



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
September 24, 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.
 - Old Time Saturday will be October 5th.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

If you wish to address the City Council on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency."

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

If you wish to address the City Council on a matter not posted on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Speakers shall have a time limit of three (3) minutes. This meeting segment is limited to a total of thirty (30) minutes."

IV. CONSENT AGENDA

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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

excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes
- B. Board of Adjustments Minutes
- C. City Council Special Minutes
- D. City Financial Report

V. INFORMATIONAL ITEMS

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

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

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

- F. Texoma Housing Authority
1. Agenda and documents

G. City Manager's Verbal Report

- Camden Park
- Reliable Concrete water line
- Martin Marietta
- Hamilton Street
- Collin College
- Palladium

VI. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission and Ordinance #O-2019-0924-001 regarding a Specific Use Permit for a banquet/meeting hall, for the RSVP Farmersville located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B.

VII. REGULAR AGENDA

- A. Consider, discuss and act upon an interlocal agreement with Collin County regarding dispatch services.
- B. Consider, discuss and act upon an interlocal agreement with Collin County regarding fire inspection and plan review services.
- C. Update on street Capital Improvements Plan.
- D. Update on eventual city limit negotiations.
- E. Consider, discuss and act upon Resolution #R-2019-0924-001 regarding the sale of surplus Police Department item.

VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

IX. ADJOURNMENT

Dated this the 20th day of September, 2019.



Jack Randall Rice, Mayor

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 September 20, 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

September 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Offices Closed – Labor Day	3 City Council Special Meeting 6:00 pm	4	5	6	7 Farmers & Fleas 9:00 am
8	9 Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	10 BOA Meeting 5:30 pm City Council Meeting 6:00 pm	11	12 City Amenities Board Meeting 4:15 pm	13	14
15	16 P&Z Meeting 6:30 pm	17 City Council Special Meeting 6:00 pm	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 P&Z Special Meeting 6:30 pm	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				

II. Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)

Agenda Section	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
Section Number	II
Subject	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.
Action	NA

III. Citizen Comments on Matters not on Agenda

Agenda Section	Citizen Comments on Matters not on Agenda
Section Number	III
Subject	Citizen Comments on Matters not on Agenda
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.
Action	NA

IV. Consent Agenda

Agenda Section	Consent Agenda
Section Number	IV.A
Subject	City Council Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
September 10, 2019, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Jim Hemby, Mike Hurst, Craig Overstreet, Dwain Mathers 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 Tony Linton, with the Blue Ridge Church of Christ, followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - Mayor Rice indicated a special City Council meeting would be next Tuesday due to the adoption of the tax rate and the budget.
 - Mayor Rice stated that Oct. 5th would be Old Time Saturday.
 - Proclamation for Constitution Week.
 - Mayor Rice read the Proclamation and presented it to a few citizens in the audience.

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

- No one came forward.

III. PUBLIC COMMENT REGARDING MATTERS NOT ON THE AGENDA

- Elise Bobitt who resides at 207 Summit addressed Council and spoke regarding opening up a business downtown. She explained that dealing with the city has been fine, but the commercial issues with downtown has been horrible. She explained the city needed to focus on the small business owners. She said there

was no clear roadmap to get someone from point a to point b with regards to opening a business, platting and the building permit requirements. She stated the overall process needs to be addressed.

- John Richard Smith who resides at 617 CR 610 addressed Council and stated that Camden Park backs up to his property. He stated the City was not mowing and maintaining the roadway grass in Camden Park. He explained that inside the subdivision there were weeds and grass that were not being mowed either. He stated he understood the HOA was supposed to be doing that, but it was not getting done. He said the other lot that had not been mowed this year was the one acre lot adjacent to Collin College's property. He stated that his property entrance on Brushy Creek, where the city was putting in the waterline, was blocked for several days because materials were laying across the driveway.

IV. 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 Special Meeting 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
 - Mike Hurst pulled the City Manager's Report.
 - Motion to approve reports A-I made by Craig Overstreet
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
 - Mike Hurst wanted and update on the Reliable waterline.
 - Ben White stated the bore was currently being done and it would cross at the Nelson Brother's property. He explained that the city public works

crew was installing the waterline. He said that Reliable Concrete wanted the waterline complete by the first of November. He indicated Reliable was currently constructing screening walls and slab areas.

- Mike Hurst asked how much material was blocking Mr. Smith's property.
- Ben White stated he was going to call and get the material moved from blocking his property.
- Mike Hurst asked about the status of Martin Marietta.
- Ben White stated he has a meeting with them next week and he is hoping they sign the development agreement.
- Mayor Rice stated that TCEQ has posted a public hearing for Monday, October 14th at RVSP Farmersville at 7:00 p.m. for the Martin Marietta site.
 - Motion to approve the City Manager's Report made by Mike Hurst
 - 2nd to approve was Donny Mason
 - All council members voted in favor

V. INFORMATIONAL ITEMS

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

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. Financials

2. Possible Council Liaison Report

Mathers said they adopted the budget.

C. Farmersville Economic Development Board (Type A)

1. Financials

2. Possible Council Liaison Report

Hurst said budget should be finalized at the next meeting.

D. Main Street Board

1. Possible Council Liaison Report

E. Planning & Zoning Commission

1. Possible Council Liaison Report

VI. PUBLIC HEARING

A. Second Public Hearing on Tax Rate Increase to allow proponents and opponents of the tax rate increase to present their views.

- Mayor Rice opened the public hearing at 6:24 p.m. and asked if there was anyone who wanted to speak for or against the tax rate.
- No one came forward so he closed the public hearing at 6:25 p.m.

B. Public hearing on the Fiscal Year 2019-2020 proposed budget to allow proponents and opponents of the proposed budget to present their views.

- Mayor Rice opened the public hearing at 6:25 p.m.
- John Richard Smith who resides at 617 CR 610 stated he lives in the ETJ and not in the city limits. He stated the Council was about to pass the new ordinances regarding water rates, and being the past president of Caddo Park Water system, he feels that it is unfair that the rates are higher for the people who live outside of the city limits. He stated they are hit harder with water increases and wanted Council to take that into consideration.
- Mayor Rice asked if anyone else wanted to speak for or against the proposed budget.
- No one came forward so he closed the public hearing at 6:29 p.m.

VII. NOTICE OF MEETING FOR CITY COUNCIL VOTE ON PROPOSED TAX RATE

A. The City Council will vote on the proposed tax rate at the City Council meeting on September 17, 2019, which meeting will begin at 6:00 p.m., in the City Council Chambers of City Hall situated at 205 S. Main Street, Farmersville, Texas.

- Mayor Rice read the notice of meeting aloud.

VIII. NOTICE OF MEETING FOR CITY COUNCIL VOTE ON PROPOSED FISCAL YEAR 2019-2020 BUDGET

- A. The City Council will vote on the proposed Fiscal Year 2019-2020 Budget at the City Council meeting on September 17, 2019, which meeting will begin at 6:00 p.m., in the City Council Chambers of City Hall situated at 205 S. Main Street, Farmersville, Texas.
 - Mayor Rice read the notice of meeting aloud.
 - Motion to postpone vote until September 17th made by Jim Hemby
 - 2nd to approve was Mike Hurst
 - All council members voted in favor

IX. READING OF ORDINANCES

- A. Consider, discuss and act upon the first and only reading of Ordinance #O-2019-0910-001 amending the Master Fee Schedule to reflect a rate increase for water fees.
 - Ben White stated that over the past two years the city had reduced the rates for the citizens that lived outside the city limits.
 - Motion to approve made by Mike Hurst
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
- B. Consider, discuss and act upon the first and only reading of Ordinance #O-2019-0910-002 amending the Master Fee Schedule to reflect a rate increase for wastewater fees.
 - Ben White stated the rate for inside city commercial should show \$39.50 instead of \$31.07.
 - Motion to approve with correction as stated made by Craig Overstreet reluctantly
 - 2nd to approve was Donny Mason
 - All council members voted in favor
- C. Consider, discuss and act upon the first and only reading of Ordinance #O-2019-0910-003 amending the Master Fee Schedule to reflect a rate increase for refuse/garbage and recycling fees.

- Ben White stated these were pass through increases from CWD and Sanitation Solutions.
 - Motion to approve made by Donny Mason
 - 2nd to approve was Craig Overstreet
 - All council members voted in favor

X. REGULAR AGENDA

- A. Consider, discuss and act upon a contract with TLC NetCon for IT services.
 - Ben White stated the contract was the same from last year, except there were a few systems added.
 - Motion to approve made by Donny Mason
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
- B. Consider, discuss and act upon Resolution #R-2019-0910-001 and contract #228989 regarding the purchase of a 2019 Freightliner M2-106 Altec Digger Derrick DM47 TR electric truck.
 - Ben White stated from the last meeting he did negotiate the warranty which made the price increase to approximately \$214,000.00.
 - Motion to approve made by Jim Hemby
 - 2nd to approve was Donny Mason
 - All council members voted in favor, except Craig Overstreet who voted in opposition.
- C. Consider, discuss and act upon an interlocal agreement between the City of Farmersville and Collin County for animal control services.
 - Ben White stated they have made some changes to the agreement because they were trying to reduce their risks. He explained that overall the cost was the same.
 - Alan Lathrom stated the rate was the same. He explained the amendment to the agreement was drafted by other member cities. The shelter has been completed and the other cities were trying to make sure the money being received still went to the shelter and not a slush fund.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Dwain Mathers
 - All council members voted in favor

- D. Consider, discuss and act upon approving the Economic Development Corporation Proposed Projects for Budget Year 2019-2020.
- Ben White stated he appreciated the support of the 4A Board.
 - Craig Overstreet asked about the road for Collin County and what the status of it was.
 - Ben White stated he was waiting on engineering for the roadway.
 - Motion to approve made by Donny Mason
 - 2nd to approve was Jim Hemby
 - All council members voted in favor

XI. BUDGET WORKSHOP

- Daphne Hamlin went through a Power Point. She stated that on page 3 everything balanced except the wastewater fund and that was because of the bond payment.
- Ben White stated live streaming was covered in this budget even though it did not have a specific line item.
- Daphne Hamlin stated the wastewater revenues did increase by \$144,000.00 and the water fund increased by \$15,000.00 in next year's budget.
- Craig Overstreet stated there was insufficient funds for road repairs in the budget. He stated the city has to work on that.
- Ben White stated there may be some help from TIRZ on roadways, but he does not know how much and when the help would be given.

XII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- None

XIII. ADJOURNMENT

Meeting was adjourned at 6:54 p.m.

APPROVE:

Jack Randall Rice, Mayor

ATTEST:

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	Board of Adjustments Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	Board of Adjustments Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION MINUTES
For
September 10, 2019, 5:30 P.M.**

I. PRELIMINARY MATTERS

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

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

- No one came forward.

III. PUBLIC HEARING

- A. Public Hearing to consider a request for a variance from the requirements of Section 77-52(d)(3) of the Farmersville Code to allow the minimum lot depth on a lot in the "SF-2 – Single Family Dwelling - 2" zoning district to be reduced from 100 feet to approximately 97 feet to allow a single-family residence to be built on an existing platted lot which is proposed for replatting to reduce its nonconformity provided that all other requirements of the Farmersville Code are met. The property is generally located at 507 Maple Street, Farmersville, Texas 75442.
- Mayor Rice opened the public hearing at 5:32 p.m.
 - Byron Walls who resides at 511 Maple Street addressed the board and stated he was representing his mother Terri Walls. He indicated she has begun the replatting process but the property is just shy of the required 100 feet depth.
 - Mayor Rice asked if anyone else wanted to speak for or against the variance.

- No one came forward so he closed the public hearing at 5:34 p.m.
- Donny Mason asked if the properties would meet all the other requirements other than the width.
- Sandra Green indicated it they would.
 - Motion to accept the variance of 3 feet down to 97 feet made by Donny Mason
 - 2nd to approve was Jim Hemby
 - All council members voted in favor

IV. ADJOURNMENT

Meeting was adjourned at 5:37 p.m.

APPROVE:

Jack Randall Rice, Mayor

ATTEST:

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	IV.C
Subject	City Council Special Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	City Council Special Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
SPECIAL SESSION MINUTES
For
September 17, 2019, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Donny Mason, Jim Hemby and Dwain Mathers were present. Mike Hurst was not in attendance. City staff members Sandra Green, Daphne Hamlin, and Rick Ranspot were also present.
- Prayer was led by Craig Overstreet followed by the pledges to the United States and Texas flags.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- No one came forward.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one came forward.

IV. PUBLIC HEARING

- A. Public hearing on the Fiscal Year 2019-2020 proposed budget to allow proponents and opponents of the proposed budget to present their views.
- Mayor Rice opened the public hearing at 6:04 p.m.
 - Mayor Rice asked if anyone was in the audience who wanted to speak for or against the proposed budget.
 - No one came forward so he closed the public hearing at 6:04 p.m.

V. READING OF ORDINANCES

- A. Consider, discuss and act upon the first and only reading of Ordinance #O-2019-0917-001 adopting and approving the budget for FY 2019-2020.

- Motion to adopt and approve FY 2019-2020 budget made by Craig Overstreet
- 2nd to approve was Donny Mason
- All council members voted in favor

- B. Consider, discuss and act upon the first and only reading of Ordinance #O-2019-0917-002 adopting the FY 2019-2020 tax appraisal roll.

- Mayor Rice read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE FISCAL YEAR 2019 – 2020 TAX APPRAISAL ROLL FOR THE CITY OF FARMERSVILLE, TEXAS; PROVIDING FOR SEVERABILITY; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HERewith; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

- Motion to adopt the FY 2019-2020 tax appraisal roll made by Donny Mason
- 2nd to approve was Jim Hemby
- All council members voted in favor

- C. Consider, discuss and act upon the first and only reading Ordinance #O-2019-0917-003 adopting the tax rate for FY 2019-2020.

- Jim Hemby stated he moved that the property tax rate be increased by the adoption of a tax rate of 0.75000, which is effectively a 3.36 percent increase in the tax rate.
- 2nd to approve was Donny Mason
- All council members voted in favor

- D. Consider, discuss and act upon the first and only reading of Ordinance #O-2019-0917-004 adopting the General Obligation Bond Series 2012 annual budget for FY 2019-2020.

- Motion to approve made by Craig Overstreet
- 2nd to approve was Dwain Mathers
- All council members voted in favor

- E. Consider, discuss and act upon the first and only reading of Ordinance #O-2019-0917-005 adopting the General Obligation Bond Series 2017 annual budget for FY 2019-2020.

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

- F. Consider, discuss and act upon the first and only reading of Ordinance #O-2019-0917-006 adopting the General Obligation Bond Series 2019 annual budget for FY 2019-2020.

