



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA**

June 23, 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 914-225-61
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 Hall will be closed on Friday, July 3, in observance of Independence Day.
- Farmers & Fleas will be held on Saturday, July 4.
- Sparks of Freedom has been cancelled this year due to Covid-19 restrictions.

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

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

- A. Public Hearing to consider, discuss and act upon a request for variances for certain property generally located on approximately 11.80 acres of land in the E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78., pursuant to Section 65-9 of the Farmersville Code, requesting variances from the requirements of: Section 65-46, "Private Street Subdivisions," of the Farmersville Code as well as the City of Farmersville's Standard Specifications and Standard Construction Details ("Roadway Design Requirements") and more particularly: § 65-46(a), "Private Streets"; Subparagraphs (3) and (5) of § 65-46(b), "Eligibility Criteria"; § 65-46(i), "Plans and inspections"; and Subparagraphs (1) through (3) of § 65-46(k), "Entrance Design Standards," to allow the following changes:
 - 1. The construction of Deer Run Trail as a private street on top of undisturbed top soil without first performing lime stabilization of the subgrade under the road as required by the Roadway Design Requirements; and

2. A reduction in right-of-way width for Deer Run Trail as a private street to fifty feet; and
3. A reduction in paved roadway width of Deer Run Trail as a private street from a minimum thirty feet to twenty-six feet with three feet of unpaved shoulder on each side of the road; and
4. A private street subdivision to be placed in an area that is not surrounded on three sides by natural or man-made barriers, so as to be accessible from only a single direction of the compass; and
5. A single point of entry into the residential subdivision rather than two points of ingress and egress if, and only if, a cul-de-sac or hammerhead is provided of sufficient size to allow emergency vehicles to turn around in accordance with the 2015 Editions of the International Fire Code, International Building Code and/or International Residential Code; and
6. The entrance design onto Deer Run Trail as a private street to have a minimum uninterrupted pavement width of 26 feet with three feet of unpaved shoulder on each side of the road at the location of the gate or access control device, if any, on both the ingress point and egress point to the subdivision; and
7. The entrance design onto Deer Run Trail as a private street to have less than a 100-foot vehicle stacking distance from the northern right-of-way line of County Road 553 to the first vehicle stopping point at which access may be obtained to the private subdivision; and
8. The omission of a paved turnaround space located in front of any restricted access entrance barrier to Deer Run Trail that would allow vehicles which are denied access to safely exit onto public streets through a smooth, single-motion U-turn movement without having to back up; and
9. No improvements be made to County Road 553

VII. READING OF ORDINANCES

- A. Consider, discuss, and act upon the first and only reading of Ordinance #O-2020-0623-001 amending Chapter 2, "Administration," of the Farmersville Code by amending certain provisions of Division 2, entitled "City Amenities Board," as necessary to transfer responsibility for the City's parks, trails, and open spaces from the City Amenities Board to a new Parks And Recreation Board being re-established through the adoption of a new Division 4, entitled "Parks And Recreation Board," and amending or establishing the composition, operation, and jurisdiction of such Boards.

VIII. REGULAR AGENDA

- A. Consider, discuss and act upon the city audit report.
- B. Consider, discuss and act regarding an update for Reliable Concrete.
- C. Update regarding Nelson Brothers Ready Mix (Farmersville Plant, LLC).
- D. Consider, discuss and act upon a request from the Centennial Committee on whether or not to hold Old Time Saturday due to Covid-19.
- E. Consider, discuss and act upon the preliminary plat of the HCG Addition, Lots 1 & 2, Block A.
- F. Update regarding the Historical Preservation Ordinance and related district boundaries.
- G. Discussion of matters relating to code enforcement.
- H. Consider, discuss and act upon the resignation of Brian Brazil from the Planning & Zoning Commission and appointment of new commission member.
- I. Consider, discuss and act on a contingent fee contract with Abernathy, Roeder, Boyd & Hullett, PC pursuant to the Texas Tax Code, Section 6.30, and Government Code 2254.1036 - said contract being for the collection of delinquent government receivables owed to the City of Farmersville.
- J. Consider, discuss, and act upon Resolution #R-2020-0623-001 regarding the establishment of an ad hoc advisory board to be known and referred to as the "Innovation and Efficiency Task Force" directed by and supporting the City Manager to perform such projects as may be assigned to said board from time to time by the Mayor and City Council.
- K. Consider, discuss and act regarding the current and expiring terms of members of the City's Boards and Commissions including the possible removal and/or reassignment of persons with unexpired terms, the reappointment of persons having expiring terms, and/or the appointment of persons to new terms on the City's Boards and Commissions.

IX. BUDGET WORKSHOP

X. REQUESTS TO BE PLACED ON FUTURE AGENDAS

XI. ADJOURNMENT

Dated this the 19th day of June, 2020.



Bryon Wiebold, Mayor

(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 June 19, 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



NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036

WHEREAS, the City of Farmersville ("City"), wishes to renew its contingent fee contract with the law firm of Abernathy, Roeder, Boyd & Hullett, P.C. ("Firm") and hereby posts this notice pursuant to Sec. 2254.1036 of the Government Code.

WHEREAS, this notice shall be posted before or at the time of giving the written notice required by Government Code Sec. 551.041 for a meeting described by Sec. 2254.1036(2) of the Government Code and shall announce the following:

- A. The City is pursuing a renewal of its contract with the Firm for the collection of delinquent property taxes owed to the City and through this contract the City seeks to increase recovery of its delinquent debts in the most effective and efficient manner. The desired outcome is the efficient collection of delinquent property taxes, penalties, and interest. GOVT. CODE § 2254.1036(1)(A).
- B. The City believes the Firm has the qualifications, competency, and experience necessary to fulfill the contract. GOVT. CODE § 2254.1036(1)(B). The Firm and its predecessor, Gay, McCall, Isaacks, & Roberts, PC, collected delinquent government receivables for nearly 40 years, and represented the City in delinquent tax matters, and the Firm has continued that tradition since Gay, McCall, Isaacks, & Roberts, PC, joined in July 2018. The Firm is local, with an office in McKinney, Texas. It employs more than 50 individuals, including 19 attorneys. Its collection team consists of long-term Firm employees, including attorneys, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts.
- C. The nature of any relationship between the City and the Firm is as follows. GOVT. CODE § 2254.1036(1)(C).
 - i. The Firm and its predecessor Gay, McCall, Isaacks & Roberts, PC, has represented the City in the collection of delinquent taxes for many years.
- D. The City is unable to perform this function and efficiently collect its own delinquent taxes. GOVT. CODE § 2254.1036(1)(D). The services involve filing a high volume of cases each month and performing the services in-house would require the taxing units to invest in additional technology, personnel, and other resources to provide adequate support services incidental to the legal services.
- E. These collection services cannot be provided for an hourly fee. GOVT. CODE § 2254.1036(1)(E). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent taxes (Texas Tax Code Sections 6.30, 33.07, 33.08, 33.11, and 33.48). This percentage-based fee is assessed only against the debtor and not the City or taxpayers of the City. The collection of delinquent taxes is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely exceed amount of delinquent taxes due and represent an additional cost to the City. The Tax Code does not expressly authorize the City to pay for collection services based on an hourly fee.
- F. The City believes this contingent fee contract is in its best interest. GOVT. CODE § 2254.1036(1)(F). Under the contingent fee contract, the Firm will be paid the amount of the percentage-based collection fee, regardless the number of hours the Firm spends to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the City or taxpayers in the City. This contract will allow the Taxing Entities to recover delinquent property taxes, penalties and interest that are essential revenue.

Posted by the City of Farmersville/Council the 19th day of June, 2020.

I. Preliminary Matters

June 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4 City Amenities Board Meeting 4:15 pm (Cancelled)	5	6 Farmers & Fleas 9:00 am (Cancelled)
7	8 Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	9 City Council Meeting 6:00 pm	10	11	12	13
14	15 Audie Murphy 75 th Anniversary Homecoming 5:30 pm @ gazebo P&Z Meeting 6:30 p.m.	16	17	18 FEDC (4A) Meeting 6:30 pm	19	20
21	22	23 City Council Meeting 6:00 pm	24	25	26	27
28	29	30				

July 2020

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

August 2020

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

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

Agenda Section	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
Section Number	II
Subject	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 23, 2020
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<p>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.</p>
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	June 23, 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
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 23, 2020
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
June 9, 2020, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members, Mike Henry, Craig Overstreet, Jim Hemby, Dwain Mathers and Terry Williams were all present. City staff members Ben White, Sandra Green, Marsha Phillips, Kim Morris, Daphne Hamlin, Rick Ranspot, Oscar Mejia and City Attorney Alan Lathrom were also present.
- Prayer was led by Reverend Mack with the Mt. Calvary Missionary Baptist Church followed by the pledges to the United States and Texas flags.
 - Mayor Wiebold stated that Reverend Mack has been at the church for over 30 years and was celebrated by the Mayor giving him a framed proclamation that was read at the drive-by parade in his honor Sunday.
 - Mayor Wiebold wanted to thank the Police Chief and Fire Chief for working at the peaceful protest that took place in town the past weekend.
 - Mayor Wiebold stated that the Main Street Board announced that Farmers & Fleas will reopen on July 4th.
- Calendar of upcoming holidays and meetings.
- 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 on the square.
- Proclamation for Audie Murphy's 75th Homecoming Anniversary Celebration
 - Mayor Wiebold read the Proclamation
 - Eddy Daniel, who is a representative of the Centennial Committee asked the Council to consider whether or not they wanted to hold Old Time Saturday this year due to Covid-19.

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

- No one came forward in person or via teleconference to speak.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one came forward in person or via 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

- Motion to approve Jim Hemby
- 2nd to approve was Terry Williams
- 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
 - Terry Williams stated Ben White reviewed the new application form. They discussed the reporting process, tracking progress and timelines for funding.
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Possible Council Liaison Report
- D. Main Street Board
 - 1. Possible Council Liaison Report
 - Craig Overstreet stated that Farmers & Fleas will meet in July. They discussed the directional signage downtown. He said the initial interviews for Main Street Manager have started.
- E. Planning & Zoning Commission
 - 1. Possible Council Liaison Report

VI. READING OF ORDINANCES

- A. Consider, discuss and act upon the second 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.
 - Mayor Wiebold read the caption of the Ordinance.
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 A PENALTY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

- Ben White stated this is the same ordinance that was brought to the City Council at the last meeting, with the exception of the one item the Council wanted to be removed. He explained the developer has asked for the Council to consider releasing ten (10) homes instead of six (6). He stated staff recommends approval.
- Mike Henry stated he would not be opposed to raising the numbers of homes to ten (10) as long as they meet all the other requirements set out in the Ordinance.
- Dwain Mathers wanted to know if there was a down side to allowing them to construct ten (10) homes instead of six (6).
- Ben White stated there was not a down side that he could see. He said he felt the ordinance protected the city.
- Jim Hemby asked what would happen if they had a subdivision to develop in the city that only had 80 houses.
- Ben White explained that according to the ordinance they would fall under the 10% rule and they could only build eight (8) homes.
 - Motion to change ordinance to requested ten (10) units and approve made by Mike Henry
 - 2nd to approve was Jim Hemby
 - All council members voted in favor

B. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0609-002 regarding Disaster Declaration.

- Mayor Wiebold read the caption of the Ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING AND SUPERSEDING ORDINANCE #O-2020-0512-001 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

- Ben White stated the city was going to keep the ordinance open so we could apply for grants and it would match up to the Governor's requirements.
- Alan Lathrom stated this does extend the hazardous duty pay until July 17th, if the ordinance is not passed the hazardous duty pay would expire this Friday.
- Craig Overstreet asked about the funds the city is supposed to receive from Collin County.
- Ben White stated the Council would vote later in the evening about approving the CARES Act interlocal agreement with Collin County regarding the funds related to Covid-19 relief.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Henry
 - All council members voted in favor

VII. REGULAR AGENDA

A. Update on Financial Reports from last meeting.

- Daphne Hamlin stated the capital expenditures regarding the \$298,000.00 was for the Palladium wastewater line. She explained there was a budget amount for \$150,000.00 in the electrical fund capital expenditures. She said we collect those from surcharges and we can only spend that on utility line improvements.

B. Consider, discuss and act upon recommendation from DBI Engineers regarding the Collin Parkway/Farmersville Parkway expansion.

- Eddy Daniel announced Jacob Dupuis as the project manager/engineer for the project.
- Jacob Dupuis stated they opened bids on Thursday, June 4th at 10:00 a.m. and there were ten (10) total bids for the project. He stated the lowest bidder was RPM Construction in the amount of \$3,519,492.00. He said DBI Engineers had not worked with the contractor before so they contacted references and reviewed financial information that could verify their quality

of work and to make sure they could fund the project. He indicated everything checked out fine with the references and financials. He explained that DBI Engineers felt comfortable with the company if the city awarded the contract to them.

