



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION AGENDA  
August 13, 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.
  - Wednesday, August 14<sup>th</sup> is the first day of school.
  - The Chamber of Commerce Casino Night will be held on Saturday, August 24<sup>th</sup>.
  - The Bug Tussle Car Trek will also be on Saturday, August 24<sup>th</sup>.
  - Proclamation for Wyndi Veigel.

**II. PUBLIC COMMENT**

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

**III. CONSENT AGENDA**

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes
- B. City Council Workshop 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. Public Works Report
- I. Library Report (OpenGov)
- J. City Manager's Report

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

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

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

- A. City Amenities Board
  - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Minutes
  - 2. Possible Council Liaison Report
- 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 an Interlocal Agreement between the City of Farmersville and Collin County for Child Abuse, Investigation Services, and Law Enforcement Services.
- B. Consider, discuss and act regarding setting public hearings for the tax rate.
- C. Discuss the processes and decisions required to become a home rule city.
- D. Discussion and possible action regarding U.S. Highway 380.
- E. Discuss the possibility of live streaming city meetings.
- F. Consider, discuss and act upon the possibility of reducing the TIRZ area.
- G. Update on the wastewater treatment plant.
- H. Discussion and possible action regarding roadway impact fees.
- I. Consider, discuss and act regarding the dedication of land at the corner of Farmersville Parkway and Collin Parkway to Collin College.
- J. Consider, discuss and act regarding water and wastewater rate study information.
- K. Discussion and direction regarding the draft Martin Marietta Development Agreement.
- L. Update on new legislation regarding public comments at open meetings.
- M. Update on new legislation regarding platting.
- N. Consider, discuss and act regarding a Joint Use Agreement with the Pee Wee Football and Cheer Association and the City of Farmersville.
- O. Consider, discuss and act regarding a lease/purchase agreement between the City of Farmersville and Altec Capital Services, LLC for an electric department truck.

**VI. BUDGET WORKSHOP**

**VII. EXECUTIVE SESSION**

- A. Discussion of Matters Permitted by Texas Government Code Section 551.086, "Deliberation Regarding Public Power Utility Competitive Matters," as "competitive matters" is defined by Texas Government Code Section 552.133:
  - 1. Qualified Scheduling Entity (QSE) Services Agreement;
  - 2. ERCOT Market Participant Agency Rider;
  - 3. Confirmation of Transaction under the November 5, 2013, EEI Master Power Purchase and Sale Agreement; and
  - 4. Collin College Power Agreement Proposal.

**VIII. RECONVENE FROM EXECUTIVE SESSION**

**IX. Requests to be Placed on Future Agendas**

**X. ADJOURNMENT**

Dated this the 9<sup>th</sup> day of August, 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 August 9, 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**

# August 2019

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

# September 2019

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

# October 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5 Farmers & Fleas 9:00 am Old Time Saturday
6	7	8 City Council Meeting 6:00 pm	9	10	11	12
13	14 Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	15	16	17 FEDC (4A) Meeting 6:30 pm	18	19
20	21 P&Z Meeting 6:30 pm	22 Municipal Court 9:00 a.m. City Council Meeting 6:00 pm	23	24	25	26 Trick It Up Bike Ride Scare on the Square
27	28	29	30	31		



# November 2019

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

# December 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7 Farmers & Fleas 9:00 am
8	9 Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	10 City Council Meeting 6:00 pm	11	12	13	14 Christmas Parade
15	16 P&Z Meeting 6:30 pm	17 Municipal Court 9:00 a.m.	18	19 FEDC (4A) Meeting 6:30 pm	20	21
22	23	24 City Offices Closed - Christmas	25 City Offices Closed - Christmas	26	27	28
29	30	31				

## City of Farmersville Proclamation

**WHEREAS**, Wyndi Veigel has been a dedicated and valued volunteer to several departments at the City of Farmersville; and

**WHEREAS**, for many years Wyndi Veigel has committed her time and talents to contribute to and improve the entire community; and

**WHEREAS**, Wyndi Veigel has shown every day through her actions that she truly cares about the community and the people who live here; and

**WHEREAS**, the City of Farmersville appreciates and respects Wyndi Veigel for her commitment and contributions to the City of Farmersville; and

**WHEREAS**, the City of Farmersville wishes her the best in her future endeavors.

**NOW, THEREFORE**, I, Jack Randall Rice, Mayor of the City of Farmersville, Texas, do hereby proclaim August 13<sup>th</sup>, 2019 as

### Wyndi Veigel Day

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City to be affixed this 13<sup>th</sup> day of August, 2019.



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

## **II. Public Comment**

Agenda Section	Public Comment
Section Number	II
Subject	Public Comment
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	NA
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.
Action	NA

### **III. Consent Agenda**

Agenda Section	Consent Agenda
Section Number	III.A
Subject	City Council Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
July 23, 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, Paula Jackson and City Attorney Alan Lathrom were also present.
- Prayer was led by Kim Morris, Fire Chief, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - The Summer Reading Club continues every Wednesday at 2:00 p.m. in the Civic Center until August 7<sup>th</sup>.
  - Chief Sullivan gave a recap of the city-wide cleanup day.

**II. PUBLIC COMMENT**

- No one came forward.

**III. CONSENT AGENDA**

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- 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

- Motion to approve made by Jim Hemby
- 2<sup>nd</sup> to approve was Donny Mason
- All council members voted in favor

#### IV. INFORMATIONAL ITEMS

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- A. City Amenities Board
  - 1. Minutes
  - 2. Possible Council Liaison Report
    - Jim Hemby stated Meals on Wheels were now being delivered and picked up at the police department. They are also looking for volunteers for the Senior Citizens Center. He stated craft classes are taking place at the Seniors Center. The Summer Reading Program is continuing at

the library and Food for Fines would be available from June to August. He explained Friday, August 2<sup>nd</sup> would be the last time for Music in the Park this summer with the Clay Potter band performing. He said the board is also working on ADA swings at the Rambler Park.

- 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
    - Mike Hurst stated they conducted a budget workshop and they also discussed sales tax and information related to it.
- 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).
  - Mayor Rice asked Sandra Green to read the title block of the ordinance.
  - **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.**
  - Mike Hurst asked about the location of the property.

- Shane Harmon who lives in Lavon explained where the property was located.
  - Motion to approve made by Mike Hurst
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor

## VI. REGULAR AGENDA

- A. Discussion regarding possible agreements with Oncor concerning electrical distribution systems.
  - Ben White stated that some of the eastern portions of the city was served by Oncor. There was a lot of discussion around outages in the area and the homeowner's did not receive great service during the outages from Oncor. He and Mr. Hurst discussed maybe having an agreement with Oncor to help. He spoke to Oncor and they stated there was no maintenance agreement they could do. He did state he was given a contact, Cindy Tatum, to call during emergencies that might be able to help. He told citizens if they did have certain medical requirements they could turn in a form and health information to Oncor so they could be aware of those situations. The City of Farmersville requires a letter from a physician stating they have a medical necessity for electricity. Citizens can go to the website <https://stormcenter.oncor.com> to check on outages and estimated repair times.
  - Mike Hurst stated that in an emergency it would be scary because some people have land lines and they run on electricity.
- B. Update on the Wastewater Treatment Facility.
  - Ben White stated plant #1 and plant #2 are sufficiently complete. There are a few items on the punch list that are being finished by Kimley-Horn. We are currently receiving SCADA on the sites and we are going through those. He indicated they are also conducting samples. He stated the plants were working like we hoped they would. He said that the TCCI Land Development Company closed on Lake Haven MUD property and that related to the wastewater treatment plant #3. The owner is currently in discussions related to that plant right now. He indicated TCCI would have to pay to get the plant up and running and they may have to pay the city back for some engineering costs that had already been paid for. But, the city would be on the hook for developing the line to Lake Haven and the plant would provide the city with more capacity.

