

FARMERSVILLE CITY COUNCIL REGULAR SESSION AGENDA July 23, 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.
 - The Summer Reading Club continues every Wednesday at 2:00 p.m. in the Civic Center until August 7th.

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 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.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. Board of Adjustment Minutes
- C. Police Department Report (OpenGov)
- D. Code Enforcement/Animal Control Report (OpenGov)
- E. Fire Department Report (OpenGov)

- F. Municipal Court Report (OpenGov)
- G. Warrant Officer Report (OpenGov)
- H. Library Report (OpenGov)
- I. 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. Minutes
 - 2. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
 - 1. Minutes
 - 2. Financials
 - 3. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Financials
 - 2. 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

V. READING OF ORDINANCES

A. Consider, discuss, and act upon Ordinance #O-2019-0723-001 regarding Shane Harmon's petition requesting inclusion of land into the City of Farmersville's Extra Territorial Jurisdiction (ETJ).

VI. REGULAR AGENDA

- A. Discussion regarding possible agreements with Oncor concerning electrical distribution systems.
- B. Update on the Wastewater Treatment Facility.
- C. Update on Collin College and possible common interests with the college to provide internet service in the area.
- D. Update on Camden Park.
- E. Consider, discuss and act upon a donation to the parks fund.
- F. Update regarding new legislation that impacts development zoning and platting.

VII. BUDGET WORKSHOP

VIII. EXECUTIVE SESSION

- A. Discussion of Matters Permitted by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:
 - 1. Consultation with City Attorney regarding matters protected by the attorney-client privilege:
 - a. Discussion regarding composition of the Main Street Board.

IX. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY:

- A. Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:
 - Matters protected by the attorney-client privilege:
 - a. "Composition of the Main Street Board."

X. REQUESTS TO BE PLACED ON FUTURE AGENDAS

XI. ADJOURNMENT

Dated this the 19th day of July, 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 July 19, 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

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

August 2019

Saturday	c	Farmers & Fleas 9:00 am	10		17		24	Chamber of Commerce Casino Night	Bug Tussle Car Trek	31			
Friday	2		6		16		23			30			
Thursday	1	City Amenities Board Meeting 4:15 pm	80		15	FEDC (4A) Meeting 6:30 pm	22			29			
Wednesday			7	Summer Reading Club 2:00 pm	14	First Day of School	21			28			
Tuesday			9		13	City Council Meeting 6:00 pm	20			27	Municipal Court 9:00 a.m.	City Council Meeting 6:00 pm	
Monday		-	5		12	Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	19	P&Z Meeting 6:30 pm		26			
Sunday			4		11		18			25			

September 2019

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

October 2019

Saturday	5	Farmers & Fleas 9:00 am	Old Time Saturday	12		19		26	Trick It Up Bike Ride Scare on the Square		
Friday	4			11		18		25			
Thursday	c	City Amenities Board Meeting 4:15 pm		10		17	FEDC (4A) Meeting 6:30 pm	24		31	
Wednesday	2			6		16		23		30	
Tuesday	1			00	City Council Meeting 6:00 pm	15		22	Municipal Court 9:00 a.m. City Council Meeting 6:00 pm	53	
Monday				7		14	Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	21	P&Z Meeting 6:30 pm	28	
Sunday				9		13		20		27	

II. Public Comment	

Agenda Section	Public Comment
Section Number	
Subject	Public Comment
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php
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
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action



FARMERSVILLE CITY COUNCIL REGULAR SESSION MINUTES For July 9, 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, Kim Morris, Daphne Hamlin, Rick Ranspot, Michael Sullivan, Kevin Lisman and City Attorney Alan Lathrom were also present.
- Prayer was led by Craig Overstreet followed by the pledges to the United States and Texas flags.
 - > Calendar of upcoming holidays and meetings.
 - ➤ The Summer Reading Club starts Wednesday, July 10th at 2:00 p.m. in the Civic Center and will continue every Wednesday until August 7th.
 - ➤ The City-wide cleanup day will be Saturday, July 20th.

II. PUBLIC COMMENT

- Calsi Shepherd who resides at 3057 CR 1024 addressed Council and stated she
 is a graduate student at Texas A&M-Commerce and she conducted a survey of
 the Farmersville city parks. She passed out a flyer that discussed the needs of
 the city parks to be ADA compliant. She stated there are several grants that
 could help with making the parks compliant.
- John Richard Smith who lives at 617 CR 610 stated he has been guarding his
 property because Camden Park is building retaining walls again and they have
 broken a limb off his Bois 'Arc tree. He stated this has been the third year he has
 dealt with them.
- Randy Smith who lives at 508 CR 610 addressed Council and stated he was confused as to why the contractors are working on Camden Park Phase 3 since they have not received full engineering approval. He explained that it was his understanding that the plans have been reviewed but the engineering plans have

not been stamped and Camden Park Phase 3 has not received approval to move forward.

III. CONSENT AGENDA

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A. City Council Minutes

- Motion to approve made by Mike Hurst
- o 2nd to approve was Jim Hemby
- o All council members voted in favor

IV. <u>INFORMATIONAL ITEMS</u>

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.

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

- Dwain Mathers stated they were working on the budget and working on the requests for financial assistance. They have elected their new President, Sherry McGuire; Vice-President, Tobey Ferguson, and Secretary, Richard Holbrook.
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Possible Council Liaison Report
 - Mike Hurst stated they discussed the same things as 4B, but they also discussed the thoroughfare plan.
- D. Main Street Board
 - 1. Possible Council Liaison Report
- E. Planning & Zoning Commission
 - 1. Possible Council Liaison Report

V. REGULAR AGENDA

- A. Consider, discuss and act upon appointing new members to the Main Street Board
 - Dwain Mathers recused himself and left the room due to a conflict of interest.
 - Craig Overstreet nominated Allison Mathers for the 1st open board position.
 - No more nominations were given.
 - Motion to approve made by Craig Overstreet
 - o 2nd to approve was Mike Hurst
 - o All council members voted in favor
 - Dwain Mathers came back into the Council Chambers.
 - For the second available position Mike Hurst nominated Katherine Hershey.
 - No more nomination were given.
 - o All council members voted in favor.
- B. Consider, discuss and act upon a commercial energy contract with Collin College.
 - Ben White addressed Council stating the contract is for Collin College. He
 indicated the city is installing a distribution line over by the College and
 stated we are trying everything we can to be competitive with the other
 power companies in the area. He asked for the ability to negotiate the
 contract with Collin College and have the ability to sign it. He stated the

- City Attorney had reviewed the contract and was requesting some changes.
- Mike Hurst asked about the section that discussed electrical disturbances and wanted to know what that included.
- Ben White explained that was in there solely as a means to protect our distribution services. He stated the customer could not use any equipment that would harm the city's system.
- Mike Hurst asked about the fees that would be charged.
- Ben White stated there was a section in the Master Fee Schedule where large commercial businesses are charged a certain fee for electrical services. He stated the line that is being ran to the college is being funded by the FEDC (4A).
- Mike Hurst asked about the internet service to the college and the area around their property.
- Ben White stated we want to be a good partner to the college. He said this kind of agreement could help us in discussions regarding internet.
 - Motion to allow Ben White to negotiate contract rates, but the final contract to come before City Council for approval made by Craig Overstreet.
 - o 2nd to approve was Donny Mason
 - o All council members voted in favor
- C. Update regarding boundary agreements.
 - Ben White stated he, Eddy Daniel, and Sandra Green met with Mayor Holt from the City of Josephine who agreed that a boundary should be drawn.
 He stated that Mayor Holt was going to take the boundary agreement back to his Council for discussion. He also stated he met with the City of Nevada last week. He indicated they were not against the boundary agreement. He explained the City of Nevada City Council just wanted more detailed maps before they made a decision.
 - Mike Hurst asked if the boundaries followed the school district lines.
 - Ben White stated that it basically did, but the zip codes, fire districts, and school districts all played a part.
 - Mike Hurst asked if the City of Blue Ridge had been contacted yet.
 - Ben White stated not yet because he had been concentrating on the southern boundaries first.
- D. Update on the Thoroughfare Plan.

- Ben White stated the funding for the map was through the FCDC (4B) in the amount of approximately \$32,000.00. We are planning to do an update to the land use map and the thoroughfare map. He explained that Kimley-Horn is conducting the work and we are waiting on the decision regarding the U.S. Hwy. 380 alignments.
- E. Update on the accessory structure ordinance change.
 - Sandra Green stated it had been drafted and forwarded to Alan Lathrom for review.
 - Alan Lathrom stated the Legislature has voted on a few new laws that could change how the ordinance is drafted. He is researching the changes and how they affect building materials being used, and then he will draft the ordinance. Then, the Planning & Zoning Commission and City Council could review it after proper notice.
 - Craig Overstreet asked about PODS or temporary storage units.
 - Alan Lathrom stated PODS do not usually fall under the definition of accessory structures. He explained that under our Zoning Ordinance if something is not specifically allowed then it cannot be done.

