended and Restated Development Agreement Applicable to Approximately 5.050 acres of Land Acquired by Listocon Group LLC from an Approximate 31.458 Acre Tract Owned by Anani, LLC, which was recorded as Clerk's Document No. 20190328000327510 in the Official Public Records of Collin County, Texas on March 28, 2019 (the "Third Listocon Amendment"); and

**WHEREAS**, Owner has submitted a petition for the annexation of the 5.050 acre tract of land, described in Exhibit "A", (the "Land") that has been accepted by City; and

**WHEREAS**, Texas Local Government Code § 43.0672 now requires the owner of land that petitions for annexation into a city and the city to enter into an agreement that details the manner in which municipal services will be provided to such land upon its annexation;

**NOW, THEREFORE**, in consideration of the mutual benefits and premises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Owner agree as follows:

1. **Findings Incorporated.** All of the above premises are found to be true and correct and are incorporated into the body of this Service Agreement as if copied in their entirety.

2. **Third Listocon Amendment Incorporated.** Certain City services shall be provided to the Land in accordance with the provisions of the Third Listocon Amendment that is incorporated herein by reference for all purposes allowed by law. To

the extent that the type and timing and manner of providing municipal services identified in the Third Listocon Amendment conflict with the provisions of this Service Agreement, the provisions of the Third Listocon Amendment shall control.

3. **Agreed Service Plan for Providing Municipal Services.** Municipal services will be provided to the annexed tract(s) of land, by the City in accordance with the following provisions and Texas Local Government Code Section 43.0672.

A. **Police Protection.**

1. Police personnel and equipment from the Farmersville Police Department will be provided to the area annexed on the effective date of this ordinance.
2. Police protection services will be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever is applicable.

B. **Fire Protection.**

1. Fire protection and Emergency Medical Services (EMS) from the Farmersville Volunteer Fire Department will be provided to the area annexed on the effective date of this ordinance.
2. Fire protection services will be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever is applicable.

C. **Fire Prevention.**

The services of the Collin County Fire Marshal, pursuant to a contract with the City, will be provided to the area annexed upon the effective date of this ordinance.

D. **Solid Waste Collection.**

1. Solid waste collection will be provided to the area annexed upon the effective date of this ordinance. However, for the first two years following annexation, a person in the area who used the services of a privately-owned solid waste management service provider prior to the effective date of the annexation may continue to utilize the services of privately-owned solid waste providers in accordance with Texas Local

Government Code § 43.0661 rather than immediately converting to the City's provider.

2. Solid waste collection services will be provided at a level of service at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever may be applicable.

3. The collection of refuse from individual properties will be made in accordance with the usual Sanitation Department scheduling.

E. Water Service.

1. For portions of the annexed area within the City's legally certificated area (CCN), the City will provide water services to the area by any of the methods by which it extends the services to any other area of the municipality. For portions of the annexed area within the City's legally certificated area (CCN), water services will be provided at a level of service at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever may be applicable.

2. When new development occurs, the City of Farmersville requires a developer to construct the necessary infrastructure to meet the needs of the development. This requirement may also include the construction of off-site improvements.

3. The responsibility for construction of the infrastructure by a developer is described in the City's Subdivision Regulations.

4. For portions of the annexed area within the City's legally certificated area (CCN), the City will allow the provision of extensions of water facilities to the areas annexed on the effective date of this ordinance. Such extensions shall be in accordance with the Farmersville Code and the City's Design Standards, and as amended.

5. Connection to existing city water mains for water service will be provided in accordance with existing City Policies. Upon connection to existing mains, water will be provided at rates established by City Ordinance.

6. Water mains installed or improved to City standards within the annexed area which are part of the City of Farmersville water system

and are located within dedicated easements, rights-of-way, or any other acceptable location approved by the City Engineer, will be maintained by the City upon the effective date of this ordinance.

7. Maintenance of private lines shall continue to be the responsibility of the owner or occupant of property situated within the area annexed.

8. Where other water districts provide water service, any development that occurs will still meet the City of Farmersville standards for the sizing and construction of utilities.

9. For portions of the annexed area which are not solely within the City's legally certificated area (CCN), water services shall continue to be provided in the same manner that is described in an approved Judgment, Agreement, Decree or other legal document as of the effective date of this ordinance and as it may thereafter be adopted or amended.

F. Sanitary Sewer Service.

1. The City will provide sewer services to the annexed area by any of the methods by which it extends the services to any other area of the municipality. Upon annexation, sanitary sewer services will be provided at a level of service at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever may be applicable.

2. When new development occurs, the City of Farmersville requires a developer to construct the necessary infrastructure to meet the needs of the development. This requirement may also include the construction of off-site improvements.

3. The responsibility for construction of the infrastructure by a developer is described in the City's Subdivision Regulations.

