

FARMERSVILLE CITY COUNCIL REGULAR SESSION AGENDA May 26, 2020, 6:00 P.M. Council Chambers, City Hall 205 S. Main Street

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

- 1. Going to the City's website;
- 2. Clicking on "GOVERNMENT";
- 3. Clicking on "AGENDAS AND MINUTES";
- 4. Clicking on the "click here" link that is located to the right of "LIVE STREAMING."

SPEAKING DURING PUBLIC COMMENTS

Members of the public wishing to speak during Public Comments or a public hearing may join the meeting by going online to www.blizz.com, and following the online prompts to input the "Dial-in Phone Number" and the "Meeting ID."

Members of the public wishing to speak during Public Comments or a public hearing may also join the meeting by calling-in to the telephone number listed below, and inserting the Meeting ID listed below: Those members of the public calling in will not be able to participate through video and will only have an audio feed of the meeting on their telephone.

- 1. Dial-in Phone Number: (646) 769-9101

 Please note that if you dial a toll number, your carrier rates will apply.
- 2. You will be prompted to enter the Meeting ID.

The Meeting ID for this meeting is 766-262-97

3. Please listen closely to the directions and follow the directions to gain access to the Blizz meeting.

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Announcements

- > Calendar of upcoming holidays and meetings.
- > City Boards will resume meeting in June.
- ➤ There will be a celebration of Audie Murphy's 75th Anniversary
 Homecoming to Farmersville on June 15th at 5:30 p.m. at the gazebo
- > The City would like to thank the Farmersville Boy Scout Troop for cleaning up the Chaparral Trail between Houston Street and J.W. Spain.

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. City Council Special Minutes
- C. City Financial Report

V. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council appraised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of

the items contained in this provision. City Council approval of, or action on, these items is not required or requested. Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.

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

- A. City Amenities Board
 - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
 - 1. Financials
 - 2. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Financials
 - 2. Possible Council Liaison Report
- D. Main Street Board
 - 1. Possible Council Liaison Report
- E. Planning & Zoning Commission
 - 1. Possible Council Liaison Report
- F. TIRZ Board
 - 1. Financials
 - 2. Possible Council Liaison Report
- G. City Manager's Verbal Report
 - Update on Hamilton Street
 - Update on Martin Marietta
 - Update on Development Agreement punch list for Reliable Concrete
 - Update on Development Agreement punch list for Nelson Brother's Concrete
 - Update on the construction of County Road 611

VI. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon the first reading of Ordinance #O-2020-0609-001 amending Section 65-83 of the Subdivision Ordinance authorizing the City Manager to release building permits for up

to six (6) single-family residential lots in a subdivision that is then being platted before all of the required public improvements have been constructed and final accepted by the City and before the final plat is recorded with the county.

VII. REGULAR AGENDA

- A. Consider, discuss and act upon personnel policy changes.
- B. Consider, discuss and act upon the assignment of Council liaisons to City boards and commissions.
- C. Consider, discuss and act upon appointing new members to City boards.

VIII. <u>EXECUTIVE SESSION</u>

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

- A. Discussion of Matters Permitted by Texas Government Code Section 551.071, **CONSULTATION WITH ATTORNEY**:
 - Possible consultation with City Attorney regarding the City Council's authority to determine and change the composition of appointed boards and commissions.
- IX. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTION 551.071 OF THE TEXAS GOVERNEMENT CODE.
- X. REQUESTS TO BE PLACED ON FUTURE AGENDAS

XI. ADJOURNMENT

Dated this the 22th day of May, 2020.

Bryon Wiebold, 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 May 22, 2020 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	

May 2020

Saturday	Farmers & Fleas 9:00 am (Cancelled) Cinco de Mayo on the Square (Cancelled)	o	16	23	30 Yards of Yard Sales (Cancelled)	
Friday		ω	72	22	29	
Thursday		City Amenities Board Meeting 4:15 pm (Cancelled)	41	21 FEDC (4A) Meeting 6:30 pm (Cancelled)	28	
Wednesday		9	13	20	Main Street Meeting 4:30 pm	
Tuesday		Ω.	12 City Council Meeting 6:00 pm	19 City Council Workshop 6:00 pm	26 City Council Meeting 6:00 pm	
Monday		4	Main Street Meeting 4:30 pm (Cancelled) FCDC (4B) Meeting 6:00 pm (Cancelled)	18 P&Z Meeting 6:30 p.m.	City Hall Closed - Memorial Day	
Sunday		က	10	17	24	31

June 2020

Saturday	Farmers & Fleas 9:00 am (Cancelled)	13	20	27	
Friday	Ω.	12	19	26	
Thursday	City Amenities Board Meeting 4:15 pm	7	18 FEDC (4A) Meeting 6:30 pm	25	
Wednesday	m	10	17	24	
Tuesday	2	City Council Meeting 6:00 pm	9	23 City Council Meeting 6:00 pm	30
Monday	_	Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	Audie Murphy 75 th Anniversary Homecoming 5:30 pm @ gazebo P&Z Meeting 6:30 p.m.	22	29
Sunday		7	4	21	28

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	
Subject	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php
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	ĈITIZEN COMMENTS ON MATTERS NOT ON AGENDA
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city_council_meetings.php
Consideration and Discussion	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.
Action	NA

IV. Consent Agenda

Agenda Section	Consent Agenda
Section Number	IV.A
Subject	City Council Minutes
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action



FARMERSVILLE CITY COUNCIL REGULAR SESSION MINUTES For May 12, 2020, 6:00 P.M.

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members, Mike Hurst, Craig Overstreet, Jim Hemby, Dwain Mathers (via teleconference) and Donny Mason were all present. City staff members Ben White, Sandra Green, Mike Sullivan, Kim Morris, Paula Jackson, Daphne Hamlin, Kevin Lisman and City Attorney Alan Lathrom were also present.
- Prayer was led by Kim Morris followed by the pledges to the United States and Texas flags.
 - > Calendar of upcoming holidays and meetings.
 - Applications for Boards and Commissions are now being accepted. An application can be download on the website or picked up at City Hall via drive-thru window.
 - ➤ City Council will hold a Workshop on Tuesday, May 19th to hear from different boards regarding their purpose and activities.
 - > City Hall will be closed on Monday, May 25th in observance of Memorial Day.
 - Mayor read the Proclamation honoring the 2020 High School Seniors.

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

 Due to the pandemic of Covid-19, no citizens were allowed in the Council Chambers. No one came forward on the teleconference to speak.

III. <u>CITIZEN COMMENTS ON MATTERS NOT ON AGENDA</u>

 Due to the pandemic of Covid-19, no citizens were allowed in the Council Chambers. No one came forward on the teleconference to speak.

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
 - Craig Overstreet wanted to pull the Police Department Report and the City Manager's Report
 - Motion to approve items A. C-H made by Jim Hemby
 - o 2nd to approve was Mike Henry
 - All council members voted in favor
 - Craig Overstreet asked about the police calls at the Palladium Apartment complex and stated he was under the impression they had their own security.
 - Chief Sullivan stated they do have an officer from the school district that lives on site. He said the call was a domestic dispute call that resulted in a fight and a burglary. They have increased their patrol of the area. He explained that with any new apartment complex there would be some calls received.
 - Craig Overstreet asked a questions regarding information in the City Manager's Report about the status of Development Agreements from Reliable Concrete and Nelson Brothers.
 - Ben White explained they are working on the punch lists.

V. <u>INFORMATIONAL ITEMS</u>

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

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. Planning & Zoning Commission

- 1. Possible Council Liaison Report
 - Craig Overstreet stated they reviewed a plat for the HCG Addition and site plan and recommended conditional approval of both until they addressed some of the comments from the City Engineer. He explained they also reviewed at plat for the Farmersville Veterinary Addition and recommended conditional disapproval.

