



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION AGENDA  
November 12, 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.
  - City Hall will be closed on November 28<sup>th</sup> and 29<sup>th</sup> in observance of Thanksgiving.
  - Farmers and Fleas will be on Saturday, December 7<sup>th</sup>.
  - The Christmas Parade will be on Saturday, December 14<sup>th</sup>.
  - Proclamation for Community

**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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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. Police Department Report (OpenGov)
- C. Code Enforcement/Animal Control Report (OpenGov)
- D. Fire Department Report (OpenGov)
- E. Municipal Court Report (OpenGov)
- F. Warrant Officer Report (OpenGov)
- G. Public Works Report
- H. Library Report (OpenGov)
- I. City Manager's Report

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

- 3. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Minutes
  - 2. Financials
  - 3. 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

**VI. REGULAR AGENDA**

- A. Consider, discuss and act upon Resolution #R-2019-1112-001 pertaining to the duration of certain classes of Resolutions.
- B. Consider, discuss and act upon bid tabulations and recommendation from DBI Engineering for the Pipe Bursting Project located on U.S. Highway 380 and Welch Drive.
- C. Consider, discuss and act upon Resolution #R-2019-1112-002 regarding casting ballots for one or more nominees to serve on the Board of Directors for the Central Appraisal District of Collin County.
- D. Consider, discuss and act upon Resolution #R-2019-1112-003 supporting the Application for 2018 Collin County Bond Project.
- E. Discussion on the status of the Master Thoroughfare Plan, Comprehensive Plan, and Disaster Plan.
- F. Consider, discuss and act upon appointment of new member to the Northeast Texas Trails Coalition Board.
- G. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the final plat of the Farmersville Plant Addition, Lot 1, Block 1.
- H. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the replat of the Howell Addition, Lots 30R & 31R, Block 1.
- I. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the replat of the College Heights Addition, Lots 1R & 2R.

**VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

**VIII. ADJOURNMENT**

Dated this the 8<sup>th</sup> day of November, 2019.



Jack Randall Rice, Mayor

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted November 8, 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**

# November 2019

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

# December 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 P&Z Special Meeting 6:30 pm	3	4	5 City Amenities Board Meeting 4:15 pm	6	7 Farmers & Fleas 9:00 am Fire Department Awards Banquet 6:00 pm
8	9 Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	10	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				

# January 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>1</b> City Hall Closed - New Year's Day	<b>2</b> City Amenities Board Meeting 4:15 pm	<b>3</b>	<b>4</b> Farmers & Fleas 9:00 am
<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b> Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	<b>14</b> City Council Meeting 6:00 pm	<b>15</b>	<b>16</b> FEDC (4A) Meeting	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b> City Hall Closed - MLK Day	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
<b>26</b>	<b>27</b> P&Z Special Meeting 6:30 pm	<b>28</b> City Council Meeting 6:00 pm	<b>29</b>	<b>30</b>	<b>31</b>	

## City of Farmersville Proclamation

**WHEREAS**, a fatality car crash recently claimed the lives of four Community High School students on State Highway 78; and

**WHEREAS**, the City of Farmersville is greatly saddened by the loss of these young lives; and

**WHEREAS**, the City of Farmersville wishes to extend our deepest condolences to the late students' families their friends and the Community Independent School District; and

**WHEREAS**, the City of Farmersville also wishes to express support for the late students' families, their friends and Community ISD and prays for healing and restoration; and

**NOW, THEREFORE**, I, Jack Randall Rice, Mayor of the City of Farmersville, Texas, do hereby proclaim November 16, 2019 as

### Community Remembrance Day

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City to be affixed this 12<sup>th</sup> day of November, 2019.



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Jack Randall Rice, Mayor

## **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	November 12, 2019
Attachment(s)	NA
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	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.
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	November 12, 2019
Attachment(s)	NA
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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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	November 12, 2019
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	Police Department Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
October 22, 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, Rick Ranspot, Michael Sullivan, Dana Mingo and City Attorney Alan Lathrom were also present.
- Prayer was led by Dana Mingo, Main Street Manager for the City of Farmersville, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - Trick it Up Bike Ride will be on Saturday, October 26<sup>th</sup>.
  - Scare on the Square will be on Saturday, October 26<sup>th</sup>.
  - Farmers & Fleas will be held on Saturday, November 2<sup>nd</sup>.
  - Mayor Rice stated early voting was taking place for the November election in the Council Chambers.
  - City Hall will be closed on Monday, November 11<sup>th</sup> in observance of Veteran's Day.
  - Sandra Green explained that George Crump, who was the NTMWD board member, invited the Council to take a tour of Bois D 'Arc Lake.

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

- Jim Foy who resides at 211 College Street addressed Council and stated the city already had a College Street and wondered if that would be confusing to EMS and others if they rename part of County Road 611 to Collin Parkway. He explained that several years ago the Council had approved an ordinance to rename several other streets, such as Austin Street to North Honaker, Collin to Yeary, Prospect to Davis and South Rike to South Honaker. He suggested the

city move forward with those changes as well since they had never been changed.

### III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one came forward.

### IV. CONSENT AGENDA

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

- Motion to approve items A and B made by Craig Overstreet
- 2<sup>nd</sup> to approve was Jim Hemby
- All council members voted in favor

### V. INFORMATIONAL ITEMS

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

- A. City Amenities Board
  - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report
    - Dwain Mathers stated the budget was approved and they discussed billboards, but no action was taken. He also said they discussed Rambler Park and no action was taken.
- C. Farmersville Economic Development Board (Type A)
  - 1. Financials
  - 2. Possible Council Liaison Report
- D. Main Street Board
  - 1. Monthly Report
  - 2. Possible Council Liaison Report
    - Donny Mason stated that 43 people downtown filled out the survey and returned them.
- E. Planning & Zoning Commission
  - 1. Minutes
  - 2. Possible Council Liaison Report
- F. TIRZ Board
  - 1. Financials
  - 2. Possible Council Liaison Report
- G. City Manager's Verbal Report
  - Camden Park
    - Ben White addressed Council and stated that permits were still being pulled for Phase 1 and Phase 2. He indicated Phase 3 was moving forward and the developer may be looking at rezoning the commercial area to become residential areas.
  - Palladium
    - They are completing the clubhouse in November and the sewer line will be substantially complete next week. The apartments are going to be ready in December.
  - Hamilton Street
    - Ben White stated the bids came in at \$1.5 million. He has to go for rebid because he has to reduce the price to \$1.1 million. They will look at reducing the scope of the work by reducing the length of the street or lighting.
  - Martin Marietta
    - Ben White stated there was no new information. He did state a TCEQ meeting was held, but he was unable to attend.

- Reliable Concrete
  - Ben White stated it is on a path to be up and operational by early November. The city has a water line we are installing and the public works crew lacks 800 feet to get it completed.
  - Donny Mason asked if the bore was completed.
  - Ben White stated it was.

## **VI. Reading of Ordinances**

- A. Consider, discuss and act upon the second reading of Ordinance #O-2019-1022-001 regarding changing the name of a portion of County Road 611 to Collin Parkway.
  - Mayor Rice read the caption of the ordinance.
  - Motion to approve made by Donny Mason
  - 2<sup>nd</sup> to approve was Mike Hurst
  - All council members voted in favor

## **VII. REGULAR AGENDA**

- A. Consider, discuss and act upon the resignation of Glenn Bagwell from the City Amenities Board and the appointment of new member.
  - Mayor Rice stated they would vote on his resignation first.
  - Motion to accept Mr. Bagwell's resignation made by Mike Hurst
  - 2<sup>nd</sup> to approve was Donny Mason
  - All council members voted in favor
  - Mike Hurst nominated Marilyn Hoyt as the replacement for Mr. Bagwell.
  - Mayor Rice asked for any more nominations.
  - Motion to close nominations made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Jim Hemby
  - Mayor Rice stated that Marilyn Hoyt was appointed as the new board member.
- B. Consider, discuss and act upon donations for the Heritage Museum.
  - Mayor Rice stated no action was needed by Council because the donations were sent in memory of Mr. Stuart and written to the Heritage Museum.

- C. Consider, discuss and act upon the appointment of a new member to the Texoma Housing Partners Board.
- Mayor Rice asked if anyone had applied for the position yet.
  - Ben White stated no and he would continue to fill the void until someone did apply.
- D. Consider, discuss and act upon the appointment of a new member to the North East Texas Trails Coalition Board.
- Mayor Rice asked if anyone had shown any interest or made application for the board.
  - Ben White stated no and he would also continue to go to the meetings until someone applied to serve on the board.
- E. Consider, discuss and act regarding a contract with Revize to update city's website.
- Alan Lathrom stated that he reviewed the agreement and the contract does need to change to the State of Texas instead of The State of Michigan. It is not an extension of the original agreement. He stated we would send them a professional services agreement and include the one page contract as an attachment to that agreement. He indicated that would cover all the points of a contract required by law, like the no boycotting of Israel and other laws.
- o Motion to approve with required changes as pointed out by Alan Lathrom made by Craig Overstreet
  - o 2nd to approve was Donny Mason
  - o All council members voted in favor
- F. Consider, discuss and act upon Resolution #R-2019-1022-001
- Mayor Rice read the caption on the Resolution.
  - Sandra Green told the Council the item could not be heard because the information was not clear on the agenda of what was being discussed.
  - Alan Lathrom explained to Council that the item needed to go on the next agenda with a better statement of what will be discussed to comply with the Open Meeting Act. It requires that an item on the agenda have enough information to where a person can determine if they want to be present when the discussion takes place.
  - Mayor Rice requested the item be placed on the next agenda.

**VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- Mayor Rice requested the Resolution that could not be heard be on the agenda.
- Craig Overstreet wanted a status report on the Thoroughfare Plan, Comprehensive Plan, and Disaster Plan.

**IX. ADJOURNMENT**

Meeting was adjourned at 6:29 p.m.

APPROVE:

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

ATTEST:

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

Agenda Section	Consent Agenda
Section Number	IV.C
Subject	Code Enforcement/Animal Control Report (OpenGov
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Consent Agenda
Section Number	IV.D
Subject	Fire Department Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	Council Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**Farmersville Fire Department  
Monthly City Council Report  
October 2019**

1. The department completed it's I/V and advanced airway training for existing EMTs on the department.
2. A Fire Prevention program was completed at Tatum Elementary school.
3. The chief has returned from his surgery and is on light duty at this time.
4. The department took on another firefighter/paramedic.
5. The Trick-it-Up bike ride and Scare on the Square were both attended by the department.

**KIM R. MORRIS**  
Farmersville Fire Chief

Agenda Section	Consent Agenda
Section Number	IV.E
Subject	Municipal Court Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
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Agenda Section	Consent Agenda
Section Number	IV.F
Subject	Warrant Officer Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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Agenda Section	Consent Agenda
Section Number	IV.G
Subject	Public Works Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	Public Works Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



## Public Works Monthly Report

### Metrics

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

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2. Select <OPENGOV> button
3. Navigate within OpenGOV menu to select the metric of choice

### Public Works General

1. Lost time accidents for the year.
  - a. Total Number for 2018-2019: 1
  - b. Accidents in Month: 1
2. Project progress below uses the following terminology in order of maturity: concept, engineering, preconstruction, construction, completed. Completion percentages shown are tracking overall project progress through all phases.

### Street System

1. Currently active projects in priority order
  - a. Farmersville Parkway, 4 lane divided (phase: engineering, completion percentage: 4%)
  - b. Main Street area/bad and faded signs (phase: construction, completion percentage: 33%)
    - Upcoming sign updates:
      - Washington Street at Candy Street
      - Washington Street at McKinney Street
      - Main Street at Candy Street
      - Main Street at Farmersville Parkway
  - c. Hamilton Street reconstruction (phase: preconstruction, completion percentage: 18%)
    - Received bids on 15 Oct 2019. Bids came in over the 20% threshold so had to rebid project and cut scope.
    - Bids due back on 3 Dec 2019.
  - d. South Rike Street, railroad tracks to Beech Street. Construction has begun. (phase: construction, completion percentage: 100%)
2. Priority backlog items
  - a. Institute railroad silent crossings
  - b. Maintenance resurfacing and panel replacement
    - Farmersville Parkway at South Washington Street intersection
    - North Washington Street by intermediate school

- Beene Street

## **Water System**

1. Currently active projects in priority order
  - a. Install waterline for Reliable Concrete (phase: construction, completion percentage: 90%)
  - b. Replace cast iron/galvanized water lines Rike Street between Summit and Beech (phase: construction, completion percentage: 100%)
2. Priority backlog items
  - a. Replace cast iron/galvanized water lines:
    - i. Rolling Hills subdivision
    - ii. Windom Street from 7<sup>th</sup> Street alley to Sycamore
    - iii. Hill Street between Orange and Bois D' Arc
    - iv. Lee Street
  - b. Chlorine injection system.
  - c. Recoat/rehab north elevated water tank.