- Motion to approve made by Craig Overstreet
- 2nd to approve was Donny Mason
- All council members voted in favor

VI. REGULAR AGENDA ITEMS

- A. Consider, discuss and act upon approving the Community Development Corporation Proposed Projects for Budget Year 2019-2020.

- Craig Overstreet asked a question about Rambler Park and asked if there were more plans for the City Park in regards to ADA.
- Dwain Mathers stated they could not get to City Park this year because of money constraints.
- Craig Overstreet asked about the Heritage Museum and wanted to know why they are spending so much more money this year since it is not even open yet.
- Dwain Mathers stated it was not a huge discussion point. He explained they started with bigger ticket items and they really did not discuss it.
- Craig Overstreet stated the police vehicle was not a legal purchase so they got rid of that.
- Daphne stated that at the Heritage Museum there were some signs and stairs that needed to be repaired and they wanted to have some money as a cushion in case the air conditioning went out.
- Craig Overstreet stated he hopes the City Park gets some attention in the future.

- Motion to approve made by Craig Overstreet
- 2nd to approve was Dwain Mathers
- All council members voted in favor

- B. Consider, discuss and act upon approving the TIRZ Board Proposed Projects for Budget Year 2019-2020.
- Sandra Green stated she had given Council the updated copy of the budget before the meeting.
 - Craig Overstreet stated the broadband study cannot exceed \$12,000.00 and they also added \$500.00 because the survey has to be mailed out. He explained that \$300,000 was going to street improvements. He stated the streets have to be in the TIRZ district or start in the TIRZ district. He indicated Ben White had a list of streets that are needing to be fixed.
 - Donny Mason stated Ben White called him and asked him to go out and write down the streets that needed the most attention. He said that he did and gave the list to Ben White.
- Motion to approve made by Jim Hemby
 - 2nd to approve was Donny Mason
 - All council members voted in favor

VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet asked that the street report be on the agenda.
- Donny Mason wanted an update on Hamilton Street.

VIII. ADJOURNMENT

Meeting was adjourned at 6:21p.m.

APPROVE:

Jack Randall Rice, Mayor

ATTEST:

Sandra Green, City Secretary

TIRZ Board
"Exhibit A"

REVENUE	2018-2019 Revised Budget	2019-2020 Proposed Budget
Ad Valorem Tax Collection	\$287,562.00	\$410,000.00
Interest Income cking	\$5,500.00	\$14,400.00
Transfer to Texpool		
Transfer From Texpool		
Texpool Interest		
Total Revenue	\$293,062.00	\$424,400.00
Expenses:		
Administration	\$2,000.00	\$2,000.00
Meeting Expenses	\$2,000.00	\$2,000.00
Dues/School/Travel	\$2,000.00	\$2,000.00
Office Supplies		
Legal Service		
Debt Service		
Interest Payment	\$37,144.00	\$60,275.00
Principal Payment	\$85,000.00	\$60,000.00
Directive Business Incentives		
Waterline	\$299,000.00	
Texas A&M broadband study		\$12,500.00
Street Improvement		\$300,000.00
Total Expenditures	\$427,144.00	\$438,775.00
Revenue vs. Expenditures	\$(134,082.00)	\$(14,375.00)
From Reserves	\$134,082.00	\$43,478.00
Balance Budget	\$-	
**Waterline project will need revision 2019-2020		

Agenda Section	Consent Agenda
Section Number	IV.D
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	City Financial Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ <p>No motion, no action</p>



CITY OF FARMERSVILLE
AUGUST 2019
FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

MEMO

To: Benjamin White, City Manager
From: Daphne Hamlin, City Accountant
Date: September 18, 2019
Subject: August 2019 Budget Report

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

Cash Summary

The cash summary is attached.

SUMMARY OF CASH BALANCES AUGUST 2019

ACCOUNT: FNB (0815)

	Interest Earned	Restricted	Assigned	Account Balance
Clearing Accounts				
General Fund			\$ 41,345.00	
Permit Fund			\$ (50,769.65)	
Refuse Fund			\$ 14,252.69	
Water Fund			\$ (329,795.48)	
Wastewater Fund			\$ 691,981.32	
Electric Fund			\$ (685,141.04)	
CC Child Safety		\$ 21,782.97		
2012 Bond		\$ 30,213.03		
Waterwaste Bond Fund		\$ 34,256.66		
Law Enf Training		\$ 1,874.31		
Disbursement Fund		\$ 2,143.33		
Library Donation Fund		\$ 2,277.90		
Court Tech/Sec		\$ 16,771.16		
Civic Ctr/Library Repair		\$ (26,498.35)		
JW Spain Grant		\$ 30,304.48		
Radio Note		\$ 6,082.79		
Chapparral Grant/Safe Route To School/Sewer/Sidewalk/Rike Street		\$ (83,164.22)		
CC Bond Farmersville Parkway		\$ 180,000.86		
CC Bond Floyd		\$ (49,667.75)		
Equipment Replacement		\$ 5,322.29		
Interest Earned	\$ 457.54			
TOTAL:	\$ 457.54	\$ 171,699.46	\$ (318,127.16)	\$ (146,427.70)

Debt Service Accounts				
County Tax Deposit (FNB 0807)(Debt Service)	\$ 736.83	\$ 371,788.08		
Debt Service Reserve (Texpool 0014) (2 months rsv)	\$ 207.90	\$ 112,923.97		
TOTAL:	\$ 944.73	\$ 484,712.05		\$ 484,712.05

Appropriated Surplus Investment Accounts				
Customer meter deposits (Texpool 0008)	\$ 207.43	\$ 112,705.47		
Water Dev. Board (Texstar 1110)	\$ 3,198.96	\$ 1,775,026.36		
2019 C/O Street (Texstar 0190)	\$ 3,186.32	\$ 1,768,021.20		
Palladium Wastewater (Texstar 9350)	\$ 93.41	\$ 90,261.41		
Listcon Escrow(Texstar 0300)	\$ 272.19	\$ 151,028.53		
Summit Property Sewer Escrow (fmb 231)	\$ 31.62	\$ 16,487.43		
2012 G/O Bond, streets, water, wastewater (Texstar 0120)	\$ 2,054.17	\$ 1,139,813.13		
TOTAL:	\$ 9,044.10	\$ 5,053,343.53	\$ -	\$ 5,053,343.53

Unassigned Surplus Investment Accounts				
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)	\$ 1,598.41	\$ 866,700.00		
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$ 1,045.36	\$ 567,860.42		
Water/WW Fund (Texpool 00017)(Capital)	\$ 604.38	\$ 328,307.17		
Elec. Fund (Texpool 0005) (Operating)	\$ 92.24	\$ 50,000.00		
Elec. Fund (Texpool 0016)(Capital)	\$ 617.69	\$ 335,524.27		
Elec. Surcharge (Texpool 0015)	\$ 233.17	\$ 126,662.20		
Money Market Acct. (FNB 092)	\$ 9.41		\$ 73,879.66	
TOTAL:	\$ 4,200.66	\$ 2,275,054.06	\$ 73,879.66	\$ 2,348,933.72

Contractor Managed Accounts Nonspendable				
NTMWD Sewer Plant Maint. Fund		\$ 18,100.17		
TOTAL APPROPRIATED SURPLUS		\$ 18,100.17	\$ -	\$ 18,100.17
TOTAL CASH & INVESTMENT ACCOUNTS	Page 1 of 2	\$ 8,002,909.27	\$ (244,247.50)	\$ 7,758,661.77

08/18/2019

SUMMARY OF CASH BALANCES AUGUST 2019

FEDC 4A Board Investment & Checking Account					
FEDC 4A Checking Account (Independent Bank 7909)	\$	3.05	\$	73,786.63	
FEDC 4A Investment Account (Texpool 0001)	\$	1,952.05	\$	1,060,411.98	
FEDC 4A Certificate of Deposit (Independent Bank)			\$	500,000.00	
TOTAL:	\$	1,955.10	\$	1,634,198.61	\$ - \$ 1,634,198.61

FCDC 4B Board Investment & Checking Account					
FCDC 4B Checking Account (Independent Bank 3035)	\$	7.06	\$	170,459.12	
FCDC 4B Investment Account (Texpool 0001)	\$	630.93	\$	342,728.63	
TOTAL:	\$	637.99	\$	513,187.75	\$ - \$ 513,187.75

TIRZ Account					
County Tax Deposits (FNB 01276)	\$	1,035.17	\$	579,094.20	
TOTAL:	\$	1,035.17	\$	579,094.20	\$ - \$ 579,094.20

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

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

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

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

Daphne Hamlin
Daphne Hamlin, City Investment Officer

07-2017 NCTCOG - Public Funds Inv Act.

V. Informational Items

Agenda Section	Informational Items
Section Number	V.A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY AMENITIES BOARD
MINUTES FOR
August 1, 2019**

Miranda Martin, Suzie Grusendorf, Charlotte Holloway, Helaine Holbrook and John Young were all present for the meeting. Absent was, Glenn Bagwell, and Cathy Strong. Also present was, Daphne Hamlin as staff, Trisha Dowell Librarian

I. PRELIMINARY MATTERS

Meeting was called to order by Miranda Martin at 4:15pm

II. APPROVAL OF MINUTES

July 2nd, 2019 minutes

- Motion made by: Charlotte Holloway to approve
- Second made by: Helaine Holbrook
- Motion carried all in favor

III. SENIOR CITIZEN CENTER:

- A. Report from the Senior Center – Things are going well.
- B. Activities – Silvia Montarosa held the first craft activities on July 26th at the Seniors Center. 9 participated in the activities, they are planning another for August 23rd at noon at \$9.00 a person which will be a paper wreath done out of old books.
Miranda stated she had looked up some activities and came up with : Senior Horse Races, Prize winning activities. She also stated that a lot of the groups play card and dominos. Charlotte stated there are groups that already do that. Suzie stated they have pot luck dinners on Thursday evenings.
Suzie stated we could bring this back to the next meeting for more discussion.

IV. LIBRARY/CIVIC CENTER: Trisha Dowell

Trisha Dowell the report for July. Trisha stated July started the Summer Reading Program. Wyndi has done a great job this year and she will be missed.
Miranda asked if the Library was ever promoted as a venue.

V. PARKS AND RECREATION

- A. **Music in the Park**- August 2 will be the last for the year. Miranda interviewed Clay Potter and IOOF and it is on Texas Recreation with a full page. IOOF is celebrating 200th Anniversary any profits from the consession will go to the maintenance of the Cemetary.
- B. **Venders** - IOOF will be the vender for August and they will be serving Nachos, Chili Pie, Hot dogs.
- C. **UPDATE ON CITY PARKS EQUIPMENT**
Miranda turn in the Grant Requests forms to 4B for items to consider adding to their budget for next year. The requests were for the following: ADA swing and playground for Rambler Park, Batting age and light update and Music in the Park for next year.

VI. CITY MANAGER UPDATE

No report

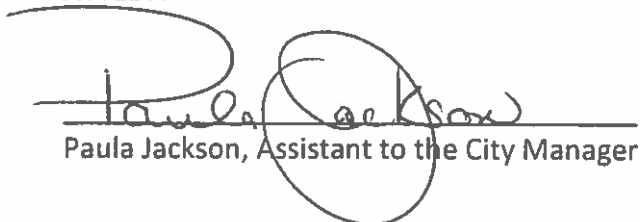
VII. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

Music in the park update
Senior Center-
Activities update
Meals on Wheels update
OTS Booth for October for Amenities

VIII. ADJOURNMENT

Meeting adjourned at 4:53m
Motion made by: Charlotte Holloway
Seconded by: Helaine Holbroo
Motion carried all in favor.

ATTEST:


Paula Jackson, Assistant to the City Manager

APPROVE:


Miranda Martin

Agenda Section	Informational Items
Section Number	V.B
Subject	Farmersville Community Development Board (Type B)
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	<ol style="list-style-type: none"> 1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION

BOARD MINUTES

August 12, 2019

6:00 P.M. Farmersville City Hall

205 S. Main St. Farmersville, TX 75442

I. PRELIMINARY MATTERS

Call to order. The meeting of the Farmersville 4B Community Development Corporation, was called to order at 6:17 pm by President Sherry McGuire.

Roll Call: Manager Mingo called roll. The following board members were present, Alice Bridges, Jesse Nelsen, Sherry McGuire and Blake Mounger. With City Manager White and Council Liaison Mathers in attendance.

Recognition of visitors: Welcomed visitors and informed them of agendas available on the guest table.

II. PUBLIC COMMENT

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

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- A. Consider for approval July 8, 2019 Meeting Minutes (no meeting in June); see attachment Motion made by Mr. Nelsen to accept the minutes, seconded by Mr. Mounger, All approved.
- B. Consider for approval the July 2019 Financial Statement:
Not available for approval, will have at next month's meeting.
- C. Consider and approve monthly payments; see attachment
President McGuire, called for any questions from the board, no questions were asked. Motion was made by Mrs. Bridges and seconded by Mr. Holbrook. Mr. Mounger recused himself from the approval for item #7. All others approved.
- D. Consider, discuss and act upon amending the Main Street Program, Professional Services Agreement with the City of Farmersville; see attachment: The was a change made under Section I, Item B where Council wanted to clarify and update the Main Street Bylaws to reflect, 7 members for the Board and designate 4 having to be a business or business owner from Main Street District. Council will then go back to approve once 4B approves. Motion made by Mr. Nelsen to accept changes of the professional services agreement with the Main Street Program and the City of Farmersville, seconded by Mr. Mounger, All approved.
- E. Consider, discuss and act upon appointing an ex-officio Board member to attend the Main Street Board meetings. Motion made by Mrs. Bridges, seconded by Mr. Nelsen, all approved designating Ex-officio member as President Sherry McGuire and Mrs. Bridges, as her back up.
- F. Consider, discuss and act upon the grant request for Meet the Farmers, Pep Rally for \$800 this fiscal year 2018-2019; see attached. No action to be taken since other funding options have been made available. All requests need to come from an organization and not an individual. Therefore the process provides city departments with means to seek funding. So in the future this is the process of requesting assistance.

G. Budget Workshop: Accolades given to the 4B Board on the smoothness of the budget preparation by the Main Street Manager by City Manager White. President McGuire stated to the Board, we have an estimated budget of \$231,000, therefore the Board will need to determine those requests for funding.