- Mayor Wiebold asked why there was such a large difference between some of the costs in the line items.
- Jacob Dupuis explained that with a project of this scope you do have some unknowns and some contractors may think it would be a more costly item to remove the existing concrete than another contractor.
- Eddy Daniel stated we wanted to make it a unit price contract in case we needed to adjust the scope. He stated overall the top four bidders were very close.
- Terry Williams stated that RPM Construction, LLC stated they would have the project completed in 150 – 170 days.
- Jacob Dupuis stated the one thing they wanted the contractors to know about this project was that there were deadlines that follow those of Collin College. He said the Collin College contractors are estimating being finished by the end of this year. They told the bidding contractors that at a minimum they wanted the north-south run of the roadway to be completed by the end of this year. The next deadline would be the east-west run and that would go from the intersection to Welch Drive and that would need to be completed by April of next year. He said then 100% completion would be May of next year. He stated that RPM Construction indicated they could finish the entire project by the end of this year.
- Eddy Daniel stated the second lowest bidder were upfront and said they would not be able to finish the project by the end of the year.
- Ben White stated he would like signing authority on the contract after the award is made by Council. He also stated the available funds is less than the contract amount, so they are going to have to work on the scope of the project to meet the amount we have now. He indicated he would need to go before the TIRZ board and FEDC (4A) to try and get some more funding.
- Mike Henry asked what funds were available right now to construct the roadway.
- Alan Lathrom asked if the Add/Alternate Bid Items were included in the total costs.
- Jacob Dupuis stated at this time they were not including those in the base bid. He stated the total project cost which included engineering design, project administration and project inspections would be \$4,453,000.000. He indicated that the city has available funds from TIRZ of \$1.75 million and a Collin County Bond from 2007 in the amount of \$1.88 million. He said that

amount would be \$488,000.00 over available funds. He explained that is why they are looking at cutting scope. He indicated they are lacking two right-of-way easements. They are working with current utility companies for line relocation and they are operating with the assumption that those utilities are within the right-of-way and they would be relocated at the utility companies cost.

- Eddy Daniel stated they need to award the contract as soon as possible so they can remain on track with the deadline.
- Dwain Mathers asked how the portions of the roadway were picked to be constructed.
- Eddy Daniel stated we have an agreement with Collin College that we have to build the road around the College.
- Mike Henry asked about the timeframe in regards to discussing more funds with 4A and TIRZ.
- Ben White stated it would be July and August. He explained it would take a little while to get the contracts completed and signed for the roadway.
- Eddy Daniel stated if the Council would award the bid they would be awarding the base bid amount. Then, after the contracts were executed we could issue a change order and lower the final contract amount. We would send out notice of award tomorrow, if awarded tonight, and then complete the contracts. He indicated they would not even get started for a few months. He said that gives Ben White time to speak to the boards about more funding.
- Mayor Wiebold asked if 4A and the TIRZ board typically supported the College.
- Ben White stated he does not know what the 4A board or TIRZ board might say regarding additional funding.
- Jacob Dupuis stated there is no contingency included in the \$4.45 million. He said they are operating as if all the utilities and everything are in the right-of-way and are not including any costs that might occur that were not planned for.
- Eddy Daniel stated if they dig up something they do not know about then that could affect the project. He indicated that it is a street so they do not dig too deep.
- Ben White stated he would try to build that contingency back with the 4A and TIRZ board.
- Mike Henry asked about the soil conditions under the current road.
- Jacob Dupuis stated it was clay type soil and very deep pockets of rock.
- Mike Henry asked if there was any remediation taking place before the concrete goes down.

- Jacob Dupuis stated they would use 8 inches of lime stabilization and then 8 inches of pavement on top of that.
- Eddy Daniel stated they have to have tests run that will tell them how much lime they will have to place in the soil to stabilize it.
- Ben White stated he recommends approval and asked for Council to allow him to sign the contract and other documents.

- Motion to approve staff and DBI Engineering's recommendations for Collin/Farmersville Parkway construction with the bid from RMP Construction, LLC made by Mike Henry
- 2nd to approve was Terry Williams

- Sandra Green wanted to clarify that the motion gave Mr. White signing authority for the contract and other documents.
- Mike Henry indicated it did.

- All council members voted in favor

C. Consider, discuss and act upon an Interlocal Cooperation Agreement with Collin County regarding the Coronavirus Aid, Relief, and Economic Security Act (CARES ACT).

- Ben White stated this was an interlocal agreement that provides the city with funding for approximately \$168,644.00.
- Dwain Mathers asked what can be bought with the funds.
- Ben White stated it has to be unbudgeted items. He said it has to be spent before the end of the year and on Covid related expenditures. He recommended that we support the hazardous duty pay and teleconferencing items with these funds.
- Dwain Mathers asked if it could help with utilities.
- Ben White state he cannot use it to offset the loss in utilities for the city.

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

D. Update regarding Reliable Concrete (Listocon).

- Ben White stated he did not follow up with the priority lien. He said that after speaking with the City Attorney they have lien capabilities with the signed Development Agreement, if they needed to go that route. He stated they are operating, and they have tapped in to the city's water. They are currently exceeding the original 25% capacity required per month. He said they are currently at 300-500 yards per day. He went over a list of items they have

- completed and some they have not completed. He mentioned they have a certificate of occupancy for the batch plant operations.
- Craig Overstreet asked about what was showing in OpenGov regarding the certificate of occupancy and if that was for the plant or the operations building.
 - Ben White stated it was for the batch plant, but they constructing the operations building. The building would allow for some overnight stays and an office building. He said they are also about to start a maintenance barn. He stated they are going to complete the paperwork for FOB Farmersville on June 19th so the taxes will come to the city. He believes they have done the paperwork through the state, but their accountant has to complete some additional paperwork. He indicated since they have received a certificate of occupancy for the batch plant they would be receiving some of their escrow back. He continued going over the list of items they have completed or are completing soon. He stated that before they can plat the property the city has to change the Comprehensive Plan to show that area to be High Impact Industrial. He indicated that certificate of occupancy for the other buildings would not be issued until the Comprehensive Plan was changed and the platting completed.
 - Craig Overstreet stated he feels that a certificate of occupancy for the buildings should not be issued until they have completed all the requirements.
 - Ben White asked Council what they would like for him to do in regards to the noncompliance.
 - Craig Overstreet indicated he wanted Ben White to put pressure on the company to complete all the items because they were already way overdue.
 - Jim Hemby stated it is a problem that they did not follow through with the Developer's Agreement. He explained that the city still has to hold people accountable and there should be consequences.
 - Mike Henry stated that part of the problem was that the process started with Collin County originally and then the city annexed them. He said the certificate of occupancy that was issued was from Collin County. He stated it appears they opened without a permit and they just moved forward on their own. He explained that he hopes future Development Agreements would work out better.
 - Mayor Wiebold said that he felt if all the items were finished by August 31st then all would be well.
 - Mike Henry asked about releasing some of the escrow money and if we had to do that before they completed all the items.
 - Ben White stated the Developer's Agreement states that once the batch plants certificate of occupancy is issued it has to be released within 10 days.
 - Mike Henry asked Alan Lathrom if that was an accurate statement.
 - Alan Lathrom stated it was.
 - Craig Overstreet asked if the \$85,000.00 lien would be filed.

- Ben White explained that he did not feel it was necessary at this point based on discussions with the city attorney. He said they both feel the language in the Development Agreement protects the city to get what is needed.
- Mike Henry pointed out that Reliable was in agreement with the dates that Ben White has given them to complete all the items.
- Craig Overstreet stated the TIRZ board approved the waterline on the basis that the \$85,000.00 lien would be filed.
- Ben White stated he could have them put the lien in place, but he is getting the recommendation from the city attorney that it is not necessary right now. He said it was Reliable's responsibility to get the lien to us and it was not completed.
- Terry Williams asked how much sales tax we are losing.
- Ben White stated he does not believe we are losing any. What has happened is they are trying to make the connection to get it over to the state from their accounts.
- Mike Henry wanted to know how we will know when the paperwork is done so that we will receive the sales tax.
- Ben White stated he has no problem going to the Comptroller's Office to obtain the information. He said he has spoken to the owner of Reliable and the plant manager and they are standing behind the dates listed for the sales tax information.
- Terry Williams asked if the owners need to come before the Council and explain.
- Ben White stated he could have them come before the Council and the owner has said that he would.
- Craig Overstreet stated they need to have consequences because the city put in a waterline and they have not followed through with what they have agreed to in the Development Agreement.
- Ben White stated he will produce the paperwork to the Council for the sales tax.
- Dwain Mathers wanted to know if we could track how much concrete they produce.
- Ben White stated we could tell by how much water they use, but they also use a basin of runoff water as well so it would not be that accurate.
- Mayor Wiebold said the next steps would be to invite them to the next Council meeting and get the sales tax documents.

E. Update regarding Nelson Bros. Ready Mix (Farmersville Plant, LLC).

- Ben White stated they have not began any real development yet. They have completed annexation of the property and platting is complete.
- Sandra Green stated platting is not complete yet.
- Ben White stated they are tied in to the High Impact Industrial change in the Comprehensive Plan.

- Jim Hemby asked why the city has not gone ahead and planned for the change in the Comprehensive Plan.
- Ben White stated the goal was to finish the Thoroughfare Plan and Land Use Map update and that would take care of it. He said since the Council is wanting these changes now because of the concrete companies then he switched his approach.

F. Update regarding the Historical Preservation Ordinance and related district boundaries.

- Ben White stated we have a Historical Preservation Ordinance draft that was created by Sandra Green and Reagan Rothenberger, but has been in that form for several years now. He recommends using a professional firm to produce the ordinance for us and create the boundaries. He explained the city does not have the money in the general fund to pay an outside firm to create the ordinance. He suggested the city go out for a quote to see how much it would cost. He indicated that he could possibly ask 4A, 4B or TIRZ to fund the project.
- Craig Overstreet said he did not understand why 4A, 4B or TIRZ would need to fund the project when it is an ordinance for the city. He stated the draft was a large ordinance and he felt that it was very cumbersome and needed to be a smaller document that is easier to understand.
- Ben White stated he just feels like an expert in that area should write it.
- Dwain Mathers stated he would like to know what it would cost because he believes a professional firm should do the ordinance.
- Ben White stated there are a lot of good reasons to have a professional firm complete the ordinance because of the new laws and to also see what other successful cities do.
- Dwain Mathers asked if a preservation ordinance would allow the city to control items being built in the downtown area and within the designated boundaries.
- Alan Lathrom stated it would only apply to areas were in the historic district was setup prior to April 2019 because of state law. He said you can control exterior building materials in areas that were already designated as historic architectural areas.
- Ben White asked if we should be able to create a preservation ordinance for the boundaries that were setup prior to April 2019.
- Alan Lathrom stated we may be able to have one.
- Dwain Mathers stated we need to look at the cost of the ordinance so we can protect the city.

- Craig Overstreet stated staff should check with the Texas Municipal League and the Texas Historical Society to see if there are any examples that we could follow.
- Dwain Mathers stated he would like to know the possibility of expanding the historical area.
- Craig Overstreet asked for staff to bring the Historic Overlay District Map to the next Council meeting.

VIII. EXECUTIVE SESSION

- Mayor Wiebold announced the City Council would go into executive session at 7:51 p.m. and then he read the statement below.

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:
 - 1. 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.

IX. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

- Mayor Wiebold stated the Council would reconvene from executive session at 8:03 p.m.
 - Craig Overstreet stated he moved for the approval of comprehensive settlement terms to resolve all of the PUCT cases styled Petition of the Cities of Garland, Mesquite, Plano and Richardson Appealing the Decision by North Texas Municipal Water District Affecting Wholesale Water Rates and further authorize and direct the City Manager and our counsel to negotiate definitive agreements, including a settlement agreement and an amendment to our current Amendatory Contract with the North Texas Municipal Water District, to be presented to this Council at a later date for final approval, as discussed in Closed Session.
 - 2nd to approve was Mike Henry
 - All council members voted in favor

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet asked for code enforcement to be placed on the agenda.
- Craig Overstreet also asked for a continued update on Reliable Concrete and Nelson Brothers Concrete plants

X. ADJOURNMENT

Meeting was adjourned at 8:06 p.m.

APPROVE:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, City Secretary

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	June 23, 2020
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.B
Subject	Farmersville Community Development Board (Type B)
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 23, 2020
Attachment(s)	1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

Minutes - March 9, 2020

**6:10 P.M. Farmersville City Hall
205 S. Main St. Farmersville, TX 75442**

I. PRELIMINARY MATTERS

Call to order. The meeting of the Farmersville 4B, was called to order at 6:10 p.m. by Mrs. Sherry McGuire, President.

Roll Call: The Following board members were present: Sherry McGuire, Richard Holbrook, Blake Mounger, and Todd Rolan.

Recognition of visitors: President Sherry McGuire welcomed the visitors.

II. PUBLIC COMMENT

No one came forward to speak.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- a. **Consider for approval February 2020 Meeting Minutes:**
 - Todd Roland made a motion to approve, Blake Mounger seconded the motion, all approved.
- b. **Consider for approval the February 2020 Financial Statement:**
 - Richard Holbrook made motion to approve, seconded by Todd Roland, all approved.
- c. **Consider for approval the monthly payments for February 2020:**
 - Todd Roland made motion to approve, Blake Mounger seconded, all approved.
- d. **Billboard Wraps current contract update from Main Street Manager:**
 - Dana Mingo stated that we owe Brown Outdoor Works for the months of November, December 2019 and January 2020. After that we will start the new contract with Reisse Group that will be renewed yearly. She indicated the board was paying \$475.00 now and they will be paying \$450.00. She said they would save \$25.00 a month. She stated the new contract starts on Feb 25th. No formal action was taken.
- e. **Main Street Monthly Report:**
 - Dana Mingo stated the state changed the requirements of the monthly Main Street Manager report. They no longer are about day to day operations, but quarterly updates. She indicated there was no longer a formal report. She said that Farmers and Fleas had a wonderful turn out and the weather was nice and cool. She stated at the last meeting the Main Street Board decided to move the banner east to west and they also approved the drawing. She explained they approved the wording "Shop, Dine, Discover" for the billboard and had the directions on the sign. She said that Cinco de Mayo was set for May 2, 2020 in

collaboration with Farmers and Fleas and that both have been advertised on social media sites.

f. City Manager Report:

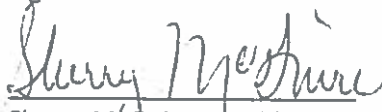
- Ben White spoke items he read in an Economic Development magazine. Ben White explained the new idea about a getting a new Christmas tree for downtown. The concept came from Jeremy Jones, and the tree would be anywhere from 25 feet to 28 feet tall. It would have a pole down the middle with shelves so items could be displayed, but it would be shaped like a Christmas tree. Richard Holbrook indicated that if they had a picture to look at that would help. Ben White stated the Farmersville Parkway light colors being changed has been a hit. He indicated that one of the swing sets has come in for Rambler Park, but they are still waiting on the ADA swing set. Lake Haven MUD representatives are coming to the office to speak about platting for the twenty-five hundred home community coming in south of town. Camden Park Phase 3 is continuing with construction. Palladium just received its certificate of occupancy for the third building. He said Colin College is moving forward and the city's installation of the electrical is almost 75% complete. He indicated that Reliable concrete is selling concrete now and they have turned in the sales tax form to change to FOB Farmersville. He stated the overall sales taxes are up from what Daphne Hamlin had anticipated for the year. Richard Holbrook asked are streets being renamed in town. Ben White stated yes.