VI. BUDGET WORKSHOP

- Daphne Hamlin presented a Power Point that she handed out to Council. She stated she had updated all the information in OpenGov. She explained we are having issues with the general fund and if things continue we will have to use money out of the city's reserves to balance the budget. The negative wastewater amount is due to the bond payment. The first two payments were to come out of reserves and then the new wastewater services, such as Camden Park and the apartments, should be able to cover those costs.
- Ben White stated that all the growth is happening in the TIRZ area and the
 money is going into that account and not the city's revenues. We have a large
 TIRZ zone, but we also have to provide services too. He indicated he would like
 to propose a reduction in the TIRZ zone where we are seeing residential growth.
 He is moving public works over to water and sewer activities to offset some of the
 problem. He indicated the public works crew is working on the Rike Street
 project and then on the waterline to Reliable Concrete.
- Daphne Hamlin stated the City took out a note when the city started up the Electrical Department that was paid off this year and that is why it shows a surplus. She stated the items on page 3 are things that are requested or changing in the 2019-2020 budget. She indicated this next budget year will start

- the implementation of the step program for the police officers that was previously adopted.
- Craig Overstreet asked about the inspector position. He stated there has to be a cost offset.
- Ben White stated he was just seeing the expense side. He indicated the amount being charged by Bureau Veritas is about \$250,000.00 this year. He stated it would be a reduced expense for the city.
- Daphne Hamlin stated the city has brought in a little over \$300,000.00 in permit fees so far this year which covers that cost.
- Craig Overstreet inquired if it was safe to say that the numbers for building permits, electrical, and water were trending down right now due to the fact that we have had a wet season.
- Ben White stated the water is actually still on track for what it has been in the past.
- Daphne Hamlin stated the public works crew does not have a lot of equipment.
 She explained that currently two of the mowers are down, so the public works lead was asking for her to add a new mower to the budget requests. She indicated they have to rent equipment to do specific jobs so they are asking for new equipment.
- Craig Overstreet questioned the need for some of the equipment since roads are not being fixed because of the lack of money.
- Ben White explained that some of the items requested are used for more than just roadways.
- Daphne Hamlin stated public works has also asked for a new vehicle because almost all of their vehicles have over 100,000 miles on them.
- Mike Hurst asked if there was a cheaper way of obtaining equipment.
- Alan Lathrom stated there are larger cities that have excess equipment they will offer to smaller cities at a lower cost.
- Dwain Mathers asked about renting the equipment and the costs of that.
- Ben White stated they sometimes rent equipment for months at a time and it could cost up to \$5,000.00 a month.
- Daphne Hamlin stated that page 5 listed the city's debt information. She explained that only two of the debts would drop off in the next few years. She stated page 6 showed the preliminary tax numbers. She received a letter from the North Texas Municipal Water District that indicated there would be a 26% increase for the wastewater treatment plant this next budget year. She said that would be a \$95,000.00 increase in the wastewater fund. She also stated that our water rates from the North Texas Municipal Water District were going up by 2.4%.

• Ben White stated he needed to speak with the North Texas Municipal Water District about the increase and to see how we can decrease the costs.

VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet wanted to discuss temporary storage buildings.
- Craig Overstreet wanted an update on the wastewater treatment plant.
- Mike Hurst wanted to request an update on the college and internet service to their site.
- Mike Hurst wanted an update on Camden Park.

VIII. ADJOURNMENT

Meeting was adjourned at 6:58 p.m.

	APPROVE:
ATTEST:	Jack Randall Rice, Mayor
Sandra Green, City Secretary	

Agenda Section	Consent Agenda
Section Number	III.B
Subject	Board of Adjustment Minutes
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	Board of Adjustment Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action



FARMERSVILLE CITY COUNCIL SITTING AS THE FARMERSVILLE ZONING BOARD OF ADJUSTMENT REGULAR SESSION MINUTES For

July 9, 2019, 5:30 P.M.

I. PRELIMINARY MATTERS

 Mayor Rice called the meeting to order at 5:30 p.m. Council members Craig Overstreet, Donny Mason, Jim Hemby and Mike Hurst were all present. Council member Dwain Mathers was absent. City staff member Sandra Green was also present.

II. PUBLIC HEARING

- A. Public Hearing consider a request for a variance from the requirements of Section 3.12.4, "SF-2 Single Family Dwelling 2," of the Farmersville Zoning Ordinance that will reduce: (a) the minimum lot area from 7,200 square feet to approximately 4,028 square feet; (b) the minimum lot width from 60 feet to approximately 53 feet; (c) the minimum lot depth from 100 feet to approximately 76 feet; (d) the minimum front yard from 30 feet to 25 feet; and (e) the minimum rear yard from 10 feet to 6 feet to allow a residence to be built on an existing platted lot provided that all other requirements of the Farmersville Code are met. The property is generally located at 613 Maple Street, Farmersville, Texas 75442.
 - Mayor Rice opened the public hearing at 5:32 p.m.
 - Chad Meuir who owns the lot at 613 Maple Street addressed the board and stated the property has been vacant for over 5 years. He stated he seeks approval to build an approximate 1,200 square feet, 3 bedroom, and 2 bathroom house on the property. The brick house would also have a one car garage. He stated it would be an asset to the city and they would receive taxes from the increased value of the property, if a house was allowed to be built. He stated the house they are wanting to build is similar to the ones currently on the street.
 - Mayor Rice asked if anyone else wanted to speak for or against the item.

- No one came forward so he closed the public hearing at 5:35 p.m.
- Mike Hurst asked if Mr. Meuir bought the property at a tax sale and he asked about the cost of the home he wanted to build.
- Chad Meuir stated it was not purchased at a tax sale, but he did have to pay back taxes on the property when he bought it. He stated the approximate cost to build the house would be \$120,000.00 to \$140,000.00.
- Craig Overstreet stated the request was to build a house on a lot that was about 50% of the land that is required. He stated he was concerned about the property values and how it would affect the houses already built around the area. He asked if there used to be a house on the property.
- Chad Meuir explained that he felt it would be worth more than most of the houses around it. He also indicated that a house was previously on the property years ago.
- Donny Mason asked if the house was the same size as the one Mr. Meuir requested a few months back in a variance for the same property.
- Chad Meuir stated the house was about the same size, but this time he
 included a garage because that was a comment from the previous
 variance meeting.
- Mike Hurst asked what would happen to similar areas or properties in town if they approved this variance.
- Sandra Green stated the Zoning Ordinance allows for variances so properties with these type of hardships can be developed. She also explained the property owners within 200 feet of the subject property were sent notices of the public hearing and it was in the newspaper.
- Chad Meuir compared his property to some of the D.R. Horton homes being built in Camden Park that are on 5,000 square foot lots.
- Donny Mason stated he had concerns about the owners parking on the street because the lot is so small.
- Chad Meuir stated that is why he added a garage. He explained that more than half the houses currently built on that street do not have a garage.
- Jim Hemby asked about the setbacks from the road for the other houses down the street and whether it would line up with those houses.
- Sandra Green stated she did not know.
- Mayor Rice stated at least the city would receive tax revenue if a house was built.
 - Craig Overstreet stated he would make a motion against it because of the size of the house and lot. He indicated he was afraid it would set a precedent, but he hated to lose property tax revenue.
 - o Donny Mason 2nd the motion.
- Jim Hemby stated he would agree with Craig Overstreet and the city should stay as close to the rules as possible.
- Chad Meuir stated he was trying to go about the request the right way, but there would be no other use for the property if he could not build a house.
 He explained that he did not understand the board's reasoning for not wanting to approve the variance.

o All board members voted in favor

III.	ADJOURNMENT	
	Meeting was adjourned at 5:46 p.m.	
		APPROVE:
		Jack Randall Rice, Mayor
ATTI	EST:	
Sand	Ira Green, City Secretary	

Agenda Section	Consent Agenda
Agenua Section	Consent Agenda
Section Number	III.C
Subject	Police Department Report (OpenGov)
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Agenda Section	Consent Agenda
Section Number	III.D
Subject	Code Enforcement/Animal Control Report (OpenGov)
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Agenda Section	Consent Agenda
Section Number	III.E
Subject	Fire Department Report (OpenGov)
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

FARMERSVILLE FIRE DEPARTMENT MONTHLY CITY COUNCIL REPORT JUNE-20

- 1. The first Emergency Medical Responder Course was completed at the Farmersville Fire Station. There were a total of 10 graduates.
- 2. The department participated in the Audie Murphy Day Parade.
- 3. The department is getting prepared for the Annual Sparks of Freedom firework show at Southlake Park.
- 4. The fire chief did have knee replacement done but should be returning back to full duty the beginning of next month.

KIM R. MORRIS Farmersville Fire Chief

Agenda Section	Consent Agenda						
Section Number	III.F						
Subject	Municipal Court Report (OpenGov)						
То	ayor and Council Members						
From	Ben White, City Manager						
Date	July 23, 2019						
Attachment(s)	None						
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y_council_meetings.php						
Consideration and Discussion	City Council discussion as required.						
Action	 Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove Motion/second/vote to continue to a later date. ☐ Approve ☐ Disapprove Move item to another agenda. No motion, no action 						

Agenda Section	Consent Agenda
Section Number	III.G
Subject	Warrant Officer Report (OpenGov)
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove Motion/second/vote to continue to a later date. ☐ Approve ☐ Disapprove ☐ Move item to another agenda. No motion, no action

Agenda Section	Consent Agenda
Section Number	III.H
Subject	Library Report (OpenGov)
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Agenda Section	Consent Agenda
Section Number	
Subject	City Financial Report
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	City Financial Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Disapprove Move item to another agenda. No motion, no action

MEMO

To:

Benjamin White, City Manager

From:

Daphne Hamlin, City Accountant

Date:

July 16th, 2019

Subject: June 2019 Budget Report

New Software for Financial Reporting is available for review on the City website. www.farmersvilletx.com. Press OpenGov button; > Press Stories button at the top under City logo; Press City of Farmersville June 2019 Financial Report.