VI. READING OF ORDINANCES

- A. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0512-001 regarding Mayoral Disaster Order.
 - Mayor Wiebold read the caption of the ordinance.
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING ORDINANCE #0-2020-0414-001 IN RESPONSE TO THE COVID-19 VIRUS OUTBREAK, PURSUANT TO THE TEXAS DISASTER ACT OF 1975, CHAPTER 418, TEXAS GOVERNMENT CODE AND CHAPTER 122 OF THE TEXAS HEALTH AND SAFETY CODE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF

- Alan Lathrom stated Council would need to adopt the Ordinance with an amendment that the new Governor's Order GA-21 be added to it.
- Craig Overstreet asked about hazard pay and wanted it discontinued because he does not know what the budget looks like at this time.
- Ben White stated the County has received the Cares Act funding and they have allocated money to the cities. The money will only be used for Covid-19 expenses. He expects to see an interlocal agreement from the county at the next City Council meeting.
- Mayor Wiebold asked what the money would be able to cover.
- Ben White stated hazard pay, systems that we use in the city to hold teleconferences among other things. His recommendation is to continue the hazardous duty pay until the Governor changes his order.
- Mike Henry asked if the funding would be coming from the county.
- Ben White stated the money is from the federal government given to the county.
- Mayor Wiebold wanted to hear from the Police Chief and Fire Chief regarding the steps they are taking in the field and about hazard pay.
- Chief Sullivan stated the Governor opened some areas of the state. He spoke to Chief Skinner at Collin County and they are continuing the hazard pay through July and would revisit it then. He explained the only thing that has changed is the President and Governor are trying to get the economy running again. He said there is really no change in what we do every day. He indicated they still take the temperatures of their employees and constantly wash their hands. They have to take extra precautions because they deal with the impact of the pandemic more than others might.
- Ben White stated he has been following the numbers coming out of Collin County and they are the highest they have ever been. Hospitalization is looking better and that is a good indicator, but the active cases are up.
- Mayor Wiebold asked if the money is given to the city could that absorb the hazard pay.
- Ben White stated he believes it could be absorbed along with other items such as teleconferencing.
- Craig Overstreet stated he would withdraw his request to remove the hazardous pay if the City Manager could guarantee that the funding would cover it.
- Alan Lathrom stated the hazardous duty pay would end on May 15th with the Mayoral Order unless the Council continued it with the new ordinance.
- Mike Henry stated the Council should extend it to at least around June 12th.
 - Motion to amend and approve the ordinance changing the Governor's Order from GA-18 to GA-21 and add in hazardous pay made by Mike Henry

- 2nd to approve was Terry Williams
- All council members voted in favor.
- B. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0512-002 regarding Oncor rate change.
 - Mayor Wiebold read the Caption to the Ordinance.
 - Ben White stated this item comes up from time to time because Oncor provides some areas of Farmersville electric that are not on the City's electric services. He explained Willow Brook is a great example of this. He said he recommends denying the increase they are asking for.
 - Motion to approve the Ordinance made by Mike Henry
 - 2nd to approve was Jim Hemby
 - All council members voted in favor

VII. REGULAR AGENDA

- A. Consider, discuss and act upon the election of Mayor Pro Tem and Treasurer.
 - Terry Williams nominated Dwain Mathers as Mayor Pro Tem.
 - Mayor Wiebold closed the nominations.
 - All council members voted in favor
 - Jim Hemby nominated Craig Overstreet as Treasurer.
 - Mayor Wiebold closed the nominations.
 - All council members voted in favor
- B. Consider, discuss and act upon Resolution #R-2020-0512-001 regarding signatories for all accounts for the city with CapTex Bank.
 - Craig Overstreet stated the bank name has changed to Commercial Bank of Texas.
 - Alan Lathrom stated Council could approve the Resolution with that amendment.
 - Motion to approve the Resolution with the amendment to the name of the bank made by Jim Hemby
 - 2nd to approve was Mike Henry
 - All council members voted in favor
- C. Consider, discuss and act upon the assignment of Council liaisons to City boards and commissions.

- Mayor Wiebold pulled this item from the agenda and stated it would be heard at the next City Council meeting.
- D. Consider, discuss and act upon Resolution #R-2020-0512-002 regarding Coronavirus Emergency Supplemental Funding.
 - Chief Sullivan stated he could still pursue the grant, but if the city receives the money from the county he could just cancel the grant application.
 - Mike Henry asked how much the grant was for.
 - Chief Sullivan stated \$49,000.
 - Motion to approve made by Craig Overstreet
 - o 2nd to approve was Jim Hemby
 - All council members voted in favor
- E. OpenGov software review.
 - Daphne Hamlin gave an overview of the OpenGov software.
- F. Consider, discuss and act upon Resolution #R-2020-0512-003 regarding Texas-New Mexico rate changes.
 - Ben White stated this item was a process we go through with Texas-New Mexico and we are recommending denial of this rate. He stated that Lloyd Gosselink Rochelle & Townsend, P.C. represents several cities and they represent the City of Farmersville.
 - Motion to approve the Resolutions made by Mike Henry
 - o 2nd to approve was Terry Williams
 - All council members voted in favor
- G. Consider, discuss and act upon the review of the Kimley-Horn contract for the wastewater treatment plant.
 - Eddy Daniel, from DBI Engineers, stated the city had improvements done
 to the wastewater treatment plants. When we finished the plant it worked
 for a few months, but then the trickling arm filter stopped working. The
 question was asked why the trickling arm filter was not fixed to begin with.
 He explained that Kimley-Horn and DBI knew of a contractor that could
 replace the arm cheaper than what North Texas Municipal Water District
 would charge. The original arm is hydraulic and it will be replaced with a
 mechanical one.
 - Craig Overstreet asked how much it originally cost to complete the plant improvements.

- Eddy Daniel stated it was approximately \$1 million, but with design and engineering probably \$1.5 million.
- Craig Overstreet asked why the filtering arm was not addressed with the original proposal.
- Eddy Daniel explained that Kimley-Horn designed the plant rehabilitation. He said the trickling filter system piece was only a part of the rehabilitation, but there were other issues that needed to be addressed. He said plant 1 and plant 2 was part of the overall rehabilitation.
- Mayor Wiebold asked if the arm was operational when the rehabilitation was going on.
- Eddy Daniel stated North Texas Municipal Water District told the city that it
 was operational. The cost of the overall project made the city pick and
 choose the bare necessities to put the plant into working order. After the
 improvements were made, the arm was working and then it stopped
 working after a few months. He said they spoke to Kimely-Horn and North
 Texas Municipal Water District about fixing the trickling arm filter. North
 Texas Municipal Water District operates the plant for us and they want it
 working.
- Mike Henry asked about the time frame to fix the arm.
- Eddy Daniel stated he was not sure of the time frame.
- Alan Lathrom stated there was no obligation for the contractor to fix the arm in the original contract. He explained the headworks were removed with Addendum #1 because bids would have come back too expensive.
- Eddy Daniel stated work was done on the tail works, but not to the arm.
- Alan Lathrom stated there was no requirement for them to look at the arm,
 repair or fix it. He said the contractor did the work he was contracted to do.
- Eddy Daniel explained that fixing the arm was never included in the bid documents. It was assumed it was operable.
- Mayor Wiebold asked how long it has not been working.
- Ben White stated since September 2019.
- Mayor Wiebold asked if Eddy Daniel was comfortable going with the mechanical arm instead of the hydraulic.
- Eddy Daniel stated the arm is worn out and now needs to be fixed and the mechanical fix would be the best way.
 - Craig Overstreet stated he would recommend approval of the review of the contract from the City Attorney.
 - 2nd to approve made by Jim Hemby
 - All Council members voted in favor.

- H. Consider, discuss and act upon Amendment No.1 for Kimley-Horn to design trickling filter arm on the wastewater treatment plant.
 - Eddy Daniel stated the amendment was for the design work and to satisfy TCEQ regarding the repair to the arm. It is also for the rerating calculations to prove to TCEQ that the plant will operate at a higher rate. He said we do have available funding in the Texas State Water Revolving Fund to pay for the repairs.
 - Ben White stated he does not know the time frame it will take, but he
 assumes it will go pretty fast. He also explained this would help with more
 capacity at the two plants.
 - Mike Henry asked about Task 3A in the contract and whether that is for Construction Phase Services.
 - Eddy Daniel stated that was for inspections once the work has begun.
 - Craig Overstreet asked if the Amendment was just for the engineering and design.
 - Eddy Daniel stated it would be for the design, bidding, and approval from TCEQ regarding rerating the plant.
 - Mike Henry asked what a typical warranty period would be for the work.
 - Eddy Daniel stated two years.
 - Alan Lathrom stated a one year warranty under the performance bond and two year maintenance bond would be required. He also explained this amendment amends the original professional services agreement with Kimley-Horn, but there was not a time frame attached to the contract.
 - Mike Henry asked if the city, when dealing with contracts, would not receive an estimated time for completion.
 - Alan Lathrom stated that often times they do, but it also has to do with the comfort level of the city with the consultant.
 - Eddy Daniel stated the contractor would build the arm in his shop and then install it. He expects it to be a 45 day turn around once the contractor starts work.
 - Motion to approve the amendment made by Mike Henry
 - 2nd to approve was Terry Williams
 - All council members voted in favor, except Craig Overstreet voted no.
 He explained this was based on the fact that it should have been
 caught with the original contract.
- I. Consider, discuss and act upon Delinquent Ad Valorem Tax Agreement with Abernathy, Roeder, Boyd & Hullett.