- C. Update on Collin College and possible common interests with the college to provide internet service in the area.
- Ben White stated they are running their own fiber line to the college and it would provide a separate connection for them to obtain high speed. He explained there could be a possible synergy between Collin College and the City of Farmersville regarding internet facility sharing. He spoke to Dr. Matkin and there was some talk about server room sharing. If the city ever established this utility then there could be backup facilities. There could be classes the college offers to where students train on our equipment. He is working on a meeting with the college regarding the internet and innovative designs.
  - Dwain Mathers wanted clarification regarding the synergy between the city and the college.
  - Ben White stated they could provide a location, our equipment stored at their location, and then they could possibly have students run it. He explained the city might find it cheaper to buy internet from the college instead of other distributors.
- D. Update on Camden Park.
- Ben White stated a pre-construction meeting for phase 3 was just held. He explained it would be 135 homes which would complete the residential portion of Camden Park. They are now able to start the infrastructure for this property. It was stated in the meeting that the city has an abnormally low loss rate. He stated this means that we have a 20% loss rate compared to other cities who usually have a 45% to 50%. He explained that when people put down money to buy the house, 20% do not go through with it. He also stated that Dr. Horton has purchased more lots from Camden Homes in phases 1 and 2.
  - Mike Hurst asked about their internet capabilities.
  - Ben White stated Spectrum added that capability for Camden Park, and they will be expanding that service to phase 3 as well. He said the city covered all the things that did not go smooth in phase 1 and 2 and how they will work on those items with phase 3.
- E. Consider, discuss and act upon a donation to the parks fund.
- Motion to approve made by Donny Mason
  - 2<sup>nd</sup> to approve was Mike Hurst
  - All council members voted in favor

F. Update regarding new legislation that impacts development zoning and platting.

- Alan Lathrom went over a Power Point presentation explaining each of the new bills. He discussed House Bill 3314 which was regarding the noticing process for replats. The new legislation stated that if a proposed replat requires a variance or exception it would continue with the current process of holding a public hearing. But, if it did not require a variance or exception, a written notice shall be mailed, no later than 15 days after action, to each owner that is within 200 feet of the lots to be replatted. He continued with House Bill 2439 that stated a governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that would prohibit or limit the use or installation of a building product or material of a residential or commercial building if approved by a national model code published within the last three code cycles, and it establishes a standard for a building product if the standard is more stringent than a standard under a national model code published within the last three code cycles. He explained there were a few exceptions and he also stated that if a subdivision had a Home Owner's Association (HOA) that those covenants and restrictions would not have been done away with. Finally, he discussed House Bill 3167 which stated that a municipal authority or governing body responsible for approving plats shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date it is filed. He gave the definition of a plan and plat and explained the approval procedures along with the applicant's response. He stated there was a lot of unanswered questions pertaining to House Bill 3167 at this time. He said they are constantly having meetings to discuss the details. He explained that ordinance changes would be required for the bills.
- Jim Hemby asked about platting.
- Alan Lathrom stated that right now the city has the right to get a 30 day waiver signed by the applicant, but that would not apply with the new legislation. He explained there was a group that met to help understand the legislation more. He said, long story short, once a plat has been filed it has to be approved, disapproved, or approved or disapproved conditionally within 30 days. Once the submittal is returned from having comments sent to the applicant, the city would have to approve it within 15 days. Another issue comes in to play if the property falls within a floodplain. Also, the city has to specifically identify the ordinance location and item that need to be corrected on the plat. If you misidentify or miss something on the plat then it is automatically approved. He stated that he met with a lawyer in Houston and they are not sure how they are going to deal with plats that

have to go before the Planning & Zoning Commission and then City Council.

## **VII. BUDGET WORKSHOP**

- Daphne Hamlin presented a Power Point regarding the budget. She explained that on page 2 it showed all the items that were being requested for this budget year. She said she checked with Government Capital and they indicated it would cost the city \$35,000.00 a year to finance all of the public works equipment. She said page 3 was an update on the general fund and enterprise fund. She indicated the wastewater fund has a \$431,538.00 deficit, but that is because of the bond payment the city was going to take out of the reserves until Camden Park was built and using our wastewater. She explained that the city's bond payment was \$354,000.00 a year for just that one bond.
- Craig Overstreet asked if Daphne Hamlin offset the building inspector position.
- Daphne Hamlin stated she had. She said she also budgeted \$20,000.00 in case the inspector was not in the office for Bureau Veritas to fill in.
- Craig Overstreet asked if the cost of living adjustment had been approved yet.
- Daphne Hamlin stated it had not been approved for this budget year, but the implementation of the step program for the police department was approved several years ago. She stated she would have to meet with Ben White regarding any projections concerning the concrete batch plant water usage and fees.
- Ben White stated he would prefer to wait a year before any projections were made on the concrete plants.
- Craig Overstreet asked about the pass through for the water and wastewater.
- Daphne Hamlin explained that the water went up 2% and wastewater went up 26%.
- Ben White stated he would bring numbers back at the next meeting for water and wastewater charges that would be passed on.
- Daphne Hamlin stated page 4 showed the summary of cash balances. The debt service account is something we cannot touch. She explained the investment account is what we have in reserves. She said that on page 5 it showed the amount of money that will go into TIRZ.
- Daphne Hamlin stated page 6 was the proposed tax rate. She was proposing to keep the current tax rate at \$0.75. She indicated page 7 was the debt information and it showed how the bond payments get paid.
- Ben White stated it was not unusual for us to go from line item to line item to find a lot of money every year.
- Daphne Hamlin stated the public works guys really need equipment.

- Ben White stated we have a used pole truck the city bought and it is currently out of commission. If we had to set a pole right now we would have to call the City of Garland.
- Daphne Hamlin stated she believed reducing the TIRZ district would help the general fund a lot because the city would receive that money as revenue.
- Ben White stated we might not have been able to build the road for the college unless we had the TIRZ zone, but he believes taking some of the large land area out of the TIRZ would help the budget.
- Mike Hurst asked what the process would be for removing some of the land out of the TIRZ zone.
- Ben White stated we would have to hold public hearings and an ordinance.

#### **VIII. EXECUTIVE SESSION**

- Mayor Rice read the statement below and stated the City Council would go in to executive session at 7:38 p.m.

##### **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:**

- Mayor Rice stated the City Council would reconvene from Executive Session at 8:21 p.m. and there would be no action taken.

##### **A. Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:**

1. Matters protected by the attorney-client privilege:

- a. "Composition of the Main Street Board."

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

- Mayor Rice wanted an update on home rule and internet.
- Craig Overstreet wanted to see the City Manager's Report, an update on the wastewater treatment plant, code enforcement, and TIRZ reduction.
- Mike Hurst wanted to discuss roadway impact fees.

- Donny Mason requested an update on Hamilton Street.

**XI. ADJOURNMENT**

Meeting was adjourned at 8:23 p.m.

APPROVE:

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Jack Randall Rice, Mayor

ATTEST:

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Sandra Green, City Secretary



# Legislative Update Impacting Zoning & Platting

City Council Meeting  
Tuesday, July 23, 2019



# New Legislation Summary

- ▶ HB 3314 Public Noticing for Replats
- ▶ HB 2439 Regulation of Building Materials
- ▶ HB 3167 Plan Review “Shot Clock”



# House Bill 3314

NOTICING PROCESS FOR REPLATS



# Current Law

- ▶ Notice of the public hearing required under Section 212.014 shall be given before the 15th day of the hearing by:
  - 1) publication in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and
  - 2) by written notice, to the owners of lots that are within 200 feet of the lots to be replatted



# New Legislation (HB 3314)

- ▶ If a proposed replat requires a variance or exception, a public hearing must be held by the municipal planning commission or the governing body of the municipality.
  - Shall continue to follow the current process
- ▶ If a proposed replat does not require a variance or exception, a written notice shall be mailed, no later than 15 days after action, to each owner that is within 200 feet of the lots to be replatted
  - The notice of a replat approval must include:
    - The zoning designation of the property after the replat
    - The telephone number and e-mail address of the municipality



# House Bill 2439

## BUILDING MATERIALS



# New Legislation (HB 2439)

- ▶ Sec. 3000.002. A governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that
  - 1) prohibits or limits the use or installation of a building product or material of a residential or commercial building if approved by a national model code published within the last three code cycles
  - 2) establishes a standard for a building product if the standard is more stringent than a standard under a national model code published within the last three code cycles



# New Legislation (HB 2439)

- ▶ This section does not apply to:
  - A program established by a state agency that has particular requirements to have a federal funding source or housing program;
  - Necessary requirements for a building to be eligible for windstorm and hail insurance coverage under Chapter 2210, Insurance Code;
  - An ordinance that regulates outdoor lighting; and is adopted under Subchapter B, Chapter 229, Local Government Code, or Subchapter B, Chapter 240, Local Government Code;





# New Legislation (HB 2439)

- ▶ This section does not apply to:
  - A building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003(b), Local Government Code, if the municipality:
    - (a) is a certified local government under the National Historic Preservation Act
    - (b) has an applicable landmark ordinance
      - Areas designated for historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019;
      - Historic districts on the National Register of Historic Places;
      - Recorded Texas Historic Landmarks;



# New Legislation (HB 2439)

- ▶ This section does not apply to:
  - National Register of Historic Places
  - Main street cities under the main street program established under Section 442.014
  - Installation of a fire sprinkler protection system under Section 1301.551(i)
  - Occupations Code
  - Health and Safety Code, Section 775.045(a)(1)



# House Bill 3167

SHOT CLOCK



# New Legislation at a Glance (HB 3167)

- ▶ The municipal authority or governing body responsible for approving plats shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date is filed.
  - Plan" means a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, land development application, and site development plan.
  - "Plat" includes a preliminary plat, general plan, final plat, and replat.