4. The City will allow the provision of extensions of sanitary sewer facilities to the areas annexed upon the effective date of this ordinance. Such extensions shall be in accordance with the Farmersville Code, and as amended.

5. Connection to existing city sanitary sewer mains for sewage service will be provided in accordance with existing City Policies. Upon connection to existing mains, sanitary sewer collection will be provided at rates established by City Ordinances.

6. Sanitary sewer mains and lift stations installed or improved to City Standards within the annexed area which are located within dedicated easements, rights-of-way, or any other acceptable location approved by the City Engineer, will be maintained by the City of Farmersville upon the effective date of this ordinance.

G. Streets.

1. Emergency street maintenance will be provided for publicly dedicated streets or roads within the area annexed upon the effective date of this ordinance. Routine maintenance will be scheduled as part of the City's annual street maintenance program in accordance with the then current policies and procedures defined by ordinance.

2. Street services will be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever may be applicable.

H. Parks and Recreation.

1. The City of Farmersville will provide parks and recreation services to the annexed area by any of the methods by which it extends the services to any other area of the municipality. For new development, the City requires developers to construct hike/bike trails in keeping with the Parks Master Plan. Additionally, new developments must still satisfy the parkland dedication requirements that call for the dedication of land or the payment of fees in lieu of land for park uses.

2. Residents within the areas annexed may utilize all existing park and recreation facilities upon the effective date of this Ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

3. Additional park and recreation facilities will be constructed based on Park policies defined in the 2013 Comprehensive Plan, as amended, and the Farmersville Code. The general planned locations and classifications of parks will ultimately serve residents from the current city limits and residents from areas being considered for annexation.

I. Environmental Health and Code Enforcement Services.

1. Enforcement of current environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicles ordinances and animal control ordinances, will begin within the area annexed upon the effective date of this annexation ordinance.

2. Inspection services, including but not limited to, the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical, and electrical work to ensure compliance with City Codes and Ordinances will be provided within the area annexed upon the effective date of this ordinance.

3. The City will provide the level of Environmental Health and Code Enforcement Services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever may be applicable.

J. Planning and Zoning.

The annexed area shall be zoned in conjunction with the annexation pursuant to the City's Comprehensive Zoning Ordinance (Chapter 77 of the Farmersville Code, as amended). The Future Land Use Plan and Future Land Use Plan Modules Diagram contained within the Comprehensive Plan, as amended, will serve as a guide for consideration of future (re)zoning requests.

K. Miscellaneous.

Any city owned facility, building, or service located within the annexed area will be operated and maintained by the City upon the effective date of the annexation ordinance.

L. Capital Improvements Program.

The area annexed is eligible for Capital Improvement Program consideration upon the effective date of the annexation ordinance.

M. Other Municipal Services.

Other municipal services not specifically listed in Sections A-L shall be provided to the annexed area no later than two and one-half years after the effective date of the annexation, unless certain services

cannot reasonably be provided within two and one-half years. In that case, the City shall propose a schedule for providing certain services, and the schedule shall provide for the provision of full municipal services no later than four and one-half years after the effective date of the annexation ordinance.

4. **Term and Renewal.** This Service Agreement is valid for ten years. Renewal of the Service Agreement is at the discretion of the City of Farmersville.

5. **Level of Services.** This Service Agreement does not require a uniform level of full municipal services to each area of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

6. **Amendments.** This Service Agreement shall not be amended unless public hearings are held in accordance with Texas Local Government Code, § 43.052.

7. **Conflict of Interest.** To the extent that this Service Agreement (a) must be approved by the City's governing body before it may be signed or (b) has a value of \$1,000,000, or more, Owner shall comply with the requirements of Texas Government Code § 2252.908 by completing and submitting Form 1295 to the Texas Ethics Commission ("Commission") at the time Owner submits this signed Service Agreement to City, and as follows:

Form 1295 Filing Process: The Commission has made available on its website a new filing application that must be used to file Form 1295. The Owner must use the application to enter the required information on Form 1295 and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the Owner must sign the printed copy of the form and complete the "unsworn declaration" which includes, among other things, the date of birth and address of the authorized representative signing the form. The completed Form 1295 with the certification of filing must be filed with the City.

The City must notify the Commission, using the Commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the Service Agreement binds all parties to the Service Agreement. The Commission will post the completed Form 1295 to its website within seven business days after receiving notice from the City.

Form 1295 Availability: Certificate of Interested Parties Form is available from the Texas Ethics Commission website at the following address:

[https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

For questions regarding and assistance in filling out Form 1295, please contact the Texas Ethics Commission at 512-463-5800.



8. **No Boycotting of Israel.** Pursuant to the requirements of Texas Government Code Chapter 2270, Owner hereby affirms and verifies by its signature on this Service Agreement below that Owner:

- (a) does not boycott Israel; and
- (b) will not boycott Israel during the term of this Service Agreement.