- Alan Lathrom stated this agreement allows the attorneys to collect past due taxes owed to the city. It is the same company that the city has used in the past, but they just have a different name.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Henry
 - All council members voted in favor
- J. Consider, discuss and act upon an Interlocal Agreement with Collin County regarding jail services.
 - Ben White stated this agreement was something the city approves every year for jail services. He recommended approval.
 - Motion to approve made by Craig Overstreet
 - o 2nd to approve was Jim Hemby
 - All council members voted in favor

VIII. EXECUTIVE SESSION

Mayor Wiebold read the statement below and explained the Council would go into executive session at 7:46 p.m.

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

- A. Discussion of Matters Permitted by Texas Government Code Section 551.071(1)(A) Pending or contemplated litigation:
 - Petition of the Cities of Garland, Mesquite, Plano, and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas.
- B. Discussion of Matters Permitted by Texas Government Code Section 551.074, Personnel Matters; Closed Meeting:
 - 1. Discussion of Personnel Matters involving the appointment, employment, evaluation, and/or duties of a Main Street Manager.
- IX. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTION 551.071 AND 551.074 OF THE TEXAS GOVERNMENT CODE.
 - Mayor Wiebold stated the Council would reconvene from executive session at 9:17 p.m. and no action would be taken.

X. REQUESTS TO BE PLACED ON FUTURE AGENDAS

 Craig Overstreet requested an update on the following: Martin Marietta,
 Development Agreement punch lists items for Reliable Concrete and Nelson Brothers, Hamilton Street, and CR 611 construction

XI. <u>ADJOURNMENT</u>

Meeting was adjourned at 9:18 p.m.

	APPROVE:	
ATTEST:	Bryon Wiebold, Mayor	
Sandra Green, City Secretary		

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	City Council Special Minutes
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	City Council Special Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action



FARMERSVILLE CITY COUNCIL SPECIAL SESSION MINUTES For

May 19, 2020, 6:00 P.M.

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members, Dwain Mathers (via teleconference), Craig Overstreet, Mike Henry, Jim Hemby and Terry Williams were all present. City staff members Ben White, Sandra Green, and City Attorney Alan Lathrom were also present.
- Prayer was led by Craig Overstreet followed by the pledges to the United States and Texas flags.

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

• Due to the pandemic of Covid-19 no citizens, except presenters, were allowed in the Council Chambers. No one came forward on the teleconference to speak.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

• Due to the pandemic of Covid-19 no citizens, except presenters, were allowed in the Council Chambers. No one came forward on the teleconference to speak.

IV. REGULAR AGENDA

- A. Presentation and possible discussion and direction regarding the purpose and activities of the City Amenities Board.
 - Miranda Martin stated the City Amenities Board was an advisory board for the city. She gave a brief presentation about the board and its members. She explained the board projects they have been working on over the past year. She stated they are making improvements to J.W. Spain. Some of the items that are being done at J.W. Spain is making it ADA compliant, stripping the parking lot, adding barriers and flower pots, moving flag poles

and resurfacing the parking lot. She explained they are fixing the batting cages and adding lights for them. She said they also facilitate Music in the Park which may not happen this year because of Covid-19. She explained that Rambler Park is getting ADA swings.

- Mayor Wiebold asked if Miranda Martin was going to apply for her second term.
- Miranda Martin stated she did apply and stated she has a bachelor's degree in Parks and Recreation.
- Mayor Wiebold asked if having all the areas combined together in one board was difficult.
- Miranda Martin stated she was hesitate at first, but she does feel that the other areas, such as the senior center and the library could have more support.
- Craig Overstreet asked if Miranda Martin works with the City Manager regarding Capital Improvements.
- Miranda Martin stated the board does work with him. The library had updates last year and she believes the city could benefit from holding tournaments at J.W. Spain.
- Dwain Mathers asked if they divided up the boards what would be most beneficial.
- Miranda Martin explained she does not believe they need to split them up at this time, however she does eventually see they will split up as the city grows.
- B. Presentation and possible discussion and direction regarding the purpose and activities of the Farmersville Community Development Commission.
 - Sherry McGuire stated she is the President of the 4B board and she gave a
 brief presentation regarding the board. She indicated that 4B funds a lot of
 requests from the boards. They monitor their budget and manage the
 funding for those expenditures. They want to collaborate with long range
 planning within the community, Farmersville City Council, and the Chamber
 of Commerce.
 - Mayor Wiebold asked if Sherry McGuire was going to apply again since her term was up.
 - Sherry McGuire stated she had submitted an application.
 - Craig Overstreet asked if they spoke or had any dealings with Collin College or will in the future.
 - Sherry McGuire stated they have not, but she believes the 4A board does work with them.

- Craig Overstreet asked if they did not use some of their budget because of Covid-19.
- Sherry McGuire explained the Main Street 20 year celebration would not take place due to Covid-19 restrictions.
- Craig Overstreet asked about sales taxes and whether she has seen that go down this year.
- Sherry McGuire stated that sale taxes seem to be on track right now, even with Covid-19. She credited Main Street businesses for doing a great job of pulling together and trying to stay afloat during the pandemic.
- Mayor Wiebold stated that 4B is important and critical to the city and wanted to know how the City Council or staff could help them.
- Sherry McGuire explained that as long as everyone is communicating, listening and hashing out their differences then things are good.
- Dwain Mathers asked about the relationship between 4B and Main Street.
- Sherry McGuire stated that it is important to hire a Main Street Manager, but it is important to stay within the parameters of the budget. She explained that advertising the position well and having clear responsibilities of the Main Street Manager will help. She said it is important to remember that 4B funds the salary for that position and that person has to have some kind of vision for the preservation of downtown and bringing in new businesses.
- C. Presentation and possible discussion and direction regarding the purpose and activities of the Farmersville Economic Development Commission.
 - Jason Lane gave a summary of what the purpose of the 4A board is. He explained they have helped with financial support for the city's infrastructure. He stated the biggest issue for improvement is the ability of future commercial companies to have adequate wastewater facilities. He explained they have helped with the funding of that effort. We have had a few businesses that wanted to come to town, but we could not handle the wastewater for them, he said. He stated there is a lot of infrastructure issues within the city. One of the most recognizable things the board does is fund façade grants to businesses within the city. We have great transportation routes and we have a great community. He indicated the board tries to market as much as they can, and they have compared best practices with other cities. He explained that one of the big projects this year is to fund a Land Use Map and Thoroughfare Map for the city. It is a master plan on how the city will look when it becomes developed. He explained a planning effort for employment centers is underway and Farmersville will grow. It is important for the board and the Council to

understand that it is going to grow and they are trying to lay the ground work for the future. He stated they have awarded some scholarships for Collin College and they have marketing videos. He pointed out that one of the things they did not budget for was the economic impact of the Coronavirus. He said some money from Collin County can hopefully be used to facilitate and help small businesses.

- Craig Overstreet asked if Collin College's expenses go even further into next year's budget.
- Jason Lane stated the electrical was a one year item, but the
 Development Agreement stated the city had to help with the road. He
 explained they have some money saved to help with Collin College, but
 the city was not selected for the Collin County grant to help with the
 roadway.
- Craig Overstreet wanted to know if each of the board members are volunteering their time to meet with businesses and other cities.
- Jason Lane stated that he, Randy Smith, and Ben White have met with businesses and other cities. He explained they were trying to meet with other cities to see how they can help Farmersville grow.
- D. Presentation and possible discussion and direction regarding the purpose and activities of the Main Street Board.
 - Doris Cooks introduced herself and showed a short video about National Main Streets. She then gave a short presentation about Main Street and the board. She said the Main Street program is 20 years old this year. She explained the purpose of the Main Street Board is to encourage downtown revitalization within the context of historic preservation and they look to improve public gathering activates. The Main Street Board and the Main Street Manager work with a four point approach which includes design, economic restructuring, promotion and organization. She said the board members have interfaced with the downtown merchants. He stated that one of goals this year was to present new signage on U.S. Highway 380. They also conduct the monthly Farmers and Fleas Market and facilitate other downtown events. She explained they have applied for grants from the 4B board regarding their 20 year celebration. The board members have increased from five members to seven members and she wanted to report the Farmersville Main Street Board is on track.
 - Mayor Wiebold asked about the responsibilities of the Main Street Manager.