# New Legislation (HB 3167)

## ► Approval Procedure

- For conditional approvals and disapprovals, the municipal authority shall provide a written statement which includes a citation to the law.
- If the municipal authority responsible for approving plats fails to take action on a plan
- or plat within the prescribed period, the plan or plat is considered approved.

## ► Applicant Response

- The municipal authority shall approve or disapprove a plan or plat no later than 15 days after the response were submitted.
- The municipal authority may not establish a deadline for the applicant to submit a response.



# Impacts

- ▶ Ordinance Revisions will be required.





# City of Farmersville Budget Workshop 2019-2020

08/01/2019



<b>Budgeted Items 2019-2020</b>		<b>Cost</b>
Implementation of Step Program Police Dept.		\$22,500.00
Cost of Living Adjustment		\$61,005.00
New Employee ( Building Inspector)		\$102,368.00
Home Rule		\$20,000.00
Health Inspector (contracted)		\$3,000.00
Website upgrade		\$3,900.00
City Manager car allowance		\$4,800.00
In-house IT support computer maintenance		\$92,194.00
New Public Work Equipment (financing)		\$35,175.00



City of Farmersville

	CURRENT BUDGET	6 MONTH ACTUAL	2018-2019 REVISED	PROPOSED BUDGET
GENERAL FUND REVENUE	\$ 3,492,140	\$ 2,130,454	\$ 3,663,492	\$ 3,650,588
GENERAL FUND EXPENSES	\$ 3,492,140	\$ 1,783,603	\$ 3,752,571	\$ 3,738,850
GENERAL FUND PROFIT (LOSS)	\$ -	\$ 347,051	\$ (89,079)	\$ (88,262)
ELECTRIC FUND REVENUE	\$ 3,894,361	\$ 1,695,612	\$ 3,886,861	\$ 3,886,861
ELECTRIC FUND EXPENSES	\$ 3,894,361	\$ 1,848,941	\$ 3,862,430	\$ 3,792,692
ELECTRIC FUND TOTAL PROFIT (LOSS)	\$ -	\$ (153,329)	\$ 24,431	\$ 94,169
WATER FUND REVENUE	\$ 1,542,546	\$ 742,481	\$ 1,498,746	\$ 1,490,046
WATER FUND EXPENSES	\$ 1,542,546	\$ 806,331	\$ 1,677,351	\$ 1,577,656
WATER TOTAL FUND PROFIT (LOSS)	\$ -	\$ (63,850)	\$ (178,605)	\$ (87,610)
WASTEWATER FUND REVENUE	\$ 1,822,408	\$ 750,845	\$ 1,296,546	\$ 1,115,944
WASTEWATER FUND EXPENSES	\$ 1,349,408	\$ 501,421	\$ 1,372,310	\$ 1,547,482
WASTEWATER FUND PROFIT (LOSS)	\$ 473,000	\$ 249,424	\$ (75,764)	\$ (431,538)
REFUSE FUND REVENUE	\$ 465,266	\$ 234,338	\$ 470,273	\$ 470,273
REFUSE FUND EXPENSES	\$ 465,266	\$ 208,456	\$ 470,033	\$ 470,033
REFUSE FUND TOTAL PROFIT (LOSS)	\$ -	\$ 25,882	\$ 240	\$ 240

# SUMMARY OF CASH BALANCES JUNE 2019

ACCOUNT: FNB (0815)		Clearing Accounts			Assigned		Account Balance	
		Interest Earned	Restricted					
<b>General Fund</b>								
General Fund					\$ 147,323.70			
Permit Fund					\$ (50,269.65)			
Refuse Fund					\$ 17,363.57			
Water Fund					\$ (676,138.66)			
Wastewater Fund					\$ 1,052,930.52			
Electric Fund					\$ (675,511.27)			
CC Child Safety								
2012 Bond				\$ 20,672.49				
Water/Waste Bond Fund				\$ 36,657.80				
Law Enf Training				\$ 48,157.84				
Disbursement Fund				\$ 1,874.31				
Library Donation Fund				\$ 2,143.33				
Court Tech/Sec				\$ 2,277.90				
Civic Ctr/Library Repair				\$ 15,793.82				
JW Spain Grant				\$ (26,498.35)				
Radio Note				\$ 30,304.48				
Chapparral Grant/Safe Route To School/Sewer/Sidewalk/Rike Street				\$ 6,082.79				
CC Bond Farmersville Parkway				\$ (69,750.04)				
CC Bond Floyd				\$ 180,000.86				
Equipment Replacement				\$ (49,667.75)				
Interest Earned		\$ 583.07						
<b>TOTAL:</b>		\$ 583.07	\$ 203,371.77		\$ (184,801.79)		\$ 18,569.98	
<b>Debt Service Accounts</b>								
County Tax Deposit (FNB 0807)(Debt Service)		\$ 975.65	\$ 477,415.35					
Debt Service Reserve (Texpool 0014) (2 months rsv)		\$ 219.74	\$ 112,487.94					
<b>TOTAL:</b>		\$ 1,195.39	\$ 589,903.29				\$ 589,903.29	
<b>Appropriated Surplus Investment Accounts</b>								
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					
Lisicon Escrow Account		\$ 296.60	\$ 150,451.13					
Summit Property Sewer Escrow (fmb 231)		\$ 31.62	\$ 16,487.43					
2012 G/O Bond, streets, water, wastewater (Texstar 0120)		\$ 2,215.60	\$ 1,135,455.74					
<b>TOTAL:</b>		\$ 8,388.17	\$ 4,297,325.37			\$ 4,297,325.37		
<b>Unassigned Surplus Investment Accounts</b>								
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)		\$ 1,696.31	\$ 866,700.00					
Water/WW Fund (Texpool 0003)(Operating 90 day)		\$ 1,104.98	\$ 565,668.00					
Water/WW Fund (Texpool 00017)(Capital)		\$ 681.94	\$ 327,039.59					
Elec. Fund (Texpool 0005) (Operating)		\$ 97.89	\$ 50,000.00					
Elec. Fund (Texpool 0016)(Capital)		\$ 652.86	\$ 334,228.82					
Elec. Surcharga (Texpool 0015)		\$ 246.46	\$ 126,173.15					
Money Market Acct. (FNB 092)		\$ 9.11					\$ 73,860.84	
<b>TOTAL:</b>		\$ 4,488.95	\$ 2,269,809.56		\$ 73,860.84		\$ 2,343,670.40	

06/01/2019



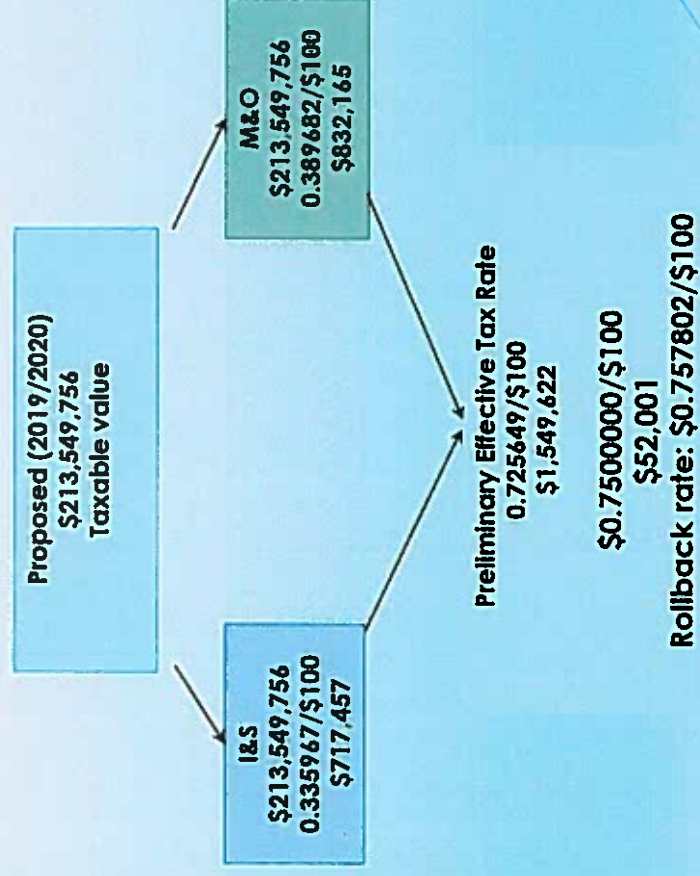
**City of Farmersville  
TIRZ Rate calculations**