Cash Summary

The cash summary is attached.

SUMMARY OF CASH BALANCES JUNE 2019

Interest Earned

Restricted

Assigned

Account Balance

ACCOUNT: FNB (0815)

NTMWD Sewer Plant Maint. Fund

TOTAL CASH & INVESTMENT ACCOUNTS

TOTAL APPROPRIATED SURPLUS

	Clearing	Accounts			- 1			
General Fund				- 50	\$	147,323.70		
Permit Fund					\$	(50,769.65)		
Refuse Fund					\$	17,363.57		
Water Fund					Ś	(676,138.66)		
Wastewater Fund					Ś	1,052,930.52		
Electric Fund					Š	(675,511.27)		
CC Child Safety			\$	20,672.49	Τ.	(0.0,011.1.)		
2012 Bond			\$	36,657.80				
Waterwaste Bond Fund			\$	48,157.84				
Law Enf Training			\$	1,874.31				
Disbursement Fund		\$	2,143.33					
Library Donation Fund		\$	2,277.90					
Court Tech/Sec			\$	15,793.82				
Civic Ctr/Library Repair			\$	(26,498.35)				
JW Spain Grant			\$	30,304.48				
Radio Note			\$	6,082.79				
Chapparal Grant/Safe Route To School/Sewer/Sidewalk/Rik	e Street		\$	(69,750.04)				
CC Bond Farmersville Parkway	C Stieet		\$	180,000.86				
CC Bond Floyd			\$	(49,667.75)				
Equipment Replacement			Š	5,322.29				
Interest Earned	\$	583.07	~	3,322.23				
TOTAL:	S	583.07	S	203,371.77	Α.	(184,801.79)	_	18,569.98
County Tax Deposit (FNB 0807)(Debt Service) Debt Service Reserve (Texpool 0014) (2 months rsv) TOTAL:	\$ \$ \$	975.65 219.74 1,195.39	\$	477,415.35 112,487.94 589,903.29			\$	589,903.29
		_,	<u> </u>	303,303.23			7	303,303.23
	ed Surplu	s Investment	l Ac	counts		an ^S alva a 188	2711	
Customer meter deposits (Texpool 0008)	\$	219.30	\$	112,270.39				
Water Dev. Board (Texstar 1110)	\$	2,194.64	\$	1,124,635.29				
2019 C/O Street (Texstar 0190)	\$	3,430.41	\$	1,758,025.39				
Listcon Escrow Account	\$	296.60	\$	150,451.13				
Summit Property Sewer Escrow (fnb 231)	\$	31.62	\$	16,487.43				
2012 G/O Bond, streets, water, wastewater (Texstar 0120)	\$	2,215.60	\$	1,135,455.74				
TOTAL:	\$	8,388.17	\$	4,297,325.37	\$	-	\$	4,297,325.37
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)		Investment	_	The second secon	17040			
Water/WW Fund (Texpool 0004)(Reso. 90 Day Reserve)	\$	1,696.31		866,700.00				
Water/WW Fund (Texpool 0003)(Operating 90 day) Water/WW Fund (Texpool 00017)(Capital)	\$	1,104.98		565,668.00				
	>	681.34	-	327,039.59				
Elec. Fund (Texpool 0005) (Operating)	\$	97.89		50,000.00				
Elec. Fund (Texpool 0016)(Capital)	5	652.86		334,228.82				
Elec. Surcharge (Texpool 0015)	5	246.46	5	126,173.15				
Money Market Acct. (FNB 092)	\$	9.11			- e	73,860.84		
TOTAL:	\$	4,488.95		2,269,809.56	\$	73,860.84		2,343,670.40

\$

18,100.17

18,100.17 \$

Contractor Managed Accounts Nonspendable

18,100.17

7,267,569.21

(110,940.95) \$

SUMMARY OF CASH BALANCES JUNE 2019

FEDC 4AB	oard Invest	ment & Che	cki	ng Account	111111111111111111111111111111111111111	Man III	Rox	North Residential E
FEDC 4A Checking Account(Independent Bank 7909)	\$	1.47	\$	53,987.76				
FEDC 4A Investment Account (Texpool 0001)	\$	2,063.33	\$	1,056,317.88				
FEDC 4A Certificate of Deposit (Independent Bank)			\$	500,000.00				
TOTAL:	\$	2,064.80	\$	1,610,305.64	\$	_	\$	1,610,305.64

FCDC 4B	Board Investn	ent & Check	ing	Account	SAN THE MAN	who were	Service .	
FCDC 4B Checking Account (Independent Bank 3035)	\$	5.35	\$	142,016.74				
FCDC 4B Investment Account (Texpool 0001)	\$	666.90	\$	341,405.35				
TOTAL:	\$	672.25	\$	483,422.09	\$	-	\$	483,422.09

	TIRZ	Account		10 A		
County Tax Deposits (FNB 01276)	\$	1,340.72	\$ 699,033.18			
TOTAL:	\$	1,340.72	\$ 699,033.18	\$	-	\$ 699,033.18

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:

07-2017 NCTCOG - Public Funds Inv Act.

Daphne Hamlin

Daphne Hamlin, City Investment Officer

IV. Informational Items

Agenda Section	Informational Items
Section Number	IV.A
Subject	City Amenities Board
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	Minutes Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	Motion/second/vote □ Approve □ Approve with Updates □ Disapprove ■ Motion/second/vote to continue to a later date. □ Approve □ Disapprove □ Disapprove ■ Move item to another agenda. ● No motion, no action



FARMERSVILLE CITY AMENITIES BOARD MINUTES FOR June 6th, 2019

Miranda Martin, Suzie Grusendorf, Charlotte Holloway, Glenn Bagwell and Cathy Strong were all present for the meeting. Absent was, John Young, Helaine Holbrook. Also present was City Manager Ben White, Paula Jackson as staff, Trisha Dowell Librarian

I. PRELIMINARY MATTERS

Meeting was called to order by Miranda Martin at 4:17pm

II. APPROVAL OF MINUTES

May 2, 2019 minutes

- Motion made by: Suzie Grusendorf to approve
- Second made by: Charlotte Holloway
- Motion carried all in favor

III. SENIOR CITIZEN CENTER:

- A. Report from Meals on Wheels The Collin County Community on Aging representatives Lea Poole and Eboni Crayton spoke to the board regarding staffing the Center with a volunteer. Eboni also stated they always need drivers to deliver meal, and if we have several to train Raven Carr who is the coordinater will come here to City Hall and train. Ben White also commented the Police Chief has said they would like to volunteer if needed. He also asked if the police department whould have to go throught the background and the answer was no that come be waived.
- B. Report from the Senior Center Cathy Strong stated the center is doing well.
- C. Activities Silvia Montarosa spoke to the Board regarding so craft activities she can bring for the Seniors. The arts are such as Painting, wirer crafts and paper crafts. The cost of this would be around nine to ten dollars each. Miranda told her she would need to talk with the seniors and ask if they would be interested and the best time to go to do that would on Thursday morning before or after Bingo. The Board agreed this would be a great thing to get started understanding that not everyone would join in.

IV. LIBRARY/CIVIC CENTER: Trisha Dowell

Trisha Dowell the report for May. Trisha also told the Board that summer Reading Program will state in July 10th and go through August 7th this year. Food for Fines program will be running from June – August.

V. PARKS AND RECREATION

- A. Music in the Park- Music in the Park will be June 7th.
 - 1. For the music it will be the Blandelles. Set up for the Bands will be the same as last year and the 2 bleachers will need to be placed. The City will placed Trash cans and recycle cans.
 - 2. Farmersville Girls Volleyball will be doing candy and snack for June 7. Other things were discussed regarding food to sell.

VI. CITY MANAGER UPDATE: Ben White

- Ben has the board prioritize a list of items for the Parks.
 - 1. Music in the Park funding
 - 2. ADA -Swing and other equipment
 - 3. JW Spain Batting cage net and lights for it.
 - 4. Silver Star Playground for City Park and move the present one to JW Spain and repair Southlake playground.
- JW Spain parking lot will be in the budget next year.
- Music sytem up and running.
- Large interest in the property across from Rambler Park.
- College is in the process of working on their Utilities, with construction spring of next year. With classes in the fall of 2021.
- Fiber cable has come back around and the City Council is willing to move forward in form of a citizen survey.

VII. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

Music in the park Senior Center-Activities update

VIII. ADJOURNMENT

Meeting adjourned at 5:32pm Motion made by: John Young Seconded by: Suzie Grusendorf Motion carried all in favor.

ATTEST

Paula Jackson, Assistant to the City Manager

APPROVE:

CITY AMENITIES Minutes from June 6, 2019

Agenda Section	Informational Items
Section Number	IV.B
Subject	Farmersville Community Development Board (Type B)
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	Minutes Financials Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action

FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION BOARD MINUTES

May 13, 2019 6:00 P.M. Farmersville City Hall 205 S. Main St. Farmersville, TX 75442

I. PRELIMINARY MATTERS

Call to order. The meeting of the Farmersville 4B Community Development Corporation, was called to order at 6:03 pm by President Mike Goldstein.

Roll Call: Main Street Manager Dana Mingo called roll. The following board members were present: Sherry McGuire, President Mike Goldstein, Secretary Tobey Ferguson, Alice Bridges, Richard Holbrook and Vice President Cynthia Craddock-Clark (arrived after roll call). President Goldstein reported a quorum. City Manager Mr. Ben White and Main Street Manager, Mrs. Dana Mingo, were also present. Recognition of visitors: No visitors attended.