- Doris Cooks stated that if the city does not have a Main Street Manager
 then they do not have a Main Street program. That position is critical and
 they pull all the pieces together. She explained there are Main Street
 reports that have to be submitted as required. She indicated the Main
 Street Manager works with downtown merchants and has many other
 duties.
- Dwain Mathers wanted her to expand on how they work with 4A and 4B.
- Doris Cooks stated they work with façade grants with 4A and the Main Street Manager is the liaison to the 4B board.
- Craig Overstreet asked if it concerns her because the city has not passed a historical preservation ordinance.
- Doris Cooks stated they have discussed it and that is something they want to see in place.
- Mike Henry asked who is responsible for hiring the Main Street Manager.
- Doris Cooks stated the board is involved in the interview process, but Ben White ultimately makes the decision.
- Mike Henry wanted to clarify that the Main Street Manager is hired by the city, works for the Main Street and is paid by 4B.
- Doris Cooks stated that was correct.
- Mayor Wiebold asked if the state is quick to pull the trigger on pulling the program if a Main Street Manager is not hired quickly.
- Doris Cooks stated the state works with the city.
- E. Presentation and possible discussion and direction regarding the purpose and activities of the Planning & Zoning Commission.
 - Micheal Hesse introduced himself as the Chairman and stated the Planning
 & Zoning Commission is an advisory board to the City Council.
 - Mike Henry asked when a plat is submitted who trains the Planning & Zoning Commission staff on how to read a plat.
 - Michael Hesse stated they are not really trained, but they rely on staff for guidance.
 - Dwain Mathers asked how Planning & Zoning could be involved with the Thoroughfare Plan and the Comprehensive Plan.
 - Michael Hesse stated they cannot present the whole plan. Those items are submitted from third parties and they review them and advise Council.
 - Craig Overstreet asked if the Commission has seen any changes with the new ordinances and laws that have come out.
 - Michael Hesse stated that it just makes the review faster because there is a deadline.

- F. Presentation and possible discussion and direction regarding the purpose and activities of the TIRZ Board.
 - Tommy Ellison stated he is the President of the Tax Increment Reinvestment Zone. He showed a map of the TIRZ area for the Council. He stated the city participates 100% and Collin County participates at 50%. He explained the board is composed of members that are appointed by the City Council and two are appointed by Collin County Commissioner's Court. They are also supported by Paula Jackson and Daphne Hamlin. He stated the board receives money from the investments in the city and said it is good and bad. All the value of the homes and revenue from the district goes through the district and not into the city's general fund directly. He said they pick up the value of the improvement and they require that if they are going to spend money on a business it has to be inside the city limits. He indicated that TIRZ is funding some of the roadway for Collin College and they have funded an internet study with Texas A&M -Commerce. The TIRZ can only spend money for items that is in the TIRZ district. He stated they have approximately \$250,000 to \$300,000 a year to spend. He said they are hoping to work on street constructions within the zone soon. He explained the State Comptroller's Office holds training sessions that he has attended and the city is now current with the State on all the submittals that were supposed to be made. People are interested in the schools, parks and the overall look of the city. He said the City Council could help them by deciding on the Thoroughfare Plan and making the decision where U.S. Highway 380 is going to be. He stated the other thing the City Council needs to do is change the Subdivision Ordinance to make housing developments put in fiber for internet services.
- G. Presentation and possible discussion and direction regarding the purpose and activities of the Building & Property Standards Commission.
 - Sandra Green explained that the Commission does not meet often and went over who sat on the board. She stated the board was a quasijudicial board that hears cases about alleged violations to determine whether buildings, properties, or structures are in compliance with the city code and may, if a violation is found, order a property owner to comply with all applicable laws and ordinances, including requiring vacation, relocation of occupants, securing, repair, removal, abatement, or demolition of a building, property, or structure.
 - Alan Lathrom stated there are a lot of issues that could come before the board, like high grass, rubbish or if a property does not meet the codes adopted by the city. They board would issue orders for compliance. He

- stated because of new cases that have come up with other cities it has made enforcement harder. He explained the city sometimes has to pay for certain corrections and then a lien be placed upon the property.
- Mayor Wiebold asked if a house was demolished would it be the responsibility of the city to haul off the debris.
- Alan Lathrom told him it would be the responsibility of the property owner.

V. ADJOURNMENT	TV
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Meeting was adjourned at 7:55 p.m.

	APPROVE:
ATTEST:	Bryon Wiebold, Mayor
Sandra Green, City Secretary	

Annuda Castian	Canada Amarada
Agenda Section	Consent Agenda
Section Number	IV.C
Subject	City Financial Report
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	City Financial Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	Motion/second/vote □ Approve □ Approve with Updates □ Disapprove ■ Motion/second/vote to continue to a later date. □ Approve □ Disapprove □ Disapprove ■ Move item to another agenda. No motion, no action

MEMO

To: Benjamin White, City Manager

From: Daphne Hamlin, City Accountant

Date: April 16th, 2020

Subject: March 2020 Budget Report

New Software for Financial Reporting is available for review on the City website.

www.farmersvilletx.com. Press OpenGov button; > Press Stories button at the top under City logo;

Press City of Farmersville March 2020 Financial Report.

Sales Tax Information:

City	Net Payment 04-2020	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Farmersville	\$68,719.28	\$75,754.22	-9.28%	\$378,321.86	\$298,566.93	26.71%

General Fund and Enterprise Fund Budget Summary with (2) year comparison:

	2019-2020 Budget		2019-2020 to Date	2018-2019 Ac- tual	2017-2018 Ac- tual
General Fund Revenue 2019-2020 Budget:	3,653,535	Revenue to Date	2.118,491	2,130,654	2,145,935
General Fund Expense 2019-2020 Budget:	3,653,535	Expenses to Date	1,699,698	1,783,603	1,803,833
Water Fund Revenue 2019-2020 Budget:	1,613,231	Revenue to Date	720,454	644,544	593,781
Water Fund Impact Fee Revenue		Revenue to Date	16,678	97,937	1,574
Water Fund Expense 2019-2020 Budget:	1,613,231	Expenses to Date	992,873	806,331	646,209
Wastewater Fund Revenue 2019-2020 Budget:	1,260,811	Revenue to Date	568,392	490,137	484,467
Wastewater Fund Impact Fee Revenue		Revenue to Date	30,437	260,708	2,400
Wastewater Fund Expense 2019-2020 Budget:	1,853,862	Expenses to Date	694,141	501,422	415,045
Electric Fund Revenue 2019-2020 Budget:	3,886,861	Revenue to Date	1,743,239	1,695,612	1,605,662
Electric Fund Expense 2019-2020 Budget:	3,832,692	Expenses to Date	2,146,304	1,848,941	1,883,433
Refuse Fund Revenue 2019-2020 Budget:	510,058	Revenue to Date	252,135	234,335	230,152
Refuse Fund Expense 2019-2020 Budget:	510,058	Expenses to Date	217,938	208,456	205,080

Cash Summary

The cash summary is attached.

SUMMARY OF CASH BALANCES MARCH 2020

Interest Earned

Restricted

Assigned

Account Balance

ACCOUNT: FNB (0815)

NTMWD Sewer Plant Maint, Fund

TOTAL CASH & INVESTMENT ACCOUNTS

TOTAL APPROPRIATED SURPLUS

	Clearing	Accounts			-17	0-0290-0-0		Contract Contract
General Fund					\$	565,740.00		
Permit Fund					\$	(45,793.40)		
Refuse Fund					\$	15,267.44		
Water Fund					\$	(317,688.76)		
Wastewater Fund					\$	614,575.68		
Electric Fund					\$	(748,608.83)		
CC Child Safety			\$	19,476.83	1			
2012 Bond			\$	(48,071.91)				
Waterwaste Bond Fund			\$	(19,780.04)				
Law Enf Training			\$	1,874.31				
Disbursement Fund			\$	2,143.33				
Library Donation Fund			\$	2,522.79				
Court Tech/Sec			\$	18,588.31				
Civic Ctr/Library Repair			\$	(26,498.35)				
JW Spain Grant			\$	43,646.66				
Rike St. Grant			\$	(111,436.37)				
Radio Note			\$	6,082.79				
Chapparal Grant/Safe Route To School/Sewer/Sidewalk			\$	(41,383.58)				
CC Bond Farmersville Parkway			\$	180,000.86				
CC Bond Floyd			\$					
Equipment Replacement			\$	(49,667.75)				
1 ' '			Þ	5,322.29				
Interest Earned	\$	368.60						
TOTAL:	\$	368.60	\$	(17,179.83)	\$	83,492.13	\$	66,312.30
		ice Accounts			jiko			
County Tax Deposit (FNB 0807)(Debt Service)	\$	270.89	\$	197,027.45				
Debt Service Reserve (Texpool 0014) (2 months rsv)	\$	439.74	\$	516,450.79	è			
TOTAL:	\$	710.63	\$	713,478.24			\$	713,478.24
	d Surplu	s Investment	Ac	counts		HE HE I I		
Customer meter deposits (Texpool 0008)	\$	96.89	\$	113,794.98				
Water Dev. Board (Texstar 1110)	\$	900.77	\$	909,774.15				
2019 C/O Street (Texstar 0190)	\$	1,449.26	\$	1,784,620.05				
Listcon Escrow(Texstar 0300)	\$	123.79	\$	152,443.85				
Summit Property Sewer Escrow (fnb 231)	\$	20.64	\$	16,703.93				
2012 G/O Bond, streets, water, wastewater (Texstar 0120)	\$	934.29	\$	1,150,494.79				
TOTAL:	\$	3,525.64	\$	4,127,831.75	\$		\$	4,127,831.75
		•	_		Ť		÷	
Unassigne	Surplus	Investment	Acc	ounts			nie seul	Maria de la Companya
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)	\$	861.81		711,080.34	1			
Water/WW Fund (Texpool 0003)(Operating 90 day)	Ś	337.48		396,406.35				
Water/WW Fund (Texpool 00017)(Capital)	Š	282.25		331,480.80				
Elec. Fund (Texpool 0005) (Operating)	Š	42.67		50,000.00				
Elec. Fund (Texpool 0016)(Capital)	ć	288.39		338,767.56				
Elec. Surcharge (Texpool 0015)	¢							
Money Market Acct. (FNB 092)	\$ \$	108.90 9.40	Þ	127,886.59	ė	74 002 64		
TOTAL:	\$		_	1,955,621.64	\$	74,002.64 74,002.64		2,029,624.28
	E.	1,930.90	-		\$		\$	