**Captured Appraised Value  
\$50,719,732**

**\$380,397**

**Transfer this amount from General Fund to the  
TIRZ account**

## Ad Valorem Proposed Tax Rate Calculations



# Debt Information 2019-2020

Series 2012	\$1,500,000 (tax supported)	\$91,418.76
Series 2012,	\$265,000	\$36,750.00
Series 2014,	\$2,185,000 (tax supported)	\$176,012.50
Series 2015,	\$4,855,000 (tax supported)	\$450,025.00
Series 2017,	\$5,845,000	\$354,173.00
Series 2018,	\$130,000 Tax Note	\$28,422.50
Series 2019,	\$1,755,000 (TIRZ supported)	\$120,275.00
Total Debt Obligation Budget Year 2018/2019:		\$1,257,076.76
Supported by Ad Valorem Tax		\$717,456.26
Supported by Revenues:		\$419,345.50
Supported by TIRZ Revenues:		\$120,275.00



## CITY OF FARMERSVILLE 2019 PLANNING CALENDAR



Mailing of "Notices of Appraised Value" by Chief Appraiser.  
The Chief Appraiser prepares and certifies to the Tax Assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value.  
Deadline for submitting Appraisal Records to ARB.

Deadline for ARB to approve Appraisal Records.

Deadline for Chief Appraiser to certify Appraisal Rolls to each Taxing Unit.

Certification of anticipated collection rate by collector.

Calculation of Effective and Rollback Tax Rates.

Submission of Effective and Rollback Tax Rates to governing body from the Tax Office.

72 Hour Notice for Meeting (Open Meetings Notice).

Meeting of Governing Body to Discuss Tax Rates.

If proposed tax rate will exceed the Rollback Rate or the Effective Tax Rate (whichever is lower), take record vote and schedule two Public Hearings.

Publish the "Notices of 2019 Property Tax Rates" by September 1.

Notice must be published at least seven (7) days before first Public Hearing. Notice must also be posted on the municipality's website.

72 Hour Notice for First Public Hearing (Open Meetings Notice).

First Public Hearing At least 7 days after publication of "Notice of 2019 Property Tax Rates."

72 Hour Notice for Second Public Hearing (Open Meetings Notice).

Second Public Hearing May not be earlier than 3 days after first Public Hearing.

Schedule and announce meeting to adopt tax rate three to fourteen (3 - 14) days from this date.

72 Hour Notice for Meeting at which Governing Body will Adopt Tax Rate (Open Meetings Notice)

Meeting to Adopt 2019 Tax Rate. Meeting to adopt must be 60 days after September 17, 2019. Schedule meeting three to fourteen (3 to 14) days after second Public Hearing. Taxing Unit must adopt tax rate before September 30 or 60 days after receiving Certified Appraisal Roll, whichever is later.

Deadline to submit the Tax Rate Ordinance to the Collin County Tax Office.

Noon on September 18.

Tax Code Section 61.09 directs that if a date falls on a week end, the deadline is extended to the following regular business day.

Advice of taxing unit legal counsel should be sought to determine how to fulfill the requirements of Section 162.010 Local Code (RIS 15101).

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

08/01/2019

Agenda Section	Consent Agenda
Section Number	III.B
Subject	City Council Workshop Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	City Council Workshop Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY COUNCIL  
WORKSHOP MINUTES  
For  
July 17, 2019, 3:00 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Rice called the meeting to order at 3:08 p.m. Council members Craig Overstreet, Jim Hemby, Dwain Mathers, and Mike Hurst were all present. Council member Donny Mason was not in attendance. City staff members Ben White, Sandra Green, Paula Jackson, Rick Ranspot, John Williams, Kevin Lisman, and Kim Morris were also present.
- Prayer was led by Rick Ranspot followed by the pledges to the United States and Texas flags.

**I. WORKSHOP**

- A. Discuss the proposed U.S. Highway 380 alignments and any issues and concerns related thereto with TxDOT and other officials.
- Mayor Rice stated that Council was holding the meeting in the middle of the afternoon to accommodate TxDOT staff.
  - Ben White introduced TxDOT staff Mo Bur, Ceason Clemons, Stephen Endres, Brenan Honey, Commissioner Hale and Clarence Daugherty from Collin County.
  - Craig Overstreet read a statement to the audience and TxDOT. That statement was copied and attached to the minutes.
  - Mike Hurst stated since the legislature has taken away the city's annexation rights the southern route would be outside of our Extra Territorial Jurisdiction (ETJ). He stated if the city was home rule ETJ limits would change from ½ mile to one mile. He indicated the city may be close to home rule status since the state has changed the wording to inhabitants instead of going by the census. He stated it was a proven fact that when a highway goes around a city the businesses go with it. He explained as a Council, we feel like going around the city would not in the best interest of Farmersville. He explained that TxDOT took the Sam Rayburn Tollway from several lanes and then narrowed it down when it came into Highway 5, so he knows it can be done in Farmersville. He feels it would be advantageous for TxDOT to take another look at the route. He



indicated the city has not experienced growth yet, but we are on the threshold of that. He does not want as many red lights as Princeton, but he does want the lanes to narrow down after you cross the lake. He explained that he does not want to deter the city's growth and most of our growth is coming from the south. He stated maybe there would be a way to incorporate the Outer Loop with State Highway 78. He also asked TxDOT if there was a possibility of making the roadway a one way street and then pick it up on the southern route on the way back. He explained the preservation of the downtown is very important to this town.

- Dwain Mathers stated he was going to take the other side of the equation. He stated that as the City Council we have to look ten to twenty years down the road. He stated that he believes that most citizens agree with the southern alignment. He indicated that U.S. Highway 75 was about 1.4 miles from downtown McKinney and it would not be any different from the southern route to downtown Farmersville. He believes the southern route would not have a negative impact on the downtown area. He stated that he respectfully disagreed with the other Council members.
- Mayor Rice stated that he was very much against the route being on the current U.S. Highway 380, because of business concerns and safety concerns. He stated the city will eventually have three major thoroughfares and we will be only two of the cities in the area to have that. He explained we are working with the Main Street to make our Main Street a destination. He stated that people right now do not get off of U.S. Hwy. 380 to come to downtown Farmersville.
- Mo Bur stated they have spent a lot of time working on the feasibility study along with millions of dollars. He explained that it is projected that Collin County will be larger than Dallas County. He explained it is TxDOT's responsibility to be good stewards with the tax payer's money. He indicated the proposed roadway was not a freeway for one town, it would be a regional freeway. He explained that land and businesses would be impacted less on the southern route and that was very important to them. He explained that TxDOT was not thinking about the present, but two or three decades from now. He stated they are not extending the toll way, just the freeway. They asked the cities not to make a decision or resolution back in October of last year because they wanted to present all the facts first. He explained that overall, the feasibility study is a starting point and they are going to get more studies done. He indicated that at this point the southern alignment is the front runner, but it could change over the years. He stated that today the traffic is not in Farmersville so they will probably start the roadway on the west side of Collin County first. He urged the Council to consider what Farmersville would look like twenty to thirty years down the road. He explained that TxDOT has to plan for the future and he urged them to not think about a freeway that will happen today.
- Ceason Clemons stated they received over 15,000 comments throughout the process and that was unprecedented. She stated that hopefully it was a transparent process the whole way through.
- Commissioner Hale stated he could see both sides of the argument. He explained that he does not want the freeway to discourage business revenue for

the city. He indicated that you have to preserve the cohesiveness of the city and not push it into the county area.