9. **Entire Agreement.** This Service Agreement together with the Third Listocon Amendment contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the mutual written agreement of the parties hereto save and except for the termination rights set forth herein.

10. **Venue.** This Service Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Collin County, Texas. Exclusive venue shall be in Collin County, Texas.

11. **Binding Effect.** This Service Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

12. **Savings/Severability.** In case any one or more of the provisions contained in this Service Agreement shall for any reason be held by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Service Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

13. **Construction.** This Service Agreement shall be construed fairly and simply, and not strictly for or against any party. Headings used throughout this Service Agreement are for convenience and reference only, and the words contained therein shall in no way be interpreted or held to explain, restrict, modify, amplify or aid in the interpretation or construction of the meaning of the provisions of this Service Agreement.

14. **Multiple Counterparts.** This Service Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and the same instrument.

*[Remainder of page intentionally left blank.]*

**IN WITNESS WHEREOF**, the parties have executed this Service Agreement and caused this Service Agreement to be effective on the latest date as reflected by the signatures below.

***CITY OF FARMERSVILLE***

By: \_\_\_\_\_  
JACK RANDALL RICE  
Mayor

Date Signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
SANDRA GREEN  
City Secretary

THE STATE OF TEXAS           §  
COUNTY OF COLLIN           §

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared JACK RANDALL RICE, Mayor of the ***CITY OF FARMERSVILLE***, a Texas Municipal Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she has executed the same on City's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Texas  
My commission expires \_\_\_\_\_

*[Signatures continue on following page.]*

**LISTOCON GROUP LLC**, a Texas limited liability company

By: [Signature]  
WALTER A. HUERTA  
Director and Member

Date Signed: 5/17/19

THE STATE OF TEXAS       §  
COUNTY OF Dallas

This instrument was acknowledged before me on this day by WALTER A. HUERTA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is a Director and Member of **LISTOCON GROUP LLC**, a Texas limited liability company and that he executed the same on behalf of **LISTOCON GROUP LLC** for the purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 18<sup>th</sup>  
DAY OF JUNE, 20 19

[Signature]  
Notary Public Dallas County, Texas  
My commission expires 04/21/2020



## **VI. Regular Agenda**

Agenda Section	Regular Agenda
Section Number	VI.A
Subject	Consider, discuss and act upon a donation from the Rotary Club to the Senior Citizens Center.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	Copy of Check
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• City Council discussion as required</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

4852

## FARMERVILLE ROTARY CLUB

P O BOX 587  
FARMERSVILLE, TX 75442

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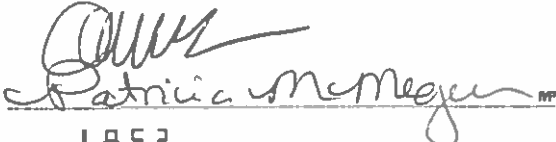
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The Order Of

Senior Citizen Center — \$ 118 <sup>25</sup>/<sub>100</sub>  
One Hundred Eighteen <sup>25</sup>/<sub>100</sub> — DollarsSecurity Features  
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INDEPENDENT BANK

For

  
Patricia McMejor MP

4852

Agenda Section	Regular Agenda
Section Number	VI.B
Subject	Consider, discuss and act upon the Caddo Basin SUD Agreement.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	Caddo Basin SUD Agreement
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**CCN AGREEMENT  
BY AND BETWEEN THE  
CITY OF FARMERSVILLE AND CADDO BASIN SPECIAL UTILITY DISTRICT  
JOINED BY LISTOCON GROUP LLC AND FARMERSVILLE PLANT, L.L.C.**

This Interlocal Agreement ("Agreement") is entered into pursuant to the provisions of the Interlocal Cooperation Act, Chapter 791, Texas Government Code (the "Act"), by and between the **CITY OF FARMERSVILLE**, a Texas municipal corporation ("Farmersville"), and **CADDO BASIN SPECIAL UTILITY DISTRICT**, a special utility district organized and established under the laws of the State of Texas ("Caddo Basin"). Listocon Group LLC, a Texas limited liability company, doing business as Reliable Ready Mix Concrete ("Reliable"), and Farmersville Plant, L.L.C., a Texas limited liability company ("Farmersville Plant"), both of which entities are beneficiaries of this Agreement are joined as parties to this Agreement for the purposes herein expressed.