Contractor Managed Accounts Nonspendable

\$ \$

\$

6,937,246.57

SUMMARY OF CASH BALANCES MARCH 2020

FEDC 4A B	oard investn	nent & Chec	ki	ng Account		
FEDC 4A Checking Account(Independent Bank 7909)	\$	7.20	\$	188,373.19		
FEDC 4A Investment Account (Texpool 0001)	\$	911.64	\$	1,070,662.63		
FEDC 4A Certificate of Deposit (Independent Bank)			\$	500,000.00		
TOTAL:	\$	918.84	\$	1,759,035.82	\$ -	\$ 1,759,035.82

FCDC 4B E	Board Investm	ent & Check	ing	Account	W. 3. W.	Same Same	en. 1	ALC: Y	No delana
FCDC 4B Checking Account (Independent Bank 3035)	\$	9.42	\$	237,901.61					
FCDC 4B Investment Account (Texpool 0001)	\$	294.61	\$	346,041.67					
TOTAL:	\$	304.03	\$	583,943.28	\$	-	-	\$	583,943.28

TIRZ Account							ionalinaany
County Tax Deposits (FNB 01276)	\$	123.21	\$	99,692.04			
TIRZ Texpool Account ()	\$	275.14	\$	623,350.17			
TOTAL:	\$	398.35	\$	723,042.21	\$		\$ 723,042.21

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

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

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

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

10-2019 NCTCOG - Public Funds Inv Act.

Daphne Hamlin

Daphne Hamlin, City Investment Officer

MEMO

To: Benjamin White, City Manager

From: Daphne Hamlin, City Accountant

Date: May 18, 2020

Subject: April 2020 Budget Report

New Software for Financial Reporting is available for review on the City website.

<u>www.farmersvilletx.com</u>. Press OpenGov button; > Press Stories button at the top under City logo;

Press City of Farmersville April 2020 Financial Report.

General Fund and Enterprise Fund Budget Summary with (2) year comparison:

	2019-2020 Budget		2019-2020 to Date	2018-2019 Ac- tual	2017-2018 Ac- tual
General Fund Revenue 2019-2020 Budget:	3,653,535	Revenue to Date	2,376,415	2,406,337	2,313,036
General Fund Expense 2019-2020 Budget:	3,653,535	Expenses to Date	2,006,188	2,137,985	2,077,234
Water Fund Revenue 2019-2020 Budget:	1,613,231	Revenue to Date	835,289	767,534	687,500
Water Fund Impact Fee Revenue		Revenue to Date	16,678	107,076	1,574
Water Fund Expense 2019-2020 Budget:	1,613,231	Expenses to Date	1,117,356	926,083	863,238
Wastewater Fund Revenue 2019-2020 Budget:	1,260,811	Revenue to Date	664,215	574,913	565,557
Wastewater Fund Impact Fee Revenue		Revenue to Date	30,437	287,014	5,754
Wastewater Fund Expense 2019-2020 Budget:	1,853,862	Expenses to Date	768,094	573,454	674,038
Electric Fund Revenue 2019-2020 Budget:	3,886,861	Revenue to Date	1,991,934	1,932,740	1,839,029
Electric Fund Expense 2019-2020 Budget:	3,832,692	Expenses to Date	2,474,903	2,138,231	2,197,450
Refuse Fund Revenue 2019-2020 Budget:	510,058	Revenue to Date	294,283	273,673	268,669
Refuse Fund Expense 2019-2020 Budget:	510,058	Expenses to Date	260,010	248,055	244,022

Cash Summary

The cash summary is attached.

SUMMARY OF CASH BALANCES APRIL 2020

Interest Earned

Restricted

Assigned

Account Balance

ACCOUNT: FNB (0815)

Elec. Fund (Texpool 0005) (Operating)

Elec. Fund (Texpool 0016)(Capital)

Elec. Surcharge (Texpool 0015)

Money Market Acct. (FNB 092)

TOTAL:

	learing	g Accounts						
General Fund					\$	506,483.78		
Permit Fund					\$	(45,793.40)		
Refuse Fund					\$	13,743.25		
Water Fund					\$	(338,851.92)		
Wastewater Fund					\$	633,694.21		
Electric Fund					\$	(833,778.52)		
CC Child Safety			\$	18,676.83				
2012 Bond			\$	(0.30)				
Waterwaste Bond Fund			\$					
Law Enf Training			\$	1,874.31				
Disbursement Fund			\$	2,143.33				
Library Donation Fund			\$	2,522.79				
Court Tech/Sec			\$	18,742.71				
Civic Ctr/Library Repair			\$	(26,498.35)				
JW Spain Grant			\$	43,646.66				
Rike St. Grant			\$	(111,436.37)				
Radio Note			\$	6,082.79				
Chapparal Grant/Safe Route To School/Sewer/Sidewalk			\$	(41,383.58)				
CC Bond Farmersville Parkway			\$	180,000.86				
CC Bond Floyd			\$	(49,667.75)				
Equipment Replacement			Ś	5,322.29				;
Interest Earned	\$	10.49	•	.,				
TOTAL:	\$	10.49	\$	50,026.22	\$	(64,502.60) \$	<u> </u>	(14,476.38)
				·			_	
	ebt Sen	vice Accounts	M.					
County Tax Deposit (FNB 0807)(Debt Service)	\$	189.84	\$	217,562.99				
Debt Service Reserve (Texpool 0014) (2 months rsv)	\$	193.22	\$	516,644.01				
TOTAL:	\$	383.06	\$	734,207.00		\$	\$	734,207.00
				<u>-</u>			1	
The second secon		us Investment					2	
Customer meter deposits (Texpool 0008)	\$	42.55	100	113,837.53				
Water Dev. Board (Texstar 1110)	\$	332.52	100	684,609.23				
2019 C/O Street (Texstar 0190)	\$	652.30		1,785,272.35				
Listcon Escrow(Texstar 0300)	Ş	55.71		152,499.56				
Summit Property Sewer Escrow (fnb 231)	\$	0.68	107	16,704.61				
2012 G/O Bond, streets, water, wastewater (Texstar 0120)	\$	418.96		989,690.81				
TOTAL:	\$	1,502.72	\$	3,742,614.09	\$	- \$	\$	3,742,614.09
	ilessein			•	OMERICA .			
		s Investment						
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)	\$	266.00		711,080.34				
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$	148.28		396,554.63				
Water/WW Fund (Texpool 00017)(Capital)	5	124.01	\$	331,604.81				

Contractor M	anaged Accounts Nonspen	dable		200	
NTMWD Sewer Plant Maint. Fund	\$	-			
TOTAL APPROPRIATED SURPLUS	\$	-	\$ -	\$	-
TOTAL CASH & INVESTMENT ACCOUNTS	\$ 6	<mark>,482,915.8</mark> 0	\$ 9,517.34	\$	6,492,433.14

\$

\$ \$

\$

\$

18.76 \$

126.72 \$

47.84 \$

17.09

50,000.00

338,894.28

127,934.43

748.70 \$ 1,956,068.49

2,030,088.43

74,019.94

74,019.94

SUMMARY OF CASH BALANCES APRIL 2020

FEDC 4A B	oard Investn	nent & Che	cki	ng Account	2110		
FEDC 4A Checking Account(Independent Bank 7909)	\$	7.80	\$	208,555.80			
FEDC 4A Investment Account (Texpool 0001)	\$	400.59	\$	1,071,063.22			
FEDC 4A Certificate of Deposit (Independent Bank)			\$	500,000.00			
TOTAL:	\$	408.39	\$	1,779,619.02	\$	-	\$ 1,779,619.02

FCDC 4B	Board Investm	ent & Check	ing	Account		Total Mariana
FCDC 4B Checking Account (Independent Bank 3035)	\$	9.79	\$	254,476.22		
FCDC 4B Investment Account (Texpool 0001)	\$	129.47	\$	346,171.14		
TOTAL:	\$	139.26	\$	600,647.36	\$ -	\$ 600,647.36

	TIRZ	Account	Sink.	15 THE 1		
County Tax Deposits (FNB 01276)	\$	4.61	\$	137,805.85		
TIRZ Texpool Account ()	\$	233.20	\$	623,583.37		•
TOTAL:	\$	237.81	\$	761,389.22	\$ -	\$ 761,389.22

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

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

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

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

10-2019 NCTCOG - Public Funds Inv Act.