- 1. Consider, discuss and act upon setting the new Budget for new fiscal year start date Oct 1, 2019:** President McGuire asked if anyone had not presented at July's meeting to allow them to speak.
 - a. Farmersville Historical Society's Bertie Neu provided an updated request and presented to the Board. The request now includes the fence updates needed. She stated the Sheriff's department will paint the fence, seeking funding to have the boards replaced. Someone has been hired to replace the boards on the fence. Sheriff's office should come within 2 weeks to paint. All windows needing replaced will cost \$5620, they requested funding and was approved by the Collin County Historical Commission for an estimated \$2000. The remaining windows will be \$1000 estimated for caulking and painting. The Society wants to ensure no rain leakages or damage to the interior will occur, with the updates being made. No further questions from the Board.**
 - b. Farmersville Police Department's Sgt. Frank Gonzalez presented their request a New Vehicle Purchase (see request for detailed explanation) - President McGuire asked City Manager White, do we have a vehicle provision in the city budget? He said we have been able to rotate things to meet the need, however this year it is not in the budget. Another option presented by Sgt. Gonzalez is set up a 3 year payment plan of a third of full cost.**
 - c. Sgt. Gonzalez also reported on the National Night Out & the annual Cops & Rodders car show requests, this summer there were 140 cars to show up. \$6000 spent on expenses and made \$10,000. 4B funded \$5000 last year. The Board inquired about where the funds go after expenses paid. Sgt. Gonzalez stated they assist the Angel Tree, medication and gas assistance and other programs within the city. City Manager White stated his support of the event and expresses great benefits for the event for the downtown square and community. The business owners also provided feedback about great traffic for their stores.**
 - d. The personnel request for Main Street Program is being tabled until next funding year, so further data can be gathered to justify the need with documentation to support.**
 - e. The Heritage Museum submitted a request for \$10,000 for annual upkeep and repairs as needed and \$9,000 for the annual Night at the Museum. Manager Mingo clarified that funding is for the next fall event, however since the planning and expenses will take place before the actual event date in October 2020. President McGuire asked they are planning to charge for the event, Manager Mingo stated it is a fundraising event where a raffle and other activities will assist. There was not a museum repair list provided.**
 - f. The Amenities Board submitted the request for the ADA updates for Rambler Park. This matches up to what has been discussed and reviewed over the last year, therefore no further discussion is needed. President McGuire asked the Board if they had any questions about this request.**

It was stated the request came back in the spring of 2019, however based on the prior requests already in place they would need to go through the budget process to request.

- g. Batting Cages request for \$2000- City Manager White stated there was some the possible need for netting and other safety issues. According to the request they possibly may need lighting, however did not state this in the expenses.
 - h. Amenities Board is requesting \$50,000 for the City Park to resurface the playground and new equipment, as outlined in their request. Appears resurfacing the playground is a high expense.
 - i. Sound System- request where City Manager White spoke about the system, we budget \$7,000 to maintain throughout the year. Currently the system is working very reliable at a central location. However, the main concern is the mobile master, which is the component used for parade and events downtown. We need to invite and configure with the manufacturer to determine the issue and remedy the fix. The city has added antennas in the past to assist with alleviating the issues. It is a little of an unknown, City Manager White wanted to request funds to begin working on the system. President McGuire asked, did the city install or did the manufacturer install. The city installed the system. The RF signal interferes with the masters in the system and was remedied with adding repeater systems to bypass. The mobile master has to feedback to main system to operate correctly. Moving forward the plan is to work with the manufacturer to possibly add more repeaters to alleviate the issue.
 - j. Music in the Park has been funded in the past. The Board did ask how many have attended, stated by City Manager White that possible multiple of 10's attended, however it is better this year than last year. This year there were 160 in attendance in June, rather than when the weather gets hotter as in July, where it was only 40 in attendance. This is something that we want to ensure is in the budget each year, stated by President McGuire.
 - k. Citizens Assisting Farmersville Police (CAFP). Last year approval of the defibrillator and asked can the Police Department be able to handle future funding for supplies. Sgt. Gonzalez stated they have their own equipment separate from the Police Department. President McGuire asked how they raise their funds. They do fundraisers and assistance is provided from the police as well.
 - l. Quilt Guild submitted a requested for the first time this year. Elizabeth Andrus from the Quilt Guild reported they have been in operation 10 years in Farmersville. Would like to have the Quilt Trail in place and launch to provide enthusiasm for the event. There are 12 in the area and Dallas has over 100 destination points for the trail. This can increase traffic to the city. It was stated the Quilt Guild donates each year to the Audie Murphy Day quilts to those Veterans chosen to receive.
2. Consider, discuss and act on approval for the 4B Special Project Grant Applicants (sent in an earlier email): President McGuire stated the Board asks for the information a week before the meeting, so everyone has the chance to review and see the needs of the community. Also to remember the Board stays within its means to ensure we remain in budget. Next Monday night on the 19th was the scheduled public hearing. However, City Secretary Green has informed us there is no need to have the public hearing, therefore it has been canceled.

City Manager White stated if the Board would like to have an extra meeting next week to approve the budget that is an option. Mr. Mounger stated let's move forward tonight and get it done. It was highlighted for the Main Street Program, Farmers and Fleas and Audie Murphy Day is not asking for any funding. The two events pay for itself and operates within their own revenue. However, the information is included in the Main Street Budget.

- a. The Board decided to reduce the new police car request by \$34,341 and pay off in 3 years; not to approve the Main Street PT Assistant with a savings of \$15,600 until further research; not to approve the City Park Equipment request of \$50,000 this year; where expenditures are down to \$251,519 based on \$231,000 with estimated revenue for 2019-2020.
- b. The Board expects to have \$20,000 to still use from current budget.
- c. President McGuire called for a motion to approve the budget at \$251, 519 for 2019-2020; contingent on September 2019 Finance update. Mrs. Bridges made the motion, seconded by Mr. Nelsen, all approved.
- d. The Board thanked the visitors for their patience in the budget workshop process.

H. **Main Street Monthly Report** – A copy of the detailed report is included. Farmers and Fleas for August despite the rain, turn out was better than expected of over 400 visitors. The Main Street Board requested the feasibility report from the state on the areas the City is needing for the downtown area. The results reported the need for more restaurants, repair services like shoes and clothing and family entertainment to keep the revenue in the city limits. We have been working with a few building owners who are willing to sell. Will keep the Board posted on the outcome. The Main Street Board also requested a downtown merchant and building owner survey, this information will go out this month and information gathered for planning with the Main Street Board, along with the annual report and 10 criteria plan.

I. **City Manager Report** – Around town updates; during the City Council upcoming meeting he will be bringing forward the Martin Marietta development contract to share with the public, alternatively if not signed then they will not come into the county or the city. Right near Brookshire's the 80 units for the Palladium Farmersville apartments are still underway and online by the end of the year. The city must build a sewer line from the facility to the waste water plant to accommodate. Lake Haven Mud to start their development will come on line in 2 years for sewer capacity for the city, as needed. Waste water treatment plant will already be in place. Collin College is continuing with their development in November, with groundbreaking in October. They will be using our city electricity. Mr. Mounger asked where the waste water treatment plant is located, he stated on County Road 550.

IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS

V. **ADJOURNMENT** – The meeting was adjourned at 7:51 pm.

SIGNATURES:


Sherry McGuire, President


Richard Holbrook, Secretary/Treasurer

Agenda Section	Informational Items
Section Number	V.C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	<ol style="list-style-type: none"> 1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

FARMERSVILLE MAIN STREET BOARD MINUTES

August 12, 2019

4:30 P.M. Farmersville City Hall

205 S. Main St. Farmersville, TX 75442

I. PRELIMINARY MATTERS

Call to order. The meeting of the Farmersville Main Street Board, was called to order at 4:30 pm by Mrs. Doris Cooks, Acting President.

Roll Call: Billie Goldstein called the roll. The following board members were present: Acting President Mrs. Doris Cooks, Treasurer Diane Piwko, Board Member Billie Goldstein and Secretary Clifford James Moss. The Board Secretary reported a quorum. City Manager Mr. Ben White and Main Street Manager, Mrs. Dana Mingo, were also present. Several visitors were in the audience, as well.

Recognition of visitors: Acting President Cooks welcomed the visitors.

Texas Main Street Summer Professional Development, June 11-14, 2019, Mt. Pleasant, TX Update: Main Street Manager provided an update on the summer training offered. Great information was provided on how to maintain and assist with any challenges with facilitation of the program. Highlights were to maintain communication within the downtown merchants and the boards and ensure we are following our plan and goals set forth. Identify who we are and what sets us apart. For example, we are a Texas Treasure, therefore what sets us apart and define this. Acting President Cooks stated her feedback on the historical aspects and everyone seeking the same results to have a vibrant downtown attraction.

4B Community Development Corporation Funding Request Submitted (see attached)

1. **Main Street Program Salary and Funding-** request submitted to 4B for program funding. Needing to plan on how the board wants to utilize the marketing and advertising budget component. Funding has been provided, so more work is needed on the item.

2. **Main Street Downtown Repairs and Updates-** needed updates were outlined in the walk about. High priority should be for the gazebo. Where the side railing needs attention. Also the raised bricks by the post office box. Suggestion of reviewing where we place our designated trashcans and ensure it doesn't block or restrict any ADA issues. City Manager White stated the city would make sure we meet any ADA compliances. Treasurer Piwko stated the need to look into so we are not in violation. Signage directing visitors to the downtown shopping area, the Onion Shed sign needing some minor repairs, just to name a few items from the walk about.

3. **Main Street 20 Year Anniversary Celebration-** Need to start planning for this milestone event, more discussion and action item later this year. Cities typically do celebrate this event, with a press release and a nice program. January 2010 is when we were identified as a nationally recognized city, however the summer of 2010 is when the First Lady of the state of Texas signed the official notification.

4. **Part-Time Assistant for Main Street Program and City Events-** Jennifer Giles brought this need to the board, currently the Chamber of Commerce took oversight for some events that occur downtown. The concern is that when the current staff person retires, then who will coordinate.

Therefore there is a need to possibly look into providing assistance for the program. Discussion from the Board is no need for at this time, seek a person to assist with Farmers and Fleas and pay them from the revenue. Main Street Manager will research and work to seek out applicants to assist. Public comment was to look into the city funding an event coordinator as an option. More research and discussion is needed.

II. PUBLIC COMMENT

There were no public comments, therefore the public comments sections was closed at 4:35 pm.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

1. **Discuss and approve the June 2019 Meeting Minutes:** Motion made by Diane Piwko, seconded by James, all approved (No meeting in July, therefore nothing to approve for that month). *Side note, be sure to notify the downtown merchants and building owners when the streets are shut down downtown.*
2. **Consider for approval the June & July 2019 Financial Statements:** Statements were not available in time for the meeting. They will be provided next month.
3. **Consider and approve the monthly payments (attached)** Motion made by Diane Piwko, seconded by James, all approved.
4. **Consider, discuss and act upon to amend the Bylaws (attached):** Section A and Section G were the two areas being changed. The wording needed to be updated to line up with the professional services agreement. Council agreed to move from 5 to 7 Board members, and the designation of where members reside. Correction to have at least 4 members of the 7, must reside in the Main Street District. Secretary/Treasurer was discussed, Manager Mingo will research and bring back. Motion made by President Cooks to accept the revisions to the Main Street Bylaws, seconded by Billie Goldstein, all approved.
5. **Consider, discuss and act upon the election of Board officers:** The board discussed decided to retain the current slate of officers, naming Doris Cooks as the President, Jennifer Jiles as Vice-President, Treasurer as Diane Piwko and James Moss as Secretary. Motion made by Diane Piwko, seconded by James, all approved.
6. **Consider and discuss roles and responsibilities of the Main Street Board:** Acting President Cooks discussed and reminded the Board to review the roles and responsibilities outlined (attached). Refer to April 2019 minutes for detailed items.
7. **Consider, discuss and act upon to identify the Work Plan, goals and objectives of the Main Street Board for annual submission:** Table to next month's meeting.
8. **Consider, discuss and act upon the development of Core Values:** Table to next month's meeting
 - a. Reminder the work plan is critical for the Main Street Program.
 - b. One of the areas needing addressed is the Core Values. We have our purpose and mission in place. Will come back at the next meeting to begin developing our Core Values, which will be due the end of the year.
 - c. They are constant and underline the work that is done for the program. Create a vibrant and exciting place for all to enjoy, 1, 3 and 5 year goals. What are our objectives?

9. **Consider, discuss and act upon the Board "Walk About" results:** The Board discussed having extra signage off 78, gazebo repairs, Cello wrap un-evened curb. City Manager White stated they are aware and the city is working on it. No time frame as to when it will be finished. Also on Hwy 78 there are landscaping needs to address. This is being brought to the City Council, so if they agree, the city can then begin to enforce the home owners with code enforcement. It was brought up that on McKinney there is a need for tree trimming on the sidewalk, however on private property. There are pink stop signs around the city, however there are replacement signs in stock. The city is starting to work on Maple Street, then Candy at Washington then at McKinney. The Dollar General's porch clutter is a concern as well, they have been told repeatedly by the city. The Post Office shrubs are needing cleaned up. There was a question from the audience about the Historical sign on Main Street faces west and needs to face the other direction. City Manager stated we can look into next year to determine if it can be turned. It was suggested to have volunteers assist with any greenery and landscaping ideas, along with the Board. However, if they do not follow a strict consistent process, then the project can turn into an issue.
10. **Consider, discuss and act upon the Downtown Merchants Survey:** The Board was provided an updated survey for review by Manager Mingo. The Board asked for a few updates to elaborate on what type services they received and remove the Casino Night and add Cops & Rodders to this list of events. Add information for name and contact information. Once updated, the survey will be ready for to be placed on line and emailed to the merchants and building owners. We will have paper copies available as well, who do not use the computer. Also the feasibility report sent by the state highlighting what we are lacking. We can add this to a later agenda to include the walk about and the survey results to create a short-term and long-term goals.
12. **Discuss any Project Updates:** Table to next month's meeting.
13. **Main Street monthly report:** A copy of the detailed report is included. We have been working with a few building owners who are willing to sell. Will keep the Board posted on the outcome. The Main Street Board also requested a downtown merchant and building owner survey, this information will go out this month and information gathered for planning with the Main Street Board, along with the annual report and 10 criteria plan. Updating all the businesses downtown and available buildings on the downtown.org website and our Main Street website. Attendance weekly to the Rotary Club to provide any updates about Main Street and other areas of importance.
14. **City Manager Report:** Mr. White provided feedback on the statement about Farmersville being a Texas Treasure. He stated that the city has a rich history, strongly independent, has great creativity and planning, a little bit of everything, a strong sense of community and a beautiful place to live. Around town updates; during the City Council upcoming meeting he will be bringing forward the Martin Marietta development contract to share with the public, alternatively if not signed then they will not come into the county or the city. Right near Brookshire's the 80 units for the Palladium Farmersville apartments are still underway and online by the end of the year. The city must build a sewer line from the facility to the waste water plant to accommodate. Camden homes progressing as well. More residents will be in place and will want to know about the work of the Board. Lake Haven Mud to start their development will come on line in 2 years for sewer capacity for the city, as needed. Waste water treatment plant will already be in place. Collin College is continuing with their development in November, with groundbreaking in October. They will be using our city electricity. Wifi internet survey will be going out as well to gather information and data for possible implementation.

IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS

V. ADJOURNMENT - The meeting was adjourned at 6:02 pm.

SIGNATURES:



Doris M. Cooks, President



Clifford James Moss, Secretary

Agenda Section	Informational Items
Section Number	V.E
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	<ol style="list-style-type: none"> 1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
AUGUST 19, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Michael Hesse presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Leaca Caspari, Luke Ingram, John Klostermann and Brian Brazil were in attendance. Rachel Crist was not in attendance. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Alan Lathrom.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC HEARING

- A. Consider, discuss and act upon a recommendation to City Council regarding a requested change in the zoning of two abutting tracts of land located in an area that is north of West Audie Murphy Parkway (U.S. 380), east of County Road 611, and south of Farmersville Parkway, containing a total of approximately 77.419 acres of land in the W. B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, from A - Agricultural district to PD - Planned Development District (PD#1901-C) with a base zoning district classification of C - Commercial District on both tracts of land and approving certain exceptions to the requirements established by the base zoning district of C - Commercial District for a Collin College Campus.
- Chairman Hesse opened the public hearing at 6:33 p.m.
 - Josh Burkhart stated he was the architect for Collin College. He stated they were asking for a Planned Development because of the variances that are

being requested. He stated he would answer any questions the Commission might have.

- John Klostermann asked why they were using a base zoning of commercial.
- Josh Burkhardt stated because colleges are considered business occupancies in the building code. He explained the current Zoning Ordinance stated the parking requirement was to be one parking space for every two students. He stated that after their parking study was reviewed they were asking for a one to four ratio instead. He explained that not all of the students would be at the college at one time. He said there were only going to be a total of 500 seats in the building. He indicated they believe the four to one ratio would be sufficient for the college.
- Tayseer Hourani stated he was with AECOM and he is the property manager for the college. He stated he would answer any questions the Commission members might have.
- Chairman Hesse asked if anyone else wanted to speak in favor or against the zoning change. No one came forward so he closed the public hearing at 6:40 p.m.
- Leaca Caspari explained she was a little concerned about the parking. She stated that she assumed the college would add additional parking if it became a problem.
- Josh Burkhardt stated they would.
- Brian Brazil asked if the parking would be sufficient for the site.
- Josh Burkhardt stated that most of their campuses require six to one, and they are going to park it four to one. He pointed out the concept plan showed how other parking would be added if needed.
- Leaca Caspari asked about the pitch in the roof.
- Josh Burkhardt stated they study the area where they are placing the college to try and make it fit in to the area. He stated it is hard to achieve the pitch required by ordinance for a commercial building that is as large as the college would be.
- Leaca Caspari stated the city might want to consider changing the required pitch in the Zoning Ordinance to help with commercial projects. She understands why they are asking for the variance.
- Alan Lathrom stated with a Planned Development it is different than a variance. He indicated that someone has the ability to ask for changes and allow the exception or waiver process that is built into the ordinance.
- John Klostermann made a motion to approve the PD Ordinance as shown.
- Lance Hudson 2nd the motion.
- Josh Burkhardt stated he was not wanting them to approve it as it was presented. He was wanting them to take out the one additional parking space for every classroom and laboratory. He stated the college just needed parking at a four to one and not four to one plus one for each additional classroom or laboratory.
- Alan Lathrom read from the parking study and stated he also added one parking space for each classroom or laboratory in the PD Ordinance. He explained what the requirements for parking in the Zoning Ordinance stated.

It stated that the parking should be two to one plus one parking space for every classroom and laboratory. He stated it was within the Commission's ability to drop the additional parking if they wanted to.

- Michael Hesse stated if they underserve the population then they will have to make it up in phase 2 or add additional parking.
- Leaca Caspari stated she would amended the motion to omit the one parking space for every classroom and laboratory and just allow the four to one ratio.
- Alan Lathrom asked John Klostermann if he was okay with the amendment to the motion that was suggested by Leaca Caspari.
- John Klostermann stated he was.
- Lance Hudson stated he was okay with the amendment as well.
- All members voted in favor

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from June 17, 2019.

- Michael Hesse stated that under 3 A. there was an error where it said motion to disapprove and motion to approve that needed to be corrected.
 - Motion to approve with requested change made by Luke Ingram
 - 2nd to approve made by Leaca Caspari
 - All members voted in favor

IV. WORKSHOP

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

- Ben White explained he would recommend the change in pitch for a commercial roof but stated it would have to come down from Council. He stated in the schedule of permitted uses he recommended taking out a lot of the agricultural uses and discussed some of those.
- Leaca Caspari wanted to know if these changes was something that 4A formally recommended or just something that he noted.
- Ben White stated it was formally recommended. He stated there was a comparison done by Sandra Green for the other cities of how they handle the agricultural uses.
- Leaca Caspari asked why he put antenna uses on there.
- Ben White stated they are allowed in other areas. He stated the use of farm, ranch, or orchard uses should be limited to only agricultural uses.
- Sandra Green read the definition of farm, ranch, or orchard uses to the Commission.
- Michael Hesse asked about a garden on his property and if it would be allowed.
- Alan Lathrom stated that a residential garden would be an accessory use.

- Leaca Caspari stated that she did not see where the problem would ever come up with the farm, ranch or orchard being and did not feel it needed to be changed.
- Ben White stated he lives next to a 50 acre cattle ranch and it should be in agricultural. He stated he is just recommending what the 4A board was suggested.
- Leaca Caspari stated again that she did not understand why this would need to be changed.
- Alan Lathrom stated that any recommended changes would need to be noticed according to law and require a change in the ordinance.
- Ben White stated that 4A wanted the college use to be looked at because they wanted to make sure it could be placed in a lot of zoning districts. He felt they were worried about the Specific Use permit that was required under agricultural uses
- Michael Hesse, Brian Brazil and Leaca Caspari suggested leaving it as it was.
- Ben White stated that in section 3.14.1.3 the 4A board was making a recommendation to delete automobile repair- major, outside hardware sales and storage and print shop from the highway commercial district.
- Michael Hesse stated Ben White needed to define the highway commercial area.
- Ben White stated that we have the wording in the ordinance, but we need a map to define the area right now.
- Leaca Caspari asked why the 4A would want to eliminate the Specific Use Permit requirement.
- Ben White also discussed the few items the 4A board did not want to allow in the city at all, like salvage yards, slaughter houses, and a few other uses.
- The Commission wanted all the items presented to where it made a little more sense.
- Ben White stated he could clean up the recommendations and bring them back at a future meeting.

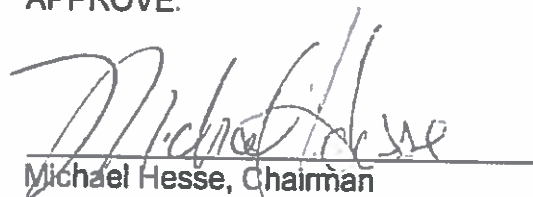
V. ADJOURNMENT

Meeting was adjourned at 7:46 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Michael Hesse, Chairman



Agenda Section	Informational Items
Section Number	V.F
Subject	Texoma Housing Authority
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 24, 2019
Attachment(s)	1. Agenda and documents
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

THP BOARD OF COMMISSIONERS MEETING AGENDA

Bonham Administrative Office
810 W. 16th St., Bonham, TX
5:30 PM – Monday – September 16, 2019



A. Call to Order & Declaration of a Quorum

B. Invocation and Pledges

C. Approval of Minutes: Approve Meeting Minutes for June 2019

D. Executive Director's Report

a. Occupancy Report

E. Consent

All items on Consent Agenda are considered routine by the Texoma Housing Partners' Board and will be enacted with one motion. There will not be separate discussion of these items unless a member of the Governing Body or a citizen so requests, in which event these items will be removed from the general order of business and considered in normal sequence

- a. May, June, July & August 2019 Liabilities:** Authorize the Secretary/Treasurer to make payments in the amounts as listed.

F. Action

- a. Approve Audit: Accept Audit Report for Fiscal Year ended 3/31/29, authorize payment to the audit firm in accordance with the terms of the engagement letter and authorize distribution of the report to HUD**
Allison Reider, Executive Director page #27
- b. Authorize Transition to Voucher Program: Authorize the transition of all PHA's participating the THP Consortia to the Voucher Program and the submission of HUD applications**
Allison Reider, Executive Director page #28
- c. Approve Amendment to Five Year Annual Plan: Approve amendment to the 2015 Five Year Annual Plan**
Allison Reider, Executive Director page #31
- d. Authorize Partnership with Plano Housing Authority: Authorize partnership with Plano Housing Authority**
Allison Reider, Executive Director page #37
- e. Approve Capital Work Items: Approve capital work items**
Allison Reider, Executive Director page #38
- f. Authorize Removal of Preferences: Approve removal of preferences for working families and senior/disabled in a non-disabled site**
Allison Reider, Executive Director page #52

G. FYE 2020 Budget Status Update

Becky Miles, CPA page #54

H. Citizens to be Heard

I. Adjourn



The Nation's First Affordable Housing Consortium

APPROVAL


Allison Reider
Executive Director

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Susan Ensley at (903) 583-3336 two (2) work days prior to the meeting so that appropriate arrangements can be made. The above agenda was posted at the Bonham Housing Authority administrative offices in a place readily accessible to the general public and made available to the City Halls in the Texoma Housing Partners' cities on September 11, 2019.

MINUTES OF THE MEETING OF THE
TEXOMA HOUSING PARTNERS
BOARD OF COMMISSIONERS
June 18, 2019

Members Present: Loretta Oliver (Windom); Frank Budra (Pottsboro); Betty Smith (Ector); Pam Glass (Princeton); Beth Woodson (Bells); Lane Jones (Van Alstyne); Cecil Jones (Ladonia); Lori Clayton (Bonham); JoAnn Duncan (Trenton); Cliff Gibbs (Gunter)

Staff Present: Allison Reider, Susan Ensley, Susie Orman, Lisa Williams, Mike Hayes

Vice Chairman Budra called the meeting to order and a quorum was declared of the Board of Commissioners at 5:30 P.M.

- A. Invocation and Pledges
- B. A motion was made by Lane Jones to approve the minutes of the meeting of March 2019. The motion was seconded by Pam Glass. Motion carried.
- C. Public Housing Director's Report: Allison Reider introduced new board member Betty Smith from Ector and new staff member Lisa Williams. She also gave the board an update on property improvements and showed before and after pictures of the Honey Grove property. She told the board that she was in discussion with HUD on new funding platforms and will bring that information to them at the next board meeting. Susan Ensley provided the occupancy report to the Board and reported a 98 % occupancy rate across the 19 properties.
- D. A motion was made by Beth Woodson to approve the Consent items. This motion was seconded by Lori Clayton. Motion carried.
- E. Action
 - 1. Approve Five-Year Plan: A motion was made by Cecil Jones to approve the Five-Year Plan as presented. The motion was seconded by Lane Jones. Motion carried.
 - 2. Approve Low Bid for Parking: A motion was made by Cliff Gibbs to award the bid for parking in Whitewright and Howe to Lynn Vessels Construction in the amount of \$149,648.00. The motion was seconded by JoAnn Duncan. Motion carried.
 - 3. Budget status update: Financials were not available at the time of meeting. March 2019 fiscal year end financials will be discussed at the next meeting.
- G. Cecil Jones made a motion to adjourn. It was seconded by JoAnn Duncan. Adjourned by Vice Chairman Budra at 6:15 PM.

MONTHLY LIABILITIES REPORT

MAY 2019

Page 1 of 7

Check Date	Vendor	Total Amount
5/1/2019	AFLAC	1006.26
5/1/2019	RUTH, ANGELA	119.00
5/1/2019	ARANDAY, JOVITA	1065.00
5/1/2019	AT&T MOBILITY	885.78
5/1/2019	ATMOS ENERGY COMPANY	52.59
5/1/2019	ATMOS ENERGY COMPANY	79.06
5/1/2019	ATMOS ENERGY COMPANY	23.49
5/1/2019	ATMOS ENERGY COMPANY	71.49
5/1/2019	BDA ADMINISTRATORS	665.00
5/1/2019	Jones, Billy	150.00
5/1/2019	Edwards, Brenda	68.00
5/1/2019	CABLE ONE	436.71
5/1/2019	Carter, Sabrina	62.00
5/1/2019	GONZALES, CG	52.00
5/1/2019	CHOCTAW PRINT SERVICES	199.50
5/1/2019	CITY OF FARMERSVILLE	17.14
5/1/2019	CITY OF FARMERSVILLE	30.50
5/1/2019	CITY OF HONEY GROVE	2281.16
5/1/2019	CITY OF HOWE	1576.31
5/1/2019	CITY OF HOWE	799.42
5/1/2019	CITY OF TOM BEAN	355.91
5/1/2019	CITY OF WHITEWRIGHT	278.90
5/1/2019	CITY OF WHITEWRIGHT	298.45
5/1/2019	CITY OF WHITEWRIGHT	1188.86
5/1/2019	CITY OF WHITEWRIGHT	833.50
5/1/2019	Cuba-Robinson, Sienna	52.00
5/1/2019	CUBA, TAKMBERLY	52.00

MONTHLY LIABILITIES REPORT

MAY 2019

Page 2 of 7

Check Date	Vendor	Total Amount
5/1/2019	ENSLEY, SUSAN	172.66
5/1/2019	ERWIN, BRIAN	440.00
5/1/2019	Feagley, Jordan	136.00
5/1/2019	FINNEY, CRYSTAL	52.00
5/1/2019	Gay, Brittany	52.00
5/1/2019	HICKS, KATIE	90.00
5/1/2019	HOME DEPOT CREDIT SERVICES	323.25
5/1/2019	JACKSON, DAMILLYA	150.00
5/1/2019	Lewis, Jamie	52.00
5/1/2019	Lewis, Latishia	68.00
5/1/2019	LONG, LINDA	280.00
5/1/2019	King, Marilyn	100.00
5/1/2019	McComack, Laura	62.00
5/1/2019	ORMAN, SUSIE	194.12
5/1/2019	Orr, Susan	200.00
5/1/2019	Brenda Price	150.00
5/1/2019	RIFE, BILLIE	200.00
5/1/2019	Savage, Darius	52.00
5/1/2019	SPECIAL T'S SPORTS AND DESIGNS	460.00
5/1/2019	THOMAS REPROGRAPHICS INC	351.88
5/1/2019	FLETCHER, TISHA	68.00
5/1/2019	TOSHIBA BUSINESS SOLUTIONS	44.00
5/1/2019	TOWNSEND, TERRI	150.00
5/1/2019	Kirk, Tristan	68.00
5/1/2019	WALKER & SON	1230.00
5/1/2019	WELLS FARGO VENDOR FINANCIAL SERVICES, LLC	87.19
5/1/2019	White, Jo	68.00