**WHEREAS**, Reliable owns and intends to develop an approximately 5.050-acre tract depicted on Exhibit "A" attached hereto (the "Reliable Property"); and

**WHEREAS**, Farmersville Plant owns and intends to develop an approximately 26.60-acre tract of land, depicted on Exhibit "B" attached hereto (the "Farmersville Plant Property"); and

**WHEREAS**, the Reliable Property and the Farmersville Plant Property (collectively "Property") are contiguous to each other and lie within the extraterritorial jurisdiction ("ETJ") of Farmersville; and

**WHEREAS**, the Property lies wholly within the water certificate of convenience and necessity ("CCN") issued by the Texas Commission on Environmental Quality ("TCEQ") to Caddo Basin, and adjacent to Farmersville's CCN; and

**WHEREAS**, Reliable and Farmersville have executed a Development Agreement that is partially contingent on all of the Reliable Property being annexed into the corporate limits of Farmersville and served with water by Farmersville; and

**WHEREAS**, Farmersville Plant and Farmersville have also executed a Development Agreement that is partially contingent on all of the Farmersville Plant Property being annexed into the corporate limits of Farmersville and served with water by Farmersville; and

**WHEREAS**, the Rolling Hills Addition is an approximately 151.35-acre residential subdivision located in Farmersville's ETJ that lies wholly within the water CCN issued by TCEQ to Caddo Basin and adjacent to Farmersville's CCN in an area north of US 380 (the "Rolling Hills Property") which is depicted on Exhibit "C" attached hereto; and



**WHEREAS**, Caddo Basin hereby agrees to release the Property to Farmersville in exchange for Farmersville also accepting the release of the Rolling Hills Property and Farmersville taking over the obligation to provide potable water to both the Rolling Hills Property and the Property; and

**WHEREAS**, the parties recognize that it is in the best interests of all concerned that the Property and the Rolling Hills Property both be developed under Farmersville's jurisdiction; and

**WHEREAS**, the Act authorizes local governmental entities to contract with one another to perform governmental functions and services under the terms of the Act; and

**WHEREAS**, Farmersville and Caddo Basin agree by this Agreement to adjust their water CCN's to be consistent with the City's annexation of the Property and City's acceptance of the obligation to provide the Rolling Hills Property with potable water under this Agreement; and

**WHEREAS**, Farmersville and Caddo Basin agree to jointly submit their agreement relating to the adjustment or revision of their respective CCNs to the TCEQ for approval pursuant to Section 13.248 of the Texas Water Code; and

**WHEREAS**, Farmersville and Caddo Basin, in the true spirit of governmental cooperation, intend this Agreement to reflect sound growth management principles and inter-regional planning.

**NOW, THEREFORE**, this Agreement is made and entered by the parties upon and for the mutual considerations hereinafter stated.

**1. CCN Transfer Agreement:**

a. Caddo Basin agrees to transfer to Farmersville that portion of its water CCN No.: 1160029 that contains the Property which is situated in an area that is north of Audie Murphy Parkway (U.S. Highway 380) and west of County Road 699 to Farmersville as outlined in red on Exhibits A and B attached hereto and incorporated herein by reference for all purposes allowed by law.

b. Caddo Basin agrees to transfer to Farmersville that portion of its water CCN No.: 1160029 that contains the Rolling Hills Property which is situated in an area that is north of Audie Murphy Parkway (U.S. Highway 380) and west of County Road 653 to Farmersville as shown in yellow on Exhibit C attached hereto and incorporated herein by reference for all purposes allowed by law.

c. Farmersville agrees to prepare the necessary sale, transfer or merger transfer application (the "STM") for submission to the TCEQ. Caddo Basin agrees to

assist Farmersville in the preparation of the STM by timely providing Farmersville with any and all information required to submit on or with the STM concerning Caddo Basin's water facilities, personnel, rates or capacities. Both Caddo Basin and Farmersville agree to execute the STM by and through their authorized representatives. If TCEQ requires a hearing on the STM, then Caddo Basin and Farmersville agree that they will provide appropriate witnesses to provide testimony supporting the STM.

## **2. Consideration:**

To the extent required by law as consideration for this Agreement, Farmersville and Caddo Basin agree to hold public hearings regarding the transfer of the Property into Farmersville's CCN. In addition, Farmersville agrees to obtain all necessary permits and easements and to extend a potable water line to serve the Property.

## **3. General Conditions:**

a. Failure of either party to comply with or perform any term, obligation, or condition of this Agreement shall constitute an event of default. The non-defaulting party shall notify the other party of any default, and the defaulting party shall have thirty (30) days to begin to cure said default. Should said default remain uncured, the non-defaulting party shall have the right to terminate this Agreement, or enforce specific performance as appropriate.

b. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this agreement. The parties agree that this Agreement is performable in Collin County, Texas, and that exclusive venue shall lie in Collin County, Texas, or with the TCEQ.

c. This Agreement embodies the entire agreement between the parties.

d. This Agreement shall be binding upon the parties hereto, their successors, personal representatives and assigns. Neither of the parties will assign nor transfer an interest in this Agreement without the written consent of the other party.

e. The effective date of this Agreement shall be the last day this Agreement is approved by a party hereto as indicated on the signature blocks below (the "Effective Date").

f. The governing bodies of both Farmersville and Caddo Basin have approved this Agreement as to form and content and authorized their respective representatives to execute this Agreement on behalf of either Farmersville or Caddo Basin.

g. A party to this Agreement may file a certified copy of this Agreement in the real property records of Collin County.