## **Waste Water System**

1. Currently active projects in priority order
  - a. Reconfiguring of CR 611 lift station and gravity main. Includes sewer line extension in front of Home Grown Plants. (phase: construction, completion percentage: 50%)
  - b. WWTP #3 collector line design (phase: engineering only, completion percentage: 55%)
  - c. East side lift station with gravity main and force main (phase: construction, completion percentage: 40%)
  - d. Wastewater line reconstruction Houston to College. (phase: preconstruction, completion percentage: 7%)
  - e. 10" waste water line pipe bursting project to increase line size east of Collin College manhole on Audie Murphy Parkway (US 380). (phase: engineering, completion percentage: 15%)
  - f. 10" waste water line addition from Palladium Farmersville west to the Audie Murphy Parkway West lift station. (phase: construction, completion percentage: 100%)
  - g. Floyd Road lift station reconstruction with force main. (phase: engineering, completion percentage: 5%)
2. Priority backlog items
  - a. Infiltration project: North of WWTP #1/#2, Replace crushed clay tile line between MH119 and MH129. Downstream of MH129, between 150 and 200 feet. Recommend replacing 200 feet of line downstream of MH129. This is a 15" line.
  - b. Infiltration project: Point Repair, 1746 Rike Street.
  - c. South side lift station construction
  - d. North side lift station SCADA installation
  - e. Infiltration project: Replace floor and top of MH119. Install bolt-down top. Pipe to south may be bad.

## **Storm Water System**

1. No new news.

## **Property and Buildings**

1. Currently active projects in priority order
  - a. Downtown: install banner mounts (phase: construction only, completion percentage: 40%)
2. Priority backlog items
  - a. JW Spain: west parking lot reconstruction
  - b. Downtown: paint gazebo
  - c. City Hall: sidewalk replacement where old generator was housed
  - d. Riding Arena: greeting sign with rules
  - e. Southlake Park: playground equipment repair
  - f. Rambler Park: gazebo relocation

## **Electrical System**

1. Currently active projects in priority order
  - a. Substation acquisition (phase: concept, completion percentage: 100%). Station is now owned by the City of Farmersville. Garland is out Transmission Operator. SCADA is up and running.
  - b. Substation and transmission line improvements (phase: concept only, completion percentage: 35%)
  - c. Collin College line extension (phase: engineering, completion percentage: 15%). Currently temporary service is required by Nov 2019.
2. Priority backlog projects
  - a. Tree Trimming (active intermittently)
  - b. Open wire secondary removal (active intermittently)

## **Refuse System**

1. No new news.

## **High Speed Internet Service**

1. Survey has been mailed to the public and we are receiving responses.
2. Data analysis is currently underway.
3. Texas A&M Commerce students are interviewing Mont Belvieu, Hudson Oaks, and Shenandoah personnel as well as local businesses.
4. Planning on Council presentation regarding results in January 2020.
5. Palladium Farmersville is experiencing problems getting broadband service to their buildings. This is the same issue that plagued Camden development. They have been requesting service since June 2019.

Agenda Section	Consent Agenda
Section Number	IV.H
Subject	Library Report (OpenGov)
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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Agenda Section	Consent Agenda
Section Number	IV.I
Subject	City Manager's Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	City Manager's Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> </ul> <p>No motion, no action</p>



## City Manager Monthly Report

### Metrics

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### City Manager General

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

### Ordinances and Ordinance Changes

1. New
  - a. Ordinance to change the name of CR 611 to Collin Parkway. (complete)
  - b. Create preservation ordinance. Preliminary version complete and first pass P&Z review complete. Due for second pass P&Z review. (in-progress)
  - c. Environmental Services ordinance. (in-progress)
  - d. New legislation updates. (in-progress)
    - i. Zoning
    - ii. Subdivision
2. Change
  - a. Zoning ordinance, accessory building requirements. (in-progress)
  - b. Zoning ordinance, zoning map. (backlog)
  - c. Thoroughfare design manual. (backlog)
  - d. Storm water design manual. (backlog)
  - e. Water and Sewer design manual. (backlog)

### Contracts/Agreements

1. Environmental Services ILA with Collin County for health inspection. (complete)
2. ILA with Collin County for county library services. (complete)
3. Review and make changes as necessary to the Riding Club ILA. (in-progress)
4. Boundary agreements with the Cities of Blue Ridge, Nevada, Josephine, Caddo Mills. (in-progress)

### **Planning**

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

### **Policy/Procedural Changes**

1. Employee attendance policy. (in-Process)
2. Website development and maintenance policy. (backlog)

### **Customer Service Window**

1. More than normal interest in signing up for our on-line Utility Bill Pay bank draft system.

### **Personnel Related Matters**

1. Accepting applications for building inspector.
2. Employee Records Policy. (backlog)

### **Budget/Finance**

1. Working on application for financial transparency award through the State Comptroller's office. Target is second quarter 2020.
2. January 27<sup>th</sup> set as date for upcoming financial audit.

### **Development Services**

1. Collin College
  - a. Building permit is issued! Construction has started!
  - b. Ground breaking ceremony scheduled for December 2019.
  - c. The electrical department is ready to install temporary power once requested by the college.
  - d. DBI continues engineering changes to the 4 lane street supporting the college.
2. Reliable Concrete
  - a. Construction continues work on batch plant construction.
  - b. Construction continues regarding the 380 water line servicing Reliable Concrete. Rain is hampering completion of the last 400 feet.
3. Martin Marietta
  - a. TCEQ public hearing concerning the batch plant was held on 14 October 2019.
  - b. Batch plant permit was denied on 29 October 2019 by TCEQ.
4. Camden Park
  - a. Phase III infrastructure continues construction.
  - b. Housing construction continues.
    - Camden
      - Permitted: 45
      - Models: 2
      - Completed: 27
      - Sold: 27

- DR Horton
  - Permitted: 81
  - Models: 4
  - Completed: 59
  - Sold: 49
- 5. Palladium Apartment Development
  - a. Construction continues. On track for completion by December 2019. Club House will open first.
  - b. Sewer line leading to the west lift station is substantially complete.
- 6. Pieville
  - a. Plat is complete.
  - b. Conditional CO issued for 109 South Main Street building.
  - c. Building permit issued for 107 South Main Street.

#### **Information Technology**

1. Completed RF network link between City Hall and the electrical substation.

#### **Special Events/Projects**

1. Old Time Saturday was successful!
2. Supported preparations for Heritage Museum Gala.
3. Started preparations for Christmas lights.

## **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	November 12, 2019
Attachment(s)	1. Minutes 2. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote               <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____               <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY AMENITIES BOARD  
MINUTES FOR  
September 12, 2019**

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

**I. PRELIMINARY MATTERS**

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

**II. APPROVAL OF MINUTES**

August 1, 2019 minutes

- Motion made by: John Young to approve
- Second made by: Suzie Grusendorf
- Motion carried all in favor

**III. SENIOR CITIZEN CENTER:**

- A. Report from the Senior Center by Cathy Strong that things are going well.
- B. Activities – Silvia Montarosa will continue to have craft activities once a month at the Seniors Center. It is going very well and expect to have more attendees in the coming months.

Miranda stated she would still like to see the Center used more. Cathy Strong stated there are groups meeting for Exercise twice a week, Bingo on Thursday's, groups that play 42 and Cards. Every Thursday night they have Potluck dinners.

- C. Meals on Wheels- Charlotte brought up there may be an issue with the carriers. She had someone tell her that there were a couple of people who have missed their meals 2-3 days in the first part of September. Miranda stated she would like a meeting with the Collin County Committee on Aging. Paula will set that meeting up.

**IV. LIBRARY/CIVIC CENTER: Trisha Dowell**

Trisha Dowell the report for August. Trisha stated the last of the Summer Reading Program was August 7<sup>th</sup>.

Everything is going well the City has hired a new person for the Library her name is Terri Shea.

The Library will be very busy the month of September helping with Old Time Saturday's for Little Mr. & Miss. ticket sales.

The report on the Civic Center- for the Month of August there were 2 paid renter and 7 Civic Groups.

**V. PARKS AND RECREATION**

A. **Music in the Park-** August 2<sup>nd</sup> went very well. IOOF Lodge did the concession for this event.

B. **Venders -** next year the Board stated it would just be better to just do popcorn, water and maybe snowcones.

C. **UPDATE ON CITY PARKS EQUIPMENT**

Miranda informed, that the Amenities received notice 4B granted the requests to pay \$27,000 for ADA swing and playground for Rambler Park, \$2,000.00 for Batting cage and light update and \$3,000.00 Music in the Park for next year.

**VI. OTS BOOTH FOR OCTOBER**

After the board talk it would be better to donate 1 or 2 items to the OTS Auction.

John stated he would donate a nice picture and the board ask Helaine to see if she could get Lowes to donate something.

**VII. CITY MANAGER UPDATE**

Ben White stated to start off with that the City still has the old slide that came out of the City Park, he stated that it would make a good Auction item with a letter from the Amenities Board.

Ben updated on the what is going on at the City.

1. The Audio is down on the square but the part is ordered to fix it.
2. The publicworks are currently working on S Rike Street and the water line east on 380 that will feed Reliable Concrete.
3. There is a survey going around downtown from the Main ST Director, please support it when you can.

**VIII. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS**

Except the resignation from Glenn Bagwell

Senior Center-

Meals on Wheels update

**IX. ADJOURNMENT**

Meeting adjourned at 5:15pm

Motion made by: Helaine Holbrook

Seconded by: Suzie Grusendorf

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	November 12, 2019
Attachment(s)	<ol style="list-style-type: none"> <li>1. Minutes</li> <li>2. Financials</li> <li>3. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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**FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION  
BOARD MINUTES**

**September 9, 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 6:14 pm by President Sherry McGuire.

***Roll Call:*** Secretary/Treasurer Richard Holbrook called roll. The following board members were present, Alice Bridges, Jesse Nelsen, Sherry McGuire, Blake Mounger, Tobey Ferguson and Richard Holbrook. With City Manager White, Council Liaison Mathers and Main Street Manager Dana Mingo were 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 August 2019 Meeting Minutes see attachment**

Motion made by Richard Holbrook to accept the minutes, seconded by Tobey Ferguson, all approved.

**B. Consider for approval the July & August 2019 Financial Statement:**

Question from President McGuire, in regards to the personnel line item that will end in September. Will that line item be updated in regards to personnel costs? City Manager and Main Street Manager will ensure with the finance department. Motion made by Alice Bridges to accept the financial statements, seconded by Blake Mounger, all approved.

**C. Budget Adoption:**

1. **Consider, discuss and act upon setting (adoption) of new Budget for new fiscal year start date Oct 1, 2019:** The Board initially approved at \$251,519 with a list of potential cuts. Since then Finance Director Hamlin reviewed our budget and it is projected at \$240, 916. Last month we approved a police vehicle, however we have been informed 4B cannot fund. Therefore, it was removed from the expense line item. This takes our expenses to \$234,348, with estimated revenue of \$240,916. These are the numbers we will now move approve, this places us well into the projected revenue. The floor was opened for any questions about the budget items.
2. Tobey Ferguson asked about the Christmas lights using LED lights. City Manager White stated the city has taken on the installation of the lights to expand and replace lighting as needed. They are placed downtown along the full Main Street and some kept up to reduce labor. Any new lightning needs the city will now cover labor costs.

A cost savings up to \$18,000 bring in house. The city is no longer putting in \$10,000, since the city is now taking on the installation labor costs.

3. President McGuire addressed the Board in regards to the information sent from the Quilt Guild to clarify their mission and accomplishments. She opened the floor for any comments to the representative. None were asked.
4. A motion by Tobey Ferguson to approve the revised budget of \$234,348 was made, seconded by Jesse. Nelsen, all approved and passes unanimously to adopt the budget effective Oct 1, 2019.

**D. Main Street Monthly Report- See attached report**

1. **Main Street billboard Wrap-** updates are needed for the signage off 380, need to research and provide more information to bring back. Suggestion of every quarter highlighting Main Street on the billboards and shopping downtown. Manager Mingo will check with ownership of the signage contract. Electronic signage is a great idea, as well for the city.

**E. City Manager Report –**

1. **Street Sound System-** The city and the mayor, along with the Main Street Manager are testing the system downtown due to signal issues receiving positive feedback. The mobile master is being monitored for correct placement when streaming sound from the gazebo. There is a need for adjusting the repeater that provides output and new antennas. We tend to get interference from our AMI water system and other frequencies going on in the area. The manufacturer can remote into our system to check and monitor for any issues, therefore we are working with him. We have a \$7,000 budget in place, for any needed services. Music is played Monday through Saturday, beginning at 9:30 am until 6:30 pm. By Old Time Saturday, we will have things working and in place.
2. **Public Works** is working on water and sewer lines on Rike Street and US 380, so they are busy. Therefore if any issues come up for Main Street, please forward to Main Street Manager. If around town then call the city hall number.
3. There is positive feedback from a group to buy or rent **The Shops at Sugar Hill** on Main Street, however it is tough to sell where parking is limited. There is a need to develop a comprehensive plan for the downtown area from a planner or architect. This can assist the city in better planning for the surrounding areas that can be used for parking and a more vibrant downtown. We need to look into planning for the future on these ideas and look into next year's budget to fund a planning group to research and work toward.
4. DBI is looking into Main Street grants to further make the **ADA sidewalks** downtown in compliance.
5. **Camden Park** phase 3 is underway. Completion is expected before the end of the summer. New residents have already begun to come in to sign up for new service.
6. **Reliable Concrete** is working on outside of town. They will produce a lot of sales tax revenue. Somewhere around \$400,000 projection/4B split at \$100,000, located off CR699 and 380.
7. No change with **Martin Marietta** activity, contact with them occurs every week to monitor.
8. **Brad Hunter building** status on McKinney- there will be a residential area upstairs. They will maintain the music component of the building. Possibly a museum for music and also a recording studio.