MONTHLY LIABILITIES REPORT

MAY 2019

Page 3 of 7

Check Date	Vendor	Total Amount
5/1/2019	Steed, Kathy	115.42
5/8/2019	AMERIPOWER	5551.49
5/8/2019	ATMOS ENERGY COMPANY	61.83
5/8/2019	BAKER DISTRIBUTING LLC	939.64
5/8/2019	Beard, Donna	100.00
5/8/2019	BONHAM BUILDING SUPPLY	66.98
5/8/2019	BONHAM QUICK LUBE	166.50
5/8/2019	CABLE ONE	122.31
5/8/2019	Vargas, Candice	145.00
5/8/2019	CITY OF GUNTER	442.63
5/8/2019	CITY OF LADONIA	2689.20
5/8/2019	City of Leonard	2154.13
5/8/2019	CITY OF TOM BEAN	492.99
5/8/2019	CROSSROADS HARDWARE	269.97
5/8/2019	DIRECT ENERGY	148.04
5/8/2019	DIRECT ENERGY	8.65
5/8/2019	FARMERSVILLE GRAIN & HARDWARE CO.	310.57
5/8/2019	FIX & FEED	4272.96
5/8/2019	FLANAGAN'S OUTDOOR POWER EQUIPMENT & SERVICES	337.17
5/8/2019	HANSEN PEST CONTROL	1265.00
5/8/2019	Reitzell, Jessica	127.00
5/8/2019	KIRK, DORIS	111.94
5/8/2019	LANDLORDLOCKS.COM, INC.	9496.25
5/8/2019	LOCKE SUPPLY CO.	39.65
5/8/2019	LOWE'S	1597.95
5/8/2019	MICHAUD, MELODY	113.43
5/8/2019	MILES, ELIZABETH A. CPA	2900.00

MONTHLY LIABILITIES REPORT

MAY 2019

Page 4 of 7

Check Date	Vendor	Total Amount
5/8/2019	NATIONAL WHOLESALE SUPPLY	150.12
5/8/2019	OFFICE OF ATTORNEY GENERAL	326.77
5/8/2019	Powell, Sade	109.00
5/8/2019	ROBERTS DECORATOR SUPPLY, INC.	2337.90
5/8/2019	SANITATION SOLUTIONS, INC.	765.46
5/8/2019	SUPERIOR SURFACE RESTORATION INC	275.00
5/8/2019	SUPPLYWORKS	1807.77
5/8/2019	TAYLOR, LOU ANN	195.67
5/8/2019	TOSHIBA BUSINESS SOLUTIONS	4708.75
5/8/2019	Town of Windom	380.92
5/8/2019	TRI COUNTY GLASS INC.	12322.00
5/8/2019	Dooley, Jennifer	35.21
5/15/2019	A PERFECT ROOFING AND REMODELING	1880.00
5/15/2019	APPLIANCE PARTS DEPOT	243.34
5/15/2019	CHASE MASTERCARD	5979.45
5/15/2019	CHASE MASTERCARD	2545.98
5/15/2019	CINTAS CORPORATION #163	1202.16
5/15/2019	ERWIN, BRIAN	975.00
5/15/2019	FOUR STAR FABRICATORS AND SERVICE COMPANY, INC.	32.37
5/15/2019	HANSEN PEST CONTROL	2357.50
5/15/2019	HELVEY-WAGNER SURVEYING, INC.	7800.00
5/15/2019	KIRK, DORIS	103.24
5/15/2019	KODIAK FIRE PROTECTION, INC.	35.00
5/15/2019	LOCKE SUPPLY CO.	92.10
5/15/2019	QUILL CORPORATION	140.97
5/15/2019	Dickeson, Ronda	268.00
5/15/2019	SANDLIN, KATRECIA	30.00

MONTHLY LIABILITIES REPORT

MAY 2019

Page 5 of 7

Check Date	Vendor	Total Amount
5/15/2019	SPECIAL T'S SPORTS AND DESIGNS	218.00
5/15/2019	SUPERIOR SURFACE RESTORATION INC	1150.00
5/15/2019	WARRIOR TIRE (BONHAM) LLC.	790.80
5/23/2019	AFLAC	1006.26
5/23/2019	AMERIPOWER	388.49
5/23/2019	AT&T	66.00
5/23/2019	ATMOS ENERGY COMPANY	20.14
5/23/2019	ERWIN, BRIAN	440.00
5/23/2019	EXXON MOBIL	5165.62
5/23/2019	FIDELITY SECURITY LIFE INSURANCE CO	2379.97
5/23/2019	OFFICE OF ATTORNEY GENERAL	326.77
5/23/2019	PURCHASE POWER	420.99
5/23/2019	PURCHASE POWER	200.00
5/23/2019	REIDER, ALLISON	93.96
5/23/2019	RMC, Inc	48500.00
5/23/2019	SSD SYSTEM	213.92
5/23/2019	TENANT TRACKER INC	20.00
5/23/2019	TML	14325.52
5/23/2019	TOSHIBA BUSINESS SOLUTIONS	103.52
5/23/2019	UNDERWOOD INC	298.26
5/23/2019	WALKER & SON	375.00
5/23/2019	Stiefel, Whitney	89.45
5/30/2019	ADVANTAGE SALES	215.57
5/30/2019	AMERIPOWER	6175.55
5/30/2019	ATMOS ENERGY COMPANY	114.02
5/30/2019	ATMOS ENERGY COMPANY	49.66
5/30/2019	CABLE ONE	427.54

MONTHLY LIABILITIES REPORT

MAY 2019

Page 6 of 7

Check Date	Vendor	Total Amount
5/30/2019	CHOCTAW PRINT SERVICES	313.62
5/30/2019	CITY OF FARMERSVILLE	28.61
5/30/2019	CITY OF FARMERSVILLE	9.14
5/30/2019	CITY OF FARMERSVILLE	36.73
5/30/2019	CITY OF HONEY GROVE	2200.55
5/30/2019	CITY OF HOWE	2263.61
5/30/2019	CITY OF TIOGA	429.47
5/30/2019	CITY OF TOM BEAN	869.96
5/30/2019	CITY OF WHITEWRIGHT	2660.66
5/30/2019	CLOWN AROUND PARTY RENTAL	250.00
5/30/2019	HANSEN PEST CONTROL	2357.50
5/30/2019	HOME DEPOT CREDIT SERVICES	672.32
5/30/2019	LANDLORDLOCKS.COM, INC.	144.57
5/30/2019	PLIC-SBD GRAND ISLAND	1590.12
5/30/2019	SANDLIN, KATRECIA	30.00
5/30/2019	TOSHIBA BUSINESS SOLUTIONS	84.00
5/30/2019	TOSHIBA BUSINESS SOLUTIONS	40.00
5/30/2019	WALKER & SON	1770.00
5/30/2019	WELLS FARGO VENDOR FINANCIAL SERVICES, LLC	7.56
5/30/2019	SUPPLYWORKS	1867.93
5/30/2019	Jones, Billy	150.00
5/30/2019	Hicks, Katie	90.00
5/30/2019	JACKSON, DAMILLYA	150.00
5/30/2019	ORMAN, SUSIE	316.50
5/30/2019	Orr, Susan	200.00
5/30/2019	Brenda Price	150.00
5/30/2019	RIFE, BILLIE	200.00

MONTHLY LIABILITIES REPORT

MAY 2019

Page 7 of 7

Check Date	Vendor	Total Amount
5/30/2019	TOWNSEND, TERRI	150.00

MONTHLY LIABILITIES REPORT JUNE 2019

Page 1 of 6

Check Date	Vendor	Total Amount
6/4/2019	ERWIN, BRIAN	965.00
6/6/2019	Allison, Elisabeth	128.00
6/6/2019	Latour, Amy	44.00
6/6/2019	RUTH, ANGELA	119.00
6/6/2019	ARANDAY, JOVITA	1065.00
6/6/2019	Rojas, Brandi	27.00
6/6/2019	Edwards, Brenda	34.00
6/6/2019	Campbell, James	51.00
6/6/2019	Bullard, Carlana	72.00
6/6/2019	Carter, Sabrina	31.00
6/6/2019	GONZALES, CG	26.00
6/6/2019	CITY OF BELLS	26.29
6/6/2019	CITY OF GUNTER	657.67
6/6/2019	CITY OF LADONIA	1566.06
6/6/2019	City of Leonard	2024.50
6/6/2019	Coulston, Skylar	144.00
6/6/2019	Cuba-Robinson, Sienna	26.00
6/6/2019	CUBA, TAKMBERLY	26.00
6/6/2019	Engler, Gordon	51.00
6/6/2019	ENSLEY, SUSAN	480.76
6/6/2019	Gay, Brittany	26.00
6/6/2019	Hernandez, Britiani	87.00
6/6/2019	HOLT AND SONS CONSTRUCTION	125.00
6/6/2019	Justice, Rosealetia	62.00
6/6/2019	KODIAK FIRE PROTECTION, INC.	35.00
6/6/2019	Lewis, Latishia	34.00
6/6/2019	LONG, LINDA	260.00

MONTHLY LIABILITIES REPORT JUNE 2019

Page 2 of 6

Check Date	Vendor	Total Amount
6/6/2019	GUFFEE, LORETTA	78.00
6/6/2019	COOPER, LUZ	36.00
6/6/2019	GOROM, MARYWELL	51.00
6/6/2019	McComack, Laura	31.00
6/6/2019	Nolen, Theresa	51.00
6/6/2019	OFFICE OF ATTORNEY GENERAL	326.77
6/6/2019	Peacock, Richard	51.00
6/6/2019	Phifer, Kristie	80.00
6/6/2019	Powell, Sade	109.00
6/6/2019	QUILL CORPORATION	732.00
6/6/2019	RANCHO CONDARCO LLC	575.00
6/6/2019	Rodriguez, Tiffany	102.00
6/6/2019	Savage, Darius	26.00
6/6/2019	Steed, Kathy	231.42
6/6/2019	FLETCHER, TISHA	34.00
6/6/2019	Hammack, Tommy	24.00
6/6/2019	TOSHIBA BUSINESS SOLUTIONS	197.50
6/6/2019	Wilson, Brittany	102.00
6/6/2019	Stiefel, Whitney	140.00
6/10/2019	CLOWN AROUND PARTY RENTAL	250.00
6/10/2019	KIRK, DORIS	113.68
6/12/2019	160 LAWN & TIMBER	629.97
6/12/2019	ACE HARDWARE & LUMBER	181.18
6/12/2019	AFPR FOUNDATION REPAIR	7500.00
6/12/2019	AMSCO SUPPLY	3844.02
6/12/2019	BAKER DISTRIBUTING LLC	949.07
6/12/2019	BDA ADMINISTRATORS	1330.00

MONTHLY LIABILITIES REPORT JUNE 2019

Page 3 of 6

Check Date	Vendor	Total Amount
6/12/2019	BILL'S AUTOBODY & TOWING	256.49
6/12/2019	BONHAM BUILDING SUPPLY	25.98
6/12/2019	BONHAM QUICK LUBE	476.50
6/12/2019	CABLE ONE	119.09
6/12/2019	CAMERON ALREAD ARCHITECT, INC	17282.25
6/12/2019	CHEM-SERV	888.60
6/12/2019	CINTAS CORPORATION #163	1986.70
6/12/2019	CROSSROADS HARDWARE	124.33
6/12/2019	DEALERS ELECTRICAL SUPPLY	70.20
6/12/2019	DIRECT ENERGY	16.61
6/12/2019	DIRECT ENERGY	154.38
6/12/2019	FARMERSVILLE GRAIN & HARDWARE CO.	244.92
6/12/2019	FIX & FEED	2620.55
6/12/2019	GE APPLIANCES	5639.00
6/12/2019	HANSEN PEST CONTROL	150.00
6/12/2019	LOWE'S	1550.46
6/12/2019	NATIONAL WHOLESALE SUPPLY	117.43
6/12/2019	O'REILLY AUTO PARTS	40.47
6/12/2019	REIDER, ALLISON	270.48
6/12/2019	ROBERTS DECORATOR SUPPLY, INC.	2119.90
6/12/2019	SAM'S LAWN RIDERS	56.92
6/12/2019	SANDLIN, KATRECIA	20.00
6/12/2019	SANITATION SOLUTIONS, INC.	1530.92
6/12/2019	SYNOVIA SOLUTIONS	263.00
6/12/2019	WARRIOR TIRE (BONHAM) LLC.	911.00
6/12/2019	WESSELS, REX	1350.00
6/12/2019	WESTLAKE HARDWARE ACE TX-053	225.37

**MONTHLY LIABILITIES
REPORT
JUNE 2019**

Page 4 of 6

Check Date	Vendor	Total Amount
6/19/2019	APPLIANCE PARTS DEPOT	755.67
6/19/2019	BUDRA, FRANK	45.24
6/19/2019	CHASE MASTERCARD	2333.63
6/19/2019	CHASE MASTERCARD	2174.78
6/19/2019	CLEMENT & SONS	2950.00
6/19/2019	DUNCAN, JOANNE	18.56
6/19/2019	ERWIN, BRIAN	425.00
6/19/2019	EXXON MOBIL	4596.88
6/19/2019	FLANAGAN'S OUTDOOR POWER EQUIPMENT & SERVICES	436.87
6/19/2019	FOUR STAR FABRICATORS AND SERVICE COMPANY, INC.	65.88
6/19/2019	GIBBS, CLIFF	61.48
6/19/2019	GLASS, PAMELA	55.68
6/19/2019	HANSEN PEST CONTROL	670.00
6/19/2019	J&L PRO PAINT INC.	74357.30
6/19/2019	LOCKE SUPPLY CO.	561.82
6/19/2019	MIDWAY LOCK & KEY	7.50
6/19/2019	MILES, ELIZABETH A. CPA	3900.00
6/19/2019	Mire Homes & Construction	3200.00
6/19/2019	OFFICE OF ATTORNEY GENERAL	326.77
6/19/2019	OLIVER, LORETTA	14.50
6/19/2019	QUILL CORPORATION	161.97
6/19/2019	REIDER, ALLISON	87.00
6/19/2019	SMITH FEED, SEED & HARDWARE	728.46
6/19/2019	SMITH, BETTY	5.80
6/19/2019	TENANT TRACKER INC	10.00
6/19/2019	WALMART COMMUNITY/SYNCB	888.41
6/19/2019	WESSELS, REX	675.00