Daphne Hamlin

Daphne Hamlin, City Investment Officer

V. Informational Items	

Agenda Section	Informational Items
Section Number	V.A
Subject	City Amenities Board
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Disapprove Move item to another agenda. No motion, no action

<u> </u>	
Agenda Section	Informational Items
Section Number	V.B
Subject	Farmersville Community Development Board (Type B)
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	Financials Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Farmersville Community Development Corp 4B March 2020

Statement Balance 3-2-2020

\$216,611.73

Deposits:

 Sales Tax:
 \$23,078.01

 New Checking Int. .05%
 \$9.42

Wire Fee

 Check Refund
 \$180.00

 Checks 2946-2947,2949-2950,2952,2954,2959
 \$(1,977.55)

Balance 03-31-2020 \$237,901.61

Outstanding Transactions

Sales Tax

Transfer to Texpool

CD Interest

 Outstanding checks
 2940
 \$(4,031.00)

 Outstanding checks
 2948,2951,2953
 \$(1,574.00)

Balance 4-8-2020 \$232,296.61

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

	FY2019 Budget	October		November	December	January		February	March	April	ž X	June	Ą	August	September	Actual	¢
Revenue:	OUT COLUMN			ı										1			
Sales Tax Lollections	\$240,916	\$23,856		\$22,821	\$24,899	\$25,531	531	\$28,792	\$23,078						•	148,976	61.84%
Interest Inc 3ma	\$ 100	47	7 \$	7 \$	80	s	\$	80	6						•	48	48.21%
Misc.																,	
Wire Fee		\$	(10) \$	(10) \$	(10)	S	(10) \$	(10)								(20)	
New Check Stock			(243)					20								(243)	
Reimburse nent Transfer fr. m TEXPOOL/or cash in bank								w	180						<i>.</i>	180	
Total Rev anue	\$ 241,016 \$ 23,610	\$ 23,6	5	22,818 \$	24,897	\$ 25,5	530 \$	28,790 \$	23,267 \$	0-00	- 8	\$ - \$		\$	\$0.00	\$148,912	61.79%
	FY2019 Budget	October		November	December	January		February	March	April	May	June	γlης	August	Seotember	Actual	*
Expenses																	700000
Main Stree Personnel & Supplies	\$ 89,364														•7	8	0.00%
Personr et						\$ 15,483	183								•	15,483	
Supplie: /training/dues		\$ 1,882	82	S	406	5 1.5	1,525 \$	\$ 609	2,612						*7	7,035	
Main Stree - Downtown Main Street Projects	\$ 10,000														•		0.00%
Main Stree 20 year celebration in 2020	\$ 10,000														87	X	%00.0
Reimburse City of Accounting Services	\$ 1,000														87	4	0.00%
Chamber o Commerce	\$ 15,000	\$ 15,000	00												•	15,000	100.00%
Mays building taxes	\$ 1,000														•	,	0.00%
Christmas Décor	\$ 10,000					S .	818 \$	7,855							**	8,673	86.73%
Fire Dept. Sparks of Freedom	8 6,500														•7	•	0.00%
Farmersvill - Historical Society Repairs	\$ 5,300					5,3	5,300								~	5,300	100.00%
Farmersvill - Hentage Museum Repairs	\$ 10,000						us.	10,000							•	10,000	100.00%
Night at the Museum Opening	\$ 9,000														•	•	0.00%
Rambler P. rk Updates	\$ 27,075					\$ 4,6	4,684								**	4,684	17.30%
JW Spain Latting Cages	\$ 2,000														•	•	
Farmersvilt - Billboard Promotion	\$ 10,000	S	725 \$	975 \$	975	\$ 1,2	1,200 \$	250 \$	7						•7	4,850	48.50%
Sound Sys am	\$ 7,000		₩>	40 \$	40	s	20 \$	20 \$	38						•	159	2.27%
Music in the Park	\$ 3,000														**	×	%00.0
North Texa Coalition	\$ 5,000	\$ 5,000	90												~	2,000	100.00%
National Night Out	\$ 1,177														87	1	%00.0
Farmersvill PD cops & rodders car show	\$ 4,641														v	,	0.00%
Rotary Chri	\$ 4,031						5	4,031							**	4,031	100.00%
Citzens Assisting Farmersville Police	\$ 260							S	100						S	100	38.46%
Quilt Guild	\$ 3,000	3,000	00												\$	3,000	100.00%
Total Expanses	\$ 234,348	\$ 25,607	\$	1,015 \$	1,421	\$ 29,0	30 \$	22,765 \$	3,476 \$					J.	<u>ب</u>	\$83,315	35.55%
Excess Revenue Over Exbenses	6.668	(1.997)		21.803	23,476	(3.5	(3.501)	6.025	19.791	,		3	.*			65.597	

346,041,67 294,61 346,041,67

 \$ 343,895.42
 \$ 344,864.16
 \$ 345,310.58
 \$ 345,147.06
 \$

 \$ 567,35
 \$ 474.15
 \$ 474.59
 \$ 466.42
 \$ 436.48
 \$

 \$ 343,895.42
 \$ 344,864.16
 \$ 345,310.58
 \$ 345,47,06
 \$
 \$

TEXPOOL Balance Interest Income-TEXPOOL Total Ava lable Texpool Funds

Agenda Section	Informational Items
Section Number	V.C
Subject	FEDC Farmersville Economic Development Board (Type A)
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	Financials Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

FARMERSVILLE ECONOMIC DEVELOPMENT CORP. 4A MARCH AND APRIL 2020 FINANCIAL BUDGET REPORT

Farmersville Economic Development Corporation Cummulative Income Statement For the 12 Months Ended, September 30, 2020

	FY 2019						-							
	Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$96,754.53	\$116,025,46	\$75,921.57	\$102,557.96	\$131,246.48	\$162,665.94	\$ 188,373.19						
Deposits							-							
Sales Tax collections	\$206,000.00	\$23,855.68	\$22,820.97	\$24,899.52	\$25,530.62	\$28,792.02	\$23,078.01	\$ 17,179.82						
Interest Inc ame cking	\$100.00	\$4.17	\$4.65	\$3.65	\$5.04	\$5.40	\$7.20	\$ 7.80						
Loan Repa /menl					\$2,622.04	\$2,622.04	\$2,622.04	\$ 2,622.04						
Transfer to Texpool														
Transfer From Texpool														
Texpool Int stest	\$24,000.00	\$1,724.60	\$1,466.99	\$1,468.36	\$1,443.07	\$1,350.35	\$911.64	\$ 400.59						
CD Interes Earned	\$13,250.00			\$1,558.22	\$530.82			\$ 372.95						
Total Revenue	\$243,350.00	\$ 120,614.38	\$ 138,851,08	\$ 102,382.96	\$ 131,246.48	\$ 162,665.94	\$ 168,373,19	\$ 208,555.80 \$			•			
Expenses:														
Administration	\$1,000.00													4
Meeting Expenses	\$1,000.00													وأن
Dues/Scho (VTravel	\$5,200.00	\$2,088.92												\$2,088,92
Office Supilies	\$200.00													4
Legal Service	\$2,500.00													, di
Market ng/promotion Expenses	enses													e di
Marketing/1 romotion Expenses/, dvertising	\$11,160.00	Paradia												
Collin Colle je Sponsorship	\$7,500.00		,											, v ₂
Small Busir ess Entreorene Irship Conf	\$500.00							# d - d - com	0					•
Tex-21	\$2,500.00	\$2,500.00												* CO COO CO
Famersvill : Chamber	\$1,000.00													200000
Farmers vill - Rotary	\$500.00													
Total Expunditures	\$33,060.00	\$4,588.92	٠	J					J.	NAME OF TAXABLE PARTY.		J		\$24 KAR 07
Directi e Business incentives		Lance												3
Collin Colle je Elect Dist (150k)	\$135,000,00													
Planner La id Use Map(\$36k)	\$30,000.00													o)
Electrical Substation Loan	\$110,000.00		\$62,929.51											\$62,929.51
Façade Gr. nt Program	\$50,000.00								The second secon					ون
Total Devt lopment Cost	\$325,000.00	ų,												\$62,929.51
Total Expunditures	\$358,060.00	\$4,555.92	\$62,929.51	3		*	*		۵	*		*		\$67,518.43
Revenue v. Expenditures	(\$114,710)													
From Rese ves	\$114,710.00													
Total Expenditures		\$4,588.92	\$62,929.51	۵		J.	å	C.N. In Essan	4	4		*		\$67,518.43
Ending Bank Balance		\$116,025.46	\$75,921.57	\$102,382.96	\$131,246.48	\$162,665.94	\$188,373,19	\$208,555.80					!	
CD Investr ient		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00						
Texpool B stance	1	\$1,064,022.22	\$1,065,489.21	\$1,066,957.57	\$1,068,400.64	\$1,089,750.99	\$1,070,662.63	\$1,071,063.22						
Total Available Funds		\$1,680,047.68	\$1,641,410.78	\$1,669,340.53	\$1,699,647.12	\$1,732,416.93	\$1,759,035.82	\$1,779,619.02	ŝ	*	*	*	\$	