- Clarence Daugherty who works for Collin County Development Services, stated he sees the City of Farmersville in a beautiful situation right now. He has seen growth before and they looked at different factors back then with regards to roadways. He indicated that none of those factors impeded growth. He explained it was just a matter of time before the growth really begins. He stated that Farmersville has time to plan unlike some cities where growth came too fast for them to keep up. He explained the city has time to develop a vision and come up with plan of what the Council wants it to be like. He stated that if the city would take advantage of the time now to plan what is coming, then it would be in a good position for the growth. The annexation legislation has changed somewhat, but it will not stop growth, he stated. He stated that developments are voluntary coming into the cities because they want city services. He explained that if the city did not plan now, it would likely be surrounded by Municipal Utility District's (MUD's). He indicated that working with the land owners and developers was the best way to avoid that.
- Mike Hurst stated that everyone on the Council wants to see the city grow. He stated the city held off on the resolution like TxDOT asked. He stated to become a home rule city we have to have any election. He stated the Council is pro-growth and pro-city. He explained that he spoke to TxDOT members at the meetings in Princeton and Mr. Endres reiterated to him that once they decided on the routes they would have to conduct environmental studies which would take another five years. Then right-of-ways would be purchased. He stated the city was looking at twenty years before the roadway would ever get built. He indicated Princeton still does not have home rule status, even though they have tried several times.
- Craig Overstreet stated he wanted TxDOT to take another look at the business displacements on U.S. Highway 380 currently, because some of the businesses are vacant.
- Mo Bur stated he does not want to wait too long to purchase the right-of-ways for the freeway. He stated he would rather have as many options for the roadway today then to not have the right-of way later.
- Clarence Daugherty stated the bulk of the county bond was to acquire right-of-ways for roadways that have not been identified yet. He explained that only after environmental studies are cleared do right-of way acquisitions begin. He stated land prices are going up so having an agreed route would be pertinent to them going out and acquiring the land before the prices go up any more. He explained they are moving very quickly in Prosper and Frisco because development is going up constantly. He indicated the prices of land will be higher later. He stated there is an advantage to resolving the alignment issue quickly in order to save money. He explained there are a lot of options regarding right-of-way acquisition and he indicated that some people would still continue their business or live at their residences for years before the roadway was built.

- Mo Bur explained the road could be built without the frontage roads at first. He said there were a lot of things that could be done so that when the city wants to grow south it would be possible.
- Clarence Daugherty stated he was hearing two different things from Council such as having a freeway as opposed to not having a freeway at all.
- Dwain Mathers asked if narrowing down the lanes on the current U.S. Highway 380 alignment was an option.
- Mo Bur stated their studies have shown they need a freeway from county line to county line.
- Dwain Mathers stated that TxDOT selected the southern route and he is concerned that without an absolute decision on the location businesses will not want to come. He stated that he believes the southern route is the option to choose. He said the city is on hold until a decision regarding the roadway is made so that we can plan for the future. He would like to know the final alignment now.
- Mayor Rice stated he is at a point similar to that. He stated he wanted to know from TxDOT which route the roadway would go and the city would have to adapt to that.
- Mo Bur stated TxDOT is finishing the feasibility study. He stated that if the city and TxDOT were all in agreement things would move faster. He explained if we are on opposite sides then it will all be in limbo and then businesses and others will not want to develop.
- Mayor Rice asked how much of an influence the City Council really had on TxDOT's decision.
- Mo Bur stated if both entities are together they can move forward, if not it could take longer for a decision.
- Craig Overstreet stated that the southern route would split up land and large parcels.
- Mo Bur stated they wanted to minimize the effects on the least amount of property as possible. He explained that you cannot have everyone agree on an ideal location.
- Craig Overstreet asked if they were aware of anything the Paris Office was going to do to expand U.S. Highway 380.
- Ceason Clemons stated Hunt County is interested in doing a feasibility study now.
- Mo Bur stated that Denton County is now jumping on board to build a freeway.
- Mike Hurst stated the city is currently having to fight for things to come into the city that are in the ETJ. We want to be sure that we have something in our pocket to annex those properties. We have to politicize it in the right way so that people will understand that home rule is the way to go.
- Mo Bur stated that TxDOT picking the southern alignment actually put a lot of faith in Farmersville ability to grow.
- Mayor Rice stated we are at the point to start marketing the home rule again.
- Craig Overstreet explained that the overarching concern is that the growth is coming from the south and State Highway 78.

- Commissioner Hale stated that one of the main reasons the north-south roadways were put on hold was because they were waiting until the US Highway 380 study was done. The southern route is through the county and not Farmersville, but if the Commissioner's Court wanted to do something today, even if we acquire all the right-of-way, nothing would be touched for fifteen or so years. He agrees the north-south route has to be dealt with.
- Clarence Daugherty stated the Outer Loop has been on the county's radar since 2001. They started working on it but discussions of other roadways came up so it was placed on hold. He indicated they have done some technical work for the north-south route. He said they could drop the freeway anywhere along and it would fill up with businesses. He explained the north-south routes are as much on their radar as U.S. Highway 380.
- Dwain Mathers stated that the intersections of the southern route are going to grow. He does not see that those areas being in the ETJ are a problem. He stated that everything he read from TxDOT indicated that the southern route would be more profitable than the current alignment.
- Jim Hemby stated his concern was the southern route being in the ETJ because we cannot annex those businesses in. He explained if there is a possibility we could attract those business to come into the city then that would be good. He stated that either people are going to come downtown or not, but it will not matter where the road is. He indicated growth is important but if the city loses the tax dollars then that affects the city.
- Mo Bur said he wanted everyone to not think of this project today, but several years in the future. He stated you do not want future generations to say why did they not embrace this and plan for the future.
- Mayor Rice stated he wanted to encourage the citizens to let their local representatives know their opinions.

## II. ADJOURNMENT

Meeting was adjourned at 4:55 p.m.

APPROVE:

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Jack Randall Rice, Mayor

ATTEST:

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Sandra Green, City Secretary

**CRAIG OVERSTREET**

**SPEECH TO TxDOT OFFICIALS CONCERNING US 380 ALIGNMENTS – DATED 7/17/2019**

**OPENING**

On behalf of the Council and this community, thank you for the work you have done to date. Your decisions regarding transportation mobility have long-lasting effects on population growth, and you face decisions which will not please everyone. We appreciate your attendance today, and your willingness to listen to the concerns of this Council.

We apologize for the 3:00 timing, but it was due to TxDOT availability. We want to go on record once again that we are not looking to displace any historic churches in the Neathery-Marble Addition, period. There has been a lot of misrepresentations and Facebook gossip, so the record needs to be set straight. We would prefer to keep a green route that narrows down through town since we are at the end of the line of this project, but we are also open to a modified pink/purple route that stays closer to our downtown core and keeps it in our ETJ.

**PITCH**

Should the Red alignment continue, Farmersville will have over 700 feet of east-west ROW less than a mile apart. The almost one mile drop of the proposed route to the south significantly cuts into large tracts which have potential for new employment centers and future subdivisions, which would have greatly contributed to the tax base. In the case of Farmersville, it appears you took the path of least resistance to achieve an option with fewest impacts, but this may not be the best for growth of our town.

Variations of the Pink route just 400 feet south of the existing 380 corridor keep it in the City's ETJ, affect mostly rental houses which are owned by out of town investors ( not residents), keeps a transportation corridor close to downtown, provides for possible new growth south in closer-in business centers, spares the historic Neathery neighborhood and churches and allows that specific area an opportunity for appreciation, as opposed to limited growth opportunities when the road moves further south under the proposed Red alignment. This route would affect more out-of-town land investors instead of long term local land owners.

Based on the half mile limitation of the City's ETJ, Farmersville stands to lose sales tax and property tax revenues from development in the corridor along the Red route alignment. Absent any development agreements with these landowners, the City may be faced with reduced tax collections resulting in the reduction of services should existing businesses move to the south or worse, go out of business upon construction of the route. Those property owners on existing US 380 will see their rents and sales capped at then present levels when the bypass route is opened, as Business US 380 would become simply a linear route to local retail areas. Going concern valuations of businesses already operating on 380 would be adversely affected due to the decline in traffic count patterns.

Present design drawings stipulate up to a 450 foot ROW, possibly 5 lanes per side plus an access road on each side. Farmersville will be on the eastern edge of the widening of 380; thus, the route will return to its present total of four lane divided highway at the Hunt County line. That reduction appears drastic in

nature, as there is no indication the Paris office of TxDOT has any plans to widen US 380 on to the city of Greenville.

### PROCESS

For several months, this political body was asked not to pre-judge the process while hearings were being held, and thus wait to formally announce its position. This Council did honor that request . We were asked to attend an elected officials' meeting in May, 2019, at TxDOT headquarters, at which the preferred route was announced and later released to the media that afternoon. Representatives of TxDOT were seemingly not aware of Council's position, though at least two TxDOT officials had attended a Council meeting where our consternation with the Red alignment was publicly shared. TxDOT officials at the May public officials' meeting seemed perplexed with the Council's proposed resolution supporting the Green line or variations thereof, declaring, "That's not what your mayor and City Manager are telling us".