MONTHLY LIABILITIES REPORT JUNE 2019

Page 5 of 6

Check Date	Vendor	Total Amount
6/19/2019	WOODSON, BETH	16.24
6/24/2019	Town of Windom	432.97
6/26/2019	A PERFECT ROOFING AND REMODELING	250.00
6/26/2019	AMERIPOWER	681.85
6/26/2019	ANUBIS SCENECLEAN, INC.	6810.00
6/26/2019	AT&T	66.00
6/26/2019	ATMOS ENERGY COMPANY	20.14
6/26/2019	ATMOS ENERGY COMPANY	1.23
6/26/2019	BAKER DISTRIBUTING LLC	2647.60
6/26/2019	Jones, Billy	150.00
6/26/2019	CITY OF FARMERSVILLE	27.85
6/26/2019	CITY OF FARMERSVILLE	64.29
6/26/2019	CITY OF TIOGA	422.22
6/26/2019	CITY OF WHITEWRIGHT	2756.88
6/26/2019	Cuba, Jennifer	50.00
6/26/2019	ERWIN, BRIAN	610.00
6/26/2019	FIDELITY SECURITY LIFE INSURANCE CO	2379.97
6/26/2019	Hicks, Katie	90.00
6/26/2019	JACKSON, DAMILLYA	150.00
6/26/2019	McComack, Laura	75.00
6/26/2019	ORMAN, SUSIE	318.24
6/26/2019	Orr, Susan	200.00
6/26/2019	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	420.99
6/26/2019	PLIC-SBD GRAND ISLAND	1590.12
6/26/2019	Brenda Price	150.00
6/26/2019	QUILL CORPORATION	128.95
6/26/2019	RIFE, BILLIE	200.00

**MONTHLY LIABILITIES
REPORT
JUNE 2019**

Page 6 of 6

Check Date	Vendor	Total Amount
6/26/2019	Coulston, Skylar	184.50
6/26/2019	SSD SYSTEM	213.92
6/26/2019	SYNOVIA SOLUTIONS	263.00
6/26/2019	TML	14325.52
6/26/2019	TOWNSEND, TERRI	150.00
6/26/2019	WESSELS, REX	675.00

**MONTHLY LIABILITIES
REPORT
JULY 2019**

Page 1 of 5

Check Date	Vendor	Total Amount
7/1/2019	AT&T MOBILITY	1760.19
7/3/2019	AFLAC	833.58
7/3/2019	AMERIPOWER	8044.45
7/3/2019	AMSCO SUPPLY	922.09
7/3/2019	ARANDAY, JOVITA	1325.00
7/3/2019	ATMOS ENERGY COMPANY	47.37
7/3/2019	CABLE ONE	427.44
7/3/2019	CITY OF BELLS	149.32
7/3/2019	CITY OF HONEY GROVE	2631.91
7/3/2019	CITY OF HOWE	2330.69
7/3/2019	CITY OF TOM BEAN	1003.57
7/3/2019	CROSSROADS HARDWARE	231.03
7/3/2019	FIX & FEED	2736.26
7/3/2019	HANSEN PEST CONTROL	2357.50
7/3/2019	HOME DEPOT CREDIT SERVICES	2214.66
7/3/2019	HOME DEPOT U.S.A., INC. d/b/a THE HOME DEPOT PRO	369.77
7/3/2019	KODIAK FIRE PROTECTION, INC.	35.00
7/3/2019	LOCKE SUPPLY CO.	343.05
7/3/2019	LONE STAR CLEANING & RESTORATION	1575.00
7/3/2019	LONG, LINDA	280.00
7/3/2019	LOWE'S	1461.00
7/3/2019	MCFADDEN'S LOCK AND KEY	228.37
7/3/2019	OFFICE OF ATTORNEY GENERAL	326.77
7/3/2019	OLNEY SALES INC	846.00
7/3/2019	QUILL CORPORATION	329.99
7/3/2019	REED, CODY	3025.36
7/3/2019	REIDER, ALLISON	99.51

MONTHLY LIABILITIES REPORT JULY 2019

Page 2 of 5

Check Date	Vendor	Total Amount
7/3/2019	SAM'S LAWN RIDERS	58.95
7/3/2019	SANITATION SOLUTIONS, INC.	1530.92
7/3/2019	SPECIAL T'S SPORTS AND DESIGNS	342.00
7/3/2019	Steed, Kathy	218.66
7/3/2019	THA	3200.00
7/3/2019	Town of Windom	394.87
7/3/2019	WALKER & SON	5417.00
7/3/2019	WESSELS, REX	675.00
7/8/2019	FULLER, MARGARET	104.00
7/10/2019	RUTH, ANGELA	119.00
7/10/2019	CABLE ONE / SPARKLIGHT BUSINESS	120.53
7/10/2019	CITY OF GUNTER	487.78
7/10/2019	CITY OF LADONIA	3181.55
7/10/2019	City of Leonard	2466.19
7/10/2019	ENSLEY, SUSAN	331.58
7/10/2019	KIRK, DORIS	125.28
7/10/2019	McComack, Laura	181.50
7/10/2019	SMITH, MINNIE	61.00
7/10/2019	Coulston, Skylar	144.00
7/10/2019	ACE HARDWARE & LUMBER	63.72
7/10/2019	CINTAS CORPORATION #163	1484.28
7/10/2019	ERWIN, BRIAN	470.00
7/10/2019	GUTTER MAN	934.00
7/10/2019	WESSELS, REX	675.00
7/11/2019	APPLIANCE PARTS DEPOT	633.52
7/11/2019	DIRECT ENERGY	21.63
7/11/2019	DIRECT ENERGY	155.12

MONTHLY LIABILITIES REPORT JULY 2019

Page 3 of 5

Check Date	Vendor	Total Amount
7/11/2019	Allison, Elisabeth	32.00
7/11/2019	GOINS LUMBER-BELLS	34.47
7/11/2019	Lappin, Trysta	30.00
7/11/2019	Powell, Sade	109.00
7/11/2019	ROBERTS DECORATOR SUPPLY, INC.	1777.34
7/11/2019	SANDLIN, KATRECIA	47.50
7/11/2019	SYNOVIA SOLUTIONS	263.00
7/17/2019	AMERIPOWER	800.53
7/17/2019	BONHAM QUICK LUBE	83.00
7/17/2019	EXXON MOBIL	4413.94
7/17/2019	GUTTER MAN	6420.00
7/17/2019	MICHAUD, MELODY	112.57
7/17/2019	MRI SOFTWARE, LLC	4950.77
7/17/2019	NATIONAL WHOLESALE SUPPLY	226.08
7/17/2019	OFFICE OF ATTORNEY GENERAL	326.77
7/17/2019	Orr, Susan	200.00
7/17/2019	PASS ASSOCIATES, INC	3778.00
7/17/2019	QUILL CORPORATION	180.43
7/17/2019	RJFE, BILLIE	200.00
7/17/2019	SANDLIN, KATRECIA	15.00
7/17/2019	Stiefel, Whitney	148.45
7/17/2019	TENANT TRACKER INC	10.00
7/17/2019	TOWNSEND, TERRI	150.00
7/17/2019	TRI COUNTY GLASS INC.	290.00
7/17/2019	WALMART COMMUNITY/SYNCB	987.48
7/17/2019	WESSELS, REX	675.00
7/17/2019	FLANAGAN'S OUTDOOR POWER EQUIPMENT & SERVICES	817.84

MONTHLY LIABILITIES REPORT JULY 2019

Page 4 of 5

Check Date	Vendor	Total Amount
7/17/2019	HANSEN PEST CONTROL	1340.00
7/17/2019	HD SUPPLY	464.60
7/17/2019	MORRISON SUPPLY COMPANY	9.36
7/17/2019	UNDERWOOD INC	349.05
7/17/2019	WESTLAKE HARDWARE ACE TX-053	144.37
7/24/2019	AFLAC	833.58
7/24/2019	AT&T	66.66
7/24/2019	ATMOS ENERGY COMPANY	20.17
7/24/2019	NATIONAL BATH SYSTEMS, LLC	2254.00
7/24/2019	CHASE MASTERCARD	1917.38
7/24/2019	CHASE MASTERCARD	2430.69
7/24/2019	CITY OF BELLS	2283.90
7/24/2019	CITY OF BONHAM	10417.06
7/24/2019	City of Celeste	5151.70
7/24/2019	CITY OF ECTOR	1804.60
7/24/2019	CITY OF FARMERSVILLE	10305.80
7/24/2019	CITY OF GUNTER	3401.90
7/24/2019	CITY OF HONEY GROVE	9405.80
7/24/2019	CITY OF HOWE	1358.90
7/24/2019	CITY OF LADONIA	609.40
7/24/2019	City of Leonard	10952.10
7/24/2019	CITY OF POTTSBORO	2381.30
7/24/2019	CITY OF PRINCETON	2806.20
7/24/2019	CITY OF TIOGA	418.26
7/24/2019	CITY OF TIOGA	920.90
7/24/2019	CITY OF TRENTON	2785.70
7/24/2019	CITY OF VAN ALSTYNE	4231.00

MONTHLY LIABILITIES REPORT JULY 2019

Page 5 of 5

Check Date	Vendor	Total Amount
7/24/2019	FARMERSVILLE GRAIN & HARDWARE CO.	272.16
7/24/2019	FIDELITY SECURITY LIFE INSURANCE CO	2327.65
7/24/2019	HOME DEPOT U.S.A., INC. d/b/a THE HOME DEPOT PRO	4731.32
7/24/2019	KIRK, DORIS	142.00
7/24/2019	DILL, MICHAELA	50.00
7/24/2019	PLIC-SBD GRAND ISLAND	1590.12
7/24/2019	PURCHASE POWER	420.99
7/24/2019	QUILL CORPORATION	161.97
7/24/2019	REED, CODY	6915.39
7/24/2019	SSD SYSTEM	213.92
7/24/2019	TML	12638.74
7/24/2019	Town of Windom	533.90
7/24/2019	WESSELS, REX	675.00
7/24/2019	WILLIAMS, LISA	142.00
7/24/2019	CITY OF SAVOY	4819.50
7/24/2019	CITY OF TOM BEAN	2151.50

MONTHLY LIABILITIES REPORT AUGUST 2019

Page 1 of 6

Check Date	Vendor	Total Amount
8/1/2019	AMERIPOWER	10377.03
8/1/2019	ATMOS ENERGY COMPANY	53.53
8/1/2019	ATMOS ENERGY COMPANY	48.19
8/1/2019	Jones, Billy	150.00
8/1/2019	BUCKALOO, CHRISTINA	142.00
8/1/2019	CITY OF FARMERSVILLE	23.27
8/1/2019	CITY OF FARMERSVILLE	26.98
8/1/2019	CITY OF HONEY GROVE	2438.09
8/1/2019	CITY OF HOWE	2073.95
8/1/2019	CITY OF TOM BEAN	1173.51
8/1/2019	CITY OF WHITEWRIGHT	2954.46
8/1/2019	CITY OF WHITEWRIGHT	5692.90
8/1/2019	DEALERS ELECTRICAL SUPPLY	295.33
8/1/2019	ERWIN, BRIAN	495.00
8/1/2019	FANNIN COUNTY CHILDRENS CENTER	200.00
8/1/2019	HANSEN PEST CONTROL	2357.50
8/1/2019	Hayes, Mike	142.00
8/1/2019	HOME DEPOT CREDIT SERVICES	499.14
8/1/2019	IDELL, STEVE	142.00
8/1/2019	KODIAK FIRE PROTECTION, INC.	35.00
8/1/2019	LOCKE SUPPLY CO.	6267.38
8/1/2019	MILES, ELIZABETH A. CPA	1900.00
8/1/2019	OFFICE OF ATTORNEY GENERAL	326.77
8/1/2019	ORMAN, SUSIE	184.28
8/1/2019	ORMAN, SUSIE	142.00
8/1/2019	Brenda Price	150.00
8/1/2019	REED, CODY	1000.00

**MONTHLY LIABILITIES
REPORT
AUGUST 2019**

Page 2 of 6

Check Date	Vendor	Total Amount
8/1/2019	SPARKLIGHT BUSINESS	427.67
8/1/2019	Steed, Kathy	177.97
8/1/2019	UNDERWOOD INC	95.00
8/1/2019	WESSELS, REX	675.00
8/1/2019	CITY OF FARMERSVILLE	28.39
8/1/2019	TEXOMACARE	206.00
8/7/2019	AMERIPOWER	682.68
8/7/2019	Edwards, Andriana	17.00
8/7/2019	APPLIANCE PARTS DEPOT	217.01
8/7/2019	ARANDAY, JOVITA	565.00
8/7/2019	AT&T MOBILITY	1788.40
8/7/2019	BAKER DISTRIBUTING LLC	2976.86
8/7/2019	BONHAM BUILDING SUPPLY	24.58
8/7/2019	BONHAM QUICK LUBE	192.00
8/7/2019	BRADLEY, MITCHELL	800.00
8/7/2019	CITY OF GUNTER	429.46
8/7/2019	City of Leonard	2275.15
8/7/2019	Comstock, Robin	58.00
8/7/2019	CROSSROADS HARDWARE	529.96
8/7/2019	Jernigan, Deborah	43.29
8/7/2019	ELECTRIC EEL MANUFACTURING CO., INC	303.14
8/7/2019	ENSLEY, SUSAN	263.72
8/7/2019	Hollowell, Erica	75.00
8/7/2019	Christian, Felisha	74.85
8/7/2019	FIX & FEED	2250.23
8/7/2019	FLANAGAN'S OUTDOOR POWER EQUIPMENT & SERVICES	191.90
8/7/2019	HANSEN PEST CONTROL	1860.00