Farmersville Economic Development Corporation Cummulative Income Statement For the 12 Months Ended, September 30, 2020

	Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTO
Beginning Bank Balance		\$96,754.53	\$116,025.46	\$75,921.57	\$102,557.96	\$131,246.48	\$162,665.94							
Deposits														
Sales Tax collections	\$206,000.00	\$23,855.68	\$22,820 97	\$24,899.52	\$25,530.62	\$28,792.02	\$23,078.01							
Interest Inc 3me cking	\$100.00	71.17	\$4.65	\$3.65	\$5.04	\$5.40	\$7.20							
Loan Repa ment					\$2,622.04	\$2,622.04	\$2,622.04							
Transfer to Texpool														
Transfer From Texpool														
Texpool Int prest	\$24,000.00	\$1,724.60	\$1,466.99	\$1,468.36	\$1,443.07	\$1,350.35	\$911.64							
CD Interes Earned	\$13,250.00			\$1,558.22	\$530.82									
Total Revenue	\$243,350.00	\$ 120,614.38	\$ 138,851.08	\$ 102,382.96 \$	5 131,246.48	\$ 162,665.94 \$	\$ 188,373.19 \$		#REFI	FREF	FREF	#REF!	MREF!	
Expen: es:														
Administral on	\$1,000.00					4								ų,
Meeting Expenses	\$1,000.00							İ						J.
Dues/Scho WTravel	\$5,200.00	\$2,088.92												\$2.088.92
Office Sup; lies	\$200.00													J.
Legal Service	\$2,500.00													di
Market ng/promotion Expenses	penses													oh.
Marketing/l'romotion														
Expenses//.dvertising	\$11,160.00			trab										υh
Collin Colle je Sponsorship Small Bueii ace	\$7,500.00	-			draw draw draw draw draw draw draw draw	vite	-							ů
Entreprene Jrship Conf	\$500.00					Plantina								J
Tex-21	\$2,500.00	\$2,500.00												\$2,500.00
Farmers vill : Chamber	\$1,000.00													J.
Farmers vill Rotary	\$500.00													, Ji
Total Exp. nditures	\$33,060.00	\$4,588.82	٠				٠		J			٠		\$4.588.92
Directive Business Incentives	itives	3						_						J.
Collin Colle ja Elect Dist (150k)	\$135,000.00													
Planner La d Use Map(\$36k)	\$30,000,00													J.
Electrical Substation Loan	\$110,000.00		\$62,929.51											\$62,929.51
Façade Grant Program	\$50,000.00													J.
Total Development Cost	\$325,000.00	÷					004-0							\$62,929.51
Total Expc nditures	\$358,060.00	\$4,588.92	\$82,929.51	*		۵	۵		ů	J.		٠		\$67,518,43
Revenue v. Expenditures	(\$114,710)													in the state of th
From Rese ves	\$114,710.00													
Total Expenditures		\$4,588.92	\$62,929.51	J.		*	4		4	4		4		\$67,518.43
Ending Ba sk Balance		\$116,025.46	\$75,921.57	\$102,382.96	\$131,246.48	\$162,665.94	\$188,373.19							
CD Investr rent		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00							
Texpool B slance		\$1,064,022.22	\$1,065,489.21	\$1,066,957.57	\$1,068,400.64	\$1,069,750.99	\$1,070,662.63							
Total Avai able Funds		\$1,680,047.68	\$1,641,410.78	\$1,669,340.53	\$1,699,647.12	\$1,732,416.93	\$1,759,035.82	*	4	4	۵	*	**	

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Agenda Section	Informational Items
Section Number	V.E
Subject	Planning & Zoning Commission
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

Agenda Section	Informational Items
Section Number	V.F
Subject	TIRZ Board
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	Financials Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/cit y_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote □ Approve □ Approve with Updates □ Disapprove • Motion/second/vote to continue to a later date. □ Approve □ Disapprove • Move item to another agenda. • No motion, no action

TIRZ March 2020

Statement Balance 03-1-2020

\$99,568.83

Deposits:

Cking Int

\$123.21

Misc Deposit

Wire Fee

Transfer from Texpool

Transfer to City Reimburse Hwy 380 Waterline

Statement balance 03-31-2020

\$99,692.04

Outstanding Transactions

Balance 03-31-2020

\$99,692.04

TIRZ April 2020

Statement Balance 04-1-2020

\$99,692.04

Deposits:

Cking Int

\$4.61 \$38,109.20

Misc Deposit

Wire Fee

Transfer from Texpool

Transfer to City Reimburse Hwy 380 Waterline

Statement balance 04-30-2020

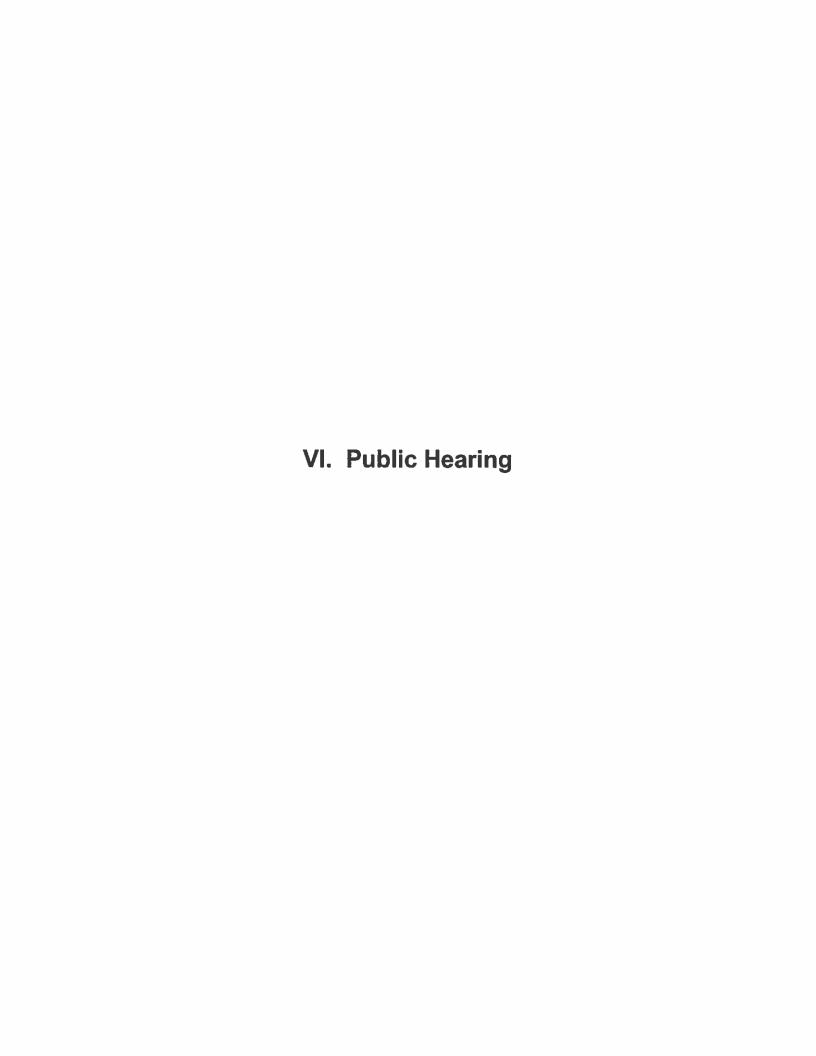
\$137,805.85

Outstanding Transactions

Balance 05-18-2020

\$137,805.85

Agenda Section	Informational Items	
Section Number	V.G	
Subject	City Manager's Verbal Report	
То	Mayor and Council Members	
From	Ben White, City Manager	
Date	May 26, 2020	
Attachment(s)	None	
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/cit y council meetings.php	
Consideration and Discussion	 Update on Hamilton Street Update on Martin Marietta Update on Development Agreement punch list for Reliable Concrete Update on Development Agreement punch list for Nelson Brother's Concrete Update on the construction of County Road 611 City Council discussion as required. 	
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action 	