IV. REQUESTS ITEMS TO BE PLACED ON FUTURE AGENDAS

- Discuss the idea for the new Christmas tree
- Budget timeline
- Updates on the sale tax

V. ADJOURNMENT – The meeting was adjourned at 7:36 pm.

Signatures:


Sherry McGuire, President


Richard Holbrook, Secretary/Treasurer



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
JANUARY 16TH, 2020 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on January 16th, 2020 at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Diane Piwko, and Randy Smith. Absent Bob Collins and Robbie Tedford. 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 updated the EDC Board regarding Collin College not a lot of big changes. Construction continues on foundation preparation and utilities. Temporary utilities are installed. DBI continues on engineering for the Farmersville Parkway and Collin Parkway. Bids will go out first quarter 2020. City continues to work on the large customer electrical rates.

RECEIVE UPDATE ON CONCRETE FACILITIES

Reliable Concrete had first test batch. No change with Nelson Brothers. Martin Marietta resubmitted a for permit at their location.

RECEIVE UPDATE REGARDING INFILTRATION ISSUES

Same as last month. Trying to get into a position to do first infiltration project of the year. First project will be from College Street to Houston Street.

RECEIVE UPDATE ON GRANT LOAN PROGRAM FOR BUSINESSES

Table and ask Mr. Smith to bring back to next meeting

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

- o Motion made by Mrs. Piwko to approve December 2019 financials as submitted, second by Mr. Smith. Motion passed all in favor.

**CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR NOVEMBER
21ST 2019 AND DECEMBER 19TH, 2019**

- o Motion made by Mr. Piwko to approve November 21st 2019 minutes with changes, second by Mr. Smith Motion passed all in favor.
- o Motion made by Mrs. Piwko to approve December 19th, 2019 minutes with changes, second by Mr. Smith. Motion passed all in favor.

CITY MANAGER REPORT

Sales tax report quarterly will try to have a report quarterly for the EDC Board.

EDC coalition trying preliminary thought focus on a regional collaboration sharing ideas and thoughts. Helping each other out. The area is generally bounded by McKinney, Greenville, Rockwall and Wylie. This is currently what we are thinking as for our coalition. Cities just along the Highway 380 corridors and matching up with corridors involved in those regions. Mrs. Piwko asked if we will include Blue Ridge. Mr. White stated not at this time, what are we thinking is staying along the corridors I-30, central expressway, US380, State Highway 78, State Highway 205, State Highway 69, also included are transportations that are important to those Cities like Dart, Kansas City Railway, McKinney National Airport, Major Field, Dallas/Garland & Northeastern Railroad, Backlands Railroad. We are currently contacting the larger Cities. A meeting is scheduled for next Thursday with Greg Sims in Greenville, asking if they are interested in being a part of the coalition. In the City of Rockwall I contact Rick Crowley, no response, waiting on return call. Jason Greiner with Wylie EDC will contact Darrel with the City of McKinney to see if he is interested in the coalition. Mr. White stated currently we are contacting the larger Cities just to see if they are interested and establish a border. Mrs. Piwko stated she is concerned on the reasoning why we are not including Blue Ridge. Especially as the outer loop materializes off of this because a corridor will be missing off of this. Mr. White said we can expand but this is a regional area that has to do with infrastructure. At first we thought about going as far north as Blue Ridge and as far south as Sachse. But I suggested we keep it more focused and start with the larger Cities. Mrs. Piwko feels that if a City touches our city limits those Cities need to be included. Mr. Smith feels Blue Ridge will have a mutual interest as well as Farmersville on what will be happening along Highway 78. Mr. White stated this is a group effort this is not just about Farmersville. Mr. White stated that he will go back to the group and suggest to add the smaller Cities but it will be a Core group decision. Main reason to involve Greenville is due to a current development. This will have major impact on our growth. Mr. Lane stated EDC's in Wylie, McKinney, Rockwall, and Greenville are little more mature than we are obviously. Mr. Lane stated if you have those lined up it will be much easier to add the smaller jurisdictions. Mr. Lane stated we have to start somewhere and this is a big starting area. Mr. White stated the group may

only want to add Cities with EDC. Mr. Lane asked Mr. White to keep the EDC Board updated on what is going on.

Collin County Grant project (funding for the Farmersville Parkway) no real changes. Receiving calls from Collin County regarding the Grant. I feel as though they are working it.

Lake Haven still working on phasing in the construction.

Camden Park phase 3 continues. DR Horton will complete phase 3.

Palladium development continues. Palladium is at an end point only thing they are waiting on is an internet connection. Spectrum has laid cable at the corner of Highway 78 and Highway 380 it is in place and working. Fire systems are linked to Spectrum and Palladium will not open until it is connected. Mr. White stated that internet connection is an issue in our area. Mr. Smith asked if the developers are looking at this on the front end of their development. Mr. White stated Palladium has been asking for internet connection for several months. Palladium is very professional and extremely knowledgeable, they know what they are doing. Mr. Smith asked does it need to be incorporated into the City to have internet connections included in permits. Mr. White stated we are going to start discussions on installing internet with new developments. This discussion is going before City Council next meeting. City of Lucas is requesting a proposal for cost and engineering to install fiber into their town. City of Lucas is home rule and have more lead way than we do right now. They are having the same issue we are. In that bid for proposals they listed 12 different provider in the area and none want to install infrastructure.

Mr. White stated TIRZ received their first briefing on broadband and are requesting amendments. I have asked Sandra to contact the City of Celina regarding their fiber ordinance and use their ordinance as a template.

Thoroughfare map and land use map is underway. This is very important to the City of Farmersville. We should expect results March/April timeframe. KimleyHorn working on this project. All of the City planning is tied to this project being done and approved. Mr. Smith asked if EDC will have any input since we are paying for it. Mr. White said it will go before EDC for review and comments. Mr. Smith asked maybe if it is so urgent we may not get to have input. Mr. White stated we need to let the engineers do their job. Mr. Smith stated reason I'm asking it seems like the last time we went through this process on the residential subdivision and zoning ordinance which EDC paid for and City Council approved before EDC had the chance to review. Then it came back for a major overhaul. Mr. White stated he will bring it to this body once we get to a point of having something to review. Mr. White stated the inputs I have given KimleyHorn came from EDC, one was regarding the employment centers. Mr. Lane stated the key thing is EDC would like to have a little time to review before we approve. Mr. Smith stated we need to review before it goes to City Council. Mr. Smith stated EDC should have input to where we see economic development going. EDC should have input in the beginning

and not wait for results. Mr. White stated will not approve until the EDC board has had the time to review. Mrs. Piwko asked maybe a questionnaire should be given to the EDC board to let KimleyHorn know how we feel about growth, point out the critical areas that need input. Mr. White stated if you are willing to pay more for that he will ask. Mr. Smith said what I was hoping is we have input on the front end. Mr. White stated you will have input. Mr. Lane stated Kimley Horn is putting together a rough draft then EDC can review and provide all the input during that phase. Mr. White stated correct, I gave KimleyHorn very basic instructions upfront of what the area was and what we had and they will go out and evaluate. Mr. Smith stated I understand they are professionals. My question is if we relied on professionals there would not be concrete plants going up because it was not zoned for that. The planning wasn't for that whether that was wrong, good, or bad it was not planned for. I'm just saying we as a board have some consensus were we want to go with this instead of paying for something that is going to sit in a desk then pull it out when you need to change something. At the same time the zoning previously, if I recall the candy kitchen nothing was incorporated in that in the zoning to facilitate a meeting facility. Mr. White said there was not a concept of that at that time. Mr. Smith maybe we need to think outside of the envelope. Mr. White stated we go through this every 5 years. Mr. White stated EDC will have a chance for input we just need to give KimleyHorn a chance to go through it with their professional approach. Mr. Smith asked is this the same professional approach that was worked on previously. The last time EDC paid for one we received results that were acceptable until we actually tried to use it, then it was determined we had to amend it to change and recreate a zoning. Mr. White stated exactly but it went before boards and we had the opportunity to make changes and nobody did. Mr. White stated he feel as though the board will be happy with this first draft. Mr. Smith stated EDC needs to have their input up front so there will be no additional meetings and delays. Mr. Smith stated at one point this whole project was going to be delayed until Highway 380 was resolved then it was decided to go forward as is. Mr. White stated he has asked that KimleyHorn use both passes for the Highway 380 realignment. Mr. Lane asked Mr. White if you would encourage them to give us a rough draft as soon as feasible so we can have discussion on what we want to do as a board. Mr. Lane stated he does not want to delay getting it done just want to have input.

Mr. Lane asked for the presentation on broadband presented to TIRZ. Mr. White stated TIRZ does not want to release until they felt comfortable with the data. Mrs. Piwko stated you can go to the website and review meeting.

Mr. White stated he is hearing rumblings that the Walton Group project to the east in Greenville is imminent. What that means for our Community is growth pressure and could come from all three directions. Heard some industrial and residential growth. Going fact finding and find out some good information. City Manager with Greenville will be part of the meeting.

Ted Wilson from Residential Strategies said City of Farmersville growth will match what Princeton is currently in the next 10 years. Mr. Smith asked how big Princeton is. Mr. White stated he has heard 20k. Mr. Wilson takes a helicopter ride twice a year and

takes pictures and records all developments. Shows every City with development and records and predicts growth.

Mrs. Piwko noticed that in Planning and Zoning is a bed and breakfast. Just wanted to remind everyone that we are leaving money on the table. Need to add Hotel tax we need to start working on this. Add line item to next City Council meeting.

Mrs. Piwko asked about software helping with permits. Mr. White stated we do have software that helps with record keeping.

Mr. Smith asked about Lake Haven are there any specifics on what size they are looking at. Mr. White stated all he knows is the developer did not want to spend 15m on wastewater facility. What I think is going to happen is they will buy more land and make the per unit cost lower. Mr. White stated one issue is per unit but the starting cost of 15m is tough not sure how he does his financing. Mr. Smith said this is not a short term project. Mr. White stated Lake Haven has another entity going in Princeton. Mr. Smith said the way I understand there was a new buyer. Mr. White stated yes, Tommy Chancellor with TCCI investment back in fall when the deal closed.

Mr. Smith asked about Camden when will phase 3 be completed? Mr. White best guess they will start building homes in the summer.

See notes attached

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Move to city Manager report /Collin/concrete facilities/food truck sales tax/license
Remove infiltration
Draft Land Use Plan if available
Grant Loan (Mr. Smith)
Website/4a retail (define mission statement) Website discussion item
Updating small business development center/Comprehensive development
Explanation of how the mechanism of funding will work on Grant with County/time
line/ announcement
Sales tax report
Update status Highway 380 and plans for Highway 78 (CM report)
Cdbg infrastructure

ADJOURNMENT

Mr. Lane adjourned the meeting at 7:51 p.m.