MONTHLY LIABILITIES REPORT AUGUST 2019

Page 3 of 6

Check Date	Vendor	Total Amount
8/7/2019	HOLT AND SONS CONSTRUCTION	375.00
8/7/2019	HOME DEPOT U.S.A., INC. d/b/a THE HOME DEPOT PRO	386.05
8/7/2019	Sims, Kimberly	75.00
8/7/2019	KIRK, DORIS	125.28
8/7/2019	LANDLORDLOCKS.COM, INC.	42.30
8/7/2019	LONG, LINDA	320.00
8/7/2019	LOWE'S	6086.81
8/7/2019	MILES, ELIZABETH A. CPA	3380.00
8/7/2019	NATIONAL WHOLESale SUPPLY	491.99
8/7/2019	O'REILLY AUTO PARTS	49.98
8/7/2019	OFFICE OF ATTORNEY GENERAL	326.77
8/7/2019	Powell, Sade	109.00
8/7/2019	SAM'S LAWN RIDERS	187.80
8/7/2019	SANITATION SOLUTIONS, INC.	1530.92
8/7/2019	SHI GOVERNMENTAL SOLUTIONS	1987.44
8/7/2019	THE NELROD COMPANY	178.00
8/7/2019	TOSHIBA BUSINESS SOLUTIONS	187.52
8/7/2019	Town of Windom	404.54
8/7/2019	WARRIOR TIRE (BONHAM) LLC.	621.00
8/7/2019	Crowley, Stella	534.34
8/7/2019	REIDER, ALLISON	70.76
8/8/2019	BDA ADMINISTRATORS	665.00
8/8/2019	Edwards, Brenda	68.00
8/8/2019	Carter, Sabrina	62.00
8/8/2019	CITY OF BELLS	93.25
8/8/2019	CITY OF LADONIA	1424.76
8/8/2019	Cuba-Robinson, Sienna	52.00

MONTHLY LIABILITIES REPORT AUGUST 2019

Page 4 of 6

Check Date	Vendor	Total Amount
8/8/2019	CUBA, TAKMBERLY	52.00
8/8/2019	Gay, Brittany	52.00
8/8/2019	Hicks, Katie	150.00
8/8/2019	McComack, Laura	144.00
8/8/2019	Phifer, Kristie	80.00
8/8/2019	Howe Postmaster	100.00
8/8/2019	Coulston, Skylar	144.00
8/8/2019	Stanley, Scottie	54.00
8/8/2019	Stiefel, Whitney	137.00
8/8/2019	FLETCHER, TISHA	68.00
8/8/2019	TOWNSEND, TERRI	150.00
8/8/2019	RUTH, ANGELA	119.00
8/14/2019	DIRECT ENERGY	195.96
8/14/2019	ERWIN, BRIAN	800.00
8/14/2019	THE NELROD COMPANY	178.00
8/14/2019	TOSHIBA BUSINESS SOLUTIONS	12.50
8/22/2019	AFLAC	833.58
8/22/2019	AT&T	71.51
8/22/2019	ATMOS ENERGY COMPANY	19.93
8/22/2019	ATMOS ENERGY COMPANY	50.54
8/22/2019	BDA ADMINISTRATORS	665.00
8/22/2019	CHASE MASTERCARD	13156.08
8/22/2019	CHASE MASTERCARD	619.44
8/22/2019	CINTAS CORPORATION #163	1955.59
8/22/2019	EXXON MOBIL	4845.32
8/22/2019	FARMERSVILLE GRAIN & HARDWARE CO.	293.79
8/22/2019	FIDELITY SECURITY LIFE INSURANCE CO	2327.65

**MONTHLY LIABILITIES
REPORT
AUGUST 2019**

Page 5 of 6

Check Date	Vendor	Total Amount
8/22/2019	HANSEN PEST CONTROL	670.00
8/22/2019	Saunders, Katrina	558.00
8/22/2019	Wilson, Melanie	128.00
8/22/2019	REIDER, ALLISON	201.94
8/22/2019	ROBERTS DECORATOR SUPPLY, INC.	2624.04
8/22/2019	SPARKLIGHT BUSINESS	120.35
8/22/2019	SSD SYSTEM	213.92
8/22/2019	SYNOVIA SOLUTIONS	263.00
8/22/2019	TENANT TRACKER INC	10.00
8/22/2019	TOSHIBA BUSINESS SOLUTIONS	84.00
8/22/2019	TRI COUNTY GLASS INC.	212.00
8/22/2019	UNDERWOOD INC	1700.00
8/22/2019	WALMART COMMUNITY/SYNCB	1226.65
8/22/2019	WESSELS, REX	1350.00
8/22/2019	WESTLAKE HARDWARE ACE TX-053	87.30
8/27/2019	KIRK, DORIS	62.06
8/27/2019	AIRMEDCARE NETWORK	1322.00
8/27/2019	AMERIPOWER	11533.08
8/27/2019	CAMERON ALREAD ARCHITECT, INC	10101.00
8/27/2019	Alexander, Cassandra	21.00
8/27/2019	CHOCTAW PRINT SERVICES	147.29
8/27/2019	CITY OF FARMERSVILLE	92.55
8/27/2019	CITY OF FARMERSVILLE	60.03
8/27/2019	CITY OF FARMERSVILLE	31.49
8/27/2019	CITY OF HONEY GROVE	2546.87
8/27/2019	OFFICE OF ATTORNEY GENERAL	198.46
8/27/2019	PLIC-SBD GRAND ISLAND	1821.20

MONTHLY LIABILITIES REPORT AUGUST 2019

Page 6 of 6

Check Date	Vendor	Total Amount
8/27/2019	SPARKLIGHT BUSINESS	428.75
8/27/2019	TML	16457.83
8/28/2019	APPLIANCE PARTS DEPOT	482.68
8/28/2019	CITY OF TIOGA	441.35
8/28/2019	CITY OF TOM BEAN	539.87
8/28/2019	ERWIN, BRIAN	715.00
8/28/2019	GE APPLIANCES	10952.00
8/28/2019	LANDLORDLOCKS.COM, INC.	52.69
8/28/2019	OFFICE OF ATTORNEY GENERAL	193.85
8/28/2019	UNDERWOOD INC	1634.35
8/28/2019	WALKER & SON	4845.00
8/29/2019	ATMOS ENERGY COMPANY	58.10
8/29/2019	HANSEN PEST CONTROL	4887.50
8/29/2019	OFFICE OF ATTORNEY GENERAL	326.77
8/29/2019	ORMAN, SUSIE	215.00
8/29/2019	Steed, Kathy	107.30

TO: THP Board of Commissioners
FROM: Allison Reider, THP Executive Director
DATE: September 9, 2019
RE: THP FYE 3/31/19 Audit Report.

RECOMMENDATION

Accept THP's Audit Report for Fiscal year ended 03/31/2019, authorize payment to the audit firm in accordance with the terms of the engagement letter and authorize distribution of the report to HUD.

DISCUSSION

THP is required to engage an independent certified public accounting firm to perform an annual financial and compliance audit of its operations for the preceding fiscal year and present the resulting audit report to the Board of Directors for review and approval.

The Annual Audited Financial Statements for period April 1, 2018, through March 31, 2019, as prepared by the independent accounting firm of McClanahan and Homes of Bonham Texas, is presented for review and acceptance.

BUDGET

No budget impact.

TO: THP Board of Commissioners
FROM: Allison Reider, THP Executive Director
DATE: September 9, 2019
RE: Authorize Transition to Voucher Program and Submission of Applications to HUD's Special Application Center.

RECOMMENDATION

Authorize the transition of all PHA's participating in the THP Consortia to the Voucher Program and the submission of HUD applications.

DISCUSSION

HUD has developed an opportunity for PHA's to transition to a more sustainable funding platform; the voucher program. Once transitioned, THP will receive a monthly voucher payment on behalf of all units which will be considerably more than the current capital and operating subsidy received.

The funding received will become defederalized which removes the burdensome Federal requirements giving THP more flexibility in the mission of not only maintaining and improving the current inventory, but developing more affordable housing across our region.

As the attached document shows, (17) applications will be a streamlined application due to the size of the PHA's, where the remaining (2) applications will be a standard application because those PHA's are over 50 units.

BUDGET

No impact to the budget during the application process. Increased revenue up to 1 million additional dollars projected after transition.

Repositioning of Public Housing Property
Resolution Number: 105

The Texoma Housing Partners Consortium (THP) recognizes the challenge HUD is facing in meeting the commitment of adequate funding to maintain the brick and mortar of Public Housing units. To meet this challenge, HUD has developed an opportunity for Public Housing Authorities to reposition their units to a more sustainable funding platform; the project-based voucher program.

In order to take advantage of this opportunity, an application must be submitted to the HUD Special Application Center. For those cities 50 units and under a Streamlined Application will be submitted; for those cities over 50 units a Standard Disposition Application will be submitted. An application will be submitted on behalf of each individual PHAs as follows:

City	HA Code	No. of units	Type of Application
Bells	TX089	19	Streamlined App.
Celeste	TX126	24	Streamlined App.
Ector	TX088	10	Streamlined App.
Farmersville	TX221	49	Streamlined App.
Ladonia	TX092	20	Streamlined App.
Leonard	TX100	50	Streamlined App.
Pottsboro	TX091	11	Streamlined App.
Princeton	TX133	16	Streamlined App.
Savoy	TX097	25	Streamlined App.
Tom Bean	TX115	19	Streamlined App.
Trenton	TX127	17	Streamlined App.
Tioga	TX199	6	Streamlined App.
Van Alstyne	TX132	20	Streamlined App.
Whitewright	TX107	32	Streamlined App.
Windom	TX220	6	Streamlined App.
Gunter	TX139	12	Streamlined App.
Howe	TX108	22	Streamlined App.



PO Box 548 | 810 W. 16th St. Bonham, TX 75418 | (903) 583-3336 – Toll-Free (800) 258-1618 |
www.texomahousing.org

Serving Bells, Bonham, Celeste, Ector, Farmersville, Gunter, Honey Grove, Howe, Ladonia, Leonard, Pottsboro,
Princeton, Savoy, Tioga, Tom Bean, Trenton, Van Alstyne, Whitewright and Windom

City	HA Code	No. of units	Type of Application
Bonham	TX038	92	Standard
Honey Grove	TX093	70	Standard

Once approved, THP will receive voucher payments for each of the 520 units across the (19) cities participating in the THP Consortia.

ACTION REQUESTED:

Approve Resolution to authorize the transition of all (19) cities PHA Programs to the Voucher Program and the submission of the Streamlined and Standard applications to the HUD Special Application Center.

Motion made by _____, seconded by _____

Ayes:

Nays:

THP Chairman

Date

TO: THP Board of Commissioners
FROM: Allison Reider, THP Executive Director
DATE: September 9, 2019
RE: Amendment to 2015 Five Year Annual Plan

RECOMMENDATION

Approve amendment to 2015 Five-year Annual Plan.

DISCUSSION

In order to transition THP to the voucher program, two types of applications will be submitted. One application, the Section 18 Streamlined Application will be submitted for the (17) pha's that have 50 or less units, the Standard Disposition Application will be submitted for the (2) pha's that have 50 or more units. Part of the application process refers to the inclusion of these applications as anticipated work in the 2015 Five-year Annual Plan. To accomplish this inclusion, an amendment that includes the applications in the 2015 Five -year Annual Plan is necessary.

BUDGET

No impact.

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: Bonham PHA Code TX038

PHA Plan for Fiscal Year Beginning (MM/YYYY) 4/1/2015

PHA Plan Submission Type: ☐ 5-Year Plan Submission ☒ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PII	HCV
Lead PHA: Bonham	TX038	Public Housing		92	
Bells	TX089	Public Housing		19	
Celeste	TX126	Public Housing		24	
Ector	TX088	Public Housing		10	

	Participating PIAs	PIA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Farmersville	TX221	Public Housing		49	
	Gunter	TX139	Public Housing		12	
	Howe	TX108	Public Housing		22	
	Honey Grove	TX093	Public Housing		70	
	Leonard	TX100	Public Housing		50	
	Pottsboro	TX091	Public Housing		11	
	Princeton	TX133	Public Housing		16	
	Savoy	TX097	Public Housing		25	
	Tioga	TX199	Public Housing		6	

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		
				PH	HCV	
Tom Bean	TX115	Public Housing		19		
Trenton	TX127	Public Housing		17		
Van Alstyne	TX132	Public Housing		20		
Ladonia	TX092	Public Housing		20		
Whitewright	TX107	Public Housing		32		
Windom	TX220	Public Housing		6		
B. 5-Year Plan. Required for <u>all</u> PHAs completing this form.						

B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>THP's mission is to continually pursue and develop innovative strategies in order to continue to be a proven expert in providing families quality rental housing and opportunities to enrich their lives.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>Visioning – Identify the vision of THP and establish vision statement Strategic Planning- identify strategic goals to meet the vision/mission of THP</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan</p> <p>Visioning workshop completed. Vision Statement defined as “In Constant Pursuit.” Strategic Planning completed- Goals established and completed included: Communication, Training (admin and maintenance), Website construction, Branding, Employee unity, Inventory, Plumbing, and Safety.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>THP established a VAWA policy in accordance with HUD regulations. The policy will be administered in such a way as to aid children and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>THP modifies the original plan to include the submission of a Section 18 Streamlined Disposition application for (17) of the housing authorities participating in the consortium and a Standard Disposition application for the (2) remaining housing authorities. The distinction is the streamlined application is for housing authorities 50 units and less with a standard application required for those housing authorities over 50 units. Once approved THP will receive voucher payments for each of the 520 units across the (19) cities participating in the THP Consortia. This is an opportunity to transition all pha's to a more sustainable funding platform.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

- A.1** Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

- B.1 Mission.** State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking ([24 CFR §903.6\(a\)\(3\)](#))

- B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments

- (a) Did the public or RAB provide comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



TO: THP Board of Commissioners
FROM: Allison Reider, THP Executive Director
DATE: September 9, 2019
RE: Authorize Partnership with Plano Housing Authority.

RECOMMENDATION

Authorize Partnership with Plano Housing Authority.

DISCUSSION

As part of the transition to the voucher program, HUD requires Housing Authorities without an existing voucher program to partner with an established Voucher program. After review of area programs, staff determined the Plano Housing Authority to be the best choice for the following reasons:

- They have an established Voucher program with over 1000 vouchers,
- They are an expert and are a sought-after agency for voucher training,
- They are currently undergoing a Section 18 disposition application and are a strong resource for completing the THP applications and,
- They are a very professional and knowledgeable organization.

THP will receive a monthly voucher payment from the Plano Housing Authority. The Plano Housing Authority will receive the Administrative Fees for administering the vouchers issued; this fee is identified as a 1% ownership in the partnership agreement. The partnership with the Plano Housing Authority will enable THP to retain all government-related benefits such as the TML insurance and the ability to continue to pay a PILOT payment instead of full property taxes.



TO: THP Board of Commissioners
FROM: Allison Reider, THP Executive Director
DATE: September 9, 2019
RE: Approve Capital Items

RECOMMENDATION

Approve Capital Work Items.

DISCUSSION

At the time of transition to voucher funding, all reserve funds currently held on behalf of the (19) PHA's participating in the THP Consortium must be either spent or sent back to HUD. Attached is a listing of capital items identified for each city. Once approved, specifications will be prepared with deductive alternates to obligate the anticipated reserve.