II. PUBLIC COMMENT

There were no public comments, therefore the public comments sections was closed.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- A. Discuss and approve the April 2019 Meeting Minutes: Secretary Ferguson motioned to approve and Alice Bridges seconded, all members approved.
- B. Consider for approval the April 2019 Financial Statements and ensure Bank Loan is paid off:
 - 1. We currently have \$115,689 available, any funds transferred to TEXPOOL can be retrieved when needed. \$340,000 is with TEXPOOL, as of April, 2019.
 - 2. The land was paid off in April for the \$24,000 owed.
 - 3. Suggestion to have the Finance Department color code the spreadsheet to differentiate between debits and credits and statement balances, so Board can easily retrieve information.
 - 4. Reminder the Board authorized the Finance Department to transfer funds to TEXPOOL as needed, to maximize interest.
 - 5. The Board stated the need to keep a minimum of \$50,000 in checking account and rest in TEXPOOL.
 - 6. Currently there is \$103,000 available in checking account.
 - 7. Motion was made by Sherry McGuire to accept, seconded by Secretary Ferguson and all approved.
- C. Consider, discuss and act on items for Payment: See attached list provided in packet. Other payment discussions were:
 - Mood Media bills monthly, however City Manager White, stated moving forward he can look into having them bill annually.

- 2. The TLC Netcom system for \$50, was the servicing for Manager Mingo's system with IT Admin, upon hiring.
- 3. The \$992.94 payment is a special contract between Wayne May and the City on paying his property taxes in exchange for using his land for downtown parking.
- 4. Motion was made by Sherry McGuire to accept all payments listed, seconded by Richard Holbrook, all were in agreement.

D. Discuss the process for Election of New Officers & Submission of Applications for Upcoming Expired Terms:

- 1. President Goldstein, Vice President Clark, Secretary Ferguson and Jesse Nelsen positions' expire this May 2019.
- 2. City Secretary has reached out to all who will be expiring, where Secretary Ferguson has submitted an application for re-upping, to date.
- 3. Individuals are able to serve 2 terms, back to back.
- 4. City Council reviews and appoints members to the Board.
- 5. President Goldstein will be out of the country for June Board meeting, therefore Vice President Clark will preside.
- 6. President Goldstein will defer on re-upping. However, will need to talk with others who are expiring, to determine if they plan to re-apply.
- 7. The appointments will come up at the May 28th Council Meeting.
- 8. Election of officers will be determined during the June Board meeting, when the new Board will be in place. All current members are to attend the June meeting, due the need of a quorum to allow the meeting to begin.
- 9. Reminder from City Manager White, June and July meetings will be compiled of budget plans.

E. Review the Special Project Grant Application process for the upcoming budget year 2019/2020:

- 1. The Board wishes to spread the word about the 4B potential grant funding available. This will allow a reduction in budget amendments due to late submissions.
- 2. 4A & 4B has separate funds available. Manager Mingo can send out an email to the city departments to remind them.
- 3. The North Texas Trail Coalition was submitted earlier, where \$5,000 was requested. However, they are seeking donations to assist with meeting their project goals. Jack Neal is the contact for this group.
- 4. Any funding requests are routed to Manager Mingo, who will then send out with the agenda packet, prior to each Board meeting.
- 5. The amenities Board is aware to turn in their requests earlier, prior to the new budget being finalized.
- 6. Need to be reminded there are potential funds available from the federal government and will need to be researched, prior to the budget review for the next year.

The grant writers for the city has been non-existent for the last year. Possibly utilize Manager Mingo to review and any other Board members for input and provide suggestions on how to approach any potential grants.

7. The timeline for applications from areas, are to submit prior to each month's meeting.

- 8. There will be a Public hearing for budget process. Last time, there was last minute \$50,000 item request that should not be the norm going forward.
- 9. Budget workshop can began as early as June into July, or July into August. However, the deadline for City Manager is August. The fiscal year begins October 1.
- 10. For the next meeting, the Board is requesting a breakdown of the city taxes monthly, to determine any potential grant funding awarded. The Board requests, Daphne Hamlin with the Finance Department to be in attendance for any questions, they may have.
 - 11. Additional discussion:
 - 12. Christmas lights budget should go down, due to city labor available.
 - 13. Heritage Museum can make their request to 4B if needed, they do rely on fundraisers. Hours are typically open during Farmers & Fleas and any Downtown events occurring. Last year display cases and signage funding was requested and stated any other funding would be on an as needed basis. Misty was hired as the curator to assist in gathering items for display.
 - 14. President Goldstein highlighted the Taste of Farmersville was a success and hopefully it will continue, along with the Fire Departments Fish fry fundraiser.

IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS - Nothing

V. ADJOURNMENT - The meeting was adjourned at 6:43 pm.

SIGNATURES:

Mike Goldstein, President

Tohey Herouson Secretary

FARMERSVILLE COMMUNITY DEVELOPMENT CORP 4B JUNE 2019 FINANCIAL BUDGET REPORT

Farmersville Community Development Corp 4B June 2019

Statement Balance 6-03-2019	\$127,105.75
Deposits:	
Sales Tax:	\$20,384.54
New Checking Int05%	\$5.35
Wire Fee	\$(10.00)
Transfer to Texpool	,
Checks 2869	\$(301.71)
Balance 06-30-2019	\$147,183,93

Outstanding Transactions

Sales Tax

Transfer to Texpool

CD Interest

Outstanding checks 2786 2868-2875,2877

\$(5,167.19)

\$147,183.93

Balance 6-30-2019 \$142,016.74

Farmersville Community Development Corporation Financial Statement For the Fiscal Year Ended September 30, 2019

	2.1.7	FYZO16															Actual	×
	Buc	Budget	October	ļ	Movember	December		January	February	March	April		May	June	July	July August leptembe	ΔŢ	
Revenue:												1						
Sales Tax Collections	28	\$231,100	\$17,798		\$20,056	\$16	\$16,133	\$15,355	\$23,529	\$16,819	\$16,939	339	\$25,981	\$20,384			\$175 004	75.73%
Interest Income		27	5 14	A.	1	69	15 \$	7	\$	10	*	173	រេ	\$			\$ 74	
Misc		-1	(0.)	\$ (6	(10)	50	(20) \$	(10)	\$ (10)	\$ (10)	1/3	(10) \$	(10)	\$ (10)			(100)	
Msc. account adj																		
New Check Stock				1														
Rembusement																		
Transfer from TEXPOOLlor cash in bank							55	(250,000)										
Total Revenue	\$	\$ 231,160 \$	17,802	2	20,070	\$ 16,	16,128 \$	(234,648) \$	\$ 22,523 \$	\$ 16,614 \$	\$ 16,834	34.5	25,976 \$20,379			\$ - \$0.00	\$174,975	75.72%
	FY2018 Budget	FY2018 Budget	October	N	Movember	December		Janeany	Fabruary	March	April		ž.	June	Appl	August leptembe	Actual	×
Expenses																		
Main Street Personnel & Supplies	*	45,000															,	
Personnel																	,	
Supples		49	172	\$	118	v?	273 \$	548	\$ 556		•	604 \$	1,288	\$ 2,762			7,051	
Reimburse City for accounting	•••	1,000 \$	000	_												,	1,000	100 00%
Chamber of Commerce	\$	15,000 \$	15,000	_													15,000	100.00%
May Taxes	•	1,000										*	563				5 993	99.30%
Land Purchase	*	78,624		67	4 998	S	33,934 \$	1,749	3 1,666		\$ 24,143	43					5 66,491	86.78%
North Taxas Trail Coaldon	u0	5,000		67	5,000												2,000	100.00%
Fire Works	44	6,500									\$ 6,500	8					6,500	100.00%
Sound System	66	7,000					w)	2,150		\$ 4,797	u5	46 \$	20	\$ 315			7,328	104.68%
Farmersville Herstage Museum	•	8,000														•	,	0.00%
Farmersville Collin Parkway	•																•	
Farmersville Bilboard Promotion	\$	\$ 000'01	675	55	675	W	\$ 002	1,150	\$ 725	\$ 675	\$	250 \$	250	\$ 250			4,850	48.50%
Poice Department Safety Equipment		15,200									\$ 11,260	\$ 09	495	2 540			12,295	80.89%
Music In The Park														\$ 800				
Christmas Lights	2 4	10,000															•	0.00%
Total Expenses	\$ 19	\$ 125.0	198,324 \$ 17,246	40	10,781	\$ 34,	34,407 \$	5,597 \$	3,277	\$ 5,472	\$ 42,803	03 \$	3,046 \$ 4,667	\$ 4,667 \$		4	\$126,507	63.79%
Farmer Revenue Done Punter and	-	A57 CF	555		0 270	/18	/18 27G	1240 2451	20.248	11 147	(22 RGD)	201	02000	16 717			48.474	
				- 98			ı			and the second			200	20.0			10101	

\$87,201.80 \$87,358.89 \$87,528.43 \$338,049.45 \$338,871.12 \$ 339,366.16 \$ 340,045.21 \$ 340,738.45 \$ 158.49 \$ 157.89 \$ 169.74 \$ 520.02 \$ 621.67 \$ 695.04 \$ 679.05 \$ 693.24 \$ 87,201.80 \$87,359.69 \$87,328.43 \$338,048.45 \$338,071.12 \$ 338,368.16 \$ 340,045.21 \$ 340,738.45