ATTEST:

APPROVE:



Diane C. Piwko, Secretary



Jason Lane, Chairman

Farmersville Economic Development Corporation

City Manager Activity and Report

16 January 2020

Collin College/Staffing/Courses/Economic Impact

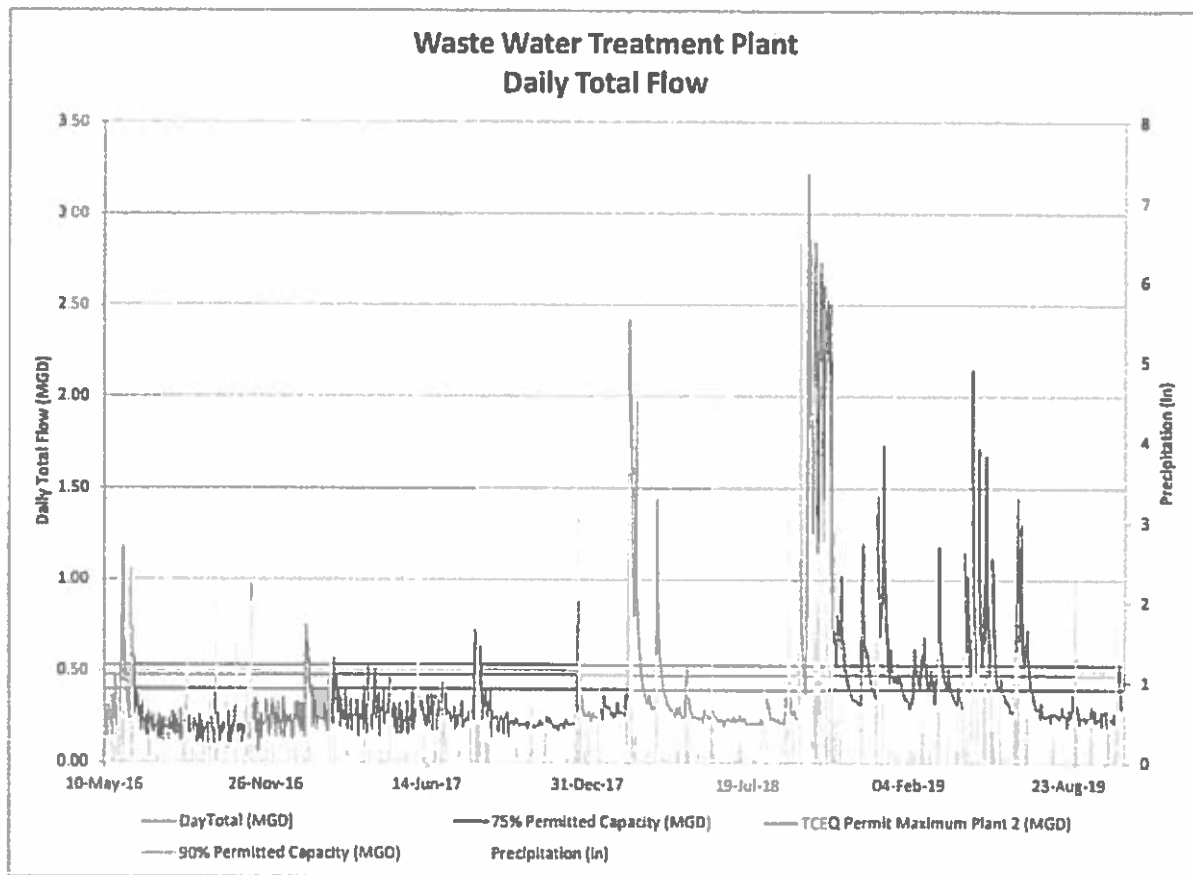
1. College basic information first phase
 - a. Building Size: 52,000 square feet air conditioned
 - b. Basic Focus: Associates Degree in Science and Arts
 - i. Number of Courses offered: 30+
 - ii. Types of Courses: Core, Supply Chain, Logistics, Marketing, Applied Science, Computer Systems, Management
 - iii. Number of Staff: 35-40 full-time, 25 part-time
2. Construction continues. The main focus right now is on the foundation preparation and related utilities to the site.
3. Farmersville Electric has installed temporary electric.
4. DBI is continuing forward with development of engineering plans for Farmersville Parkway and Collin Parkway. Project will go out for bid first quarter of 2020.
5. The large customer electrical rate agreement is almost complete. Both parties have agreed but one minor issue remains before there is full commitment.

Concrete Facilities

1. Reliable Concrete continues final construction steps involving their new concrete batch plant. They made their first batch of concrete for on-site use!
2. No change concerning Nelson Brothers.
3. Martin Marietta has resubmitted their permit paperwork.

Infiltration Issues

1. See associated wastewater graph below.
2. Solving infiltration issues is key to supplying more sewer capacity in the near term.
3. Next infiltration project planned: sewer line from College Street to Houston Street near the Chaparral Trail



City Manager Report

1. Regional EDC Coalition.
 - a. Sam Satterwhite retiring as head of Wylie EDC. Replaced by Jason Greiner.
 - b. Preliminary thoughts
 - i. Focus on regional collaboration.
 - ii. Area generally bounded by McKinney, Greenville, Rockwall, Wylie.
 - iii. Includes the following corridors/features in the bounded region: I-30, Central Expressway, SH 121, US 380, SH 78, SH 205, SH 69, DART, KCS railway, McKinney National Airport, Majors Field, Dallas/Garland & Northeastern Railroad, Blacklands Railroad.
 - c. Currently contacting EDCs to see who is on board.
 - i. Princeton, Derek Borg, on board.
 - ii. Greenville, Greg Sims, in work, meeting set Thursday 23 Jan 2020.
 - iii. Rockwall, contacted Rick Crowley, no response yet.
 - iv. McKinney, Darrell Auterson, being contacted by Jason Greiner.
2. Collin County Grant Project
 - a. Funding for Farmersville Parkway from northeast corner of Collin College to SH 78.
 - b. No real change however I am getting questions related to the project from Collin County.

3. Lakehaven: Still working on plan for phasing the construction of the new WWTP.
4. Camden Park: Phase III continues. DR Horton has contracted to build out all of Phase III.
5. Palladium development continues.
 - a. Currently holding opening the first unit until they establish internet service from Spectrum. Should be complete this week but risk is high.
6. City Owned Broadband Utility
 - a. Survey is complete.
 - b. Analysis is complete. The TIRZ Board has received their first briefing from Texas A&M Commerce.
 - c. We expect a second briefing to TIRZ Board in January before presentation to council.
 - d. Fiber ordinance is in play. We are using the Celina ordinance as a template. First discussions are schedule with Council on 28 Jan 2020.
7. Thoroughfare Map and Land Use Map is under way. Expect results by March/April timeframe.
8. We are hearing rumblings that the Walton Group project to the east in Greenville is imminent. Growth pressure could come from three directions!

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	June 23, 2020
Attachment(s)	1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 23, 2020
Attachment(s)	<ol style="list-style-type: none"> 1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



FARMERSVILLE MAIN STREET BOARD MINUTES

May 27, 2020

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 p.m. by Mrs. Doris Cooks, President.

Roll Call: The following board members were present: Doris Cooks, Allison Mathers, Billie Goldstein, Diane Piwko (via teleconference), and Katherine Hershey (via teleconference). Jennifer Jiles and Clifford James Moss were absent. City Manager, Ben White, Audrey Rubadue, and Sandra Green were also in attendance.

Recognition of visitors: President Cooks welcomed the visitors.

II. PUBLIC COMMENT

No one came forward to speak.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. **Consider, discuss, possible action upon what direction to take with regard to the open Main Street Manager position. –**

- Ben White stated Randy Rice is the interim Main Street Manager. He stated that Randy Rice has served in this capacity in the past.
- Allison Mathers stated any Main Street Board member is welcome to help out where they can.
- Ben White said at this time we do not have any candidates. Ben showed the job summary for the Main Street Manager from the TML website and city website. Discussion followed about what salary should be for the new hire.
- Allison Mathers discussed that economic development is a lot of the job. She suggested that someone right of college might be a good choice.
- Diane Piwko stated she did not believe new hire should start at a higher rate of pay than a police officer.
- Doris Cooks stated she did not know if someone right of college would have the skills needed.
- Bill Goldstein agreed.
- Diane Piwko said she would go with someone with a marketing background.
- Billie Goldstein stated it might be better if the applicant is established here in the community.

- Alison Mathers said it is important the new hire understand the physical parts of job.
- Randy Rice stated while checking with other Main Street Managers in Texas they all stated that economic development was a key aspect of the job. He stated we cannot just look at one thing we have to look at events, schools, historical preservations, physical part of job and the city needs a well-rounded person.

B. Consider, and discuss feasibility of Main Street Texas completing an audit of the Farmersville Main Street Program. (Allison Mathers) –

- Doris Cooks stated she spoke with Deborah Dresser and she indicated that it is a review of the program and could be done in conjunction with the 20 year celebration.
- Ben White spoke with Deborah Dresser and she stated the accreditation is not in jeopardy.
- Allison Mathers said she wanted the review done so we could find out why we have had two Main Street Managers in two years and how we can ensure that does not happen in the future.
- Doris Cooks thinks it is a good idea. She said it is not anything formal and it can be done as a teleconference.
- Diane Piwko stated she thinks it is too premature to do a review and they needed to wait until we have hired a Main Street Manager.

C. Consider and discuss Program budget and allocated funds from 4-B to date. –

- Doris Cooks stated we can move line items from the budget, but if it is a grant it has to be spent on that item.
- Ben White stated that was correct.
- Allison Mathers asked if a line item was not spent can that money be reallocated in our budget.
- Ben White stated yes.

D. Consider and discuss what support we can provide to Downtown Merchants during the Covid crisis. –

- Allison Mathers stated it has been a crisis not only having the Covid-19 pandemic but then losing a Main Street Manager at the same time.
- Doris Cooks stated we should be calling and finding out if there is anything we can do to help out the merchants and just let them know they are supported.
- Allison Mathers said the local businesses are doing a "Still in Business" celebration on June 6th.
- Diane Piwko stated maybe they could get an illuminated directional sign on U.S. Highway 380 to draw people downtown.
- Katherine Hershey stated maybe they could also get a ribbon with writing on it to be placed on the billboard on U.S. Highway 380.
- Randy Rice stated restaurants could set up tents outside to extend eating area.

- Billie Goldstein said she would call a band to see about performing and they could also get the fire truck to be downtown with the flags flying.
- Allison Mathers said she would check into banners and balloons.

IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS

See about getting sign for downtown

Banners for downtown

Donating benches and trash cans

V. ADJOURNMENT – The meeting was adjourned at 5:44 p.m.

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	June 23, 2020
Attachment(s)	<ol style="list-style-type: none"> 1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
FEBRUARY 24, 2020, 7:30 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 7:31 p.m. Commissioners Lance Hudson, Leaca Caspari, and John Klostermann, were in attendance. Brian Brazil, Rachel Crist and Luke Ingram were not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Michael Martin; and Council liaison, Craig Overstreet.
- 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
- Commissioner Rachel Crist arrived at 7:33 p.m.

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a requested change in zoning on approximately 2,614 square feet of land identified as Block I, Lot 28B in the Farmersville Original Donation (CFC), which location is more commonly known as 206 McKinney Street, Farmersville, Texas from CA – Central Area District uses to CA – Central Area District uses with a Specific Use Permit (“SUP”) for commercial (indoors) amusement uses.

- Chairman Hesse opened the public hearing at 7:34 p.m. and asked if anyone wanted to speak in favor of the agenda item.
- Allison Mathers, who resides at 109 College Street, stated a coffee shop would be a hub for the town in the downtown area. As the building owner she feels it has more than ample space for the live music they are wanting to do. She explained that she is a member of the Main Street Board and one of their goals is to bring the arts and culture to Farmersville. She stated she supports the SUP and hopes the Commission does as well.
- Marty Garza, who is one of the owners of the coffee shop going in at 206 McKinney Street, addressed the Commission and explained they will be a parlor type shop that serves craft coffee, craft beer, tea, wine, and light food. He stated they wanted to have two types of environments for their guests to enjoy. He explained the front area is designed for parties of one or two guests with the ability to combine tables for more guests to sit together. He said the back area was designed to conform to a larger guest setting with an arts and entertainment feel. He said their goal is to create a fun and creative environment while still being considerate of the neighboring buildings. He explained that one of the requirements for the Specific Use Permit would be to treat the area acoustically so that noise generated by the business is not perceptible at the boundary property line. He said that in Section 4.12.2 of the Comprehensive Zoning Ordinance it states that the decibel level can be 65 for daytime and 58 at nighttime. Measurement of noise shall be made with a sound level meter meeting the standards prescribed by the American National Standards Institute (ANSI). He continued by saying the section stated the time period for daytime, according to the Comprehensive Zoning Ordinance, was 7:00 a.m. to 10:00 p.m. and the 10:01 p.m. to 6:59 a.m. for nighttime. He said he purchased a decibel reader and he plans on conducting a sound test. He explained they are currently planning on staying open until 10:00 p.m. at the latest. He stated that he believes having the back space as a place to where they can entertain guests while enjoying different kinds of arts and entertainment would add to the growing environment of downtown Farmersville.
- Chairman Hesse asked if anyone wanted to speak against the item.
- Diane Piwko, who resides at 200 McKinney Street, stated that since she has lived with the common wall for almost 15 years she could hear things in the building next to her. They could hear a group of 20 people or so talking in the second floor of the building next door. She said that since it was an occasional event they tended to overlook it and because they did not want to disturb things that go on in the downtown. She indicated the coffee shop activity would probably be every Friday and Saturday night. She requested that the Commission table the item until Code Enforcement could go in to the neighboring buildings and test the decibel level.
- Gordon Scott, who also lives at 200 McKinney Street, stated they could hear the noise from the building while they were doing construction. He indicated they could hear drills and hammers and they could also hear the previous owners all the time if they were near the common wall to their building.

- Chairman Hesse asked if there was anyone else that wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 7:44 p.m.
- Leaca Caspari stated the objections to the noise level is probably without any acoustical measures. It would be hard to ask the owners to go through that expense without knowing if the SUP would be granted. She stated that downtown is a commercial area and not a residential area. She explained that anyone living downtown needed to realize that it is a commercial and vibrant area. She said as long as Mr. Garza works with the city to make sure the noise is not a problem then she did not see a problem with it.
- Lance Hudson stated he agreed with Leaca Caspari and stated other downtowns are booming.
- Chairman Hesse asked Mr. Garza if the business was going to have microphones and similar equipment.
- Mr. Garza stated they are not having any electric guitars or anything like that, but maybe a three person band. But, they would have microphones. He stated they are planning on acoustically treating the building.
- Chairman Hesse asked who was on the top floor of the building.
- Mr. Garza stated The Ville Studio which is a natural light studio was on the second floor, but there was not a residence.
- Chairman Hesse stated he would like for there to be some way to test the decibel level. He explained the test should be conducted after they treat the room with the acoustics.
- Allison Mathers stated it is very expensive to spend the money upfront before the SUP was approved. They are planning on hanging panels that absorb sound, hang velvet curtains and place rugs on the floor to help.
- Diane Piwko stated she objected to the music playing on the square until 9:00 p.m. originally and that was brought up to Council. During that process Chief Sullivan come in and did a test and they could hear the music in their building. She claimed the downtown area is a mixed use area and people should respect people who live downtown.
- Rachel Crist asked where the connection to his building and the adjacent buildings would be. She also wanted to know if he spoke to both building owners adjacent to him about the sound levels and conducting a test.
- Mr. Garza stated that his wall to the coffee shop would share a wall with the Fiber Circle and not the upstairs of 200 McKinney Street. He stated he did speak to the owners at the 208 McKinney Street, but did not speak to the owners of 200 McKinney because he did not have their contact information.
- Brian Brazil arrived and joined the meeting at 7:55 p.m.
- Rachel Crist asked to review Section 4.12.2 of the Comprehensive Zoning Ordinance.
- Ben White stated the section was under the Development Standards portion of the Ordinance.