**APPROVED** by the City Council of the City of Farmersville, Texas, in its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and executed by its authorized representative.

**CITY OF FARMERSVILLE**

By: \_\_\_\_\_  
**JACK RANDALL RICE, Mayor**

ATTEST:

\_\_\_\_\_  
**SANDRA GREEN, City Secretary**

**STATE OF TEXAS**

**COUNTY OF COLLIN**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by **JACK RANDALL RICE**, Mayor of the City of Farmersville, a Texas municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**APPROVED** by The **CADDO BASIN SPECIAL UTILITY DISTRICT**, in its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and executed by its authorized representative.

**CADDO BASIN SPECIAL UTILITY DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF TEXAS**

**COUNTY OF COLLIN**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, in his capacity as \_\_\_\_\_ of **CADDO BASIN SPECIAL UTILITY DISTRICT**, a Texas special utility district, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

**APPROVED** by **LISTOCON GROUP LLC**, a Texas limited liability company, and executed by its authorized representative on the \_\_\_\_ day of \_\_\_\_\_, 2019.

**LISTOCON GROUP LLC**, a Texas limited liability company

By: \_\_\_\_\_  
WALTER A. HUERTA  
Director and Member

Date Signed: \_\_\_\_\_

THE STATE OF TEXAS           §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this day by WALTER A. HUERTA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is a Director and Member of **LISTOCON GROUP LLC**, a Texas limited liability company and that he executed the same on behalf of **LISTOCON GROUP LLC** for the purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Texas  
My commission expires \_\_\_\_\_

**APPROVED** by **FARMERSVILLE PLANT, L.L.C.**, a Texas limited liability company, and executed by its authorized representative on the \_\_\_\_ day of \_\_\_\_\_, 2019.

**FARMERSVILLE PLANT, L.L.C.**, a  
Texas limited liability company

By: \_\_\_\_\_  
TONY STRICKLAND  
Senior Vice President

Date Signed: \_\_\_\_\_

THE STATE OF TEXAS           §  
COUNTY OF COLLIN         §

This instrument was acknowledged before me on this day by TONY STRICKLAND, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is a Senior Vice-President of **FARMERSVILLE PLANT, L.L.C.**, a Texas limited liability company, and that he executed the same on behalf of said limited liability company for the purposes set forth therein.

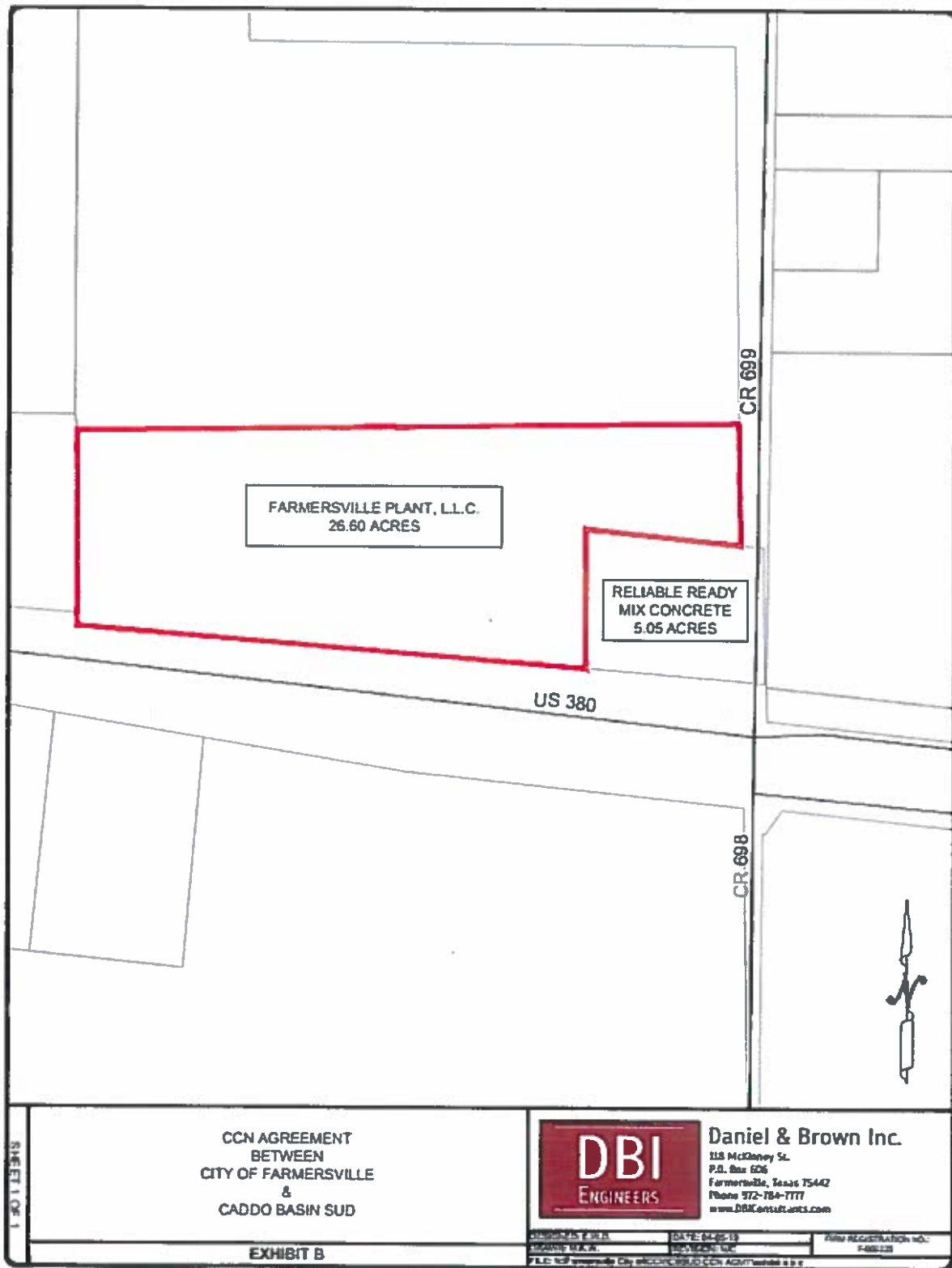
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Texas  
My commission expires \_\_\_\_\_