### PLEA

While TxDOT was only tasked with studying the mobility associated with US 380, a complete Strategic Roadway Plan will need to be done for eastern Collin County. At this point, you have almost a blank slate to create a coordinated plan. Addressing it singularly will result in what you created with the widening of US 380 14+ years ago – a road no longer viable in terms of mobility.

Plats will be filed in the next few months and years which will impede future transportation solutions. With the majority of eastern Collin County growth coming from the south, SH 78 will be widened from Highway 6, likely all the way to SH 121 north of Blue Ridge. As it pertains to Farmersville, it cannot be widened on its present route through Farmersville, so again an alternate route to the east or west around the City will be selected. When you also consider the placement of an Outer Loop ( either Hwy 78 or within 1-2 miles to the east of Farmersville ), you are creating a lattice work of roadways resembling a Dutch apple pie crust which will have a chilling effect on development because of the confluence of freeways and limited access roadways in such a restricted area. In essence, instead of a four corners scenario available for development, it could balloon to 12 and result in a chopped up quadrant.

We urge you to develop a coordinated plan. The singular Red Alignment will swallow significant portions of land available for employment centers and residential development and will NOT be in the City's ETJ. It also creates significant distance between Farmersville's most unique characteristic – its vibrant historic Downtown district. No other community in eastern Collin County has the vibrancy of a downtown business district like that of Farmersville.

From a "future growth" standpoint, Farmersville has more potential than any other city in Collin County, even by your population estimates. While the Lake Lavon bridge to Hunt County line segment of the proposed limited access roadway is perhaps the least populated at present, the very future of Farmersville is at stake in terms of quality development. Our community deserves more than to have this thrust upon them without significant dialogue or study of what other regional east-west and north-south roads will have on its Thoroughfare and Comprehensive Plan.

Agenda Section	Consent Agenda
Section Number	III.C
Subject	Police Department Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



Agenda Section	Consent Agenda
Section Number	III.D
Subject	Code Enforcement/Animal Control Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Consent Agenda
Section Number	III.E
Subject	Fire Department Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	Fire Department Report Cover Sheet
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**FARMERSVILLE FIRE DEPARTMENT  
MONTHLY CITY COUNCIL REPORT  
JULY 2019**

1. The department sent three members to TEEX training at Texas A&M. They completed wildland fire training as well as emergency vehicle maintenance.
2. Several members of the department assisted in City Wide Cleanup July 20<sup>th</sup>.
3. We had a very successful Sparks of Freedom at Southlake Park. Its estimated approximately 6000 attendees with several vendors.
4. The Quint fire truck needed to be taken to Dallas for repairs to two hydraulic cylinders. It is now back in service.
5. Chief Morris participated in the library summer reading program.

**KIM R. MORRIS**  
Farmersville Fire Chief

Agenda Section	Consent Agenda
Section Number	III.F
Subject	Municipal Court Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Consent Agenda
Section Number	III.G
Subject	Warrant Officer Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Consent Agenda
Section Number	III.H
Subject	Public Works Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	Public Works Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> </ul> <p>No motion, no action</p>



## Public Works Monthly Report

### Metrics

For metrics associated with this report go online to the City of Farmersville website using the following steps:

1. Navigate to: [www.farmersvilletx.com](http://www.farmersvilletx.com)
2. Select <OPENGOV> button
3. Navigate within OpenGOV menu to select the metric of choice

### Public Works General

1. No increase in lost time accidents for the year.
  - a. Total Number for 2018-2019: 0
  - b. Accidents in Month: None
2. Project progress below uses the following terminology in order of maturity: concept, engineering, preconstruction, construction, completed. Completion percentages shown are tracking overall project progress through all phases.

### Street System

1. Currently active projects in priority order
  - a. Audie Murphy Parkway/US 380 LARS planning (phase: concept only, completion percentage: 95%)
  - b. Farmersville Parkway, 4 lane divided (phase: engineering, completion percentage: 4%)
  - c. Main Street area/bad and faded signs (phase: construction, completion percentage: 33%)
    - i. Upcoming sign updates:
      - Washington Street at Candy Street
      - Washington Street at McKinney Street
      - Main Street at Candy Street
      - Main Street at Farmersville Parkway
  - d. Downtown restriping (phase: construction, completion percentage: 100%)
  - e. Hamilton Street reconstruction (phase: preconstruction, completion percentage: 18%)
    - i. Engineering drawing set is complete.
  - f. South Rike Street, railroad tracks to Beech Street. Construction deployment has begun. (phase: construction, completion percentage: 25%)
2. Priority backlog items
  - a. Institute railroad silent crossings
  - b. Maintenance resurfacing and panel replacement
    - i. North Washington Street by intermediate school

ii. Beene Street

**Water System**

1. Currently active projects in priority order
  - a. Install waterline for Reliable Concrete (phase: construction, completion percentage: 10%)
    - i. CCN agreement complete. Still need Caddo Basin's signature.
2. Replace cast iron/galvanized water lines Rike Street between Summit and Hill (phase: construction, completion percentage: 80%)
3. Priority backlog items
  - a. Replace cast iron/galvanized water lines:
    - i. Rolling Hills subdivision
    - ii. Windom Street from 7<sup>th</sup> Street alley to Sycamore
    - iii. Hill Street between Orange and Bois D' Arc
    - iv. Lee Street
  - b. Chlorine injection system.
  - c. Recoat/rehab north elevated water tank.

**Waste Water System**

1. Currently active projects in priority order
  - a. Reconfiguring of CR 611 lift station and gravity main. Includes sewer line extension in front of Home Grown Plants. (phase: construction, completion percentage: 15%)
  - b. WWTP #3 collector line design (phase: engineering only, completion percentage: 40%)
  - c. East side lift station with gravity main and force main (phase: construction, completion percentage: 15%)
  - d. Wastewater line reconstruction Houston to College. (phase: preconstruction, completion percentage: 7%)
  - e. 10" waste water line pipe bursting project to increase line size east of Collin College manhole on Audie Murphy Parkway (US 380). (phase: engineering, completion percentage: 15%)
  - f. 10" waste water line addition from Palladium Farmersville west to the Audie Murphy Parkway West lift station. (phase: construction, completion percentage: 20%)
  - g. Floyd Road lift station reconstruction with force main. (phase: engineering, completion percentage: 5%)
2. Priority backlog items
  - a. Infiltration project: North of WWTP #1/#2, Replace crushed clay tile line between MH119 and MH129. Downstream of MH129, between 150 and 200 feet. Recommend replacing 200 feet of line downstream of MH129. This is a 15" line.
  - b. Infiltration project: Point Repair, 1746 Rike Street.
  - c. South side lift station construction
  - d. North side lift station SCADA installation
  - e. Infiltration project: Replace floor and top of MH119. Install bolt-down top. Pipe to south may be bad.

**Storm Water System**

1. No new news.



## **Property and Buildings**

1. Currently active projects in priority order
  - a. Civic Center: flooring replacement (phase: construction only, completion percentage: 100%)
  - b. Downtown: install banner mounts (phase: construction only, completion percentage: 5%)
2. Priority backlog items
  - a. JW Spain: west parking lot reconstruction
  - b. Downtown: paint gazebo
  - c. City Hall: sidewalk replacement where old generator was housed
  - d. Riding Arena: greeting sign with rules
  - e. Southlake Park: playground equipment repair
  - f. Rambler Park: gazebo relocation

## **Electrical System**

1. Currently active projects in priority order
  - a. Substation acquisition (phase: concept, completion percentage: 85%). Continued work on SCADA improvements. Will delay acquisition of substation until SCADA is up and running for 1 month.
  - b. Substation and transmission line improvements (phase: concept only, completion percentage: 35%)
  - c. Collin College line extension (phase: engineering, completion percentage: 15%). Currently temporary service is required by Nov 2019.
  - d. Collin College Large Customer Power Agreement (phase: engineering only, completion percentage: 100%)
  - e. Extension to energy contract (phase: engineering only, completion percentage: 100%).
  - f. Transmission Operator Agreement with GP&L (phase: engineering only, completion percentage: 100%)
  - g. Qualified Scheduling Agreement (QSE) with GP&L (phase: engineering only, completion percentage: 100%)
2. Priority backlog projects
  - a. Tree Trimming (active intermittently)
  - b. Open wire secondary removal (active intermittently)

## **Refuse System**

1. No new news.

Agenda Section	Consent Agenda
Section Number	III.I
Subject	Library Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> </ul> <p>No motion, no action</p>