- Chairman Hesse stated that 58 decibels at night is not very loud at all.
- Leaca Caspari stated the city should trust and hold the tenant responsible for their own noise level because they have claimed they are going to be good neighbors and watch the sound level. She said they have to find some way to let them try without going through the expense upfront.
- Rachel Crist stated she wanted to look into it further because she would not want the police to be called out every Friday and Saturday night for a noise complaint while other crimes were happening in the town.
- Chairman Hesse explained he wants Mr. Garza to be successful, but he also wants to make sure the Commission hears everything out as well.
- Michael Martin stated that after he reviewed the Comprehensive Ordinance and in Section 4.12.1 it does state all zoning districts. He said from a context perspective he believes it is a general noise level for any zoning district.
- Rachel Crist asked if The Stable or Bottles and Boards had to receive the same SUP as Mr. Garza to hold live music in their building.
- Sandra Green stated they had not applied for the SUP.
- Mr. Garza stated that he just wanted to be ahead of the game, researched and asked what would be required to conduct the live music.
- Gordon Scott suggested they come and test the noise level under the current state of the building and then they could decide where they needed to go from there.
- Randy Smith, who resides at 508 County Road 610, stated he was interested in the noise levels for construction sites because he has been listening to Camden and now the College being built.
 - Motion to approve made by Lance Hudson
 - 2nd made by Leaca Caspari
 - Brain Brazil abstained due to his late arrival to the meeting, Michael Hesse voted no, Rachel Crist voted no, Leaca Caspari voted yes, and John Klostermann voted yes.
- Michael Hesse stated the item was approved.

B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for a change in zoning on approximately 0.234 acres of land that is generally located on the southeast corner of the intersection between Murchison Street and Business State Highway No. 78 (N. Main Street), which land is more particularly identified as Block 10, Lot 53A of the Howell Addition from PD – Planned Development Ordinance #94-24 for Limited Retail/Services Center for expansion of existing retail grocery and related parking together with display of not over four cars for sale at any one time to SF-2 – Single Family Dwelling – 2 district uses.

- Chairman Hesse and Lance Hudson recused themselves and left the room due to a conflict of interest.

- Leaca Caspari took over the meeting.
- Leaca Caspari opened the public hearing at 8:12 p.m. She asked if anyone wanted to speak in favor of the item.
- Randy Smith, who lives at 508 CR 610, stated he and his brother own property across the street and explained they did not have any concerns and thought it was the logical use for the property.
- Leaca Caspari asked if anyone wanted to speak against the item.
- No one came forward so she closed the public hearing at 8:13 p.m.
- John Klostermann asked if they resolved the driveway issue.
- Leaca Caspari stated the issue at the previous meeting was that the Commission was unsure of what area he was wanting rezoned.
- Amin Ali, who owns the land, stated there was a problem with the surveyor sending the right information to the city.
- Rachel Crist asked if he was getting rid of the driveway that would be on the residential lot if it were rezoned.
- Amin Ali stated yes. He explained the driveway to the house would be off of Murchison Street.
- Brian Brazil asked if there would be a fence and asked if there would be a clear delineation from the commercial business.
- Amin Ali stated there would be.
- Ben White explained that there is usually a fence between a commercial property and residential property that is required.
- Sandra Green stated the city could not require the residential property to put up a fence. The screening wall is usually put in place by the more restrictive use which would be the commercial property, but the commercial building was already in place years ago. She explained the front yard requirements for a fence, but stated she was told the house would face Main Street and not Murchison. She indicated she was told the driveway to the house would be on Murchison Street.
 - Motion to approve made by John Klostermann
 - 2nd to approve made by Rachel Crist
 - All members voted in favor

- Chairman Hesse and Lance Hudson returned to the meeting.

C. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request to amend Ordinance #2015-1027-001 that established the zoning on approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, which land is now known as the Camden Park Subdivision (the "Property") to rezone approximately 21.09± acres from PD - Planned Development for Commercial uses to PD - Planned Development for SF-3 - Single Family Dwelling - 3 district uses for detached single-family dwellings, adopt certain development standards therefore, and modify the following requirements of this base zoning district:

- (a) reducing the minimum lot area from 5,000 square feet to 4,000 square feet;
- (b) reducing the minimum lot width from 50 feet to 40 feet;
- (c) reducing the minimum front yard from 25 feet to 10 feet;
- (d) reducing the minimum side yard on corner lots from 15 feet to 10 feet;
- (e) increasing the minimum lot depth from 90 feet to 100 feet;
- (f) increasing the minimum rear yard from 10 feet to 20 feet; and
- (g) increasing the maximum lot coverage from 50 percent to 55 percent.

The Property is generally located north of US Highway 380 (W. Audie Murphy Parkway) and west of County Road 611 (Collin Parkway).

- Chairman Hesse stated this item was pulled from the agenda by the applicant before the meeting.
- No action was taken.

D. 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 Rolling Hills Phase 2 Addition 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 replat for the Rolling Hills Phase 2 Addition as well as a proposed ETJ Facilities Agreement addressing the variances requested for the Rolling Hills Phase 2 Addition.

- Chairman Hesse opened the public hearing at 8:20 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 8:20 p.m.
- Leaca Caspari stated this was similar to other plats the Commission has seen before. She indicated it was for a variance for the utilities and fire flows.

- Motion to approve made by Leaca Caspari

- Sandra Green asked for a clarification on the motion. She asked if the motion included approval with the condition that the ETJ Facilities Agreement be signed by the owner.
- Leaca Caspari indicated that it did.

- 2nd to approve made by John Klostermann
- All members voted in favor

E. 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 Cooper 700 Addition 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 minor plat for the Cooper 700 Addition as well as a proposed ETJ Facilities Agreement addressing the variances requested for the Cooper 700 Addition.

- Chairman Hesse opened the public hearing at 8:23 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 8:23 p.m.

- Motion to approve with the condition the owners put in the 15' utility easement on the plat and sign the ETJ Facilities Agreement made by Leaca Caspari
- 2nd to approve made by John Klostermann
- All members voted in favor

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from January 27, 2020.

- Motion to approve made by John Klostermann
- 2nd to approve made by Leaca Caspari
- All members voted in favor

V. ADJOURNMENT

Meeting was adjourned at 8:26 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Michael Hesse, Chairman



VI. Public Hearing

Agenda Section	Public Hearing
Section Number	VI.A
Subject	Public Hearing to consider, discuss and act upon a request for variances for certain property generally located on approximately 11.80 acres of land in the E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78., pursuant to Section 65-9 of the Farmersville Code, requesting variances from the requirements of: Section 65-46, "Private Street Subdivisions," of the Farmersville Code as well as the City of Farmersville's Standard Specifications and Standard Construction Details ("Roadway Design Requirements") and more particularly: § 65-46(a), "Private Streets"; Subparagraphs (3) and (5) of § 65-46(b), "Eligibility Criteria"; § 65-46(i), "Plans and inspections"; and Subparagraphs (1) through (3) of § 65-46(k), "Entrance Design Standards," to allow the following changes: #1-10 as outlined in agenda.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 23, 2020
Attachment(s)	<ol style="list-style-type: none"> 1. Variance Request for Private Street Letter 2. Approved Preliminary Plat for Deer Crossing 3. Private street guidelines from Subdivision Ordinance 4. P&Z Minutes 3-19-18 5. CC Minutes 4-17-18
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



2560 Lonesome Dove Phone: 214-478-0428
Farmersville, TX 75442 Phone: 972-824-6443

March 10, 2020

Ms. Sandra Green
City Secretary
205 SW Main
Farmersville, TX 75442

RE: Deer Crossing Variance Request

Dear Ms. Green:

We respectfully submit this letter requesting approval of the Deer Crossing subdivision in the City of Farmersville ETJ. We are requesting the following variances:

- **City Design Manual and Standard Construction Detail:** The City Design Manual and Standard Construction Detail requires lime stabilization of the top soil prior to the concrete being poured for the street. Lime stabilization would be added to a minimum depth of 7" to the top soil. The concrete roadway at Deer Crossing was constructed on undisturbed soil. Not only was it undisturbed, but it was cut down into the existing undisturbed top soil at a minimum of 6". Being that no fill dirt was added and heavy compaction equipment was used on the undisturbed earth as the base soil, it seemed reasonable that this was a good alternative as opposed to adding lime to disturbed soil. In order to implement the lime stabilization we would have had to turn the existing stable soil at a minimum of 7" in order to add the lime stabilization into the dirt for stabilization. If more than 7" of fill dirt had been needed, the lime stabilization would only benefit the top 7" or so of that fill. The full depth of the fill would still be unstable. We respectfully request a waiver of the use of lime stabilization in the construction of the concrete street. In addition, the requirements for private streets by the City of Farmersville are not required for private streets in the Collin County jurisdiction.

When previously presented to P&Z and City Council as a public street, Deer Crossing subdivision was previously granted the following variances and respectfully request them to be granted as a private street as there have been no changes to the overall design of the street.

- **Roadway Width:** The roadway pavement width standard for the City is thirty feet. We were granted 26 feet with 3 feet of unpaved shoulder on road grade on each side of the street.
- **Parkland/Open Space:** It was determined by the city attorney that this was a zoning requirement which was not applicable to property in the ETJ of Farmersville.
- **Storm Water Detention:** This variance was granted due to the existing drainage for the ten lot subdivision is divided in three different discharge points. Also, on the basis that the increase in drainage flow is minimal and it would be difficult to provide three detention facilities on the ten lots.

- **One Point of Entry:** This variance was granted based on city standards allowing for cul-de-sacs of similar length and more homes within a subdivision to be constructed. It was determined that the multiple point of entry requirement was not practical on this development.
- **Improvements to CR 553:** It was determined by the city attorney that CR 553 is owned and maintained by Collin County and it is not a requirement of the County to improve this road.
- **Landscaping Plan:** It was determined by the city attorney that this was a use requirement instead of standards which is not regulated in the ETJ of Farmersville.

The Deer Crossing HOA has been established including an account to be set up solely for the maintenance of the private street, whereas each lot owner shall be a member and be responsible for maintenance of the street. We have provided the required economic analysis for the viability of the private maintenance based on the number of lots being served by the street. We have had the subdivision plat revised to show the street as a lot per the requirements for a private street and include the verbiage "The City of Farmersville is not responsible for the maintenance of the private street". We have taken these necessary steps to comply with the requirements to be classified as a private street. In addition, Collin County does not have any of the requirements set forth by the City of Farmersville for private streets and Deer Crossing subdivision being located on the edge of Farmersville's ETJ, we respectfully request the variances above.

If you have any questions or additional comments, please do not hesitate to contact me

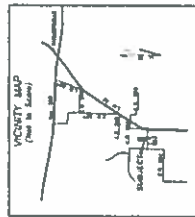
Thank you,

Dakota Cryer
Cryer Custom Builders, Inc.

POLYMER LETTERS



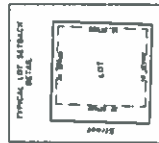
WILLING TO BE REPRODUCED BY
 OTHERS, CAPTIONED & M.D.
 ELICITING: 1000-1000
 WILLING: 1000-1000

[illegible]

Subject listed is indexed with the following terms:
 independent business method (V.B.2.)
 Property is indexed as Entrepreneurship and
 Innovation.

[illegible]

CALL 79 002 4003
LONDON 1400 0770
MAY 2010



10-1000

[illegible]

WIKI, leading a series of sub sessions by notes and reports in a session in City University and State Univ. and is subject to press

1. **THEORY**

1. The first step is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

Chairman, President & Senior Committee

Chaitin, G. J. 1975. A simple undecidable problem of arithmetic. *Journal of Pure and Applied Algebra* 1: 105-126.

PRELIMINARY PLAT
DEER CROSSING
LOTS 1-10, BLOCK 1

E.B. REED SURVEY, A-739 CITY OF FARMERSVILLE, E.T.J.
COLLIN COUNTY, TEXAS

(Being all of land called 11.80 acres of land described in a deed to Crye Eastern Builders, Inc. as recorded under SC 2015013000133940 of the Official Public Records of Collier County, Texas.)