TEXPOOL Balance Internat Income-TEXPOOL Total Avaitable Texpool Funds

Agenda Section	Informational Items
Section Number	IV.C
Subject	FEDC Farmersville Economic Development Board (Type A)
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	Financials Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A JUNE 2019 FINANCIAL BUDGET REPORT

Farmersville Economic Development Corp 4A June 2019

Statement Balance 6-1-2019	\$32,026.41
Deposits:	
Sales Tax: March	\$20,384.54
Cking Int .05%	\$1.47
CD Interest	\$1,575.34
Transfer from Texpool	
Cleared Checks	
Statement balance 6-30-2019	\$53,987.76

Outstanding Transactions

Sales Tax

Transfer to Texpool

CD Interest

Oustanding checks 1314 City of Farmersville

\$(8,189.59)

Balance 7-06-2019 \$45,798.17

Farmersville Economic Development Corporation Cummulative Income Statement For the 12 Months Ended, September 30, 2019

Beginning Bank Balance Deposits Saiss Tax Cokections Interest Income cking Transfer to Texpool Transfer From Texpool	Budget	3-4-6-6	Manager					**					
Beginning Bank Balance Deposits Sales Tax Colections Interest Income cking Transfer for Texpool Transfer From Texpool		Cctober	MOVEMBER	December	January	February	-1	ı	ALE)	***	1.	August Jahrens	ŀ
Deposits Sales Tax Colections Interest Income cking Transfer to Texpool Transfer From Texpool		\$313,827.04	\$327,937.63	\$348,145.25	\$64,385.87	\$79,743.23	\$70,775.20	\$ 87,639.36	\$106,581.87	5.32,026.41			
Sales Tax Collections Interest Income cking Transfer to Texpool Transfer From Texpool													*
Interest Income cking Transfer to Texpool Transfer From Texpool	\$225,600.00	\$17,798.01	\$20,066,44	\$16,133.36	\$15,355.25	\$23,529,03	\$16,818.90 \$	5 16,938,56	\$25,980.55	\$20,384.54			\$175,004.64
Transfer to Texpool Transfer From Texpool	\$6,000,00	\$13.32	\$13.58	\$10.27	\$2.11	\$2.94	\$4.16 \$	3.95	\$3.99	\$1.47			\$55.79
Transfer From Texpool				\$(300,000.00)									
									\$150,000.00				
Prurhag CD									\$(250,000.00)				
Textool Interest		\$1,615.63	\$1,609.59	\$1,943.81	\$2,419.76	\$2,197.36	\$2,456.81	\$ 2,400.18	\$2,303.17	\$2,063.33			\$18,009.64
CD Interest Earned		\$123.29	\$127.40	\$123.29			\$1,541,10			\$1,575.34			\$3,490.42
Total Revenue	\$231,600.00	\$331,761.68	\$348,145,25	\$64,412,17	\$79,743.23	\$103,275.20	\$69,139,36	\$106,581.87	\$32,586.41	\$53,987.76			\$197,560.48
Expenses:													
Administration	\$1,000 00												Ä.
Meeting Expenses	\$1,000 00								\$40.00				\$40.00
Dues/School/Travel	\$5,200.00	\$1,262 71											\$1,262.71
Office Supplies	\$200 00	\$61.12		\$26 30									\$87.42
Legal Service	\$2,500 00												ا
Marketing/promotion Expenses	apentes												٨
Markeling/Promotion													
Expenses/Advertising	\$11,160.00												A :
Collin College Sponsorship	\$7,500 00					\$7,500.00							\$7,500.00
Small Business													6 6 6
Entrepreneurship Conf	2500 00								2200.00				DO:0065
Tex-21	\$2,500.00	\$2,500.00											\$2,500.00
Farmersviše Chamber	\$1,000.00						\$1,000.00						\$1,000.00
Formeraville Rotary	\$500.00						\$500.00						\$500.00
Total Expenditures	\$33,080.00	\$3,823.63		\$26.30			\$1,500.00		\$540,00				\$13,390,13
Directive Business incentives	ntives												.
Planner Land Use Map	\$36.000.00									48 180 50			7 081 R2
Electrical Substation Loan	\$210 000 000									20,100,00			00 000 313
Façade Grant Program	\$50,000 00	,				\$25 000 00							0.000,000
Total Davelopment Cost	\$296,000 00	٠											acraga 'cre
Total Expenditures	\$329,060.00	\$3,823.83	٠	\$26.30		\$32,500.00	\$1,500.00		\$540.00	\$8,189.59			\$40,579.72
Revenue vs Expenditures	(\$97,460)												
From Reserves													1
Total Expenditures		\$3,823.83	خ	\$26.30		\$32,500.00	\$1,500.00		\$540.00	\$8,189.58			546,578.72
Ending Bank Balance		\$327,937.83	\$348,145.25	\$64,385.87	\$79,743.23	\$70,775.20	\$87,639,36	\$100,581.67	\$32,028.41	\$45,798.17			
CD Investment		\$250,000.00	\$250,000.00	\$250,000.00				\$250,000.00	\$ 500,000.00	\$500,000.00			
Texpool Balanca		\$888,923.87	\$890,533.46	\$1,192,477.27	\$1,194,897.03		- 1	\$1,201,951.38	\$1,054,254.55	\$1,056,317.88			
Total Available Funds		\$1,466,861.70	\$1,486,678,71	\$1,506,863.14	\$1,524,640.26 \$1,517,869.59	- 1	\$1,537,190.58	\$1,558,533.25	\$1,566,280.96	\$1,602,116.05			

Agenda Section	Informational Items
Section Number	IV.D
Subject	Main Street Board
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	Monthly Report Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action



MONTHLY ACTIVITY REPORT

For the local program, monthly reports are a way to track and document progress of both the program and the downtown revitalization effort. It is also an effective tool to use for updating the board on the program's overall activities and for communicating your progress to stakeholders, such as City Council and other funding entities. For the state office, monthly reports help us provide more direct and effective services by giving us a way to spot trends, challenges, issues etc. The report should reflect BOTH the work of staff and volunteers. While not all programs use the traditional four-committee structure any longer, the work of all programs should still be able to be reflected in the four-point categories below.

CITY: Farmersville

MONTH/YEAR: May/2019

DATE SUBMITTED: June/10/2019

1. Updates on Projects, Activities for the month.

ORGANIZATION:

Dates	Update on projects or activities
May 1, 2019	Worked on Audie Murphy Day Committee minutes as we prepare for the 20th year annual event on June 22, 2019.
	Prepared for our Farmers & Fleas event May 4th all week with calls and vendor reservations.
1.6.0.0040	Conducted downtown canvassing of businesses and shops.
May 2, 2019	Met with some of the Audie Murphy day committee members to itemize promotional items in storage.
May 4, 2019	The Farmers & Fleas Market Event was a great success with over 35 vendors participating. We will begin to track the number of visitors moving forward. Weather wasn't too hot!
May 6, 2019	Worked on the Main Street April Board Minutes and submitted the May agenda packet to the City Secretary.
	Finalized monthly report for submission to THC.
May 7, 2019	Updated and printed our Audie Murphy Day Veteran invite letters and postcards for distribution and mailing of over 500 potential attendees, state wide.
May 8 & 9, 2019	Attended weekly office staff meeting.
	Submitted monthly state report to THC.
May 13, 2019	Continued the work on reviewing & updating the Downtown Shoppers Guide, which is distributed and utilized by numerous shoppers and merchants.
	Attended Main Street and 4B Community Development Corporation Board meetings that evening, as the note taker.
May 14, 2019	Continued to identify main street business owners and locations for reporting and statistical methodology.
	Worked with City Public Works and local vendor, Homegrown Plants to prepare for planting of flowers on the square and updating our foliage on the square.
	Attended City Council meeting that evening.

1 Page

Prepared by: Dana Mingo, Main Street Manager

Email to: mainstreet-reports@thc.texas.gov

Met with Chad Engbrock to discuss marketing and advertising scheduled for the year with C & S Media and In & Around magazine distributed throughout the surrounding cities.
Attended weekly office staff meeting Also began Farmers & Fleas review of June vendor reservations.
Along with City Public Works, Chamber of Commerce, community and business volunteers, we planted over 30 locations with spring/summer plants to assist in beautifying our main street square and downtown areas. This was truly an all-day event. Attended the Audie Murphy Day planning committee meeting.
Attended and presented to the Farmersville Rotary Club about our Main Street Program and the State & National initiatives in place.
Attended the Chamber of Commerce Morning Coffee Meeting. Was able to meet business owners in the city to familiarize myself with everyone and offer any assistance. Worked on marketing and advertising initiatives, ordering of new banners, table displays, and newspaper and magazine ads to promote Farmers & Fleas and downtown shopping.
Continued facilitating vendors for Farmers & Fleas June 2019.
Began working on June monthly state report. Attended City Council meeting.
Printed Audie Murphy Day Promotional posters for distribution. Attended weekly staff meeting.
Attended Heritage Museum meeting brainstorming on various projects to promote and add historical items for visitors.
Final planning for Farmers & Flea Market on June 1, 2019, confirming volunteers for assistance and preparing visitor packets. Cleaned and organized the Best Center which is used for committee meetings and Farmers & Fleas vendors.