9. Doug Laube building status on McKinney- he is restoring the building to its original finish and manufacturer. Therefore it is taking a lot of time to get it done.
10. Bottles and Boards 442 status update- it is a wine and cheese shop, due to open shortly.
11. Pieville status update- difficulty in getting a permit to open. There are issues on the building and combination of the restrooms and ADA compatible, along with ensuring sprinkler system in place. This is being paraphrased by City Manager White. The building will need new platting to move forward. This can be frustrating when those issues and rules surface, as building owners are in planning stages. The city is working with the owners, to get through the process to permit status. When buying a building to redevelop for a different use, it requires more work on the owners end.
12. Wood in Time on Main Street update- new contractors are in place, the owner is working through it, all while maintaining a current business in Lavon off 78. However, there are no holds from the city.
13. The Board asked do city ordinances allow for murals downtown? City Manager White stated, the city only has sign ordinances in place. There would need to be a candidate building and the owner with interest in having. Once gathered, can then bring to Council, if required for approval. A public mural would be a plus, will bring back more information at next meeting.

#### **IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS**

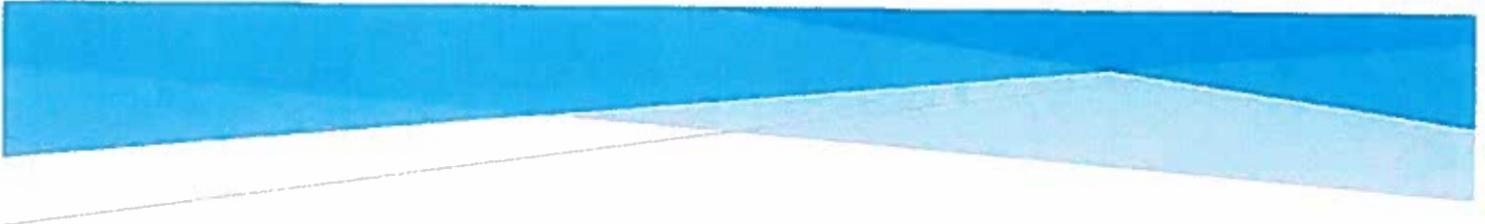
1. Main Street Billboard Shopping Wraps
2. Murals downtown
3. Project Plan for Rambler Park

#### **V. ADJOURNMENT** – The meeting was adjourned at 7:04 pm.

#### **SIGNATURES:**

  
Sherry McGuire, President

  
Richard Holbrook, Secretary/Treasurer



FARMERSVILLE COMMUNITY DEVELOPMENT CORP 4B  
OCTOBER 2019  
FINANCIAL BUDGET REPORT

Daphne Hamlin  
[d.hamlin@farmersvilletx.com](mailto:d.hamlin@farmersvilletx.com)



**Farmersville Community Development Corp 4B  
Ocotober 2019**

<b>Statement Balance 10-101-2019</b>	<b>\$191,780.14</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$23,855.68</b>
<b>New Checking Int. .05%</b>	<b>\$7.21</b>
<b>Wire Fee</b>	<b>\$(10.00)</b>
<b>Checks purchased</b>	<b>\$(242.63)</b>
<b>Checks 2881,2894,2897-2904,2906-2908,2910-2913</b>	<b>\$(51,129.86)</b>
<b>Balance 10-31-2019</b>	<b>\$164,260.54</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 2905 and 2909</b>	<b>\$(575.00)</b>
<b>Balance 11-7-2019</b>	<b>\$163,685.54</b>

**Farmersville Community Development Corporation**  
**Financial Statement**  
**For the Fiscal Year Ended September 30, 2020**

FY2019															Actual	%	
Budget															YTD		
Revenue:																	
Sales Tax Collections	\$246,918	\$23,856													\$	23,856	9.90%
Interest Income	\$ 100	\$ 7													\$	7	7.21%
Misc.															\$	-	
Wire Fee		\$ (10)													\$	(10)	
New Check Stock		\$ (243)													\$	(243)	
Reimbursement															\$	-	
Transfer from TEXPOOL for cash in bank															\$	-	
Total Revenue	\$ 241,818	\$ 23,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	\$23,810	9.80%
Expenses																	
FY2019																	
Budget																	
Main Street Personnel & Supplies	\$ 89,364																
Personnel																	0.00%
Supplies/training/dues		\$ 1,862															0.00%
Main Street - Downtown Main Street Projects	\$ 10,000																0.00%
Main Street 20 year celebration in 2020	\$ 10,000																0.00%
Reimburse City of Accounting Services	\$ 1,000																0.00%
Chamber of Commerce	\$ 15,000	\$ 15,000															100.00%
Maya building lease	\$ 1,000																0.00%
Christmas Decor	\$ 10,000																0.00%
Fire Dept. - Sparks of Freedom	\$ 6,500																0.00%
Farmersville Historical Society Repairs	\$ 5,300																0.00%
Farmersville Heritage Museum Repairs	\$ 10,000																0.00%
Night at the Museum Opening	\$ 9,000																0.00%
Rambler Park Updates	\$ 27,075																0.00%
JW Spain Baking Cakes	\$ 2,000																0.00%
Farmersville Balboard Promotion	\$ 10,000	\$ 725															7.25%
Sound System	\$ 7,000																0.00%
Music in the Park	\$ 3,000																0.00%
North Texas Coalition	\$ 5,000	\$ 5,000															100.00%
National Night Out	\$ 1,177																0.00%
Farmersville PD cops & toddlers car show	\$ 4,641																0.00%
Rotary Club	\$ 4,031																0.00%
Citizens Assisting Farmersville Police	\$ 200																0.00%
Quilt Guild	\$ 2,000	\$ 3,000															100.00%
Total Expenses	\$ 234,348	\$ 25,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	3,000	10.93%
Excess Revenue Over Expenses	6,443	(1,997)	-	-	-	-	-	-	-	-	-	-	-	-	-	\$25,807	(1,997)

<b>TEXPOOL Balance</b>	\$ 341,895.43
<b>Interest Income-TEXPOOL</b>	\$ 557.35
<b>Total Available Texpool Funds</b>	<b>\$ 342,452.78</b>

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	November 12, 2019
Attachment(s)	<ol style="list-style-type: none"> <li>1. Minutes</li> <li>2. Financials</li> <li>3. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**CITY OF FARMERSVILLE  
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES  
August 15TH, 2019, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**CALL TO ORDER**

The Farmersville EDC met in regular session on August 15th, 2019 at 6:34 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Diane Piwko, Robbie Tedford, and Randy Smith. Absent Bob Collins. Special guest recognized Councilman Mike Hurst, Ben White City Manager, and Daphne Hamlin City Accountant

**RECOGNITION OF CITIZENS AND VISITORS**

No visitors

**PUBLIC COMMENT**

No Comments

**RECEIVE UPDATE ON COLLIN COLLEGE**

Mr. White stated everything remains on track. Ground breaking ceremony is scheduled for October 25<sup>th</sup>, 2019. Mr. White stated Mayor and others are getting prepared to attend and asked that a Farmersville EDC representative attend. Building of the campus will begin in November 2019. Received verbal acceptance that Farmersville electric will be the electric provider servicing the Collin College Campus. Mrs. Piwko asked do we have to renew the contract every few years. Mr. White stated we just renewed our energy contract with Garland and feels we will not have any issues. Mrs. Piwko asked if Penveso will be covered. Mr. White stated in about 3 years. Mr. White stated this contract is specifically tailored for the College. Mrs. Piwko asked will it be the west side only. Mr. White stated it will be all commercial users. Mr. White stated the investment the Farmersville EDC made in the College helped to get their business. Mr. Smith asked for an update on the status for the work on the line going to the College Campus. Mr. White stated the construction will begin in October 2019.

### **RECEIVE UPDATE ON CONCRETE FACILITIES**

Mr. White stated Reliable continues with construction of their facility and should be completed by the end of September. Caddo Basin signed the CCN agreement. Still need a couple of signatures from Reliable and Nelson Brothers. Mr. White stated Caddo Basin actually signed document in May 2019, we just never received document. A development agreement with Martin Marietta has been lined out. Placed a lot of things in this agreement that we had verbally agreed upon, concrete driveways, landscaping around the facility, trees every 40 feet, nice entrance with masonry or wrought iron off the entrance along Highway 380, containment facilities around the batch plants and annex into the city. Once the agreement is signed they will annex into the City same day. Mr. White asked Martin Marietta if they would cover the entire aggregate and they did not agree with this statement. But we got everything else we asked for. Permits will be issue thru the county and platting will be done thru the City of Farmersville. This is a very big deal for Martin Marietta. There is a thoroughfare next to that facility and it is in our comprehensive plan. Mrs. Piwko asked if there is still going to be a rail yard. Mr. White stated yes, there will be two concrete facilities one which will be Martin Marietta and another leased to someone else. There are plans for a loop around the rail yard to the aggregate facility. Mrs. Piwko asked about Mr. Ewing's concerns. Mr. White stated without going against Mr. Ewing's trust, he is pursuing things the way he would like to pursue, he understands the position of the City of Farmersville. Mr. Smith asked about the status of the air quality permit. Mr. White stated they are going forward. Mr. Smith asked about the original letter requesting a hearing with TCEQ. Mr. White stated he has not written another letter. Mr. White stated that Mr. Ewing is doing things he feels is necessary. Mr. Smith asked if you are recommending a hearing with TCEQ at this point. Mr. White stated no, feels the development agreement is our current strategy.

### **RECEIVE UPDATE ON TIRZ BOARD**

Mr. White stated he attend the TIRZ meeting this week and a budget was set for 2019-2020 year. TIRZ is supporting the funding of the road around the Collin College Campus. Mr. White stated TIRZ Board is requesting a project report on the Collin College Road as work begins. During the TIRZ Board meeting there was a discussion regarding fiber optic with Texas A&M representatives. TIRZ Board approved funds to run the survey for the fiber optic study. Texas A&M will run a commercial survey on a personal level. Residential survey probably will go out in utility bills. Mr. White stated the TIRZ Board asked for future projects. TIRZ Board is planning to do projects that will impact the City. Mr. White suggested the roads that interface off of Highway 380 example Raymond Street, Rike Street, Orange Street to begin with. Mr. White stated that Mr. Overstreet spoke about the industrial area around Welch Drive as well. TIRZ Board asked Mr. White to begin to develop a plan and start prioritizing road improvements. Mrs. Piwko asked about the reduction of the TIRZ size. Mr. White stated this will be discussed during the next meeting. Reducing the zone in residential areas only is the strategy we are attempting.

### **REVIEW, CONSIDER, AND DISCUSS TEDC WORKSHOP**

Mr. White to attend. November 22<sup>nd</sup> Mesquite. Ms. Hamlin will schedule

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

- o Motion made by Mr. Tedford to accept times for payment as listed ( City of Farmersville reimbursement in the amount of \$17,929.51), ( Electric substation \$15,892.13, Staff support \$1,000.00 and Meeting/Events \$1,037.38), seconded by Mrs. Piwko, all in favor, motion passed unanimously

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

- o Motion made by Mrs. Piwko to approve financials with changes noted on the July 2019 financials, second by Mr. Tedford. Motion passed all in favor.

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

- o Motion made by Mr. Tedford to approve meeting minutes as submitted, second by Mrs. Piwko. Motion passed all in favor.

### **CITY MANAGER REPORT**

Mr. White stated Lake Haven mud property closed. Tommy Cansler with TCCI land development has begun the development process

Mr. Lane asked how many homes. Mr. White stated approximately 2,000 homes, they have big plans and need a lot of homes to pay for the new sewer treatment plant. Mrs. Piwko asked about the agreement of developing plan for a park. Mr. White stated that they are currently focused on the big items at this time. Mr. Smith what type of time frame are we looking at before development. Mr. White stated approximately 2 years before development starts. Mr. Smith asked if there is a development agreement with Lake Have MUD. Mr. White stated development agreement was signed around 2013. Mr. White stated on the billing process want to bill out of this office so they will feel they are part of this city. Mr. White stated if they had other land and they wanted to get into (PIB) to approach the City. Mrs. Piwko stated only concern she can see is they will not have voting rights in the City.

Camden phase II has begun and will begin building homes next spring next year. Some sewer already built. Mrs. Piwko asked any further progress on apartments. Mrs. White stated not at this time.