03/24/20

Cyber Custom
Builds, Inc.
7580 Lamson
Drive
Farmersville, TX
77444

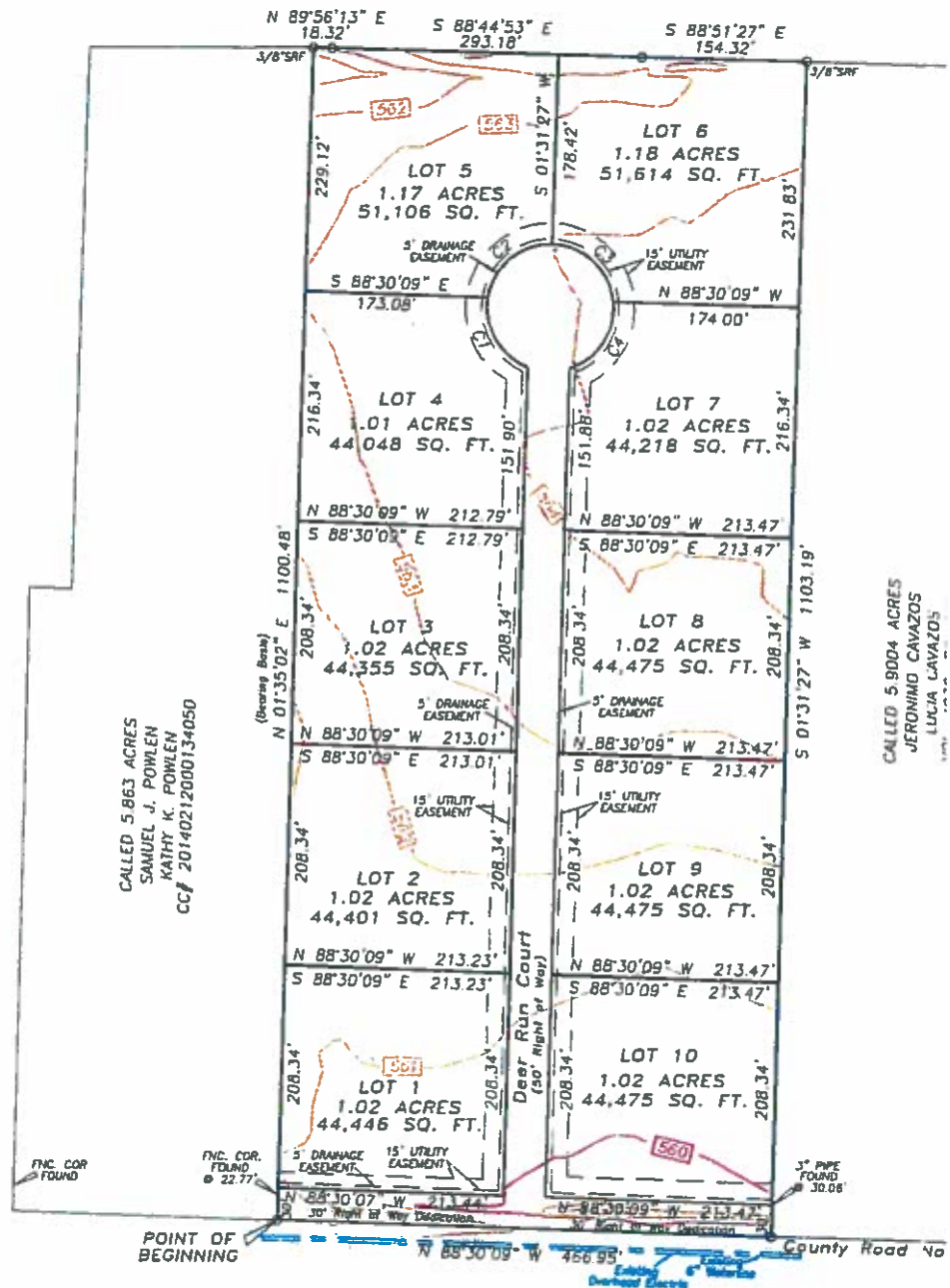
5101/51013

Boundary Solutions
P.O. Box 250
Cedar Mills, TN
37135
877-762-8082

891 402 1904-004

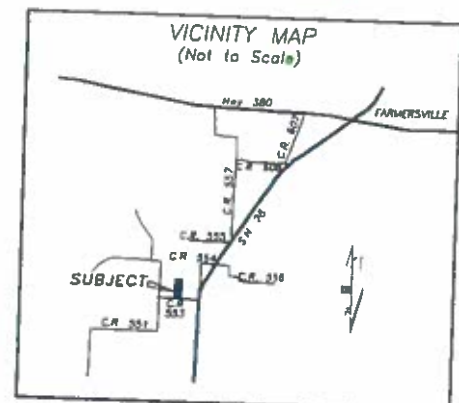
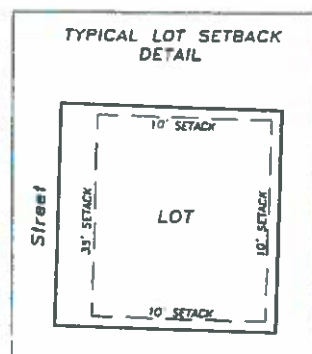
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	81.74'	75.58'	N 29°58'41" W	78°03'11"
C2	60.00'	86.34'	79.08'	N 50°16'23" E	82°26'57"
C3	60.00'	86.34'	79.08'	S 47°16'41" E	82°26'57"
C4	60.00'	81.74'	75.58'	S 37°50'50" W	78°06'23"

ROY L. WALKER
VOL 2749, PG 83



CALLLED 5.863 ACRES
SAMUEL J. POWLEN
KATHY K. POWLEN
CC# 20140212000134050

CALLLED 5.9004 ACRES
JERONIMO CAVAZOS
LUCIA CAVAZOS



weekday volume or highest average hourly peak weekend volume as determined from a two-day survey of weekday volumes and, where necessary, a one-day survey of weekend volumes. The level of service analysis shall take into consideration the lane geometry, traffic volume, percentage of right-hand turns, percentage of left-hand turns, percentage (and typical size) of trucks, intersection width, number of lanes, signal timing and progression, roadway grades, pedestrian and bicycle flows, school routes, number of accidents, and peak hour factor.

- b. Adequacy Analysis -- The intersections included within the traffic impact analysis shall be considered adequate to serve the proposed development if existing intersections can accommodate the existing service volume, the service volume of the proposed development, and the service volume of approved but unbuilt developments holding valid, unexpired building permits at level of service "C" or above.
- 5) Effect of Adequacy Determination -- If the adequacy determination for roadways and intersections indicates that the proposed development would cause a reduction in the level of service for any roadway or intersection within the study area identified in Subsection 3.5.2.1) above that would cause the roadway to fall below the level of service required hereto, the City Council may deny the request or may require one of the following conditions as a condition of approval:
- a. The deferral of building permits until the improvements necessary to upgrade the substandard facilities are constructed;
 - b. A reduction in the density or intensity of development;
 - c. The dedication or construction of facilities needed to achieve the level of service required herein; or
 - d. Any combination of techniques identified herein that would ensure that development will not occur unless the levels of service for all roadways and intersections within the traffic impact analysis study are adequate to accommodate the impacts of such development.

3.6 PRIVATE STREET SUBDIVISIONS

3.6.1 PRIVATE STREETS

Subdivisions having private streets may be established only under the terms set forth in this Section, and pursuant to any other ordinances or guidelines for private street developments as may be adopted for use by the City either as part of this Ordinance or as separate ordinances or policies. All private streets shall be designed and constructed in accordance with the City's Design Manual and Standard Construction Details for publicly dedicated streets. The term Private Street shall be inclusive of alleys, if provided.

3.6.2 ELIGIBILITY CRITERIA

Private streets shall be permitted only within a subdivision satisfying each of the following criteria:

- 1) The subdivision shall have a sufficient number of lots and value to demonstrate through an approved economic analysis the viability of private maintenance by the development served;
- 2) The streets to be restricted to private use are not intended for regional or local through traffic circulation (see Subsection 3.6.3 below);
- 3) The subdivision is located in an area that is surrounded on three (3) sides, meaning at least seventy-five percent (75%) of the perimeter, by natural or man-made barriers, so as to be accessible from only a single direction of the compass;
- 4) The subdivision is located adjacent to an existing or approved public street that can be reasonably connected, even though the street connection may require the construction of a bridge or culvert;
- 5) The subdivision shall have at least two (2) points of vehicular access connected via improved roadways to the City's improved thoroughfare and street system by one or more approach roads, as required herein above;
- 6) A mandatory property owners (homeowners) association, which includes every owner of a lot within the private street development, shall be formed and shall be responsible for maintenance of the private streets and alleys. (see Subsection 3.6.5 below and Section 4.3); and
- 7) The subdivision conforms to any other special guidelines for private street developments as may be approved separately by the City Council.

3.6.3 CERTAIN STREETS EXCLUDED

Roads or streets that are shown on the City's Thoroughfare Plan, such as highways, major or minor thoroughfares or arterials, or collectors, shall not be used, maintained or constructed as private streets, and a private street subdivision shall not cross or interfere with an existing or future collector or arterial street. Also, the Planning and Zoning Commission and City Council may deny the creation of any private street if, in their sole determination, the private street would negatively affect traffic circulation on public streets, or if it would impair access to the subject or adjacent property; impair access to or from public facilities including schools or parks; or if it would cause possible delays in the response time of emergency vehicles.

3.6.4 PARKS, GREENBELTS AND WILDLIFE PRESERVES EXCLUDED

A private street subdivision shall not cross or interfere with public access to an existing or future public pedestrian pathway, hike and bike trail, greenbelt, park or wildlife preserve as shown on the City of Farmersville's Parks and Open Space Master Plan or as already dedicated for public use.

3.6.5 PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION REQUIRED

Subdivisions developed with private streets shall have a mandatory property owner's association (the Association) which includes all property and lots served by the private streets in accordance with the requirements of Section 4.3 of this Ordinance. The Association shall own and be responsible for the

maintenance of private streets and appurtenances. The Association shall provide for the payment of dues and assessments required to maintain the private streets. The Association documents shall be reviewed and approved by the City Manager and the City Attorney to ensure that they conform to these and other applicable City rules and regulations prior to final plat approval. The Association documents shall be filed of record at Collin County or Hunt County prior to final plat acceptance in order to ensure that there is an entity in place for long-term maintenance of private streets and all related appurtenances. The Association may not be dissolved without the prior written consent of the City Council. No portion of the Association documents pertaining to the maintenance of private streets and alleys, and assessments therefore, may be amended without the prior written consent of the City Council. The Association and its operations must meet the following requirements:

- 1) **Reserve fund** -- The Association documents must establish a reserve fund for the maintenance of private streets and other improvements such as common greenbelts, security station structures and equipment, and other significant Association infrastructure. This reserve fund shall not be commingled with any other Association fund. The balance of the fund shall be equal to the total replacement cost of the private streets and other improvements divided by the average life expectancy of those improvements times the age of the improvements. The life expectancy for a subdivision with concrete streets shall be a minimum of twenty (20) years.
 - a. The Association shall have an annual review performed by a certified public accounting firm verifying the amount in the reserve fund. A copy of this review shall be provided to the City.
 - b. If the specific use permit is revoked or the private streets converted to public streets, the reserve fund shall become the property of the City.
- 2) **Assessment for Repairs and Assignment of Association Lien Rights** -- The Association declaration shall provide that should the Association fail to carry out its duties as specified in these regulations, the City or its lawful agents shall have the right and ability, after due notice to the Association, to perform the responsibilities of the Association if the Association fails to do so in compliance with any of the provisions of these regulations or of any applicable City Codes, regulations or agreements with the City and to assess the Association or the individual lot owners for all costs incurred by the City in performing said responsibilities if the Association fails to do so, and the City shall further have any and all liens and lien rights granted to the Association to enforce the assessments required by the declaration, and/or to avail itself of any other enforcement actions available to the City pursuant to state or City codes and regulations.
- 3) **Required disclosures** -- The Association documents shall address, but shall not be limited to, the following three paragraphs:
 - a. The Association documents must indicate that the streets within the development are private, owned and maintained by the property owners' association and that the City has no obligation to maintain or reconstruct the private streets.

- b. The Association documents shall include a statement indicating that the City may, but is not obligated to, inspect private streets, and require repairs necessary to insure maintenance to City standards.
- c. The Association may not be dissolved without the prior written consent of the City.

3.6.6 PRIVATE STREET LOT

Private streets must be constructed within a separate lot owned by the property owner's association. This lot must conform to the City's standards for public street rights-of-way. An easement covering the street lot shall be granted to the City and its employees providing unrestricted access to and use of the private streets and private street lot in pursuit of their official duties. This right shall also extend to all utility providers operating within the City and to other necessary governmental service providers, such as the U.S. Postal Service. The easement shall also permit the City to remove any vehicle or obstacle within the private street lot that may impair emergency access.

3.6.7 CONSTRUCTION AND MAINTENANCE COST

The City shall not pay for any portion of the cost of constructing or maintaining a private street.

3.6.8 INFRASTRUCTURE AND UTILITIES

Any public water, sewer and drainage facilities, street lights, and traffic control devices, such as traffic signs, placed within the private street lot shall be designed and constructed to City standards, and shall be accepted by and dedicated to the City prior to filing the record plat for the subdivision. All private traffic control devices and regulatory signs shall conform to the Texas Manual of Uniform Traffic Control Devices, as amended, and to City standards.

The metering for utilities such as water, gas and electricity shall be located on the individual lots to be served, not grouped together in a centralized location(s), such as gang-box style metering stations, which shall not be permitted.

3.6.9 PLANS AND INSPECTIONS

Development applications for subdivisions with private streets must include the same plans and engineering information required for public streets and utilities. City requirements pertaining to inspection and approval of improvements shall apply, and fees charged for these services shall also apply. The City may periodically inspect private streets, and may require any repairs necessary to ensure efficient emergency access and to protect the public health, safety, convenience and welfare.