PROMOTION:

<u> </u>	· · · · · · · · · · · · · · · · · · ·
<u>Dates</u>	Update on projects or activities
May 2019- Present	Wood in Time BBQ/101 B Candy
April 2019-Present	Pieville/ 107 S. Main St.
Feb. 2019-Present	Mathers Coffee Shop & Gifts/204 McKinney
June 2018-Present	Doug Laube (business 1st floor & residence 2nd floor)/129 McKinney

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Prepared by: Dana Mingo, Main Street Manager

Email to: mainstreet-reports@thc.texas.gov

May 2019-Present	Brad Hunter (business 1st floor & residence 2nd floor)/111 McKinney
1	Hibbitts Ice Cream Shop
2019	

DESIGN:

Dates	Update on projects or activities	
May 2019	Flowers in the square for spring/summertime beautification.	
-		

ECONOMIC RESTRUCTURING:

Dates	Update on projects or activities	
Jan-Present 2019	Camden Homes and DR Express home construction is well under way. Many of the homes have already been sold. Also, the Palladium Apartments have already broken ground. Both additions to the city will bring additional traffic to our downtown area.	

2. Program Commentary (list critical issues, problems, and successes/completed projects of the past month):

Now into my second month, my focus is to determine from visits with business owners, Board members and the city those tasks needing prioritization for completion. I continue to work on updating and processing procedures that will only enhance the program. Those areas include:

> The revision/update of the Farmers and Fleas Manual

Establish our Core Values as documented on the Annual Criteria 10 report

- Continue to clarify roles, responsibilities and document of the Main Street Manager and the Main Street Board members.
- To develop our Work Plan in collaboration between the Main Street Manager and the Main Street Board.
- Continue to review and enhance the by-laws of the Main Street Board, as necessary.
- Continue to establish positive relationships among the Board and downtown businesses.
- And lastly, identify opportunities for support and collaboration.
- Our overall goal is to ensure that the Main Street Program continues to grow and prosper. I am committed to form and nurture those partnerships as appropriate to help us accomplish all our goals under the Main Street Program, Four Point Approach. Farmersville is a Texas Treasure and we want the Treasure search to start on Main Street.
- 3. Outlook. Goals and challenges; plans for upcoming major projects such as public improvements etc.: Since my onboarding, I have been able to grasp a better understanding of the role of the Main Street Manager. I am a resource for the business owners to assist in carrying out the visionary approach to revitalization for the downtown area of Farmersville, Texas. My set goals are to create more of a presence of what we can offer to our local community and tourist:

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Prepared by: Dana Mingo, Main Street Manager

Email to: mainstreet-reports@thc.texas.gov

- > This will be through the means of social media, advertising and word of mouth.
- > I plan to strategically work with the business owners to ensure their building aesthetic needs are accomplished (if needed), through the assistance of the Board, 4B, the City and the resources available through the Main Street State Program.
- > This also includes the beautification of the downtown area. Such as the appearance and continual cleanliness needed to attract individuals, couples and families to visit more often.
- > Overall working to reinforce Farmersville's' uniqueness of being a Texas Treasure and extract what sets us apart from other places advertised across state borders.
- 4. Suggestions for Texas Main Street Center (list suggestions on services or training topics; new resources; questions):
 - Ongoing training: (Volunteer/Team Training, Interpersonal Communication and Conflict Resolution). The training could be completed on line and a Certificate of Completion issued.
 - > Continue to send relevant information to assist in maintaining our program initiatives.
- 5. Main Street in the News. We would love to spotlight your <u>upcoming</u> events in our Main Street Matters e-newsletter, please email <u>mainstreet-reports@thc.texas.gov</u> with the information. We ask that you do not send in events that have already taken place, send in future events for as many months as possible.
 - Farmers & Fleas Market: First Saturday of each month at the historic Onion Shed. A combination of farmers market and flea market. Staff set-up starts at 6:30am and Vendor set-up starts at 7:00am. Sales hours are 9:00a.m. to 3:00p.m. For information: 972-784-6846 or see Facebook page: https://www.facebook.com/Farmersville-Farmers-Fleas-Market.
 - Cops and Rodders Car Show: Hosted by the Farmersville Police Association and Chamber of Commerce. COPS AND RODDERS FARMERSVILLE IS BACK! Last year was great! Come be a part of an even bigger show! Conveniently located at the Farmersville Square. PRE REGISTRATION IS OPEN! First 50 registrations will get a custom challenge coin. Vendors spots are still available if you're interested contact Sgt. Frank Gonzalez at f.gonzalez@farmersvilletx.com, www.rustysbodywerks.com/copsandrodders.
 - Audie Murphy Day Celebration & Parade: June 22, 2019, 7:30 am until 1:00 pm- Audie Murphy Day in Farmersville, Texas began in 1999 as a solemn remembrance of Audie Murphy, the most decorated soldier of World War II, who came home to a hero's welcome in downtown Farmersville in 1945. Today this Main Street Program event draws hundreds and honors our local veterans as well as our "hometown hero" Audie Murphy. Popular activities over the years have included a parade, (complete with local Vets riding in historic vehicles), a brief program giving biographical information about Audie Murphy, a roll call of local veterans, and military exhibits.

 http://farmersvilletx.com/main_street_2/audie_murphy_day/index.php

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Prepared by: Dana Mingo, Main Street Manager

Email to: mainstreet-reports@thc.texas.gov

Agenda Section	Informational Items
Section Number	IV.E
Subject	Planning & Zoning Commission
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action

V. Reading of Ordinances

Agenda Section	Reading of Ordinances	
Section Number	V.A	
Subject	Consider, discuss, and act upon Ordinance #O-2019-0723-001 regarding Shane Harmon's petition requesting inclusion of land into the City of Farmersville's Extra Territorial Jurisdiction (ETJ).	
То	Mayor and Council Members	
From	Ben White, City Manager	
Date	July 23, 2019	
Attachment(s)	Ordinance #O-2019-0723-001	
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php	
Consideration and Discussion	City Council discussion as required.	
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action 	

CITY OF FARMERSVILLE ORDINANCE # O-2019-0723-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ACCEPTING A PETITION FOR THE INCLUSION OF CERTAIN CONTIGUOUS LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR TERMS AND CONDITIONS REGARDING ACCEPTING SAID LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH THE COLLIN COUNTY CLERK AND THE UPDATING OF THE CITY'S OFFICIAL MAP TO REFLECT THE INCLUSION OF SAID LAND IN THE CITY OF FARMERSVILLE'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND SETTING AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Harmon Development, Inc. owns two separate tracts of land containing a total amount of approximately 33.052 acres of land with one tract of land located in the Susannah Walker Survey, Abstract A-944 containing approximately 16.526 acres of land, and a second tract of land located in the Nelson Staats Survey, Abstract A-842 and the Susannah Walker Survey, Abstract A-944, containing approximately 16.526 acres of land (collectively the "Property"); and

WHEREAS, the Property is contiguous to the extraterritorial jurisdiction ("ETJ") of the City of Farmersville, Texas ("City") with some areas of the Property being located within the City's ETJ and some areas of the Property being situated outside the City's ETJ; and

WHEREAS, Harmon Development, Inc. ("Owner"), desires to plat the entirety of the Property in accordance with the City's Subdivision Regulations; and

WHEREAS, the City of Farmersville, Texas ("City") has received a petition from the Owner of the Property that is attached hereto as Exhibit 1 and incorporated herein by reference for all purposes allowed by law executed on or about July 1, 2019 ("Petition"), requesting that the City include the entirety of the Property within the City's ETJ; and

WHEREAS, the City Council of the City of Farmersville, Texas ("City Council"), has reviewed the Petition, along with the condition set forth in the Petition that the City will agree not to annex the Property into the City's corporate limits for a period of five (5) years from the date that the Property is included in the City's ETJ, unless the Owner gives written consent for the City to annex the Property; and

WHEREAS, the City Council of the City of Farmersville, Texas finds that it is in the best interest of the public health, safety and welfare to add the Property into the City's ETJ;

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

SECTION 1. INCORPORATION OF FINDINGS

All of the above premises are hereby found to be true and correct legislative and factual determinations of the City of Farmersville and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. EXPANSION OF EXTRATERRITORIAL JURISDICTION

Pursuant to Texas Local Government Code Section 42.022(b), the City hereby accepts and incorporates the Property that is comprised of two tracts of land containing a total of approximately 33.052 acres of land with (a) one tract being located in the Susannah Walker Survey, Abstract A-944, Collin County, Texas, and (b) the second tract of land being located in the Nelson Staats Survey, Abstract A-842 and the Susannah Walker Survey, Abstract A-944, Collin County, Texas, as such tracts of land are more particularly described in that certain Warranty Deed with Vendor's Lien ("Deed") recorded at Clerk's Document No. 20190626000743010 in the Deed Records of Collin County, Texas, and which Deed is attached as Exhibit A to the Petition that is attached hereto as Exhibit 1, into and as part of the City's ETJ. The Property being annexed into the City's ETJ is also depicted in Exhibit 2 that is attached hereto and incorporated herein by reference for all purposes allowed by law.

SECTION 3. FIVE-YEAR LIMITATION ON ANNEXATION

Pursuant to Texas Local Government Code Section 212.172, the City hereby agrees that it will not annex the Property into the City's corporate limits for a period of five (5) years from the date that the Property is included in the City's ETJ, unless the owner of the Property gives written consent to the City to annex the Property into the City's corporate limits.

SECTION 4. FILING WITH THE COUNTY; MAP UPDATE

The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Collin County, Texas, together with a copy of the Petition, as required by Texas Local Government Code Section 212.172. City staff is also directed to update the official map of the City to reflect the expansion of the City's ETJ resulting from this Ordinance, as required by Texas Local Government Code Section 41.001(c).