### **BUDGET WORKSHOP**

Mrs. Piwko asked about the downtown grant of \$5,000. Mr. Tedford stated he wants clarification on size of building. Mrs. Piwko stated it is a safety issue. Mr. Lane stated it is a place holder until we can figure out if it is legal.

Mr. Tedford stated he is very thankful and particularly thankful towards Dr. Collins who had fought for the Farmersville Collin College Campus. The EDC Board wants to thank and recognize the fight that Dr. Collins did for over 40 years to keep the Farmersville Collin College Campus alive and it is very exciting it is finally going to happen. All due to the leadership of Dr. Collins.

- o On a motion from Mr. Smith to approve the revised 2018-2019 budget and proposed 2019-2020 budget, second by Mrs. Piwko, motion passed unanimously

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

Infiltration issues – City Manager report – TX dot status and 78 update

Camden

Collin College

Life Line loans to support business infrastructure upgrades/grants contact attorney

Specifically fire systems

#### **ADJOURNMENT**

On a motion from Mr. Lane with a second from Mr. Tedford meeting was adjourned at 7:40 p.m.

ATTEST:

APPROVE:

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

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



FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A

OCTOBER 2019

FINANCIAL BUDGET REPORT

Daphne Hamlin  
d.hamlin@farmersvilletx.com



[illegible]

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

<b>Statement Balance 10-1-2019</b>	<b>\$96,754.53</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$23,855.68</b>
<b>Cking Int .05%</b>	<b>\$4.17</b>
<b>CD Interest</b>	
<b>Transfer from Texpool</b>	
<b>Cleared Checks 1316</b>	<b>\$(1,913.92)</b>
<b>Statement balance 10-31-2019</b>	<b>\$118,700.46</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Oustanding checks 1317 and 1318</b>	<b>\$(2,675.00)</b>
<b>Balance 11-7-2019</b>	<b>\$116,025.46</b>

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	1. Minutes 2. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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## **FARMERSVILLE MAIN STREET BOARD MINUTES**

**October 14, 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, President.

**Roll Call:** Board Member Billie Goldstein, called the roll. The following board members were present: President Doris Cooks, Treasurer Diane Piwko, New Board Members Allison Mathers and Katherine Hershey and Billie Goldstein. Board member Jennifer Giles attended shortly after roll call. President Cooks reported a quorum. Main Street Manager, Mrs. Dana Mingo, Council Member Donny Mason and Warrant Officer Rick Ranspot were also present. Several visitors were in the audience, as well.

**Recognition of visitors and new board members:** President Cooks welcomed the visitors and acknowledge the new board members, Allison Mathers and Katherine Hershey.

### **II. PUBLIC COMMENT**

There were no public comments, therefore the public comments sections was closed at 4:31 pm.

### **III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:**

1. **Discuss and approve the September 2019 Meeting Minutes:** Motion made by Treasurer Diane Piwko, seconded by Billie Goldstein, all approved.
2. **Consider for approval the September 2019 Financial Statements:** Motion made by Treasurer Diane Piwko, seconded by President Cooks, all approved.
3. **Consider for approval the September 2019 monthly payments:** Motion made by Treasurer Diane Piwko, seconded by President Cooks seconded by, all approved.
4. **Consider and discuss roles and responsibilities/work plan of the Main Street Board/Main Street "Four Point" Committee Reports:**
  - a. President Cooks discussed and reminded the Board to review the roles and responsibilities from earlier meeting reports.
  - b. President Cooks, Allison Mathers and Katherine Hershey attended the training of new board member in Decatur, Texas. It highlighted the importance of ensuring the board plays a pivotal part in completing with the Main Street Manager.
  - c. The annual report will move from 10 criteria points to 6 points. She advised the board to review the points to determine what to include in our plan. Then each committee is to provide their input to finalize to complete the report.

- d. Allison Mathers asked to clarify subcommittee teams, so they are aware of their duties. President Cooks stated to identify a point person for each subcommittee and be prepared to provide their report at November's meeting.

They are as followed:

1. Organization- Doris Cooks, Clifford James Moss & Allison Mathers
2. Promotion- Allison Mathers, Jennifer Giles & Billie Goldstein
3. Design- Billie Goldstein, Jennifer Giles & Clifford James Moss
4. Economic Restructuring- Jennifer Giles, Diane Piwko & Katherine Hershey

**5. Downtown Stakeholders Survey Results: Refer to PowerPoint presentation email of all the results.**

**6. Consider and discuss strategic plan for downtown projects:**

- a. Main Street Manager wanted to remind the board of the next steps on moving forward to begin work on the gazebo downtown. Dana Mingo will confer with City Manager White on the next steps for the gazebo. Items on the list were leveling of the bricks by the gazebo, sidewalks, parking lot striping (where half is finished up).
- b. President Cooks asked that we report on those grant approvals for the Main Street Program. Approvals were the Main Street Program, Downtown Projects and the 20 year celebration in 2020 for the Main Street Program. The program assistant request was not approved, more information is needed to justify the need for the assistant.
- c. Vice President Giles inquired, from the board on the results from last month's discussion about hiring a part time assistant to assist the downtown merchants on event planning. The feedback from the merchants is the need for help, if the chamber would not be facilitating in the New Year. The events are Valentines, Salsa Tasting (Cinco de Mayo), Audie Murphy Day, Scare on the Square, Taste of Farmersville and other cultural events.
- d. Donna Williams, business owner of Red Door provided a history on the downtown event planning. She stated an event group of downtown merchants was created, along with the chamber and merchants throughout the city. The group went under the chamber name to alleviate officers and such. It consisted of volunteers from everyone to plan the events.
- e. Dana Mingo stated in the interim, the Main Street Manager will work with the merchants to help in facilitating the events, after the New Year.
- f. One of the area for downtown is to coordinate state training for the merchants on various workshops to assist in economic growth and increase the knowledge of the Main Street Program.

**7. Consider and discuss strategic plan for marketing for downtown:**

- a. Need to put together a plan and list of utilizing the \$5,000 grant funds to promote and market downtown Main Street.
- b. Current signage for the city is, however is funded through 4B:
  - i. Welcome to Farmersville Signage
    1. 2 billboards off 380 and 1 off 78, \$475 a month through Brown Advertising.
  - ii. Chaparral Trail Signage
    1. 1 billboard off 380 and 1 off 78, \$250 a month through Texas Bulletins

- c. Main Street Program will need to identify the needs for signage to direct consumers to Main Street for shopping and dining. Suggestions are new billboards and becoming members of area city Chamber groups. The subcommittee is charged with reporting on this task.

**8. Consider and discuss 20 year celebration planning for Main Street Program, 2020:**

- a. The #WeAreMainStreet campaign is underway to highlight city Main Streets and promote on social media. Also be sure to check in on Facebook when the board visits Main Street businesses to shop and eat. This helps to market our downtown district for visitors and the community. Dana Mingo can assist the board with utilizing these initiatives for promotion.
- b. Subcommittee to begin discussion on 2020 celebration. Suggestions of special guest speaker, Laura Bush who presented Farmersville with our Main Street official designation. *(Side note: the 100 year red brick celebration will be in 2022, with preparation beginning in 2021. Historical data from the state documents the bricks began construction in 1922/23).*
- c. Dana will pull the planning documents from our files to use as an outline for the group to plan and set up a meeting to begin planning. Subcommittee will be Dana Mingo, Billie Goldstein, Allison Mathers, Doris Cooks and Diane Piwko. We can look into Misty Wiebold assisting in the planning. Dana will make contact with her and reach out to the subcommittee on dates.

**9. Main Street Report: See attached report given to Board.**

- a. Also be reminded that we are to report each month our projects throughout Main Street and quarterly revitalization reports of building infrastructure updates to the state.
- b. Night at the Museum, Fundraising Gala event at 6:00 pm on November 2, 2019. Tickets are \$35.
- c. Next Main Street Board meeting will be November 4<sup>th</sup> due to the Veteran Day holiday on November 11<sup>th</sup>.

**IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS**

- a. Committee Work Plan Updates
- b. Plan for Marketing and Advertising
- c. Gazebo project update
- d. 20 year Main Street Celebration update

**V. ADJOURNMENT** - The meeting was adjourned at 5:53 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	November 12, 2019
Attachment(s)	<ol style="list-style-type: none"> <li>1. Minutes</li> <li>2. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
SPECIAL SESSION MEETING  
OCTOBER 7, 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 to order at 6:30 p.m. Commissioners Leaca Caspari, Lance Hudson, Rachel Crist, John Klostermann and Brian Brazil were in attendance. Luke Ingram was not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; 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 COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)**

- No one came forward.

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding requested variances from the City's Subdivision Ordinance that require the proposed Chaparral Trail Estates subdivision to construct certain off-site public improvements as are needed to fully serve the property including (1) water lines and other appurtenant improvements required to provide the water volumes and flows sufficient for both domestic and fire-flow uses, (2) connections and sewer lines together with all other appurtenant improvements to the City's wastewater system required to allow the subdivision to tie in to the City's

wastewater system, and/or (3) roadway improvements; and, consider, discuss, and act upon a recommendation to the City Council regarding the preliminary plat for the Chaparral Trail Estates subdivision as well as a proposed ETJ Facilities Agreement addressing the variances requested for the Chaparral Trail Estates subdivision.

- Chairman Hesse opened the public hearing at 6:30 p.m.
- Shane Harmon, developer of the property, came forward and stated he could answer any questions the Commission may have.
- Chairman Hesse asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:34 p.m.
- Leaca Caspari asked if all the lots were going to be on septic systems and stated that since all the lots fronted on a County Road he would not have to build roads.
- Shane Harmon indicated all the lots would be on septic systems.
- Alan Lathrom explained that the Subdivision Ordinance requires developers to provide fire flows. He stated the properties would be served by Caddo Basin and he was unsure as to what it would take for Caddo Basin to change their lines to provide fire flows.
- John Klostermann asked what the time line would be for Caddo Basin to upgrade their lines.
- Alan Lathrom explained he did not know what it would take to increase the size of the line to the properties since it was Caddo Basin. He stated that Caddo Basin does not have the infrastructure in place to provide fire flows.
- Michael Hesse asked what the facilities agreement would allow the property owner to do.
- Alan Lathrom stated the facilities agreement would allow the owner to develop the twenty lots he is proposing. Any increases in the density or changes in the uses on the property that would require more water volume or ability to utilize on-site septic would require them to bring the facilities up to current standards.
- Rachel Crist wanted to confirm that if there was a fire there would not be sufficient water flow to put the fire out. She wanted to know how to correct that before they put houses on the lots.
- Shane Harmon explained the lots were serviced by Caddo Basin.
- Ben White stated that Caddo Basin does not have fire flows in most of their areas nor do they try to provide that. He explained they are a rural water system. He stated this was always a struggle in a county area that is far away from the city's infrastructure.
- Chairman Hesse stated since it is in the county it a risk the people who own the properties will take until the property comes into the city limits years from now.
- Rachel Crist asked how many lots were in the subdivision.
- Shane Harmon said twenty and they are one to three acre lots.

- Ben White explained the city has a very capable fire department that could handle situations that occur in a rural area.
- Chairman Hesse explained this was not the first time a subdivision has been built in the ETJ without property fire flows.
- Ben White indicated it was not the first time.
  - Motion to approve made by John Klostermann
  - 2<sup>nd</sup> to approve made by Lance Hudson
  - All members voted in favor

B. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding certain requested variances from the City's Subdivision Ordinance that require the proposed Trevino Addition subdivision to construct such off-site improvements as are needed to fully serve the property including (1) water lines and other appurtenant improvements required to provide the water volumes and flows sufficient for both domestic and fire-flow uses, (2) connections and sewer lines together with all other appurtenant improvements to the City's wastewater system required to allow the subdivision to tie in to the City's wastewater system, and/or (3) roadway improvements; and, consider, discuss, and act upon a recommendation to the City Council regarding the preliminary plat for the Trevino Addition subdivision as well as a proposed ETJ Facilities Agreement addressing the variances requested for the Trevino Addition subdivision.