BUDGET

Once the reserve is expended, THP will have a secondary bank account with funds available for operations. The first months' voucher payment will provide funding for 2 months' worth of expenses.

Work Items City of Pottsboro
TX091

Site 1

Exterior Paint all buildings
 Install new front storm doors
 Paint all clothesline poles
 Paint handrails
 Replace water cut-offs
 Replace unit numbers
 Restripe parking lot
 Replace kitchen counters and countertops
 Trim trees

Work Items City of Tioga
TX199

Site 1

Install new shutters
 Replace unit numbers
 Trim trees
 Paint all clothesline poles
 Paint handrails
 Install water cutoffs
 Replace kitchen counters and countertops

Work Items City of Van Alstyne
TX132

Site 1

Install black shutters
 Install new front storm doors
 Replace unit numbers
 Paint handrails
 Stripe parking lot
 Install water cutoffs
 Replace kitchen counters and countertops

Site 2 – Van Alstyne

Install shutters
Replace unit numbers
Install new front storm doors
Paint clothesline poles
Paint handrails
Install water cutoffs
Replace kitchen counters and countertops

Work Items City of Leonard
TX100

Site 1

Paint trim, front doors, panels and metal dividers
Replace unit numbers
Paint clothesline poles
Paint handrails
Install water cutoffs
Replace kitchen counters and countertops

Site 2

Install shutters
Paint front doors
Install new front storm doors
Replace unit numbers
Paint clothesline poles
Paint handrails
Install water cutoffs
Replace kitchen counters and countertops

Site 3 (Leonard)

Paint trim and dividers
Replace unit numbers
Paint clothesline poles
Paint handrails
Install water cutoffs
Replace kitchen counters and countertops

Work Items City of Celeste
TX126

Site 1

Paint exterior
 Replace unit numbers
 Paint clothesline poles
 Paint handrails
 Install water cutoffs
 Add (8) parking spaces
 Replace kitchen counters and countertops

Site 2- Celeste

Install shutters
 Replace unit numbers
 Paint clothesline poles
 Paint handrails
 Install water cutoffs
 Replace kitchen counters and countertops

Work Items City of Trenton
TX127

Site 1 (Saunders)

Paint trim, door and panels
 Install new storm doors
 Replace unit numbers
 Paint clothesline poles
 Paint handrails
 Stripe parking lots
 Replace kitchen counters and countertops

Site 2 (Witherspoon)

Paint trim, doors and panels
 Install new storm doors

Site 2 Trenton

Paint handrails
 Replace mailboxes
 Replace unit number

Paint clothesline poles
 Stripe parking lot
 Trim trees
 Install water cutoffs
 Replace kitchen counters and countertops

Site 3 Trenton (Sue)

Paint trim, front doors and panels
 Install new storm doors
 Replace mailboxes
 Install water cutoffs
 Replace kitchen counters and countertops

Site 3 (daisy)

Paint trim, doors and panels
 Install new storm doors
 Replace mailboxes
 Replace unit numbers

Work Items City of Farmersville
TX221

Site 1 (Candy)

Paint trim, doors and panels
 Install new storm doors
 Replace mailboxes
 Replace unit numbers
 Paint handrails
 Paint clotheslines
 Stripe parking lot
 Install water cut offs
 Replace kitchen counters and countertops

Site 2 (Gazebo)

Powerwash buildings
 Replace mailboxes
 Replace unit numbers
 Paint handrails
 Stripe parking lot

Site 2 (Gazebo)

Powerwash buildings
 Paint clothesline poles

Install water cutoffs
Replace kitchen counters and countertops

Site 3 (Across from Gazebo)

Powerwash buildings
Replace mailboxes
Replace unit numbers
Paint handrails
Paint clothesline poles
Stripe parking lot
Install water cutoffs
Replace kitchen counters and countertops

Site 4 (Neathery)

Paint exterior and doors
Install new storm doors
Replace mailboxes
Replace unit numbers
Paint handrails
Paint clothesline poles
Stripe parking lot
Replace kitchen counters and countertops

Work Items City of Princeton
TX133

Site1

Replace unit numbers
Stripe parking lot
Power wash buildings
Install water cutoffs
Replace kitchen counters and countertops

Work Items City of Whitewright
TX107

Site 1 (College/Miller)

Replace Unit numbers
Paint handrails
Stripe parking
Paint clothesline poles
Install water cutoffs

Site 1 Whitewright (College/Miller)

Replace kitchen counters and countertops

Site 2 Whitewright (Grand)

Replace Unit numbers

Stripe parking

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Site 3 (May Street)

Replace mailboxes

Replace Unit numbers

Stripe parking

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Site 4 (Walnut)

Replace Unit numbers

Stripe parking

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Site 5 (Units 30,31,32)

Powerwash buildings

Paint trim, doors and panels

Replace mailboxes

Replace Unit numbers

Stripe parking

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Site 6 (units 22,23)

Paint trim

Replace Unit numbers

Replace mailboxes

Stripe parking

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Site 7 (Locust)

Powerwash buildings
Paint trim
Add Shutters on front (end windows only)
Replace mailboxes
Replace Unit numbers
Stripe parking
Paint clothesline poles
Install water cutoffs
Replace kitchen counters and countertops

City of Honey Grove Work Items
TX093

Site1 (1st Street)

Replace mailboxes
Paint handrails
Stripe parking
Paint clothesline poles
Install water cutoffs
Replace kitchen counters and countertops

Site 2 (3rd/4th Street)

Replace mailboxes
Paint handrails
Stripe parking
Paint clothesline poles
Install water cutoffs
Replace kitchen counters and countertops

Site 3 (units 68.69.70)

Paint trim, front doors and panels,
Add shutters
Install new storm door
Replace mailboxes
Stripe parking
Paint clothesline poles
Install water cutoffs
Replace kitchen counters and countertops

Site 4 (64-67)

Paint trim, front doors and panels,
Add shutters

Install new storm door

Site 4 (67-70)

Replace mailboxes

Stripe parking

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Site 5 (Bois D'Arc/Pecan)

Powerwash buildings

Add Shutters

Replace mailboxes

Replace unit numbers

Paint handrails

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

City of Ladonia Work Items
TX092

Site 1

Add shutters

Replace mailboxes

Replace unit numbers

Paint handrails

Stripe parking

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Site 2

Replace mailboxes

Replace unit numbers

Paint handrails

Stripe parking

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Old Office in Honey Grove

Add shutters

Powerwash building

City of Windom Work Items
TX220

Site 1

Paint buildings, trim
Add shutters to end of buildings
Replace unit numbers
Paint handrails
Paint clothesline poles
Install water cutoffs
Replace kitchen counters and countertops

City of Tom Bean Work Items
TX115

Site 1

Paint handrails
Paint clothesline poles
Install water cutoffs
Replace kitchen counters and countertops

Site 2

Paint trim, panels and dividers
Paint handrails
Paint clothesline poles
Stripe parking
Install water cutoffs
Replace kitchen counters and countertops

City of Ector Work Items
TX088

Site 1

Paint buildings
Add shutters
Install new storm door
Paint handrails
Paint clothesline poles
Stripe parking
Install water cutoffs
Replace kitchen counters and countertops

City of Savoy Work Items
TX097

Site 1(Bois d'Arc)

Paint buildings
 Add shutters
 Replace mailboxes
 Replace unit numbers
 Paint clothesline poles
 Install water cutoffs
 Replace kitchen counters and countertops

Site 2-(South Bois D'Arc)

Paint trim and divider
 Replace mailboxes
 Replace unit numbers
 Stripe parking
 Paint clothesline poles
 Install water cutoffs
 Replace kitchen counters and countertops

Site 3 (Mill Street)

Paint buildings and trim
 Add shutters
 Install new storm door
 Replace mailboxes
 Replace unit numbers
 Stripe parking
 Paint clothesline poles
 Install water cutoffs
 Replace kitchen counters and countertops

Site 4- (Fowler Street)

Paint buildings and trim
 Replace unit numbers
 Trim trees
 Paint clothesline poles
 Install water cutoffs
 Replace kitchen counters and countertops

City of Bells Work Items
TX089

Site 1

Replace mailboxes

Replace unit numbers

Paint clothesline poles

Install water cutoffs

Bells Site 1 Cont.

Add off street parking

Replace kitchen counters and countertops

City of Howe Work Items
TX108

Site 1

Replace unit numbers

Paint clothesline poles

Trim trees

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Site 2

Paint trim, panels

Paint clothesline poles

Install water cutoffs

Replace kitchen counters and countertops

Trim trees

City of Gunter Work Items
TX139

Site 1

Add shutters on ends of yellow bldgs.

Trim trees

Stripe parking

Paint clothesline poles
Install water cutoffs
Replace kitchen counters and countertops

Work Items City of Pottsboro
TX091

Site 1

Exterior Paint all buildings
Install new front storm doors
Paint all clothesline poles
Paint handrails
Replace water cut-offs
Replace unit numbers
Restripe parking lot
Replace kitchen counters and countertops
Trim trees

Work Items City of Tioga
TX199

Site 1

Install new shutters
Replace unit numbers
Trim trees
Paint all clothesline poles
Paint handrails
Install water cutoffs
Replace kitchen counters and countertops

Work Items City of Van Alstyne
TX132

Site 1

Install black shutters
Install new front storm doors
Replace unit numbers
Paint handrails
Stripe parking lot
Install water cutoffs

City of Bonham Work Items
TX038

Site 1

Paint trim
 Replace mailboxes
 Replace unit numbers
 Trim trees
 Install water cut offs
 Replace counters and cabinets

Site 2

Replace mailboxes
 Replace unit numbers
 Trim trees
 Install water cut offs
 Replace counters and cabinets
 Stripe parking lot
 Install fence along back of property
 Paint handrails

Site 3

Add shutters
 Paint trim
 Paint handrails
 Replace mailboxes
 Replace unit numbers
 Install water cut offs
 Replace counters and cabinets



TO: THP Board of Commissioners
FROM: Allison Reider, THP Executive Director
DATE: September 9, 2019
RE: Approve Removal of Preferences

RECOMMENDATION

Approve Removal of Preference for Working Families and Senior/Disabled in a non-senior site.

DISCUSSION

After review of the preference policies, it has become clear the local preferences could be interpreted as discriminatory to certain families. In order to be completely equitable in managing the waiting list, it is staff's recommendation the preference for working families and Senior/Disabled in a non-senior site be removed. Senior/Disabled status will still hold preference on a designated Senior site.

BUDGET

N/A.

Removal of Local Preferences
RESOLUTION NO. 106

After review of the Preference policy, it has been determined the local preferences could be interpreted as discriminatory to some families. In order to be equitable to all families, the removal of the Working Family preference and the Senior/Disabled preference on non-Senior sites should be removed. The waiting list will be based on date and time of application.

ACTION REQUESTED:

Approve the Removal of local Preference for Working Families and local Preference for Senior/Disabled on non-Senior sites.

Motion made by _____, seconded by

_____.

Ayes:

Nays:

THP Chairman

Date



The Nation's First Affordable Housing Consortium

PO Box 548 | 810 W. 16th St. Bonham, TX 75418 | (903) 583-3336 – Toll-Free (800) 258-1618 |
www.texomahousing.org

Serving Bells, Bonham, Celeste, Ector, Farmersville, Gunter, Honey Grove, Howe, Ladonia, Leonard, Pottshoro,
Princeton, Savoy, Tioga, Tom Bean, ~~54~~Wenton, Van Alstyne, Whitewright and Windom

TO: THP Board of Commissioners
FROM: Allison Reider, Executive Director
DATE: September 10, 2019
RE: THP FYE 2020 Budget Status Update

RECOMMENDATION

Accept recommendation regarding the Operating Budget for THP FYE 2020 Budget, if any.

BACKGROUND

Each THP Governing Body meeting, the Board is presented with a status update of the current fiscal year Operating and Capital budgets and afforded the opportunity to make desired changes those budgets as conditions warrant.

DISCUSSION

A Statement of Revenue and Expense for the Operating and Capital Budgets for FYE 2019 are attached, along with a Balance Sheet as of August 2019.

BUDGET

Finance does not recommend any budget adjustments for the THP Operating and Capital Budgets FYE 2020.

**TENTATIVE DRAFT - FOR
DISCUSSION PURPOSE ONLY**

TEXOMA HOUSING PARTNERS

Communication with Those Charged with Governance

Year Ended March 31, 2019

McClanahan and Holmes, LLP
CERTIFIED PUBLIC ACCOUNTANTS

STEVEN W. MOHUNDRO, CPA
GEORGE H. STRUVE, CPA
ANDREW B. REICH, CPA
RUSSELL P. WOOD, CPA
DEBRA J. WILDER, CPA
TEFFANY A. KAVANAUGH, CPA
APRIL J. HATFIELD, CPA

228 SIXTH STREET S.E.
PARIS, TEXAS 75460
903-784-4316
FAX 903-784-4310

304 WEST CHESTNUT
DENISON, TEXAS 75020
903-465-6070
FAX 903-465-6093

1400 WEST RUSSELL
BONHAM, TEXAS 75018
903-583-5574
FAX 903-583-9453

Communication with Those
Charged with Governance

Board of Directors
Texoma Housing Partners
Bonham, Texas

We have audited the financial statements of the business-type activities of Texoma Housing Partners for the year ended March 31, 2019. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 14, 2019. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Texoma Housing Partners are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during fiscal year 2019. We noted no transactions entered into by Texoma Housing Partners during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting Texoma Housing Partners' financial statements was management's estimate of depreciation expense.

Depreciation expense is calculated on a straight-line basis, over the estimated useful lives of the entity's assets. We have determined that the depreciation method used and the estimates of useful lives of the assets are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Board of Directors
Texoma Housing Partners
Bonham, Texas
Page 2

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated September 16, 2019.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to Texoma Housing Partners' financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as Texoma Housing Partners' auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's response to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the financial data schedules and the schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction of Use

This information is intended solely for the information and use of the Board of Directors and management of Texoma Housing Partners and is not intended to be, and should not be, used by anyone other than these specified parties.

McClanahan and Holmes, LLP
Certified Public Accountants

September 16, 2019
Bonham, Texas

TENTATIVE DRAFT - FOR
DISCUSSION PURPOSE ONLY

TEXOMA HOUSING PARTNERS
Uncorrected Misstatements
March 31, 2019

Account	Description	Debit	Credit
Passed Adjusting Journal Entries JE # 1			
To Record Gain/Loss on Disposal of Asset			
	Other Income	\$ 5,129.60	\$ -
	Gain/Loss on Sale of Asset	-	5,129.60
Total		<u>\$ 5,129.60</u>	<u>\$ 5,129.60</u>