# Exhibit A

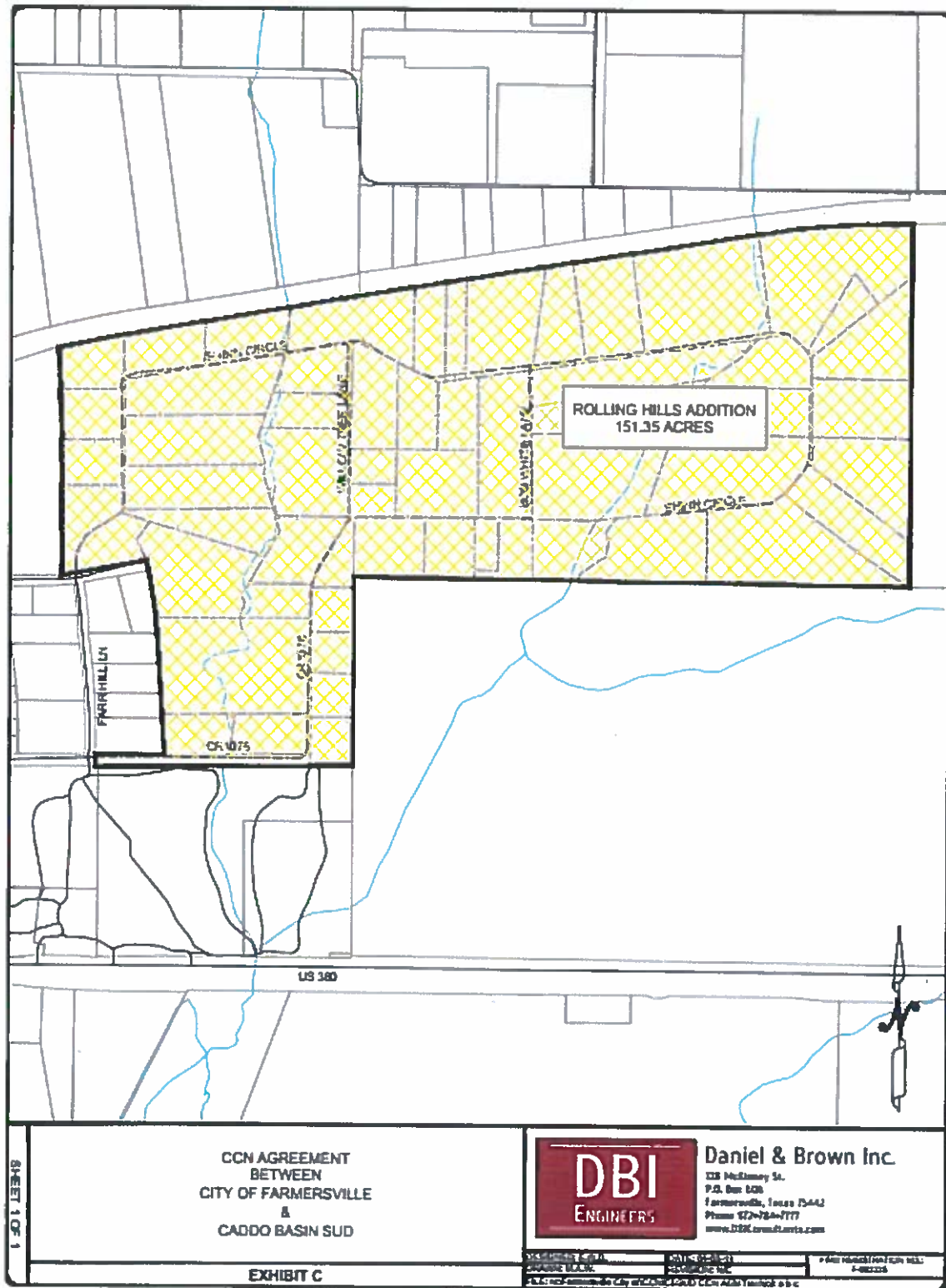


## Exhibit B





# Exhibit C



Agenda Section	Regular Agenda
Section Number	VI.C
Subject	Consider, discuss and act upon a recommendation from the Farmersville Community Development Board regarding the Professional Services Contract for Main Street Manager.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	Contract
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**PROFESSIONAL SERVICE AGREEMENT BY AND BETWEEN  
THE THE CITY OF FARMERSVILLE AND  
FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION**

This Agreement ("Agreement") is entered into by and between the CITY OF FARMERSVILLE, TEXAS ("City") and the FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION ("FCDC") acting by and through their respective duly authorized representatives.

WITNESSETH:

**WHEREAS**, the FCDC is a sales tax corporation whose purpose is to enhance Farmersville's aesthetic, cultural and leisure amenities by promoting and funding community facilities and related projects throughout the city; and

**WHEREAS**, the City participates with FCDC in and by supporting and assisting with projects; and

**WHEREAS**, the Main Street Program is a vital and viable cooperative effort between the City and FCDC; and

**WHEREAS**, the FCDC recognizes the benefit of enhancing the professionalism and integrity of the Main Street Program by joining with the City with a professional position; and

**WHEREAS**, the FCDC recognizes the need to compensate commensurate with professional abilities and experience to enhance the value and stability of the position; and

**NOW, THEREFORE**, in consideration of the promises, covenants and agreements contained herein, the parties hereto mutually agree as follows:

**Section 1.** The FCDC agrees to offer a funding commitment of the salary plus all Main Street Program Manager benefits at the City's rate, including but not limited to, retirement, Medicare, federal withholdings, Social Security, health insurance, and raises. The funding commitment shall be made on an annual basis during the budget sessions as required by law. With the FCDC agreeing to make the funding commitment, the following will apply:

- A. The "manager" shall serve as a city employee for the mutual benefit for the City of Farmersville and the Community Development Corporation. As such, the performance of the director shall be overseen by the city manager, and shall fall under the purview of the City of Farmersville Personnel Manual.