Agenda Section	Consent Agenda
Section Number	III.J
Subject	City Manager's Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	City Manager's Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



## **City Manager Monthly Report**

### **Metrics**

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1. Navigate to: [www.farmersvilletx.com](http://www.farmersvilletx.com)
2. Select <OPENGOV> button
3. Navigate within OpenGOV menu to select the metric of choice

### **City Manager General**

1. Top priority items:
  - a. Be ready for and promote growth.
    - i. Support Reliable Concrete
    - ii. Audie Murphy Parkway/US 380 planning
  - b. Prepare electrical system for expansion to support Collin College.
  - c. Keep the Police and Fire Department running optimally.
  - d. Complete Bond related projects.
    - i. Hamilton Street
    - ii. Street signs

### **Ordinances and Ordinance Changes**

1. New
  - a. Create preservation ordinance. Preliminary version complete and first pass P&Z review complete. Due for second pass P&Z review. (in-progress)
2. Change
  - a. Master Fee Schedule update. (in-progress)
  - b. Zoning ordinance, accessory building requirements. (in-progress)
  - c. Zoning ordinance, zoning map. (backlog)
  - d. Thoroughfare design manual. (backlog)
  - e. Storm water design manual. (backlog)
  - f. Water and Sewer design manual. (backlog)

### **Contracts/Agreements**

1. Caddo Basin SUD CCN agreement. (in-progress)
2. Review and make changes as necessary to the Riding Club ILA. (in-progress)
3. Review and make changes as necessary to the Peewee Football ILA. (in-progress)
4. Boundary agreements with the Cities of Blue Ridge, Nevada, Josephine, Caddo Mills. (in-progress)

## **Planning**

1. Update comprehensive plan. A great deal of emphasis is being placed on reconfiguring the Land Use Map and the Thoroughfare Map. (in-progress)
  - a. Board/Committee review complete: August 2018
  - b. Land Use Map and Thoroughfare Map redevelopment: December 2019
  - c. Interim rewrite: January 2020
  - d. Planning and Zoning review and Public Workshop: March 2020
  - e. City Council review: May 2020
  - f. Public hearing and Council approval: June 2020

## **Policy/Procedural Changes**

1. Public Building visitor's policy. Draft is complete. (in progress)
2. Employee attendance policy. (backlog)
3. Website development and maintenance policy. (backlog)

## **Customer Service Window**

1. No new news.

## **Personnel Related Matters**

1. Continued receiving applications for part-time help at the library.
2. Justin Schmidt was relieved of his duties in Public Works. Hired two starting level employees: Connor Ledbetter and Santos Cortez Jr.

## **Budget/Finance**

1. Continued revising proposed budget for 2019/2020.
2. Updated OpenGov metric and financial reports.

## **Development Services**

1. Met with TCCI Land Development Inc. concerning initial requirements for the Lake Haven Development which will contain approximately 2,500 residential units.
  - a. Getting started on the waste water treatment plant is a major concern.
  - b. Worked with Copeville SUD on a strategy to bill all utilities through the City of Farmersville billing system. The idea is to help the customers in the MUD feel like they are a part of the Farmersville community.
2. Reliable Concrete
  - a. Awaiting signature on Caddo Basin CCN Agreement. We have Caddo Basin's assurance that they will sign the agreement.
  - b. Construction has started on the batch plant.
  - c. Construction has begun on the 380 water line servicing Reliable Concrete.
3. Nelson Brothers Concrete
  - a. No new activity.
4. Martin Marietta
  - a. Revised development agreement is ready for review by Council and Martin Marietta legal.
5. Camden Park
  - a. Phase III infrastructure construction has started.
  - b. Housing construction continues.
    - i. Camden
      - Permitted: 33
      - Models: 2
      - Completed: 11

- Sold: 19
- ii. DR Horton
  - Permitted: 81
  - Models: 4
  - Completed: 40
  - Sold: 37
- 6. Palladium Apartment Development
  - a. Construction continues. On track for completion by December 2019.
  - b. Received \$92K check for Palladium's part of the impact fee sponsored sewer line down to the west side lift station.
  - c. Sewer contractor is under contract and notice to proceed is 5 August 2019.
- 7. Anytime Fitness
  - a. Permit has been issued.

### **Information Technology**

1. No new news.

### **Special Events/Projects**

1. City-Wide Clean-Up Day was a success.
  - a. 209 trucks, trailers, and cars
  - b. 15, thirty yard roll-offs
  - c. 1 trailer of tires
2. Successful Audie Murphy Day!

## **IV. Informational Items**

Agenda Section	Informational Items
Section Number	IV.A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



Agenda Section	Informational Items
Section Number	IV.B
Subject	Farmersville Community Development Board (Type B)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Informational Items
Section Number	IV.C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	<ol style="list-style-type: none"> <li>1. Minutes</li> <li>2. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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**CITY OF FARMERSVILLE  
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES  
June 27TH, 2019, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**CALL TO ORDER**

The Farmersville EDC met in special session on June 27th, 2019 at 6:38 p.m. in the City Hall Council Chambers with the following board members present: Diane Piwko, Robbie Tedford, and Randy Smith. Absent Jason Lane (late) and Bob Collins. Special guest recognized Councilman Mike Hurst, Ben White City Manager, and Daphne Hamlin City Accountant.

**RECOGNITION OF CITIZENS AND VISITORS**

No visitors recognized

**PUBLIC COMMENT**

No Comments

**REVIEW, CONSIDER, AND DISCUSS THOROUGHFARE PLAN/LAND USE MAP UPDATE**

Mr. White presented to the EDC Board an update to the land use map and the thoroughfare plan. EDC has currently budgeted \$36k towards this project. Kimley-Horn is lined up for this project and believe they will be under budget. This project will go into next year's budget. Our current land use map is on the City website as a part of the existing comprehensive plan. Next step is to update current land use map due to annexation of Reliable. Currently we are in a semi-holding pattern to determine the outcome of Highway 380 re-alignment. Negotiations with TxDOT are ongoing and should last thru the month of July 2019. Mr. Smith asked about the Highway 78 and the proposed Highway 78 routes. Mr. White stated there will be a recommendation regarding the Highway 78 route in the new thoroughfare plan. Mr. Smith feels it is premature to spend money on this project. We just spent off an on

last year for a sub division ordinance re-write, then we reviewed the high industrial zoning ordinance, it just seems we are pay for something then we need to revise. Mr. White stated correct we have to update the thoroughfare plan and land use map, the comprehensive plan every five years. It is part of the process and is required. It could be 2-3 years before TxDot would make a final decision, then by that time we will have to go through another update. Mr. Smith stated my recollection it has not been 5 years since the last plan. Mr. Piwko stated it has been 15 years. Mr. White stated it was around 2012. Mrs. Piwko stated a workbook was approved by council for the next update.

#### **REVIEW CONSIDER AND DISCUSS COMMERCIAL RETAIL ZONING**

Mr. Smith asked specifically for retail being the primary focus on employment opportunity to create additional sales tax revenue. Mr. White stated when we did the industrial zoning section for review, I wanted to be able not to turn businesses away due to certain situations. Example some buildings had to be total brick. When you have 100,000 sq. ft. building and it requires bricking it runs people away. Mr. White stated not sure on the commercial retail zoning that is driving anything away. Mr. White asked for direction on what he needs to look for in our zoning document that is not compliant. Mr. Smith stated he has heard that some businesses have encountered problems. Mr. Smith stated he cannot think off the top of his head but heard that a BBQ restaurant or some kind of food operation that where having issues with parking, parking cost is a substantial amount and would make it impractical. Also, Mr. Smith heard of a building across from the high school. The building was required to put in a certain type of ceiling, not sure if it is a zoning issue or a health department issue that was causing the restrictions. Mr. Smith also heard of several business shutting down due to commercial zoning. Mr. Smith the way I understand and the reasoning why we looked at the Industrial zoning was to make it more permit able. Mr. White asked can the EDC board review and let me know what to go after and revise. Mr. White stated as a commercial retail environment we want a certain look. When I'm looking at this I think it is right. Mr. Tedford stated if it was costing us business then this board would bring it up to you specifically. Mr. Smith stated example the situation Mr. Crump ran into the property by the cemetery. Mr. White stated it had a very peculiar situation and cannot apply here in this situation. Mr. Smith ask to postpone this item until we have a full board for review and comments. Mrs. Piwko stated she does not want to change the commercial zoning, believe this is a good set of standards. Mrs. Piwko stated only item I can see a problem is when we have a potential of new or existing corporations that has a set of corporate standards. Specifically in franchise owned business we need to give them some lead way or we might lose them. Mr. Tedford stated since he had been through this personally there should be a place to ask for a variance. Mr. Smith felt this is a good time to review the commercial zoning. Mrs. Piwko stated she has noticed this is becoming a trend is a sharing of parking. More of those type of agreements of sharing, think maybe we should possibly consider looking into this as well. Mr. Tedford asked Mr. Smith what do you want to propose. Mr. Smith stated he would like to have a full board available to review and give back comments. Mr. Hurst said that Princeton has grown with a lot of franchise corporation and that could help us address those situations easily and quickly. Maybe we need to go ahead

and incorporate logo and signage into the commercial zoning so there would not be any issues. Mr. Tedford asked Mr. White to talk with Princeton how it work for them. Mr. White stated he will contact Princeton for information

#### **CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR MAY 2019 AND BUDGET AMENDMENTS**

- Motion made by Mrs. Piwko to approve financials, second by Mr. Smith. Motion passed all in favor.
- Motion made by Mr. Tedford proposed to amend the budget up to 15K for the balance of the fiscal year toward the 150K commitment, second by Mrs. Piwko. Motion passed all in favor.