- Michael Hesse opened the public hearing at 6:43 p.m.
- He asked if anyone was in attendance to speak for or against the agenda item.
- No one came forward so he closed the public hearing at 6:43 p.m.
- Leaca Caspari asked if the property was in the ETJ.
- Sandra Green explained it was in the ETJ and they are dividing one lot into two in order to have a family member add a house on the other property.
- Chairman Hesse pointed out that the application stated a Final Plat and the letter from DBI stated a Minor Plat and that it was just a technicality.
- Alan Lathrom stated the law recognizes a plat as a plat. It does not distinguish between a preliminary plat, a replat or a minor plat.
- Sandra Green explained they applied as a Final Plat but upon review it was discovered that it met the guidelines as a Minor Plat so it was changed.
- Ben White stated that he can sign Minor Plat's but he likes for them to go before Planning & Zoning and City Council for approval.
- Leaca Caspari pointed out the Commission did have a letter from DBI Engineering stating they were recommending approval of the plat.
  - Motion to approve made by Lance Hudson
  - 2<sup>nd</sup> to approve made by Leaca Caspari
  - All members voted in favor

- C. Public hearing to consider a request for a variance, pursuant to Section 65-9 of the Farmersville Code, seeking relief from the requirements of Section 65-44(a), "Streets and Alleys," of the Farmersville Code as well as the City of Farmersville's Thoroughfare Design Standards and Master Thoroughfare Plan (collectively "Regulations"), to allow the right-of-way, pavement and parkway width for that portion of existing South Main Street in front of and adjacent to the property addressed as 107 and 109 Main Street to remain in its current configuration and condition rather than be increased in size and area as required by the Regulations to a minimum right-of-way of 70 feet with a minimum pavement width of 44 feet and a minimum parkway width of 12.5 feet so as to allow an existing building on an existing tract of land to be replatted from two lots to one lot, and to consider the Planning & Zoning Commission's recommendation regarding both the requested variance and the replat. The property is generally located at 107 and 109 Street, Farmersville, Texas 75442.
- Michael Hesse opened the public hearing at 6:49 p.m.
  - Lance Hudson recused himself and left the room.
  - Donna Williams who resides at 1985 State Highway 78 N, who also owns Red Door Antiques, stated she knew the Commission would have to grant the variance because if not they would have to tear down buildings on Main Street because of the right-of-way. She stated she believes the business would bring something positive to the downtown area of Farmersville and they have been an asset to Farmers & Fleas.
  - Elise Bobitt who lives at 207 Summit Street, stated she and her mother are the owners of the property. She stated they are putting in a bakery and a craft mall. She stated the Thoroughfare Plan was requiring a 70' right-of-way and when she spoke to Ben White he explained it was an oversight, but she had to receive a variance.
  - Ben White explained that there was such a wide thoroughfare requirement in that area and he believed it was a mistake. He believes it will get straightened out with the new Master Thoroughfare Plan update.
  - Alan Lathrom stated that it was an error on the Master Thoroughfare Plan because they called it out to be an arterial roadway and that is a four lane divided road.
  - Michael Hesse asked how far down Main Street they would correct it on the Master Thoroughfare Plan.
  - Ben White stated it would go to Farmersville Parkway to the south and remain two lanes to the north.
  - Chairman Hesse asked if anyone else in the audience wanted to speak for or against the variance or plat.
  - No one came forward so he closed the public hearing at 6:55 p.m.
    - Motion to approve the variance and plat made by Leaca Caspari
    - 2<sup>nd</sup> to approve made by John Klostermann
    - All members voted in favor
  - Lance Hudson returned to the room.

#### **IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

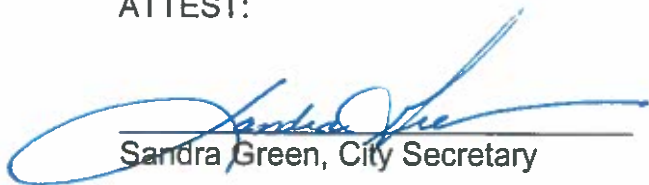
- A. Consider, discuss and act upon minutes from September 16, 2019.
- Motion to approve made by John Klostermann
  - 2<sup>nd</sup> to approve made by Leaca Caspari
  - All members voted in favor
- B. Consider, discuss and act upon a recommendation to the City Council for the preliminary replat of Aston Estates Phase 2.
- Sandra Green stated the concept plan already came before the Commission and was approved a while back.
  - Ben White stated he would like for the Commission to conditionally approve the plat with the condition that the developer grant utility easements so the city could place the electric lines underground. There is currently an above ground line that runs to the south of the properties.
  - Leaca Caspari stated the City Engineer recommended it for approval.
  - Ben White explained that the City Engineer has not typically been looking at the electrical lines while reviewing the plat.
- Motion to approve the plat with the condition that they add the utility easements for the underground electric lines made by Brian Brazil
  - 2<sup>nd</sup> to approve made by John Klostermann
  - All members voted in favor
- C. Consider, discuss and act upon a recommendation to the City Council for the preliminary plat of Collin College Farmersville.
- Chairman Hesse stated the Commission received a letter from the City Engineer recommending approval of the preliminary plat.
  - Leaca Caspari suggested that the City Engineer come to future meetings to help answer any questions about the plats.
  - Ben White stated he could have the City Engineer at the meetings if it was requested. He explained that there had been several meetings with the college and city already. He stated this plat in particular has been reviewed over and over by city staff and the City Engineer because it is important to the City of Farmersville.
- Motion to approve made by Lance Hudson
  - 2<sup>nd</sup> to approve made by Brian Brazil
  - All members voted in favor
- D. Consider, discuss and act upon a recommendation to the City Council for the site plan of Collin College Farmersville.
- Sandra Green stated that DBI had reviewed the site plan and recommended approval.

- o Motion to approve made by Leaca Caspari
- o 2<sup>nd</sup> to approve made by Brain Brazil
- o All members voted in favor


## V. ADJOURNMENT

Meeting was adjourned at 7:08 p.m.

ATTEST:

  
Sandra Green, City Secretary

APPROVE:

  
Michael Hesse, Chairman



## **VI. Regular Agenda**

Agenda Section	Regular Agenda
Section Number	VI.A
Subject	Consider, discuss and act upon Resolution #R-2019-1112-001 pertaining to the duration of certain classes of Resolutions.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	R-2019-1112-001
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• City Council discussion as required</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**CITY OF FARMERSVILLE  
RESOLUTION #R-2019-1112-001**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING A POLICY REGARDING THE DURATION OF CERTAIN CLASSES OF RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a resolution is used to express City Council policy, direct administrative or legal action, or to make a public statement from the City Council, and may be presented either verbally or in writing; and

**WHEREAS**, a resolution may be used to make a simple finding as in the case of surplus property or to provide direction for a specific action such as identifying the official newspaper, or calling an election, or approving the execution of a contract; and

**WHEREAS**, a resolution is generally considered to have a limited duration because it deals with matters of a special or temporary character, and carries no penalties for its violation; and

**WHEREAS**, an ordinance, on the other hand, is a municipal legislative act that carries the full weight of law and can be enforced through penalty provisions after the ordinance has been properly published; and

**WHEREAS**, an ordinance is permanent in nature and may only be altered, amended or repealed by and through the adoption of another ordinance; and

**WHEREAS**, resolutions are not codified and tracked like ordinances; and

**WHEREAS**, the City Council is not aware of all of the many and varied resolutions that have been adopted by vote of the City of Farmersville's City Councils.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:**

**Section 1.** All of the above premises are found to be true and correct factual and legislative determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**Section 2.** All resolutions heretofore made and adopted by the City of Farmersville's City Councils save and except those resolutions having some separate special legal significance are hereby deemed and determined to have fully satisfied their purpose, to be of no further benefit or value, and to have automatically expired as of this date.

**Section 3.** All resolutions hereafter made and adopted by the City of Farmersville's City Councils save and except those resolutions having some separate special legal

significance shall be deemed and determined to have fully satisfied their purpose, to be of no further benefit or value, and to have automatically expired on the later of the completion of the action directed by such resolution, the expiration date specified in such resolution, or 120 days following the adoption of such resolution.

**Section 4.** This resolution shall be effective immediately upon adoption.

**DULY PASSED AND RESOLVED**, by the City Council of the City of Farmersville, Texas on this \_\_\_\_\_ day of November, 2019.

**APPROVED:**

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

**ATTEST:**

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

Agenda Section	Regular Agenda
Section Number	VI.B
Subject	Consider, discuss and act upon bid tabulations and recommendation from DBI Engineering for the Pipe Bursting Project located on U.S. Highway 380 and Welch Drive.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	1. Recommendation Letter 2. Bid Tabulations
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



November 12, 2019

Mr. Benjamin White, P.E.  
City of Farmersville  
205 S. Main Street  
Farmersville, TX 75442

RE: Pipe Bursting Project – US 380 and Welch Drive

Dear Ben:

Bids were opened for the above referenced project on Thursday, October 31, 2019 at 10:00 a.m. The attached bid tabulation indicates the base bid prices.

There were five (5) bids for the project. The lowest responsible bidder was A&B Construction, LLC, Dallas, Texas in the amount of \$102,685.00

Bid security in the amount of 5% was submitted with the bid.

Our firm has not worked with A&B Construction, LLC, but they provided project references and financial statements for review. After analyzing the available information, we believe they possess the financial resources, experience, and equipment necessary to successfully complete the project. Our recommendation is to award the project to A&B Construction, LLC in the amount of \$102,685.00

I am available to answer any questions you may have.

Sincerely,

  
Jacob Dupuis, P.E.  
Project Engineer

DANIEL & BROWN INC.  
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442  
OFFICE 972-784-7777 | WWW.DBICONULTANTS.COM  
FIRM REGISTRATION NO: F-002225

## City of Farmersville

### Bid Tabulation Form for a Pipe Bursting Project - US 380 and Welch Drive

**Bid Date: Thursday, October 31, 2019 @ 10:00 am**

ITEM #	ITEM DESCRIPTION	A&B Construction LLC Dallas, TX			Douglas Daily Construction, LLC Mesquite, TX		
		Qty	Unit	Total	Qty	Unit	Total
1	Furnish & Install all necessary materials and equipment to Pipe Burst Existing 6" Sewer Line to 10" DR 17 HDPE Sewer Line	1,855	\$47.00	\$87,185.00	1,855	\$65.00	\$120,575.00
2	Furnish & Install all necessary materials and equipment to Reconnect to Existing Sanitary Service Line	1	\$500.00	\$500.00	1	\$1,500.00	\$1,500.00
3	Furnish & Install all necessary materials and equipment to Reconnect Proposed Sewer Line to Existing Manholes	8	\$500.00	\$4,000.00	8	\$300.00	\$2,400.00
4	Furnish & Install Internal Drop	1	\$1,000.00	\$1,000.00	1	\$1,000.00	\$1,000.00
5	Furnish & Install Trench Safety	100	\$10.00	\$1,000.00	100	\$5.00	\$500.00
6	Furnish & Install Hydro-mulch Seeding, Including Re-Seeding and Watering	1000	\$1.00	\$1,000.00	1000	\$1.00	\$1,000.00
7	Furnish & Install Traffic Control	1	\$3,000.00	\$3,000.00	1	\$600.00	\$600.00
8	Mobilization, Bonding, and Insurance	1	\$5,000.00	\$5,000.00	1	\$2,500.00	\$2,500.00
	<b>TOTAL OF ALL BID ITEMS (1 THRU 8)</b>			<b>\$102,685.00</b>			<b>\$130,075.00</b>
	<b>CALENDAR DAYS</b>	<b>45/60</b>			<b>60/120</b>		

## City of Farmersville

### Bid Tabulation Form for a Pipe Bursting Project - US 380 and Welch Drive

**Bid Date: Thursday, October 31, 2019 @ 10:00 am**

ITEM #	ITEM DESCRIPTION	Jabar Corporation Calhoun, LA			Horseshoe Construction, Inc. La Porte, TX		
		Qty	Unit	Total	Qty	Unit	Total
1	Furnish & Install all necessary materials and equipment to Pipe Burst Existing 6" Sewer Line to 10" DR 17 HDPE Sewer Line	1,855	\$50.70	\$94,048.50	1,855	\$55.00	\$102,025.00
2	Furnish & Install all necessary materials and equipment to Reconnect to Existing Sanitary Service Line	1	\$2,565.60	\$2,565.60	1	\$3,900.00	\$3,900.00
3	Furnish & Install all necessary materials and equipment to Reconnect Proposed Sewer Line to Existing Manholes	8	\$1,068.20	\$8,545.60	8	\$2,500.00	\$20,000.00
4	Furnish & Install Internal Drop	1	\$2,910.90	\$2,910.90	1	\$2,000.00	\$2,000.00
5	Furnish & Install Trench Safety	100	\$13.80	\$1,380.00	100	\$1.00	\$100.00
6	Furnish & Install Hydro-mulch Seeding, Including Re-Seeding and Watering	1000	\$0.70	\$700.00	1000	\$0.80	\$800.00
7	Furnish & Install Traffic Control	1	\$4,078.10	\$4,078.10	1	\$500.00	\$500.00
8	Mobilization, Bonding, and Insurance	1	\$26,416.30	\$26,416.30	1	\$15,000.00	\$15,000.00
	<b>TOTAL OF ALL BID ITEMS (1 THRU 8)</b>			<b>\$140,645.00</b>			<b>\$144,325.00</b>
	<b>CALENDAR DAYS</b>	<b>90/120</b>			<b>120/150</b>		