- B. The manager shall serve as the "Main Street Manager" and shall be tasked with monitoring, evaluating, and seeking to increase the prosperity of the downtown

through the National Main Street Center's Four Point Approach. The director shall report progress to the National Main Street Center and Texas Historical Commission who in turn conduct an annual evaluation. The director shall also provide progress reports to the Main Street Board and FCDC on a regular basis.

- C. The manager shall support the FCDC in research and implementation of community development projects on behalf of the city as a staff liaison, and will serve as a representative of the FCDC by communicating community desires to the FCDC while representing the interests of the FCDC to the community. The director shall report progress pertaining to the FCDC regularly, and will support the FCDC in its missions and goals.
- D. In order to best support the manager and the Main Street Program, the Farmerville Main Street Board shall consist of seven (7) members, and at least four (4) shall be a building or business owner from the Central Area in order to reflect the downtown's interest. In order to avoid conflicts of interest, the board shall serve in an advisory capacity and the Main Street Manager, as the professional, shall reserve the right to prioritize the board's concerns or suggestions at his or her discretion. The Main Street Board will also serve as an effective sounding board for the director's ideas and goals.
- E. The city manager shall evaluate the performance of the day to day tasks of the director and will hear any concerns from the respective boards, and thereby has authority to take action when necessary in accordance with the city personnel handbook.
- F. The funding commitment should be completed during the budget session no later than August to be in compliance and fulfill the budget requirements of both the FCDC and the City.
- G. The City requests full amount of funds disbursed on October 1 and to be reviewed annually. A monthly report showing disbursement of funds will be provided to FCDC by the City.
- H. Any remainder of funds that are not dispersed to the employee by September 30 of each year shall be returned to FCDC with reporting of the excess funds.