3.6.10 RESTRICTED ACCESS

The entrances to all private streets shall be clearly marked with a sign, placed in a prominent and visible location, stating that the streets within the subdivision are private, and that they are not maintained nor regularly patrolled by the City. Guard houses, access control gates, and cross arms, if used, shall be constructed per Subsection 3.6.11 below. All restricted access entrances must be manned twenty-four (24) hours every day, or they must provide a reliable, alternative means of ensuring City and emergency

access to the subdivision, preferably with an Opticom-type system for emergency access, by the City and other utility or public service providers with appropriate identification. The method to be used to ensure City and emergency access into the subdivision shall be approved by the City Council and by all applicable emergency services providers prior to engineering release for construction of the development. If the Association fails to maintain reliable access as required herein, the City may enter the subdivision and remove any gate or device which is a barrier to access at the sole expense of the Association. The Association documents shall contain provisions in conformity with this Section which may not be amended without the written consent of the City Council.

3.6.11 ENTRANCE DESIGN STANDARDS

Any private street (and any other type of gated entrance) which has an access control gate or cross arm must have a minimum uninterrupted pavement width of twenty-seven feet (27) at the location of the gate or access control device, both ingress point and egress point, regardless of the type of device used. If an overhead, or lift-up, barrier is used, it must rise to a minimum of fourteen feet (14) in height above the road surface, and this clearance height shall be extended for a minimum distance of fifty feet (50) in front of and behind the location of the device. All gates and cross arms must be of a breakaway design. A minimum vehicle stacking distance of one hundred feet (100) shall be provided from the right-of-way line of the public road from which the private street subdivision is accessed to the first vehicle stopping point, which point is usually an access request keypad, a telephone, or a guard's window. Adequate distance shall be provided between the access request point(s) and the entry barrier, or gate, to accommodate a vehicle turnaround as described below.

A paved turnaround space must be located in front of (i.e., prior to passage through) any restricted access entrance barrier, between the access request device and the barrier or gate, to allow vehicles that are denied access to safely exit onto public streets without having to back up, particularly into the public street upon which the entrance is located. The design and geometry of such turnaround shall be of sufficient pavement width and having such inside turning radius that it will accommodate smooth, single-motion U-turn movements by service, delivery and utility trucks as well as passenger vehicles.

A site plan showing the design and location of all proposed access restricted entrances shall be submitted for review by the City Engineer along with the engineering plans for the subdivision, and must be approved by the City Council along with approval of the preliminary plat. The City Engineer may require submission of additional drawings, plans or exhibits demonstrating that the proposed turnaround will work properly, and that vehicle turnaround movements will not compromise public safety on the entry and/or exit roadway or on the adjacent public street(s).

3.6.12 WAIVER OF SERVICES

The subdivision final plat and record plat, property deeds and property owner's association documents shall note that certain City services shall not be provided for private street subdivisions. Among the services that will not be provided are: routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Depending upon the characteristics of the development and upon the access limitations posed by the design of entrances into the subdivision, other services (such as sanitation) may not be provided, as well.

3.6.13 PETITION TO CONVERT TO PUBLIC STREETS

The Association documents shall allow the Association to petition the City to accept private streets and any associated property as public streets and rights-of-way upon written notice to all Association members and upon the favorable vote of a majority of the membership. However, in no event shall the City be obligated to accept said streets as public streets. Should the City elect to accept the streets as public streets, then the City has the right to inspect the private streets and to assess the lot owners for the expense of needed repairs concurrent with the City's acceptance of the streets. The City shall be the sole judge of whether repairs are needed. Upon acceptance of the private streets as public streets the City may also require, at the Associations or the lot owners expense, the removal of any guard houses, access control devices, landscaping or other aesthetic amenities located within the street lot or within any other roadway common area that are not consistent with a public street development. The Association documents shall provide for the City's right to such removal and assessment. Those portions of the Association documents pertaining to the subject matter contained in this Section shall not be amended without the written consent of the City Council. However, the Association documents must be modified and re-filed to remove requirements specific to private street subdivisions at such time as the City accepts the private streets as public streets.

3.6.14 HOLD HARMLESS

The subdivision final plat and record plat shall contain language whereby the property owners association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the City, any other governmental entity, and any public utility for damages to the private streets that may be occasioned by the reasonable use of the private streets by same, and for damages and injury (including death) arising from the condition of the private streets, out of any use of access gates or cross arms, or out of any use of the subdivision by the City or governmental or utility entity (such plat language is available from the City).

3.7 SIDEWALKS

3.7.1 SIDEWALKS REQUIRED

Pedestrian concrete walkways (sidewalks) not less than five feet (5) wide or as required by the Zoning Ordinance shall be required within all non-residential and residential subdivisions on both sides of all streets. Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy for each abutting development as set forth in the City of Farmersville's Design Manual and Standard Construction Details.

3.7.2 PROVISION OF ESCROW

The cost and provision of any perimeter sidewalks, such as along major thoroughfares, may be escrowed as a part of a developer's agreement, if approved by the City. The City has the right, but not the obligation, to refuse escrow and to require paving of the sidewalks if, in the City's sole opinion, immediate provision of the sidewalks is necessary for safe pedestrian circulation or if it would otherwise protect the public health, safety or welfare.

3.7.3 TIMING OF CONSTRUCTION

As deemed appropriate by the City Engineer, sidewalks shall be constructed at time of development of subdivision, or the funds for such construction shall be escrowed to City and will be reimbursed to developer as sidewalks are constructed.

3.7.4 EXEMPTION

Notwithstanding the foregoing, sidewalks shall not be required in subdivisions with lot sizes at least one (1) acre or more in size.

3.8 WATER AND WASTEWATER FACILITY DESIGN

3.8.1 WATER

All new subdivisions shall be connected with an approved water system, and shall be capable of providing water for health and emergency purposes, including fire protection. The design and construction of water system improvements shall comply with the following standards:

- 1) Design and construction of a water source on the site shall be in accordance with applicable regulations of the Texas Commission on Environmental Quality (TCEQ).
- 2) Design and construction of water service from the City shall be in accordance with the City's Design Manual and Standard Construction Details Manual, and in accordance with TCEQ standards, whichever requirement is most stringent.
- 3) Design and construction of a fire protection system shall be in accordance with the City's Design Manual and Standard Construction Details, and in accordance with the fire department serving the site (i.e., the City or the County, as applicable).

3.8.2 WASTEWATER

All new subdivisions shall be required to connect to the City's wastewater system unless served by other means approved by the City Council. The design and construction of the wastewater system improvements shall comply with the following standards:

- 1) Design and construction of on-site waste disposal systems shall comply with applicable regulations of the TCEQ, applicable regulations of Collin or Hunt County, and with the provisions of the City of Farmersville's Code of Ordinances, whichever requirement is most stringent.
- 2) Design and construction of wastewater collection and treatment service from the City shall be in accordance with the standards in the City's Design Manual and Standard Construction Details, and in accordance with TCEQ standards, whichever requirement is most stringent.



CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR CALLED MEETING
March 19, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street

I. PRELIMINARY MATTERS

- Chairman Bobby Bishop presided over the meeting which was called to order at 6:30 p.m. Commissioners, Kevin Adamson, Lance Hudson, and Paul Kelly were in attendance. Luke Ingram, Sara Jackson-Butler and Russell Chandler were not present. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding an application requesting a change in zoning on approximately 0.3444 acres of land, more or less, from Single-Family 1 (SF-1) District Uses to C-Commercial District uses. The property is generally situated at 311 Sycamore Street and is known as Lot OL 1 of the Gaddy Addition, and located in the W.B. Williams Survey, Abstract A952, of Farmersville, Collin County, Texas.
- Bobby Bishop opened the public hearing at 6:32 p.m.
 - Alan Lathrom stated the Commission wanted to know if there was any other alternative for the property to be zoned to allow for commercial uses without opening the door to allow every type of commercial use that is listed in the City's Zoning Ordinance. He explained the applicant could apply for a PD – Planned Development District for an Office Center. It would have the base zoning district of Office uses and limit those uses solely to professional and general administrative offices, sales offices without display areas or products, or offices for services provided off premises. So there is a mechanism where he would be able to use that structure and location as an office building

without opening it up for every other commercial use allowed under the Zoning Ordinance.

- Bobby Bishop asked if the applicant would have to withdraw the current application and apply for a Planned Development.
- Alan Lathrom explained the Commission could not approve a PD – Planned Development under the current application.
- George Crump who resides at 401 N. Main Street introduced his attorney and his assistant.
- The attorney's assistant, Rachel Crist, addressed the Commission and stated that Mr. Crump was wanting to use the space as a small professional office building. She stated a small professional office use would have minimal impact on the surrounding community. She requested that Mr. Crump be able to amend the application to Office use instead of Commercial use.
- Alan Lathrom stated the current Zoning Ordinance does not recognize the Office District as being a lesser use district from the Commercial District. He indicated the Commission could make a recommendation to zone the property as an Office District rather than a Commercial District. There would be a need to re-advertise and notice in order to comply with state law first.
- Bobby Bishop clarified that Mr. Crump would have to apply again for either Office or Planned Development. He also asked if the rezoning to Office or Planned Development would fit the requirements set out in the Comprehensive Plan.
- Alan Lathrom indicated it would be up to the Commission and the City Council to determine whether the use of Office at the location, under the terms of the Comprehensive Plan would meet those requirements.
- Bobby Bishop closed the public hearing at 6:38 p.m.
 - Motion to deny the request to give applicant time to re-apply and for notices to be sent out made by Paul Kelly
 - 2nd to approve made by Kevin Adamson
 - All members voted in favor

B. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding the proposed complete rewrite and revision of the City of Farmersville's Zoning Ordinance; receive input from citizens regarding the proposed Ordinances; and, discuss the proposed Ordinances and the changes, formatting, and modifications to the Ordinances.

- Bobby Bishop opened the public hearing at 6:39 p.m.
- Randy Smith who resides at 508 CR 610 addressed the Commission regarding the Parks and Open Space. He read the definitions of open space and park or playground. He wanted to clarify that the parks and open spaces are two different things. He believes it could be a problem in the future as the City expands. There will be property that will have some areas that are floodplain that would not be able to be used. He is not in favor of building houses on the floodplain, but it could be used for other items. If it is left in its

natural state wild animals would become an issue. He feels the items need to be differentiated.

- Jim Foy who resides at 211 College Street stated that at the last meeting the Commission asked that a metal roof not be allowed in the new Ordinance. He agreed that corrugated metal should not be used, but questioned if the Commission was stating no metal at all.
- Bobby Bishop explained the Commission was just discussing corrugated metal/tin not excluding metal roofs.
- Mr. Bimal Saraiya, Attorney for George Crump, addressed the Commission and he stated it appeared the Office use had been removed from the proposed Ordinance. He wanted the Commission to consider adding the use back in.
- Bobby Bishop closed the public hearing at 6:45 p.m.
- Drew Brawner from Kimley-Horn stated they looked at the Office use and thought it would be better served if it was absorbed in Neighborhood Services and General Retail. The Neighborhood Services, General Retail, and Commercial are the three levels of intensity. The lighter uses would go in Neighborhood Services and the other uses would fall under General Retail and Commercial. He indicated a standalone office use would be allowed in the Neighborhood Services District.
- Ben White indicated there were some options of them rezoning under the old Ordinance or the new Ordinance once it is adopted.
 - Motion to approve and forward recommendation to City Council made by Kevin Adamson
 - 2nd to approve made by Lance Hudson
 - All members voted in favor

C. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding the proposed complete rewrite and revision of the City of Farmersville's Subdivision Ordinance; receive input from citizens regarding the proposed Ordinances; and, discuss the proposed Ordinances and the changes, formatting, and modifications to the Ordinances.

- Bobby Bishop opened the public hearing at 6:48 p.m.
- No one came forward so Bobby Bishop closed the public hearing at 6:49 p.m.
- Ben White mentioned the footer on the bottom of all pages need to be changed to reflect the correct document title.
 - Motion to approve with changes as requested and forward recommendation to the City Council made by Lance Hudson
 - 2nd to approve made by Paul Kelly
 - All members voted in favor

D. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding a request for certain variances and waivers from some of the requirements of the City of Farmersville's Subdivision Regulations, Chapter 65 of the Farmersville Code, for Lots 1 through 10, Block 1, of the Deer Crossing Subdivision to be developed on approximately 11.80 acres of land in E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78.

- Bobby Bishop opened the public hearing at 6:50 p.m. and asked if anyone was present to speak for or against the item.
- Matt Atkins, Engineer from Engineering Concepts, was in attendance representing Mr. Cryer who is wanting to develop the property. He stated the right-of-way width for Collin County is 50 feet and since the subdivision was in the ETJ they wanted to ask for a variance. All of the utilities would fit within the 50 feet, plus they are adding more easements outside of the 50 feet. He explained they are requesting the roadway width to be 24 feet to go along with the county standard including ditches on each side. He knows the City has had issues with people parking on streets, but since this was a country setting with one acre lots they did not feel that would be an issue. Regarding parkland and open space, he explained it was his understanding that since that item was a zoning requirement it would not be applicable to a plat in the ETJ where there is no zoning. He explained the property drains in three directions. Some lots drain to the west and a portion to the south toward County Road 553. They feel like the runoff is adequate and there would be minimal grading. He indicated they are requesting one point of entry because they would not be able to provide more than one point of entry. He explained a cul-de-sac would be allowed in larger subdivisions and they did not see the entry proposed would be any different from that. They do not feel they need to make improvements to County Road 553 because it is a sufficient width and in pretty good shape. Since it is a County Road, they did not feel the City could require improvements. He explained that Mr. Cryer does intend to build some kind of entry features at a minimal, but they do not want an HOA to maintain those.
- Bobby Bishop asked Alan Lathrom which requirements the City could enforce.
- Ben White said the park dedication on the property would not be required.
- Bobby Bishop asked about the improvements to County Road 553.
- Alan Lathrom indicated the City could not require them to make improvements to the roadway since it is a County Road.
- Bobby Bishop asked about the landscape Plan.
- Alan Lathrom explained the subdivision regulations cross reference the Zoning Ordinance and the City cannot regulate the Zoning Ordinance in the ETJ. So, they would not be required to provide landscaping.
- Bobby Bishop asked about the roadway width.
- Ben White stated the cul-de-sac would have to have an adequate turning radius to comply with the fire code and explained he would recommend approval contingent upon the roadway meeting fire code guidelines. He

would like the roadway width maintained because it is hard when people park on the streets to get emergency vehicles down the street. The width should be 32 feet per the City's specifications. He felt the easements would be sufficient. He explained the storm water detention plan just needed to include data that indicated there would have no adverse effects.