<u>SECTION 5.</u> SEVERABILITY CLAUSE

It is not the intent of the City to include any territory within the City's ETJ that the City has no legal right to include, but to include only such additional territory as may be legally included within the City's ETJ and as described in the Petition. Should any part of the Property described in the Petition not be subject to the City's power to include said part of the Property within the City's ETJ, the City nevertheless expressly indicates its intent to include those portions of the Property within the City's ETJ for which the City has the legal authority. Should any section, subsection, sentence, clause or phrase of

this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. REPEALER CLAUSE

All ordinances of the City of Farmersville, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby, repealed.

SECTION 7: EFFECTIVE DATE

This Ordinance shall take effect immediately from and after it passage and publication of the caption as required by law.

PASSED on the first and only reading of this Ordinance on the 23rd day of July, 2019 at a properly noticed meeting 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.

ADDDOVED THIS

APPROVED THIS	DAY OF	, 2019.
	APPROVED:	
	BY:	
ATTEST:		
Sandra Green, City Secretary		

2040

EXHIBIT 1

PETITION REQUESTING INCLUSION OF LAND INTO THE CITY OF FARMERSVILLE'S EXTRATERRITORIAL JURISDICTION

TO THE MAYOR AND CITY COUNCIL OF FARMERSVILLE, TEXAS:

In the owner of the real property conveyed to the council of the counci

Harmon Dev. Tuc.

Name Title

COUNTY OF A COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Stand Herman in his capacity as Private of termanda expenses to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed



Exhibit "A"

GF#: 19-417917-MM ADDRESS OF AND RETURN TO: Harmon Development, Inc. P.O. Box 1302 Rockwall, TX 75087



"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That PATRICIA CRIPPS, MARTHA CRUM, LORETTA KEPLEY and DEBBIE PENDLETON, each a married person, not joined hereby by my spouse as the herein described property forms no part of our homestead, either business or personal, and JAMES PENDLETON and WILLIAM CRAIG PENDLETON, each a single person, and MINERVA GRIDER and JOHN PENDLETON, joining proforms in this conveyance in order to complete the act, (hereinafter called "Grantor"), for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by Grantee named herein, the receipt of which is hereby acknowledged, and for the further consideration of the execution and delivery to AFFILIATED BANK, N.A. (hereinafter called "Lender"), by Grantee of Grantee's promissory note of even date herewith in the principal amount of FOUR HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$404,000.00), bearing interest as therein specified, payable as therein specified, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to GARRY GRAHAM, Trustee, has GRANTED, SOLD AND CONVEYED and by these presents do GRANT SELL AND CONVEY unto HARMON DEVELOPMENT, INC., a Texas corporation, whose mailing address is P.O. Box 1302, Rockwall, TX 75087, (hereinafter called "Grantee"), all of the following described real property in Collin County, Texas, (the "Property") to-wit:

Page 1 of 13 Warranty Does with Vendor's Exis-

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above described property is conveyed subject to the restrictions attached as <u>Exhibit "B"</u> and made a part hereof for all purposes, which shall be covenants running with the land and shall be binding upon Grantee, Grantee's heirs and assigns, for a period of 25 years, after which such restrictions shall be automatically renewed for successive periods of 5 years each, unless revoked or amended by then owners of a majority of the above described property. Enforcement shall be by proceedings at law or in equity, against any person or persons violating or attempting to violate any covenant, to restrain violations or to recover damages, or both.

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements.

Grantor reserves for Grantor, Grantor's heirs, executors, administrators, successors and assigns, all remaining oil, gas, and other minerals in, on and under and that may be produced from the property, but waives to the Grantee the right to use the surface.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, the Grantee's heirs, successors and assigns, and Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, the Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof

But it is expressly agreed that the vendor's lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereto, when this Deed shall become absolute.

Lender, at the instance and request of the Grantee herein, having advanced and paid in each to the Grantor herein \$404,000 00, as is evidenced by the hereinbefore described.

Page 1 of 13 Warmany Decay with Vendor's Lora

\$464,000.00 note, the vendor's lien, together with the Superior Title to said property is retained herein for the benefit of said Lender, and the same are hereby TRANSFERRED AND ASSIGNED to said Lender.

EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 25th day of June 2019

PATRICIA CRIPPS

STATE OF

COUNTY OF Bandal

This instrument was acknowledged before me on the 25 day of June 2019 by

PATRICIA CRIPPS

Notary Public in and fo

Page 3 of 13 Warranty Deed with Vendor's Limi

COURTNEY EVANS
Notary Public, State of Texas
Notary ID #12483146-9
My Commission Expires 06-14-2020

Martha Crum

STATE OF X

COUNTY OF Randall

This instrument was acknowledged before me on the 25 day of June 2019 by MARTHA CRUM.

Notary Public in and for State of

COURTNEY EVANS
Notary Public, State of Texas
Notary ID #12483146-9
My Commission Expires 06-14-2020

Page 4 of 13 Wattaray Deed with Vendor's Lien

STATE OF TX

COUNTY OF Randall

This instrument was acknowledged before mean tho day of June 2019 by LORETTA KEPLEY.

COURTNEY EVANS Notary Public, State of Teass
Notary ID #12483146-9
My Commission Expires 06-14-2020

Page 5 of 13 Warrenty Dead with Vendor's Lich

Minerva Hider

STATE OF TX
COUNTY OF RANGELL

This instrument was acknowledged before me on the 22 day of June 2019 by MINERVA GRIDER.

Netary Public in and for State of

COURTNEY EVANS

Notary Public, State of Texas

Notary ID #12483146-9

My Commission Expires 06-14-2020

Page 6 of 13 Warrenty Doed with Vendor's Little

STATE OF

COUNTY OF RUNDAIL

This instrument was acknowledged before proon the 45 day of June 2019 by DEBBIE PENDLETON HUTSON.

COURTNEY EVANS
Notary Public, State of Texas
Notary ID #12483146-9
My Commission Expires 06-14-2020

Page 7 of 13 Wishnessy Deep with Visitor's Usin

JOHN PENDLETON

STATE OF

COUNTY OF

This instrument was acknowledged before my on the 2019 by JOHN PENDLETON.

Votary Public in and for State of

COURTNEY EVANS
Notary Public, State of Texas
Notary ID \$12483146-9
My Commission Eapires 06 14-2020

Page R of 13 Warranty Dead with Versley's Lieu

JAMES PENDLETON

STATE OF

COUNTY OF

This instrument was acknowledged before me on the day of Ju

PENDLETON.

day of June 2019 by JAMES

Notary Public in and for State of -

CINDY MORTON

S Natery PubPc, Steep of Toxas

Comm. Explica 07:26-2021

Notery ID 223140-8

Page 9 of 13 Warnery Deed with Vendor's Lien

William Ciny Perents
WILLIAM CRAYG PENDLETON

STATE OF

COUNTY OF

This instrument was acknowledged before me on the day of June 2019

WILLIAM CRAIC PENDLETON.

COURTNEY EVANS
Notary Public, State of Texas
Notary ID #12483 | 46-9
My Commission Expires 05-14-2020

PREPARED IN THE LAW OFFICES OF
McWILLIAMS & McWILLIAMS
2713 Virginia Pkwy, Suite 100
McKinney, Texas 75071
inRachuenFiles 19-MAN 7917 Pendleton - Hamber 17917 Dec. 1 VI. 3-t many duc

Page 10 of 13 Warrenty Deed with Vendor's Lam

Statow Fire No. 19 417917-MM

EXHIBIT "A"

TRACT 1:

BEING all that tract of land in Collin County, Texas, out of the Nelson Staats Survey, A-842, and out of the Susannah Walker Survey, A-944, and being part of that tract of land in deed to The Pendleton Family 2003 10-year Term Trust as recorded in Volume 5360, Page 4826 of the Land Records of Collin County, Texas, same being part that called 48,6241 acres of land described in Volume 2474, Page 376 of the Deed Records of Collin County, Texas, and being further described as follows:

BEGINNING at 3/8 inch steel rod found at the centerline intersection of County Road No. 651 with County Road No. 658, same being the Northeast corner of said 48.6241 agres;

THENCE South 01 degrees 49 minutes 25 seconds East, 1401.16 feet along the center of said County Road No. 658 to a point for corner, from which a 5/8 inch steel rod set bears South 88 degrees 10 minutes 35 seconds West, 30.00 feet for witness;

THENCE South 88 degrees 10 minutes 35 seconds West, 505.55 feet to a 5/8 inch steel rod set for corner on the West line of said 48,6241 acres, and on the East line of that called 12,839 acres of land described in a deed to Janua R. Henderson as recorded under CC# 20131127001589800 of the Official Public Records of Collin County, Texas:

THENCE North 02 degrees 15 minutes 19 seconds West, 1417.13 feet to a point in the center of said County Road No. 661, at the Northwest corner of said 48.6341 acres, and at the Northeast corner of said 12.839 acres, from which a 5/8 inch steel rod found bears South 02 degrees 15 minutes 19 seconds East, 20.00 feet for witness;

THENCE North 89 degrees 56 minutes 38 seconds East, 516.48 feet along the center of said County Road No. 661 to the POINT OF BEGINNENG, containing 16,526 acres of land.