## City of Farmersville

### Bid Tabulation Form for a Pipe Bursting Project - US 380 and Welch Drive

**Bid Date: Thursday, October 31, 2019 @ 10:00 am**

ITEM #	ITEM DESCRIPTION	Excel 4 Construction, LLC Forth Worth, TX		
		Qty	Unit	Total
1	Furnish & Install all necessary materials and equipment to Pipe Burst Existing 6" Sewer Line to 10" DR 17 HDPE Sewer Line	1,855	\$65.00	\$120,575.00
2	Furnish & Install all necessary materials and equipment to Reconnect to Existing Sanitary Service Line	1	\$1,200.00	\$1,200.00
3	Furnish & Install all necessary materials and equipment to Reconnect Proposed Sewer Line to Existing Manholes	8	\$600.00	\$4,800.00
4	Furnish & Install Internal Drop	1	\$3,200.00	\$3,200.00
5	Furnish & Install Trench Safety	100	\$1.00	\$100.00
6	Furnish & Install Hydro-mulch Seeding, Including Re-Seeding and Watering	1000	\$10.00	\$10,000.00
7	Furnish & Install Traffic Control	1	\$4,000.00	\$4,000.00
8	Mobilization, Bonding, and Insurance	1	\$5,600.00	\$5,600.00
	<b>TOTAL OF ALL BID ITEMS (1 THRU 8)</b>			<b>\$149,475.00</b>
	<b>CALENDAR DAYS</b>	<b>45/60</b>		

Agenda Section	Regular Agenda
Section Number	VI.C
Subject	Consider, discuss and act upon Resolution #R-2019-1112-002 regarding casting ballots for one or more nominees to serve on the Board of Directors for the Central Appraisal District of Collin County.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	<ol style="list-style-type: none"> <li>1. R-2019-1112-002</li> <li>2. Ballot Form</li> <li>3. City of Richardson Paperwork</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**CITY OF FARMERSVILLE  
RESOLUTION # R-2019-1112-002**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, CASTING BALLOTS FOR ONE OR MORE NOMINEES TO SERVE ON THE BOARD OF DIRECTORS FOR THE CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY, TEXAS, IN ACCORDANCE WITH SECTION 6.03 OF THE STATE PROPERTY TAX CODE, AND DIRECTING THE CITY SECRETARY TO SUBMIT THIS RESOLUTION WITH ANY OTHER REQUIRED DOCUMENTATION TO THE CHIEF APPRAISER BEFORE DECEMBER 15, 2019.**

**WHEREAS**, the Farmersville City Council is allowed by the Texas Tax Code to vote for the members of the Board of Directors for the Central Appraisal District of Collin County; and,

**WHEREAS**, Farmersville City Council possesses three (3) votes all of which votes it may cast for one candidate or distribute between candidates; and

**WHEREAS**, such votes must be cast no later than December 15, 2019; and,

**WHEREAS**, the City Council finds that the following nominee, whether one or more, qualifies to be a member of the Board of Directors.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, THAT:**

**SECTION 1:** The City Council hereby casts all three (3) of its votes for L. Wayne Mayo.

**SECTION 2:** The City Council hereby directs the City Secretary to forward a certified copy of this Resolution to the Chief Appraiser of the Central Appraisal District before December 15, 2019.

**DULY PASSED AND APPROVED** by the City Council of the City Council of the City of Farmersville, Collin County, Texas on this the 14<sup>th</sup> day of November, 2017.

**APPROVED:**

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

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



# Collin Central Appraisal District

---

October 16, 2019

Randy Rice, Mayor  
City of Farmersville  
205 S Main St  
Farmersville, TX 75442

RE: Board of Directors election, two-year term, beginning January 1, 2020

Dear Mayor Rice:

Enclosed you will find the ballot listing the nominees for the Board of Director positions for the Collin Central Appraisal District. The candidates are listed alphabetically by their last name.

Each voting unit must vote in an open meeting, report its vote by written resolution, and submit the resolution to the chief appraiser before December 15, 2019. Each unit may cast all its votes for one candidate or distribute the votes among any number of the candidates listed. Since there is no provision for write-in candidates, the chief appraiser may not count votes for someone not listed on the official ballot.

Sincerely,

A handwritten signature in black ink that reads "Bo Daffin".

Bo Daffin  
Chief Appraiser

Enclosure



# Collin Central Appraisal District

## OFFICIAL BALLOT

ISSUED TO: City of Farmersville

NUMBER OF VOTES: 3

FOR: BOARD OF DIRECTORS, COLLIN CENTRAL APPRAISAL DISTRICT, TWO-YEAR TERM  
BEGINNING JANUARY 1, 2020.

NOMINEES	VOTES
<i>EARNEST BURKE</i>	
<i>RONALD CARLISLE</i>	
<i>KEITH CHITWOOD</i>	
<i>WAYNE COLTRANE</i>	
<i>MICHELLE HOWARTH</i>	
<i>BRIAN MANTZEY</i>	
<i>WAYNE MAYO</i>	
<i>MICHAEL PIREK</i>	
<i>GARY RODENBAUGH</i>	
<i>ED STANDRIDGE</i>	

October 16, 2019

  
Bo Daffin, Chief Appraiser

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Section 6.03 (g) of the State Property Tax Code requires the above action be taken by resolution, therefore, please attach a copy of the resolution to this ballot and return to the chief appraiser, at 250 Eldorado Pkwy., McKinney, Texas 75069, before December 15, 2019.



# Collin Central Appraisal District

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2019 - 2020  
COLLIN CENTRAL APPRAISAL DISTRICT  
BOARD OF DIRECTOR'S NOMINATIONS  
*Page 1 of 2*

EARNEST BURKE	Is a current board member and has served since 1/2016. Nominated by Plano ISD. Resides in Plano, TX.
RONALD CARLISLE	Is a current board member and has served since 1/1994. Nominated by Frisco ISD and Royse City ISD. Resides in Frisco, TX.
KEITH CHITWOOD	Nominated by the City of Blue Ridge. Resides in Blue Ridge, TX
WAYNE COLTRANE	Nominated by the City of Lucas and the City of Plano. Resides in Plano, TX.
MICHELLE HOWARTH	Nominated by the City of Sachse. Resides in Sachse, TX.
BRIAN MANTZEY	Nominated by the City of McKinney. Resides in McKinney, TX.
WAYNE MAYO	Is a current board member and has served since 1/1998. Nominated by the City of Lucas, the City of Richardson, and Plano ISD. Resides in Richardson, TX.

2019 - 2020  
COLLIN CENTRAL APPRAISAL DISTRICT  
BOARD OF DIRECTOR'S NOMINATIONS  
*Page 2 of 2*

MICHAEL A. PIREK	Is a current board member and has served since 1/2014. Nominated by Plano ISD. Resides in Plano, TX.
GARY RODENBAUGH	Is a current board member and has served since 1/2001. Nominated by the City of Allen, the City of Lucas, Allen ISD and Love Joy ISD. Resides in Allen, TX.
ED STANDRIDGE	Nominated by the City of Parker. Resides in Parker, TX.



October 15, 2019

Mr. Randy Rice  
Mayor  
City of Farmersville  
205 S. Main  
Farmersville, Texas 75442

Dear Mr. Rice:

As you may be aware, the Central Appraisal District of Collin County (CCAD) has initiated contact to each taxing entity to establish the CCAD Board of Director elections for 2020-2021. We would like to extend Richardson's appreciation for City of Farmersville's votes for Wayne Mayo in the last election. Your support helped elect Wayne to the 2018-2019 CCAD Board. Enclosed is our nomination resolution to CCAD for Wayne Mayo, which placed his name on the CCAD ballot for continued service in 2020-2021.

Wayne currently serves on the CCAD Board and provides valuable guidance and leadership. He has served CCAD now for 28 years, 6 years with the Appraisal Review Board and 22 years on the CCAD Board. He has served as Chairman of the Board since 2004. We have enclosed Wayne's biographical information for your reference.

Due to the format of the CCAD election by-laws regarding vote allocations, the City of Richardson has 77 votes to cast, and we are aware of City of Farmersville's designation of 3 votes. As before, it will take a coalition of votes to gain Wayne's election. **We ask that you support the re-election of Wayne Mayo when you receive your CCAD ballot.**

Thank you for your consideration of this request, and for the continued support and partnership on all mutual endeavors. If we can answer any questions concerning this request, feel free to contact me or City Manager Dan Johnson.

Sincerely,



Paul Voelker  
Mayor, City of Richardson

City Council

Mayor  
Paul Voelker

Mayor Pro Tem  
Place 3  
Janet DePuy

Place 1  
Bob Dubey  
Place 2  
Mark Solomon  
Place 4  
Kyle Kepner  
Place 5  
Ken Hutchenrider  
Place 6  
Steve Mitchell

City Manager  
Dan Johnson

P.O. Box 830309  
Richardson, TX  
75083-0309  
972-744-4100 Tel.  
972-744-5803 Fax  
www.cor.net

**Enclosures**

**Cc:**     **Dan Johnson, Richardson City Manager**

RESOLUTION NO. 19-27

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, NOMINATING WAYNE MAYO AS A CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS OF COLLIN CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Chief Appraiser of the Collin Central Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Collin Central Appraisal District, according to the Property Tax Code of Texas; and

**WHEREAS**, the City of Richardson, Texas, is entitled to nominate by an official resolution up to five candidates for election to the Board of Directors of the Collin Central Appraisal District;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** That the City Council of the City of Richardson, Texas, does hereby nominate Wayne Mayo as a candidate for election to the Board of Directors of the Collin Central Appraisal District.

**SECTION 2.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson, Texas, on this the 23<sup>rd</sup> day of September, 2019.



CITY OF RICHARDSON, TEXAS

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY  
(PGS 9-10-19.TM 110771)

## **PERSONAL PROFILE**

L. W. (Wayne) Mayo

Native Texan - Born in Dallas; graduated from Woodrow Wilson High School

Attended East Texas State University (graduated 1965)  
B.S. Degree in Biology & Physical Education

Teacher for 4 years (math & science); Coached  
Awarded Lifetime Membership Texas PTA

Real Estate for 46 years; Appraiser for 40 years

Married 53 years

### **CIVIC & PROFESSIONAL ACTIVITIES:**

#### **Realtor & Appraiser Associations:**

National Association of Independent Fee Appraisers (NAIFA) - 36 years  
National Association of Realtors  
Texas Association of Realtors  
Lake Cities Board of Realtors

Served as a member of the Professional Standards Committee on Ethics, Chairman of the Arbitration Committee & Chairman of the Grievance Committee for the Greater Dallas Board of Realtors (GDBR)  
Vice-Chairman of Professional Standards Committee on Ethics for the Collin County Board of Realtors

Member, Collin County Appraisal Review Board (1992-1998)  
Vice-Chairman, Collin County Appraisal Review Board (1994)  
Chairman, Collin County Appraisal Review Board (1995, 1996, 1997 & 1998)  
Collin County Appraisal District Board of Directors (1998-2019)  
Collin County Appraisal District Chairman of the Board (2004-2019)

Past President, Dallas Chapter, NAIFA  
Deputy State Director, NAIFA (1990-91)  
State Director for Texas, NAIFA (1991-93)  
Regional Governor, Southwest Central Region, NAIFA (1993-96)  
National Director, NAIFA (1996-98; 2008-2009)  
1997 "Texas Appraiser of the Year" for NAIFA  
1997 "National Appraiser of the Year" for NAIFA  
NAIFA National Treasurer (1998-99)  
NAIFA National President – 2010

## **Profile**

### **Page 2**

Honored with an award named for him by the Dallas Chapter of NAIFA (2000) – The Mayo Award

Texas Appraiser Licensing & Certification Board (1999-2006)

Chairman, Texas Appraiser Licensing & Certification Board (2002-2005)

Deputy Director (Region IV) for AARO (Association of Appraisal Regulatory Officials) (1999-2000)

Member, State Advisory Board to the Appraisal Foundation (2002-2006)

Honorary Life Member – Association of Appraisal Regulatory Officials

## **Rotary**

Charter member - Richardson Central Rotary Club

Served as Sergeant-at-arms, President-Elect & President (1983-84; 2014-15)

Governor's Representative for District 581 for 4 years

Chairman of the Australian Group Study Exchange

Chairman of the Texas Tour for the German Mini-Exchange - 4 years

Member of District 581 Youth Exchange Committee

Perfect attendance - 30 years

## **YMCA**

Board of Directors

Served as Director of All Sports Activities Committee

## **Chamber of Commerce**

Served on the Advisory Board and the Board of Directors

Chairman of the annual Christmas Parade for 20 years

Served on Tourist & Convention Committee and the Governmental Affairs Committee

## **City of Richardson**

Served on the Richardson Park Board

City Councilman - 4 years

Served as Vice-President of the Collin County Public Officials Association

Agenda Section	Regular Agenda
Section Number	VI.D
Subject	Consider, discuss and act upon Resolution #R-2019-1112-003 supporting the Application for 2018 Collin County Bond Project.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	R-2019-1112-003
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**CITY OF FARMERSVILLE  
RESOLUTION #R-2019-1112-003**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS,  
EXPRESSING SUPPORT FOR COLLIN COUNTY'S 2018 BOND PROGRAM AND  
RESPONDING TO THE 2019-2020 COLLIN COUNTY CALL FOR CITY PROJECTS**

**WHEREAS,** the City Council of the City of Farmersville, Texas ("Council") supports Collin County's 2018 Bond Program; and

**WHEREAS,** Collin County has called for 2019-2020 Thoroughfare Improvement Projects and outlined requirements and eligibility for proposed projects; and

**WHEREAS,** the population growth in the City of Farmersville ("City") presents current and future concerns about traffic congestion and overall mobility in the City; and

**WHEREAS,** The Council wants to expand Farmersville Parkway to help with traffic congestion and patterns; and

**WHEREAS,** the Council believes it is in the best interest of the citizens of the City of Farmersville, Texas, that the Council should express its support for the Collin County 2018 Bond Program and submit an application for funding.