#### **CONSIDER, DISCUSS AND ACT UPON ITEMS LISTED FOR PAYMENT**

- Motion made by Mrs. Piwko to accept items for payment in the amount of \$8,189.59 for engineering loop for Collin College, reimbursement to the City of Farmersville towards the 150k commitment, seconded by Mr. Smith with the conditions below.
- Mr. Smith added if contract is not secure the City will repay if contract not signed. Motion passed all in favor

#### **CITY MANAGER REPORT**

- Lake Haven MUD property expected to close tomorrow. Tommy Cansler with TCCI Land development.
- Camden Park: 120 homes permitted, 6 models, 48 completed, 47 homes sold.
- Palladium development continues. New waste water line is contracted.
- US380 alignment discussion continues. Possible meeting between City and TxDOT scheduled for 15 July 2019.
- Reliable Concrete property is now annexed. Reliable has started work on some of their concrete pad site. CCN agreement between Caddo Basin SUD and the City is approved by the City and awaiting approval by Caddo Basin SUD.
- Nelson Brothers: No change.
- Continued to work on electrical preparations for Collin College. College will likely apply for permit in Nov 2019. They will need their distribution line by that time. Currently working on large customer electrical agreement.
- No new activity to report concerning Martin Marietta.
- City Council has decided to go forward with a survey to see if we can build a business case for a City Owned Broadband Utility. The base survey document is ready but is in need of formatting.

#### **BUDGET WORKSHOP**

Board to review and come back to next meeting with comments

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

Discuss budget workshop  
Thoroughfare plan update  
Commercial retail zoning email to board  
Reorganize board  
Advertizing in magazine

**ADJOURNMENT**

On a motion from Mr. Smith with a second from Mrs. Piwko meeting was adjourned at 8:05 p.m.

ATTEST:

  
\_\_\_\_\_  
Diane C. Piwko, Secretary

APPROVE:

  
\_\_\_\_\_  
Jason Lane, Chairman



**CITY OF FARMERSVILLE  
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES  
May 16TH, 2019, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**CALL TO ORDER**

The Farmersville EDC met in regular session on May 16th, 2019 at 6:33 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Robbie Tedford, and Randy Smith. Absent Diane Piwko and Bob Collins. Special guest recognized Ben White City Manager, and Daphne Hamlin City Accountant.

**RECOGNITION OF CITIZENS AND VISITORS**

No visitors recognized

**PUBLIC COMMENT**

No Comments

**RECEIVE UPDATE ON GO TEXAS RECOGNIZED RETIREMENT COMMUNITY PROGRAM**

Mr. Smith asked to hold off until Mrs. Piwko returns.

**REVIEW, CONSIDER, AND DISCUSS WEBSITE WITH LAND USE MAP**

Mr. White stated City of Farmersville has a current existing land use map on the website. Kimley Horn will update our current land use map and thoroughfare plan. EDC currently budgeted \$36k for this item in the 2018-2019 budget year, but may have to wait until the next budget year 2019-2020 waiting for final decision on the Highway 380 plan. Once the land use map is completed it will part of the comprehensive plan. Mr. Smith stated what he wanted to know is if the map on the website when will it be updated, has not been updated since we placed on website. Mr. White said DBI created the map, but it will need to update at some point.

**CONSIDER, DISCUSS AND ACT UPON KCS STRATEGIC PARTNER  
CONFERENCE SET FOR SEPTEMBER 30<sup>TH</sup>, 2019**

Mr. White would like to attend this again along with Mr. Ellison. Asking for the same level of funding as last year for travel. Mr. Tedford stated he could support. Mr. Lane asked if we need to take action. Mr. White stated not at this time can be placed as a budgeted item.

**CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR APRIL 2019**

- Mr. Tedford suggested to move funds \$250K to Independent Bank for a 2.65% rate CD for 13 months. Feels the current rates will decline. Move funds to a more stable environment. Mr. Tedford motioned to move \$250k from Texpool to a CD account with Independent Bank at a rate for 2.65% for 13 months. 2<sup>nd</sup> to approve by Mr. Smith. All in favor
- Motion to approve April 2019 Financial statement by Mr. Smith
- 2<sup>nd</sup> to approve made by Mr. Tedford
- All members voted in favor

**CONSIDER, DISCUSS AND ACT UPON ITEMS LISTED FOR PAYMENT**

- Small Business Conference: \$500.00
- Motion to accept items listed for payment by Mr. Tedford
- 2<sup>nd</sup> to approve made by Mr. Smith
- All members voted in favor

**CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR APRIL 18TH, 2019**

- Motion to accept minutes with changes made by Mr. Tedford
- 2<sup>nd</sup> to approve made by Mr. Smith
- All members voted in favor

**CITY MANAGER REPORT**

- We have been hearing reports new owners are in the middle of closing on the Lake Haven MUD property.
- Camden Park have solved their internet issues and are proceeding forward with phase III. 120 homes permitted, 6 models, 44 completed, 40 homes sold.
- Palladium development continues. Obtained bids for new waste water line.
- US380 public hearings were held on 6 May 2019. We have received immediate development interest since TxDOT made their announcement. Mr. Smith asked what types of interest and what types of industry.
- Reliable Concrete has petitioned for annexation and has established their \$150K escrow account. The City has begun planning work on the water line to Reliable. Boring contractors have been released to begin work. Reliable has permit with Collin County is approved.
- Nelson Brothers are in the middle of getting their permit approved by Collin County for a truck depot. Their concrete batch plant will come further down the road.



- Continued to work on electrical preparations for Collin College. College will likely apply for permit in Nov 2019. They will need their distribution line by that time. The City may need all the \$85K allocated for substation procurement to handle not only acquisition of the substation but we will need to make SCADA improvements to be able to control the substation. We will not build a distribution line to the campus unless we first secure an energy contract or some sort of assurance with the college. This may take the form of a development agreement.
- No new activity to report concerning Martin Marietta.
- Attended SBECON at Texas A&M University Commerce with Tommy Ellison. Lots of good information regarding the future of broadband service and how it aids in economic development. Discovered an interesting use of a USDA grant/loan to support economic development. More research to follow to see if we can use the same mechanism the Commerce EDC uses.
- City Council has decided to go forward with a survey to see if we can build a business case for a City Owned Broadband Utility. More to follow. I have been checking into USDA grants and loans for this activity.

Mr. Smith asked regarding the Lake Haven MUD how many homes. Mr. White stated over 1,000.

Mr. Smith asked if Camden Park phase III has been approved by the city engineer. Mr. White stated not yet.

Mr. Smith asked about the \$85k, Mr. White stated a lot goes into handing off a substation.

Mr. Smith stated last I remember City was not buying the land the substation is on just equipment. Mr. White stated correct. Moving substation to east side of City.

Mr. Smith asked about Martin Mariette, you have written letter to TCEQ. Mr. White stated they have not responded. Mr. Smith asked if Mr. White has contacted TCEQ or had any contact with them. Mr. White responded no but I will find out.

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

Discuss budget workshop  
Commercial retail zoning  
Move meeting June 27<sup>th</sup>, 2019

#### **ADJOURNMENT**

Meeting was adjourned at 7:05 p.m.

ATTEST:

APPROVE:

\_\_\_\_\_  
Diane C. Piwko, Secretary

\_\_\_\_\_  
Jason Lane, Chairman

Agenda Section	Main Street Board
Section Number	IV.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Informational Items
Section Number	IV.E
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 13, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>