TRACT 2:

BEING all that tract of land in Collin County, Texas, out of the Susannah Walker Survey, A-944, and being part of that tract of land in deed to The Pendleton Family 2003-10-year Term Trust as recorded in Volume 5360, Page 4826 of the Land Records of Collin County, Texas, same being part that called 48 6241 acres of land described in Volume 2474, Page 376 of the Deed Records of Collin County, Texas, and being further described as follows:

BEGINNING at point in the center of County Road No. 658, from which a 3/8 inch steel rod found at the centerline intersection of County Road No. 661 with County Road No. 658, same being the Northeast corner of said 48 6241 acres bears North 01 degrees 49 minutes 25 seconds West, 1401.16 feet for witness, and from which a 5/8 inch steel rod set bears South 88 degrees 10 minutes 35 seconds West, 30.00 feet for witness;

Page 11 of 13 Warmery Doed with Vendor's Lien.

THENCE South 01 degrees 49 minutes 25 seconds East, 1439-31 feet along the center of said County Road No. 658 to a point for corner, from which a 5/8 inch steel rod set bears South 88 degrees 10 minutes 35 seconds West, 30,00 feet for witness;

THENCE South 88 degrees 10 minutes 35 seconds West, 494.70 feet to a 5/8 inch steel rod set for corner on the West line of said 48.6241 acres, and on the East line of that called 20.000 acres of land described as Tract 1 in a deed to Corey Ryan Fowler and Clint Russell Fowler as recorded under CC# 20101222001404060 of the Official Public Records of Collin County, Texas.

THENCE North 02 degrees 15 minutes 19 seconds West, 1439.35 feet along the West line of said 48.6241 acres to a 5/8 inch steel red set for corner;

THENCE North 88 degrees 10 minutes 35 seconds East, 505.55 feet to the POINT OF BEGINNING, containing 16.526 acres of land.

Page 12 of 13 Warranty Deed with Vendor's Uses.

EXHIBIT "II" DEED RESTRICTIONS

- 1. No mobile homes or manufactured homes on said property for residential dwellings
- 2. All buildings or structures erected or maintained must have the exterior completed within twelve (12) months after the ground-breaking. Single family residences shall contain not less than minimum 1,500 sq. ft. living area. Modern self-contained trailers would be allowed before and during construction of a permanent residence on premises, but trailer cannot remain for more than a total of 12 months. After this time trailer would need to be removed. Exterior of residence must be 75% brack or rock.
- All structures including out buildings must be constructed to at least equal the quality of construction of the residence, no junk construction.
- 4. No temporary structure, outbuilding, or tent will be erected on any lot at anytime for a permanent dwelling. Land owner will be allowed to camp on his property but, not for more than fourteen (14) consecutive days per year, until a permanent dwelling is constructed.
- Under no circumstances will a swine or goal operation on a commercial basis be permitted. (This does not exclude swine or goals for FFA or 4H projects).
- No junk or abandoned cars or wrecking yards will be pennitted. No dumping trash or garbage on land.
- No obnoxious or offensive trade or activity shall be conducted on property, nor shall anything be done which may be or become an annoyance or cuisance to others.
- 8. No outside toilet facilities shall be constructed or maintained on the property, and sewage disposal systems must be approved by the state and local department of health, and shall be maintained at all times in accordance with State and County Sanitation laws. All plumbing and drains must be connected with watertight septic tanks of approved construction.
- Any structure erected for the use of borses, cattle, or any other livestock, or household
 pets, shall be kept and maintained in such a manner that they do not become an
 annoyance or nuisance to other property owners.
- 10. Firearms shall not be used or displayed in any irresponsible or dangerous manner.
- 11. No dwelling or other building may be located within ten feet (10) of any adjoining property line. Stables or barns shall be at least ten feet (10) from any dwelling on this or adjacent property.
- 12. No "Dog Kennels" for breeding, setting, or any other commercial use will not be allowed on any lot, nor the raising of game chicken (More than 3 outside dogs will be considered a kennel).
- 13. No more than I large animal may be kept per 1.5 scre.
- 14. Enforcement shall be by proceedings of law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.
- 15. No slaughter houses of any kind will be allowed to be erected or operated on property.
- 16. 2 outside dogs will be allowed on premises but must be contained in their own fenced
- 17 Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effective.

Page 13 of 13 Warranty Deed with Vendor's Little

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EXHIBIT 2

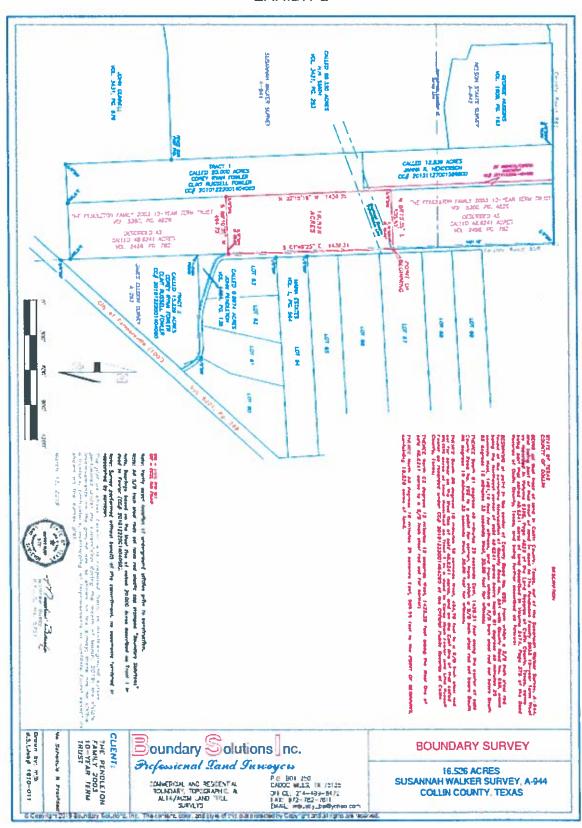
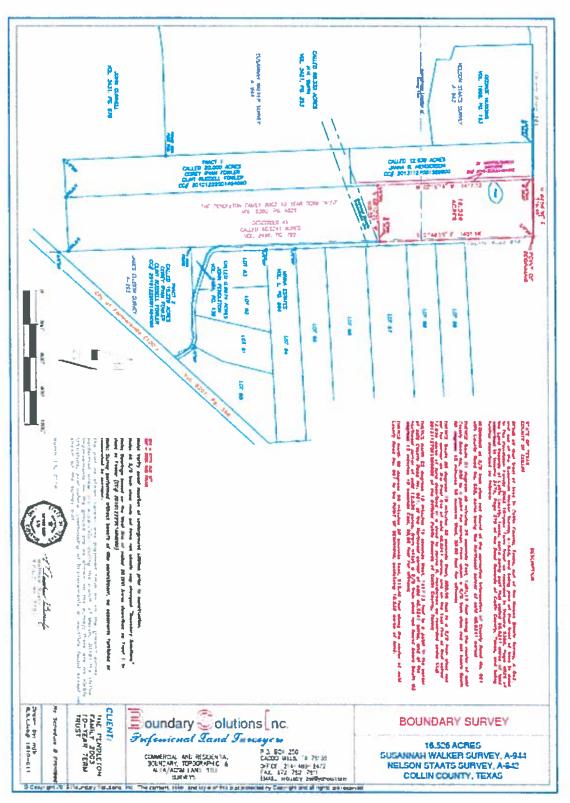


EXHIBIT 3



VI. Regular Agenda

Agenda Section	Regular Agenda		
Section Number	VI.A		
Subject	Discussion regarding possible agreements with Oncor concerning electrical distribution systems.		
То	Mayor and Council Members		
From	Ben White, City Manager		
Date	July 23, 2019		
Attachment(s)	None		
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php		
Consideration and Discussion	City Council discussion as required.		
Action	 Motion/second/vote Approve Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action 		

Agenda Section	Regular Agenda
Section Number	VI.B
Subject	Update on the Wastewater Treatment Facility.
То	Mayor and Council Members
From	Ben White, City Manager
Date	July 23, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Agenda Section	Regular Agenda			
Section Number	VI.C			
Subject	Update on Collin College and possible common interests with the college to provide internet service in the area.			
То	Mayor and Council Members			
From	Ben White, City Manager			
Date	July 23, 2019			
Attachment(s)	None			
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council_meetings.php			
Consideration and Discussion	City Council discussion as required.			
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to a future agenda. No motion, no action 			

Agenda Section	Regular Agenda				
Section Number	VI.D				
Subject	Update on Camden Park.				
То	Mayor and Council Members				
From	Ben White, City Manager				
Date	July 23, 2019				
Attachment(s)	None				
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php				
Consideration and Discussion	City Council discussion as required.				
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to a future agenda. No motion, no action 				

Agenda Section	Regular Agenda				
Section Number	VI.E				
Subject	Consider, discuss and act upon a donation to the parks fund.				
То	Mayor and Council Members				
From	Ben White, City Manager				
Date	July 23, 2019				
Attachment(s)	Copy of donation				
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php				
Consideration and Discussion	City Council discussion as required.				
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to a future agenda. No motion, no action 				

JENGER MCTEE
JENNIFER L FETTY-VB SPECIAL ACCOUNT
DATE 75 9

PAY TO THE ORDER OF TAMMADAIL \$50.00

DOLLARS

Independent
Bank

MEMO DEPART SO PARK.

Agenda Section	Regular Agenda			
Section Number	VI.F			
Subject	Update regarding new legislation that impacts development zoning and platting.			
То	Mayor and Council Members			
From	Ben White, City Manager			
Date	July 23, 2019			
Attachment(s)	None			
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php			
Consideration and Discussion	City Council discussion as required.			
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to a future agenda. No motion, no action 			

VII. Budget workshop

VIII. EXECUTIVE SESSION

iX.	RECONVENE FROM EXECUTIVE SESSION	N

X. Items to Be Places on Future Agendas

XI. Adjournment