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

**Section 1.** The City Council of the City of Farmersville, Texas supports and approves the submission of an application for the funding to expand Farmersville Parkway in partnership with Collin County's 2018 Bond Program; and

**Section 2.** This Resolution shall take effect immediately from and after the date of passage and is so resolved.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ON THE \_\_\_\_ DAY OF NOVEMBER, 2019.**

**APPROVED:**

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

**ATTEST:**

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

Agenda Section	Regular Agenda
Section Number	VI.E
Subject	Discussion on the status of the Master Thoroughfare Plan, Comprehensive Plan, and Disaster Plan.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to a future agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Regular Agenda
Section Number	VI.F
Subject	Consider, discuss and act upon appointment of new member to the Northeast Texas Trails Coalition Board.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	Application
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to a future agenda. _____</li> <li>• No motion, no action</li> </ul>

# Application

Please return your application to City Hall

## City of Farmersville

### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: John W. Klugstein Home Phone:                       
Home Address: 302 Maple St Work Phone:                       
Cell Phone:                       
Mailing Address: 302 Maple St Email Address:                       
Are you a Farmersville resident? Please circle: Yes or No If Yes, how long? 17 yrs  
Are you a registered voter? Please circle: Yes or No  
Are you in the Farmersville Independent School District? Please circle: Yes or No  
Occupation:                      Employer:                     

State details of previous experience on any City Boards or Commissions (in any City):

City Council, P+Z Board

List memberships in any civic organizations:

CAFP

In Order of Preference from 1 through 9

If you do not wish to serve on a particular board please leave it blank.

- ☐ Building and Property Standards Commission
- ☐ Farmersville Community Development Corporation Board (4B)
- ☐ Farmersville Economic Development Corporation Board (4A)
- ☐ City Amenities Board
- ☐ Main Street Board
- ☒ Planning and Zoning Commission
- ☐ Texoma Housing Partners Board
- ☐ North Texas Municipal Water District (NTMWD) Board
- ☒ North East Texas Trails (NETT) Board



Signature: [Signature] Date: 11-4-19

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.

**A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.**

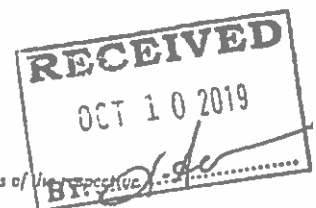
Agenda Section	Regular Agenda
Section Number	VI.G
Subject	Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the final plat of the Farmersville Plant Addition, Lot 1, Block 1.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	<ul style="list-style-type: none"> <li>• Application</li> <li>• Staff Report</li> <li>• DBI Reivew Letter</li> <li>• Plat</li> </ul>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to a future agenda. _____</li> <li>• No motion, no action</li> </ul>

2019/282



## SUBDIVISION APPLICATION FORM

### City of Farmersville, Texas



#### Please Type or Print Information

*This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.*

*In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.*

*The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.*

*The submission of plans, drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.*

*For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.*

*Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.*

*Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.*

*Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.*

*Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.*

Pre-Application Requirements		
Yes	No	Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attended Pre-Application Conference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat described by metes and bounds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat is located in Collin County
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat is located in Hunt County
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

## Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission

Required Submission Materials			
Yes	No	N/A	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Six copies of plat. Dimensions should be 24" X 36".
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	* * Original certified tax certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	** Utility service provider letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Proof of land ownership document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Electronic version of plat on CD (.PDF and .DWG)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Fees with appropriate retainer as required
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two copies of engineering plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development schedule
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development agreement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotechnical report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic study
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated

Type of Plat Document Submittal	
<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
<input type="checkbox"/>	Development Plat
<input type="checkbox"/>	Replat
<input type="checkbox"/>	Amending Plat
<input type="checkbox"/>	Minor Plat
<input type="checkbox"/>	Vacated Plat

## Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty

Property Owner Information	
Name	FARMERSVILLE PLANT, LLC
Address	513 W. OAK ST
City	DENTON
State	TX
Zip	76201
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	1116 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	

*Subdivision Application Form*

General Application Information	
Proposed Name of Subdivision	FARMERSVILLE PLANT ADD.
Total Acreage of Development	26.431 AC.
Physical Location of Property	C.R. 699 NEAR HWY 380
Legal Description of Property	SEE PLAT
Number of Lots	1

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input checked="" type="checkbox"/>	Extra-Territorial Jurisdiction

## Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input checked="" type="checkbox"/>	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
<input type="checkbox"/>	One Family Detached Dwelling
<input type="checkbox"/>	One Family Attached Dwelling
<input type="checkbox"/>	Zero Lot Line Dwelling
<input type="checkbox"/>	Town Home
<input type="checkbox"/>	Two Family Dwelling
<input type="checkbox"/>	Multiple Family Dwelling
<input type="checkbox"/>	Boarding or Rooming House
<input type="checkbox"/>	Bed and Breakfast Inn
<input type="checkbox"/>	Hotel or Motel
<input type="checkbox"/>	HUD Code Manufactured Home
<input type="checkbox"/>	Industrialized Housing
<input type="checkbox"/>	Mobil Home

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Accessory And Incidental Uses</b>	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
<b>Utility And Services Uses</b>	
	Electrical Substation
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
<b>Recreational And Entertainment Uses</b>	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Educational And Institutional Uses</b>	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
<b>Transportation Related Uses</b>	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
<b>Automobile Service Uses</b>	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Retail And Related Service Uses</b>	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Agricultural Types Uses</b>	
<input type="checkbox"/>	Farm or Ranch
<input type="checkbox"/>	Animal Pound
<input type="checkbox"/>	Animal Clinic or Hospital
<input type="checkbox"/>	Animal Clinic, Hospital or Kennel
<input type="checkbox"/>	Greenhouse or Plant Nursery
<b>Commercial Type Uses</b>	
<input type="checkbox"/>	Bakery Wholesale
<input type="checkbox"/>	Building Material Sale
<input type="checkbox"/>	Cabinet and Upholstery Shop
<input type="checkbox"/>	Cleaning, Drying or Laundry Plant
<input type="checkbox"/>	Clothing or Similar Light Assembly Process
<input type="checkbox"/>	Contractors Storage or Equipment Yard
<input type="checkbox"/>	Heavy Machinery Sales, Storage or Repair
<input type="checkbox"/>	Lithographic or Print Shop
<input type="checkbox"/>	Maintenance and Repair Service for Buildings
<input type="checkbox"/>	Milk Depot, Dairy or Ice Cream Plant
<input type="checkbox"/>	Manufactured House or Industrialized Homes Sales and Display
<input type="checkbox"/>	Open Storage of Furniture, Appliances or Machinery, Etc.
<input type="checkbox"/>	Paint Shop
<input type="checkbox"/>	Petroleum Products, Storage and Wholesale
<input type="checkbox"/>	Plumbing Shop
<input type="checkbox"/>	Propane Storage and Distribution
<input type="checkbox"/>	Storage Warehouse
<input type="checkbox"/>	Trailer or Recreational Vehicle Sales or Display
<input type="checkbox"/>	Welding or Machine Shop
<input type="checkbox"/>	Wholesale Office Storage or Sales Facilities
<b>Industrial Uses</b>	
<input type="checkbox"/>	Asphalt Paving Batching Plant
<input checked="" type="checkbox"/>	Concrete Batching Plant
<input type="checkbox"/>	Concrete Products Manufacture
<input type="checkbox"/>	Light Manufacturing
<input type="checkbox"/>	Sand and Gravel Storage
<input type="checkbox"/>	Sand, Gravel, Stone or Petroleum Extraction

*Subdivision Application Form*

**City of Farmersville Staff Only**  
(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	
Fee Amount	
Check Number	
Date Received	
City Receipt Number	
City Asset Account Number	

Dear City of Farmersville Planning Division:

I, Tony Strickland, am the owner or owner's representative of a tract or tracts of real property located in the City of Farmersville, Texas, located at and described as \_\_\_\_\_ . I have filed an application for approval of a subdivision plat for this property. I hereby waive the 30-day plat review period established by Section 212.009 of the Texas Local Government Code and acknowledge that the City may require more than 30 days to properly review and consider the plat application. I understand and agree that the plat application may be considered and approved or denied by the Planning and Zoning Commission and/or the City Council more than 30 days later than the date that it was first filed.

Respectfully,

Tony Strickland  
Signed by or on behalf of the applicant

8-27-19  
Date



## CITY COUNCIL AGENDA ITEM

**SUBJECT:** Farmersville Plant Addition

**MEETING DATE:** November 12, 2019

**DEPARTMENT:** Planning

**CONTACT:** Sandra Green, City Secretary

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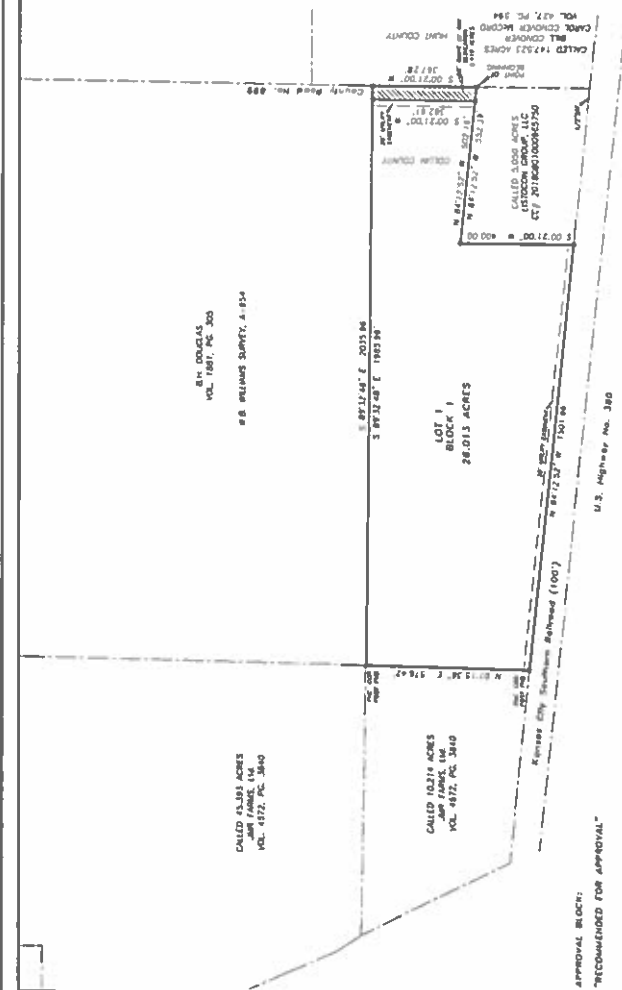
### RECOMMENDED CITY COUNCIL ACTION:

Consider, discuss and act upon a recommendation to the City Council for the final plat of the Farmersville Plant Addition, Lot 1, Block 1.

### ITEM SUMMARY:

- The application for a plat was submitted on October 10, 2019.
- The property is currently located in the City's ETJ on County Road 699, just north of U.S. Highway 380.
- The applicant has stated they intend to use the property as a storage yard until it is built as a batch plant.
- The plat had been reviewed by DBI for compliance with the Subdivision Ordinance and recommended a few changes to the plat.
- Staff recommended conditional approval to the Planning & Zoning Commission upon all the comments from DBI being addressed.
- On Monday, November 4, 2019 the Planning & Zoning met and reviewed the plat for approval.
- They voted to conditionally approve the final plat of the Farmersville Plan Addition, Lot 1, Block 1 subject to the applicant's correction of the following deficiencies or flaws in their plat submittal together with any subsequent flaws; and withholding recording thereof with the County until the applicant's completion of all required public improvements necessary, if any, to serve the proposed development:
  1. The type of plat identified on the face of the plat should be changed from "Final Plat" to "Minor Plat" in accordance with Farmersville Code Section 65-35.
  2. The reference in the Title Block on the Plat to "Lots1, Block 1" should be changed from "Lots" in the plural to the singular to hereafter read "Lot 1, Block 1";
  3. The plat needs to be corrected to show the dedication of road right-of-way that is identified on the City's Master Thoroughfare Plan in accordance with Farmersville Code Sections 65-28(a) and 65-44(c); and

4. The Property Owner's Certificate on the plat needs to be replaced with the correct Property Owner's Certificate identified in the attachment to the October 21, 2019, correspondence from Daniel & Brown Inc. regarding Farmersville Plant Addition – Preliminary Plat Dated October 10, 2019.
- Since the Planning & Zoning Commission meeting the plat has been resubmitted and all the comments have been addressed, except adding the OSSF signature block to the plat. See attached DBI letter recommending approval of the plat upon adding the OSSF signature block.
  - Staff would recommend conditional approval upon adding the signature block to the plat.



STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires On: \_\_\_\_\_

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires On: \_\_\_\_\_

Notary Public in and for the State of Texas

APPROVAL BLOCK:

"RECOMMENDED FOR APPROVAL"

Commission, Planning & Zoning Commission

City of Farmersville, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Farmersville, Texas

"ACCEPTED"

Mayor, City of Farmersville, Texas

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the City of Farmersville, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City Secretary

City of Farmersville, Texas

NOTICE: Sealing a section of this address by means of a State Seal, and to subject to fines and penalties if tampered with tampering parties.

NOTICE: Sealing a section of this address by means of a State Seal, and to subject to fines and penalties if tampered with tampering parties.

MINOR PLAT  
OF  
FARMERSVILLE PLANT ADDITION  
LOT 1, BLOCK 1

Being part of that called 26.60 acres of land described in deed to Farmersville Plant, LLC as recorded under CC# 2018092000118020 of the Official Public Records of Collin County, Texas

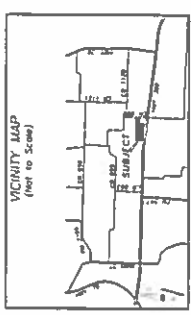
TOTAL ACRES = 26.431 ACRES  
CITY OF FARMERSVILLE E.T.J.  
COLLIN COUNTY, TEXAS  
W.B. WILLIAMS SURVEY, A-954

OWNER:  
Farmersville Plant, LLC  
5510 FM 1960, Suite 200  
Dallas, TX 75201  
214-499-8772

SURVEYOR:  
Boundary Solutions  
2510 FM 1960, Suite 200  
Dallas, TX 75201  
214-499-8772

BEING PART OF THAT CALLED 26.60 ACRES OF LAND DESCRIBED IN DEED TO FARMERSVILLE PLANT, LLC AS RECORDED UNDER CC# 2018092000118020 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

BEING PART OF THAT CALLED 26.60 ACRES OF LAND DESCRIBED IN DEED TO FARMERSVILLE PLANT, LLC AS RECORDED UNDER CC# 2018092000118020 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



Agenda Section	Regular Agenda
Section Number	VI.H
Subject	Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the replat of the Howell Addition, Lots 30R & 31R, Block 1.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	<ul style="list-style-type: none"> <li>• Application</li> <li>• Staff Report</li> <li>• DBI Review Letter</li> <li>• Plat</li> </ul>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to a future agenda. _____</li> <li>• No motion, no action</li> </ul>



Rec By Paula Jackson  
10/24/19  
2330  
20191298

## SUBDIVISION APPLICATION FORM

### City of Farmersville, Texas

#### Please Type or Print Information

*This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information*

*In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 5 working days prior to the Planning and Zoning Board meeting*

*The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville*

*The submission of plans drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public*

*For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction*

*Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.*

*Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.*

*Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived*

*Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.*

Pre-Application Requirements		
Yes	No	Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attended Pre-Application Conference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat described by metes and bounds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat is located in Collin County
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat is located in Hunt County
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

## Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission

Required Submission Materials			
Yes	No	N/A	Item Description
			** Six copies of plat. Dimensions should be 24" X 36".
			* * Original certified tax certificate
			** Utility service provider letters
			** Proof of land ownership document
			** Electronic version of plat on CD (.PDF and .DWG)
			** Fees with appropriate retainer as required
			Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
			Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
			Two copies of engineering plans
			On-Site Sanitary Sewer Facility (OSSF) certification document
			Engineer's Summary Report
			Development schedule
			Development agreement
			Copy of covenants, conditions, restrictions, and agreements
			Geotechnical report
			Traffic study
			Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

## Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty

Property Owner Information	
Name	DAN & SANDY DAY
Address	2747 C.R. 613
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	

## Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	HOWELL ADDITION
Total Acreage of Development	0.79 AC.
Physical Location of Property	N. RICE ST.
Legal Description of Property	SEE PLAT
Number of Lots	2

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input checked="" type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

## Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input checked="" type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
<input checked="" type="checkbox"/>	One Family Detached Dwelling
<input type="checkbox"/>	One Family Attached Dwelling
<input type="checkbox"/>	Zero Lot Line Dwelling
<input type="checkbox"/>	Town Home
<input type="checkbox"/>	Two Family Dwelling
<input type="checkbox"/>	Multiple Family Dwelling
<input type="checkbox"/>	Boarding or Rooming House
<input type="checkbox"/>	Bed and Breakfast Inn
<input type="checkbox"/>	Hotel or Motel
<input type="checkbox"/>	HUD Code Manufactured Home
<input type="checkbox"/>	Industrialized Housing
<input type="checkbox"/>	Mobil Home

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Accessory And Incidental Uses</b>	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
<b>Utility And Services Uses</b>	
	Electrical Substation
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
<b>Recreational And Entertainment Uses</b>	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Educational And Institutional Uses</b>	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
<b>Transportation Related Uses</b>	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
<b>Automobile Service Uses</b>	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Retail And Related Service Uses</b>	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

**Subdivision Application Form**

<b>Use of Land and Buildings</b>	
<b>Agricultural Types Uses</b>	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
<b>Commercial Type Uses</b>	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
<b>Industrial Uses</b>	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

## Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	FARMERSVILLE
Water Supplier	" "
Sewage Disposal	" "
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process

Sandra A. Day  
Owner's Signature

Sandra A Day  
Owner's Name (Printed)

10/22/19  
Date

\_\_\_\_\_  
Co Owner's Signature

\_\_\_\_\_  
Co Owner's Name (Printed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co Owner's Signature

\_\_\_\_\_  
Co Owner's Name (Printed)

\_\_\_\_\_  
Date



## CITY COUNCIL AGENDA ITEM

**SUBJECT:** Howell Addition, Lots 30R & 31R, Block 1

**MEETING DATE:** November 12, 2019

**DEPARTMENT:** Planning

**CONTACT:** Sandra Green, City Secretary

---

### RECOMMENDED CITY COUNCIL ACTION:

Consider, discuss and act upon a recommendation to the City Council for the replat of the Howell Addition, Lots 30R & 31R, Block 1.

### ITEM SUMMARY:

- The application for a plat was submitted on October 24, 2019.
- The properties is located in the city limits on N. Rike Street, south of Murchison
- The applicant has indicated they intend to use the property to build single family residences on the lots.
- The plat had been reviewed by DBI for compliance with the Subdivision Ordinance and recommended a few changes to the plat.
- Staff recommended conditional approval to the Planning & Zoning Commission upon all the comments from DBI being addressed.
- On Monday, November 4, 2019 the Planning & Zoning met and reviewed the plat for approval.
- They voted to conditionally approve the final plat of the Howell Addition, Lots 30R and 31R, Block 1 subject to the applicant's correction of the following deficiencies or flaws in their plat submittal together with any subsequent flaws; and withholding recording thereof with County until the applicant's completion of all required public improvements necessary, if any, to serve the proposed development:
  1. Remove the additional ten feet of road right-of-way designation that is not required by the Subdivision Ordinance and the City's Master Thoroughfare Plan;
  2. Add the right-of-way width for North Rike Street in accordance with Farmersville Code Section 65-32(a) by and through the requirements of Farmersville Code Sections 65-30(b), 65-29(c)(2) and 65-29(c)(5) and the City's Master Thoroughfare Plan; and
  3. The Title Block on the plat needed to be corrected to match the Title Block requirements for a replat in accordance with Farmersville Code Section 65-32(e).

- Since the Planning & Zoning Commission meeting the plat has been resubmitted and all the comments have been addressed. See attached DBI letter recommending approval of the plat.



November 8, 2019

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Howell Addition Replat Review  
Dated November 6, 2019

Mr. White:

The above referenced Replat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant.

It is recommended that the Howell Addition Replat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive, flowing style.

Jacob Dupuis, P.E.



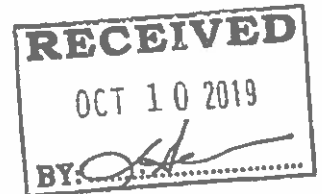
Agenda Section	Regular Agenda
Section Number	VI.I
Subject	Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the replat of the College Heights Addition, Lots 1R & 2R.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 12, 2019
Attachment(s)	<ul style="list-style-type: none"> <li>• Application</li> <li>• Staff Report</li> <li>• DBI Review Letter</li> <li>• Plat</li> </ul>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to a future agenda. _____</li> <li>• No motion, no action</li> </ul>

2019/280



## SUBDIVISION APPLICATION FORM

### City of Farmersville, Texas



#### Please Type or Print Information

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*For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction*

*Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.*

*Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.*

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*Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.*

Pre-Application Requirements		
Yes	No	Requirement
		Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

## Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission

Required Submission Materials			
Yes	No	N/A	Item Description
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Original certified tax certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	** Utility service provider letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Proof of land ownership document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Electronic version of plat on CD (.PDF and .DWG)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Fees with appropriate retainer as required
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two copies of engineering plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development schedule
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development agreement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotechnical report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic study
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application letter for proposed street names

Place "X" or check mark in appropriate box. 0-1, one box may be indicated

Type of Plat Document Submittal	
<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Preliminary Plat
<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Development Plat
<input checked="" type="checkbox"/>	Replat
<input type="checkbox"/>	Amending Plat
<input type="checkbox"/>	Minor Plat
<input type="checkbox"/>	Vacated Plat

## Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty

Property Owner Information	
Name	JOHN HOSTUTLER
Address	915 N. WASHINGTON
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	

## Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	COLLEGE HEIGHTS
Total Acreage of Development	0.174 AC.
Physical Location of Property	WRIGHT/WASHINGTON
Legal Description of Property	SEE PLAT
Number of Lots	2

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input type="checkbox"/>	General Warranty Deed
<input checked="" type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the **current** zoning districts comprising the land. Depending on the situation more than one box may be indicated

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input checked="" type="checkbox"/>	Extra-Territorial Jurisdiction

## Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
✓		Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Accessory And Incidental Uses</b>	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
<b>Utility And Services Uses Electrical Substation</b>	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
<b>Recreational And Entertainment Uses</b>	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

*Subdivision Application Form*

<b>Use of Land and Buildings</b>	
<b>Retail And Related Service Uses</b>	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

*Subdivision Application Form*


<b>Use of Land and Buildings</b>	
<b>Agricultural Types Uses</b>	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
<b>Commercial Type Uses</b>	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
<b>Industrial Uses</b>	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

## Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	FARMERSVILLE
Water Supplier	FARMERSVILLE
Sewage Disposal	" "
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.

  
Owner's Signature

JOHN D. HOSTETLER  
Owner's Name (Printed)

9/17/19  
Date

\_\_\_\_\_  
Co-Owner's Signature

\_\_\_\_\_  
Co-Owner's Name (Printed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Owner's Signature

\_\_\_\_\_  
Co-Owner's Name (Printed)

\_\_\_\_\_  
Date



## CITY COUNCIL AGENDA ITEM

**SUBJECT:** College Heights Addition, Lots 1R & 2R, Block E

**MEETING DATE:** November 12, 2019

**DEPARTMENT:** Planning

**CONTACT:** Sandra Green, City Secretary

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### RECOMMENDED CITY COUNCIL ACTION:

Consider, discuss and act upon a recommendation to the City Council for the replat of the College Heights Addition, Lots 1R & 2R.

### ITEM SUMMARY:

- The application for a plat was submitted on October 10, 2019.
- The property is currently located in the City's ETJ on the northwest corner of N. Washington Street and Wright Street.
- The applicant has stated they intend to use the lots for single family residences.
- The plat had been reviewed by DBI for compliance with the Subdivision Ordinance and recommended a few changes to the plat.
- Staff recommended conditional approval to the Planning & Zoning Commission upon all the comments from DBI being addressed.
- On Monday, November 4, 2019 the Planning & Zoning met and reviewed the plat for approval.
- They voted to conditionally approve the replat of the College Heights Addition, Lots 1R & 2R subject to the applicant's correction of the following deficiencies or flaws in their plat submittal together with any subsequent flaws; and withholding recording thereof with the County until the applicant's completion of all required public improvements necessary, if any, to serve the proposed development:
  1. The streets adjacent to the proposed subdivision need to be correctly identified and labeled in accordance with Farmersville Code Section 65-32(a) by and through the requirements of Farmersville Code Sections 65-30(b), 65-29(c)(2) and 65-29(c)(5);
  2. The plat needs to be corrected to show the dedication of road right-of-way that is identified on the City's Master Thoroughfare Plan in accordance with Farmersville Code Sections 65-28(a) and 65-44(c); and
  3. The plat needs to have a missing city easement added in accordance with Farmersville Code Sections 65-53.

- Since the Planning & Zoning Commission meeting the plat has been resubmitted and all the comments have been addressed. See attached DBI letter recommending approval of the plat.



November 8, 2019

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: College Heights Addition Replat Review  
Dated November 6, 2019

Mr. White:

The above referenced Replat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant.

It is recommended that the College Heights Addition Replat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive style with a large, looped "J" and a stylized "D".

Jacob Dupuis, P.E.



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

## **VIII. Adjournment**