**Section 2.** This Agreement shall commence on October 1, 2018 and shall continue for a period of not less than two (2) years, ending on September 30, 2020. This agreement shall thereafter automatically renew for an additional two (2) years without the necessity of any action by the parties, unless terminated in accordance with this Agreement.

**Section 3.** This agreement may be terminated by any party hereto upon thirty (30) days written notice to the other party with the termination date to be no earlier than the ending of the fiscal year ending on September 30, 2020.

**Section 4.** The provisions of this agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the agreement shall be enforced as if the invalid provision had never been included.

**Section 5.** This agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

**Section 6.** This agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this agreement without the written consent of the other party.

**Section 7.** This agreement shall be effective from the date of execution by both parties.

**Section 8.** Each person signing this Agreement hereby confirms that he or she is duly authorized to execute this Agreement on behalf of that party.

**ATTEST: FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION**

By: Tobey Ferguson  
Name: Tobey Ferguson, Secretary

Date: 9-10-18

By: Michael Goldstein  
Name: Michael Goldstein, M.D., Chairman

Date: Sept 10, 2018

**ATTEST:**

**CITY OF FARMERSVILLE**

By: \_\_\_\_\_  
Name: Sandra Green, City Secretary

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Jack Randall Rice, Mayor

Date: \_\_\_\_\_

Agenda Section	Regular Agenda
Section Number	VI.D
Subject	Update on Wastewater treatment plant.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Regular Agenda
Section Number	VI.E
Subject	Update on the Reliable Concrete water line.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	Draft TIRZ Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to a future agenda. _____</li> <li>• No motion, no action</li> </ul>



**DRAFT**

**CITY OF FARMERSVILLE  
TAX INCREMENT REINVESTMENT ZONE NO.01  
Minutes For  
March 19, 2019**

Councilman Craig Overstreet, Tommy Ellison, Bob Collins and Darrell Hale were all present for the meeting. Cheryl Williams was absent. Also present was City Manager Ben White and Paula Jackson as staff liaison.

**I. CALL TO ORDER**

- Meeting was called to order by Tommy Ellison at 4:03 pm.

**II. Recognition of Citizens and Visitors**

Mike Hurst and Randy Smith

**III. Discuss , Consider and act upon Reliable Concrete business, including but not limited to the following:**

- A. Amending the Development Agreement – The Board discussed the surety of 112,500 plus the lien of the Land. Tommy Ellison and Craig Overstreet both stated the they would like TIRZ to fist on the lien.  
Tommy stated he remembers the conversation of the \$112,500 being in an escrow account the TIRZ could be put in a CD, and if Reliable does not complete the project the TIRZ takes it. Reliable will be given a 12 month finish deadline.  
Bob Collins stated why can't Reliable put up a Performance Bond instead of the CD and lien.  
Ben commented Collin County has a hold on the permit at this time. After the petition for annexation and it approved by council and all of the motions are put in to place to annexation through public hearings the water line will be scheduled to state hopefully the 1<sup>st</sup> of June. Also Ben is working on the agreement with Caddo Basin to be able to move the water line in.  
The Board would like to see date to start annexation, escrow \$112,500 plus lien on the land with the TIRZ being the 1<sup>st</sup> on the lien, and plant finished within 12 months.
- B. Discuss and Consider the Cost of the 8' water line to feed Reliable Concrete



Ben White covered the cost of the water line with the City of Farmersville  
supplying the labor.  
US 380 Waterline Project

Water line Railroad Bore	30,500.00
Water line Creek Bore	82,650.00
Driveway Bores	6,000.00
KCS Liability Insurance	3,500.00
Waterline Materials	149,108.47
KCS Permit	36,728.04
Engineering	<u>13,728.04</u>
Subtotal	\$321,861.51

TIRZ Paid to Date           \$29,000.00

Bring Total To           \$292,861.00

After a brief discussion the board in a motion want to raise the end total amount  
to \$300,000.

Motion made by Darrell Hale

Seconded by Bob Collins

Motion carried all in favor.

#### **IV. Discuss in Contemplation of Placing items on Future Agendas**

Would like to see some ideas for improvement the TIRZ could help with from the  
City Manager.

#### **V. ADJOURNMENT**

Meeting adjourned at 5:40PM

ATTEST:

APPROVE:

\_\_\_\_\_  
Paula Jackson, Assist to the City Manager

\_\_\_\_\_  
Tommy Ellison, President

Agenda Section	Regular Agenda
Section Number	VI.F
Subject	Consider, discuss and act regarding the creation of a U.S. 380 alignment committee.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 25, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to a future agenda. _____</li> <li>• No motion, no action</li> </ul>

## **VII. Budget workshop**

## **VIII. Executive Session**

## **IX. Reconvene from Executive Session**

## **X. Requests to be Placed on Future Agendas**

## **XI. Adjournment**