Agenda Section	Public Hearing
Section Number	VI.A
Subject	Public hearing to consider, discuss and act upon the first reading of Ordinance #O-2020-0609-001 amending Section 65-83 of the Subdivision Ordinance authorizing the City Manager to release building permits for up to six (6) single-family residential lots in a subdivision that is then being platted before all of the required public improvements have been constructed and final accepted by the City and before the final plat is recorded with the county.
То	Mayor and Council Members
From	Ben White, City Manager
Date	May 26, 2020
Attachment(s)	O-2020-0609-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas and minutes/city council meetings.php
Consideration and Discussion	City Council discussion as required.
Action	 Motion/second/vote Approve Approve with Updates Disapprove Motion/second/vote to continue to a later date. Approve Disapprove Move item to another agenda. No motion, no action

CITY OF FARMERSVILLE ORDINANCE #O-2020-0609-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF FARMERSVILLE, TEXAS, BY AMENDING CHAPTER 65 "SUBDIVISIONS," OF THE CODE OF ORDINANCES OF THE CITY OF FARMERSVILLE, TEXAS, THROUGH THE AMENDMENT OF ARTICLE V, "REQUIREMENTS FOR COMPLETION, ACCEPTANCE AND MAINTENANCE OF IMPROVEMENTS," BY DELETING SECTION 65-83 "ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY." IN ITS ENTIRETY AND REPLACING SAID SECTION WITH A NEW SECTION 65-83 THAT IS ALSO ENTITLED "ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY": REPEALING ALL CONFLICTING ORDINANCES: RESERVING ALL EXISTING RIGHTS AND REMEDIES: PROVIDING FOR IMMUNITY: PROVIDING FOR INJUNCTIONS; **PROVIDING** PENALTY: PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Farmersville, Texas, (the "City") is a Type A General – Law Municipality located in Collin County having a population of less than 5,000 persons as determined by the most recent federal census, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City adopted the Code of Ordinances, City of Farmersville, Texas ("Farmersville Code"), for the protection of the public health and general welfare of the people of the City; and

WHEREAS, the City Council of the City of Farmersville, Texas (the "City Council") adopted the Subdivisions Ordinance, which is codified as Chapter 65 of the Farmersville Code, pursuant to the authority granted by Texas Local Government Code Chapter 212 to provide for the safe, efficient, and orderly development of the city, and the provision of adequate streets, utilities, services, and facilities, all in accordance with the comprehensive plan for the city; and

WHEREAS, Section 65-41, "Adequate Public Facilities Policy," of the Farmersville Code requires as a condition of plat or replat approval that any "land proposed for subdivision must be adequately served by essential public facilities and services" including street access, water, waste water disposal and stormwater drainage; and

WHEREAS, Section 65-83, "Issuance of Building Permits and Certificates of Occupancy," of the Farmersville Code prohibits the issuance of a building permit for a lot, building site, building or use of a lot or building unless the lot or building site has been officially recorded by a final plat approved by the city council, and unless all public

improvements, as required by the Subdivisions Ordinance for final plat approval have been completed; and

WHEREAS, the City does not accept any of the required public improvements within a subdivision before all of the public improvements necessary to serve the subdivision have been constructed; and

WHEREAS, the City does not record the final plat with the county until all of the public improvements necessary to serve the subdivision have been constructed and final accepted by the City; and

WHEREAS, Section 65-75, Guarantee of Public Improvements," of the Farmersville Code provides a mechanism that allows a developer to enter into a facilities agreement with the City, subject to the City Council's approval, that allows the plat to be filed for record with the county before the developer has completed constructing, and before the City has final accepted all of the public improvements required to serve the subdivision if the developer provides the City with security in an amount equal to 120% of the estimated cost of completing the required public improvements and lot improvements that are being postponed or deferred; and

WHEREAS, some residential developers have requested that the City consider adopting a process that would allow them to begin constructing single-family houses in a subdivision before all of the required public improvements have been constructed and final accepted by the City and before the final plat is recorded with the county; and

WHEREAS, the City Council finds and determines that it is in the best interest of the public health, safety and general welfare of the citizens of Farmersville, Texas, to amend certain provisions of Chapter 65, "Subdivisions," of the Farmersville Code as provided herein below to establish such a process.

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

Section 1. FINDINGS

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if set forth in their entirety.

Section 2. AMENDMENT OF ARTICLE V, "REQUIREMENTS FOR COMPLETION, ACCEPTANCE AND MAINTENANCE OF IMPROVEMENTS," BY DELETING CURRENT SECTION 65-83 "ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY," IN ITS ENTIRETY AND REPLACING SAID SECTION WITH A NEW SECTION 65-83 THAT IS ALSO ENTITLED "ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY"

From and after the effective date of this Ordinance, Chapter 65, "Subdivisions," of the Farmersville Code, is hereby amended through the amendment of Article V, "Requirements for Completion, Acceptance and Maintenance of Improvements," by adding a new Section 65-84 entitled "City Manager Exception" to read as follows:

"Sec. 65-83. – Issuance of Building Permits and Certificates of Occupancy.

- (a) General requirements. No building permit shall be issued for a lot, building site, building or use of a lot or building unless the lot or building site has been officially recorded by a final plat approved by the city council, and unless all public improvements, as required by this chapter for final plat approval have been completed.
- (b) Exception for Up to Six (6) Single-Family Residential Lots. Notwithstanding the requirements of Paragraph (a) of this Section, the City Manager (or Building Official) may release building permits for a portion of a residential subdivision then being platted not to exceed the lesser of six (6) single-family residential lots or ten percent (10%) of the new single-family residential lots in that phase of the subdivision then being platted (individually and collectively the "Early Release Lots"), provided that:
 - (1) A final plat and the construction plans for the required public improvements for the entire phase of the subdivision then being platted have been approved by the City; and
 - (2) All required public improvements necessary to provide fire and emergency protection have been completed for that portion of the development in which the Early Release Lots are situated. More particularly, the following required public improvements must be constructed in accordance with the City's Subdivisions Ordinance and Engineering Design Manual:
 - a) The full width of all streets (concrete with curb and gutter) on which each of the Early Release Lots is situated, including at least two points of access or other approved full width street feature that allow emergency vehicles to turn around and meets the minimum requirements of the International Fire Code, as adopted by the City; and
 - b) The full width of all streets (concrete with curb and gutter) extending the entire length of the roadways between each of the Early Release Lots and the nearest collector roadway to allow emergency vehicles safe and prompt ability to provide emergency services; and

- c) Fire hydrants located within such proximity of each Early Release Lot as is required to meet the minimum requirements of the then adopted editions of the International Building Code, International Fire Code, and International Residential Code together with potable water lines sized to meet the minimum requirements of the Subdivisions Ordinance connected to such fire hydrants and actively providing fire-flow water service.
- (3) No sanitary sewer connection will be provided to any of the Early Release Lots until such time as all of the required public improvements that are necessary to serve the proposed development have been constructed and final accepted by the City.
- (4) No Early Release Lot may be sold nor title conveyed until all of the required public improvements that are necessary to serve the proposed development have been constructed and final accepted by the City and the final plat has been approved by the City and recorded at the County.
- (c) No Certificate of Occupancy. No certificate of occupancy shall be issued for a building or the use of property unless all required public improvements have been completed and final accepted by the City and the final plat has been approved by the City and recorded with the County.
- (d) Facilities Agreement. Notwithstanding the above, the City Manager (or his/her designee), may authorize the conditional occupancy of a single-family residential structure provided that a Facilities Agreement is approved by the City for the completion of all remaining required public improvements, and provided that the structure is safely habitable in accordance with the City's Building Codes."

Section 3. REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

Section 4. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the several provisions of this Ordinance are severable, and if any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid or unenforceable.

Section 5. RESERVATION OF EXISTING RIGHTS AND REMEDIES

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 6. IMMUNITY

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Farmersville in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties.

Section 7. INJUNCTIONS

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

Section 8. PENALTY

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Farmersville, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$ 2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 9. PUBLICATION

The City Secretary of the City of Farmersville is hereby directed to publish in the Official Newspaper of the City of Farmersville the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

Section 10. ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

Section 11. SAVINGS

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 12. EFFECTIVE DATE

accordance with and as provided by Texas I	ediately upon its adoption and publication in aw.
PASSED on first reading on the day second reading on the day of scheduled meetings of the City Council of the quorum present, and approved by the Mayor	ne City of Farmersville, Texas, there being a
	CITY OF FARMERSVILLE, TEXAS
ATTEST:	BRYON WIEBOLD Mayor
SANDRA GREEN City Secretary	
APPROVED AS TO FORM:	
ALAN D. LATHROM City Attorney	