- Matt Atkins explained he was going to indicate no adverse effects on the drainage plans. He stated that an estate development roadway of 32 feet could be done, but they feel the width required by the City would be excessive for ten lots. They would make sure the cul-de-sac would have the appropriate radius for emergency vehicles.
- Ben White indicated the City specifications for the roadway would be 32 feet from edge of pavement to edge of pavement. A compromise that could be made would be a normal residential width, because it is a little smaller. He wants to make sure emergency vehicles can use the roadway effectively.
- Dakota Cryer, who is the developer, stated they would have side entry garages and they plan on setting the building setbacks to 60 feet. There hope is not to have anyone parking on the street because of the large sized lots. The homes are intended to be a minimum of 2,300 square feet.
- Mr. Jim Foy pointed out they should be able to have a 28 feet space for the roadway.
- Bobby Bishop closed the public hearing at 7:17 p.m.

- Motion to approve waiver and recommend to City Council regarding right-of-way, park and open space, the improvements to County Road 553, and the landscape plan made by Kevin Adamson
- 2nd to approve made by Lance Hudson
- All members voted in favor
- Motion to approve and recommend to City Council regarding storm water detention subject to the applicant providing a hydraulic study that shows not adverse conditions are created downstream as a result of the development made by Lance Hudson
- 2nd to approve made by Paul Kelly
- All members voted in favor
- Motion to approve and recommend to City Council a reduction in roadway width to 26 foot of pavement area with 3 foot of shoulder on each side at the same grade as roadway, with a cul-de-sac that meets the requirements of the fire code made by Paul Kelly
- 2nd to approve made by Lance Hudson
- All members voted in favor

III. Items for Discussion and Possible Action

A. Consider, discuss and act upon minutes from December 18, 2017.

- Motion to approve made by Paul Kelly
- 2nd to approve made by Kevin Adamson
- All members voted in favor

B. Consider, discuss and act upon a recommendation to City Council for the Preliminary Plat for Lots 1 through 10, Block 1, of the Deer Crossing Subdivision to be developed on approximately 11.80 acres of land in E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78.

- Alan Lathrom stated the plat could be approved subject to the applicant making the corrections before going to City Council.

- Motion to approve subject to the applicant making the corrections before going to City Council made by Kevin Adamson
- 2nd to approve made by Lance Hudson
- All members voted in favor


IV. Adjournment

Meeting was adjourned at 7:30 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Sarah Jackson-Butler, Vice President





FARMERSVILLE CITY COUNCIL
SPECIAL SESSION MINUTES
For
April 17, 2018, 6:00 P.M.

I. PRELIMINARY MATTERS

- Mayor Piwko called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Mike Hurst, Todd Rolen and Michael Hesse were all present. Donny Mason was not present. City staff members Ben White, Sandra Green, Paula Jackson, Daphne Hamlin, Reagan Rothenberger, Rick Ranspot, Mike Sullivan and City Attorney Alan Lathrom were also present.
- Prayer was led by Brady Duncan who is a part of the Farmersville Boy Scout Troop 592 followed by the pledges to the United States flag and the Texas flag.
 - Calendar of upcoming holidays and meetings was presented in the agenda packet.
 - Farmersville Intermediate School's 8th Annual "Physics Fair" will be Monday, April 30th from 6:00 p.m. to 8:00 p.m.
 - City Council will be appointing a new member to the North Texas Municipal Water Board at the next City Council Meeting. Anyone interested in serving please contact the City Secretary's Office.
 - Upcoming meetings are subject to change dates or locations due to early voting for the upcoming elections. Please refer to the calendars in the City Council Agenda Packet or the City's website for those changes.
 - Proclamation for Motorcycle Awareness Month was read out loud and presented to some members of the audience. One spokeswoman for the riders gave a few safety tips to the audience and Council.

II. PUBLIC COMMENT

- Mr. John Hart who resides at 18601 CR 646 thanked Ben White for repairing the roadway he had brought to the attention of Council at the previous meeting. He also asked about the status of the Islamic Association Cemetery plat and the cement plant that was being proposed.
- Ben White stated the cement plant was still in the works, but they were still in the ETJ.
- Mayor Piwko explained they had not received any new information regarding the IACC.

- Ms. Alice Bridges who resides at 509 Gaddy Street addressed Council and stated that with all the negativity in the world and in the City she just wanted to tell the Council she knew how much time they spend every day trying to make the City better. She wanted them to know that she supported them. She also wanted to commend City Hall staff and the Public Works crew. She indicated that every time she needs something she calls and they are out at her residence quickly.

- Mr. Randy Smith who resides at 508 CR 610 addressed Council and discussed issues he was finding around the Camden Park construction site. He brought a county roadway sign that had been knocked down as well as an empty cement bag that had been found blowing in the wind away from the site. He also discussed the street conditions near Camden Park.

III. CONSENT AGENDA

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

- A. Police Department Report
- B. Code Enforcement/Animal Control Report
- C. Fire Department Report
- D. Municipal Court Report
- E. Warrant Officer Report
- F. Public Works Report
- G. Library Report
- H. City Financial Report
- I. City Manager's Report

- Mayor Piwko pulled the Public Works Report, City Financial Report, and the City Manager's Report.
 - Motion to approve reports A through E and G made by Michael Hesse
 - 2nd to approve was Todd Rolen
 - All council members voted in favor
- Mayor Piwko discussed the Public Works Report first. She wanted to point out that a new formula was being used to track the progress of projects.
- Ben White stated he was going to start using percentages to show how far along the City was on projects and he just amended the report a little to help with easier review.
- Mayor Piwko asked about the wastewater lift stations.
- Ben White indicated they are focusing on getting the wastewater to Camden Park first, and then they would work on the other lift stations.
- Mayor Piwko asked about the infiltration issues.
- Ben White stated they are working on the issues. He also talked about the sewer truck and how much more efficient things will be having it.
- Mayor Piwko also brought up the large amount of wood that is rotting on the gazebo located on the square. She indicated it would need to be repaired and repainted.
- Ben White stated he would look into getting it repaired.
- Mayor Piwko asked if the playground equipment at Southlake Park had been funded.
- Ben White explained that it had not been funded yet.
- Mayor Piwko asked about the Dollar General line upgrades.
- Ben White stated the City was upgrading from old equipment. The City's crew is just trying to be proactive.
- Mike Hurst asked about the bullet proof glass in the City Hall lobby.
- Ben White indicated the contractor could not complete the glass like the City was wanting so they are trying something different and it is supposed to be delivered soon.
- Mayor Piwko asked Daphne Hamlin to give the Council information concerning the Collin County Appraisal District luncheon that was held.
- Daphne Hamlin explained the projected numbers indicate the City housing rate would increase by 6.34%. That would bring the City's average home

value to \$138,000.00. She explained the numbers are very preliminary and they will be changing almost every day.

- Mayor Piwko indicated Ben White had answered all the questions she had on the City Manager's Report in the Public Work's Report.
 - Motion to approve the Public Works Report and the City Manager's Report made by Michael Hesse
 - 2nd to approve was Mike Hesse
 - All council members voted in favor

IV. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members may 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.

- A. FEDC (4A) Meeting Minutes
- B. FEDC (4A) Financial Report
- C. FCDC (4B) Meeting Minutes
- D. FCDC (4B) Financial Report
- E. Main Street Board Minutes
- F. Main Street Report
- G. Planning & Zoning Commission Minutes
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor

V. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a request for certain variances and waivers from some of the requirements of the City of Farmersville's Subdivision Regulations, Chapter 65 of the Farmersville Code, for Lots 1 through 10, Block 1, of the Deer Crossing Subdivision to be developed on approximately 11.80 acres of land in E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78.
 - Mayor Piwko opened the public hearing at 6:43 p.m. and asked if anyone was present to speak for or against the agenda item.
 - Matt Atkins with Concept Engineering came forward and explained he represented the developer and told a little bit about the property.

- Mayor Piwko suggested that before he go into details she would ask if anyone else was in attendance to speak for or against the item.
- No one else came forward
- Mayor Piwko closed the public hearing at 6:45 p.m.
- Matt Atkins explained the variances and waivers requested and explained the Planning & Zoning Commission decided on the following:
 - Approved wavier regarding 50 feet right-of-way, no park and open space would be required because it is in the ETJ, they would not have to complete the improvements to County Road 553, and no landscape plan would be required because it is in the ETJ.
 - Approved storm water detention being subject to the applicant providing a hydraulic study that shows no adverse conditions are created downstream as a result of the development.
 - Approved a reduction in roadway width to 26 foot of pavement area with 3 foot of shoulder on each side at the same grade as roadway, with a cul-de-sac that meets the requirements of the fire code.
- Craig Overstreet asked what kind of material the shoulders of the road would be.
- Matt indicated the shoulders of the roadway would be grass and the homeowner's would maintain it. There would be the roadway, grass at the same grade as the roadway, and then a ditch for drainage.
- Mike Hurst asked about the size of homes he would be building and also the lighting of the properties.
- Dakota Cryer, developer, stated they would build homes that were a minimum of 2,300 square feet and the property owners would be responsible for lighting their own property.
- Craig Overstreet asked if emergency vehicles could get down the cul-de-sac.
- Ben White stated it was not the City's typical design, but he felt confident that it would be fine.
- Mayor Piwko explained the Planning & Zoning Commission discussed this and it was indicated most of the homeowner's had so much land they would not park on the street.
- Matt Atkins indicated the cul-de-sac did meet the fire code.
 - Motion to approve the recommendations set out by the Planning & Zoning Commission made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor

B. Public hearing to consider, discuss and act upon the proposed complete rewrite and revision of the City of Farmersville's Zoning Ordinance; receive input from

- citizens regarding the proposed Ordinances; and, discuss the proposed Ordinances and the changes, formatting, and modifications to the Ordinances.
- Mayor Piwko opened the public hearing at 6:57 p.m. and asked if there was anyone in attendance who wanted to speak for or against the proposed Zoning Ordinance.
 - Randy Smith who resides at 508 CR 610 stated he had not heard back regarding any comments he had made to the Mayor or Ben White in previous meetings regarding the Ordinances.
 - Mayor Piwko stated some of the comments had been noted, but the approval of the Ordinance would be at a later meeting. She indicated she would expect to see those changes in the final draft.
 - No one else came forward to speak.
 - Mayor Piwko closed the public hearing at 6:58 p.m.
- C. Public hearing to consider, discuss and act upon the proposed complete rewrite and revision of the City of Farmersville's Subdivision Ordinance; receive input from citizens regarding the proposed Ordinances; and, discuss the proposed Ordinances and the changes, formatting, and modifications to the Ordinances.
- Mayor Piwko opened the public hearing at 6:58 p.m. and asked if there was anyone in attendance who wanted to speak for or against the proposed Subdivision Ordinance.
 - No one came forward.
 - Mayor Piwko closed the public hearing at 6:59 p.m.
- D. Public hearing to consider, discuss and act upon Ordinance #O-2018-0417-001 for an application requesting a change in zoning on approximately 0.3444 acres of land, more or less, from SF-1 - Single-Family 1 District Uses to PD - Planned Development District Uses for an Office Center with a Base Zoning District of O - Office District Uses Allowing One One-Story Building for Professional or General Administrative Office Uses. The property is generally situated at 311 Sycamore Street and is known as Lot OL 1 of the Gaddy Addition, and located in the W.B. Williams Survey, Abstract A952, of Farmersville, Collin County, Texas.
- Councilmember Michael Hesse and Councilmember Todd Rolen recused themselves due to a conflict of interest.
 - Mayor Piwko opened the public at 7:00 p.m. and asked if there was anyone in the audience to speak for or against the item.
 - Rachel Crist, paralegal for the attorney presenting Mr. Crump, came forward and introduced herself and stated she would answer any questions the Council might have.
 - Craig Overstreet asked about the square footage of the building.
 - Rachel Crist explained there was approximately 2,644 square feet.
 - No one else came forward to speak.
 - Mayor Piwko closed the public hearing at 7:01 p.m.
 - Mike Hurst asked if the Planning & Zoning Commission approved the request at their last meeting.

- Mayor Piwko said they passed it unanimously.
- Craig Overstreet asked if there would be enough space for adequate parking and ADA requirements.
- Ben White indicated they would still have to meet the parking guidelines.
- Alan Lathrom indicated the Fire Marshall would make sure the ADA parking was satisfactory before they were allowed to receive a certificate of occupancy. They would have to have the correct number of spaces based on the use of the property.
 - Motion to approve made by Craig Overstreet
 - 2nd to approve was Mike Hurst
 - All council members voted in favor
- Mr. Hesse and Mr. Rolen returned to the room.

VI. READING OF ORDINANCES

- A. Consider, discuss and act upon Ordinance #O-2018-0417-002 regarding an amendment to the Fiscal Year 2017-2018 budget for a sewer truck.
 - Ben White indicated the funds were allocated last year, but the sewer truck just came in.
 - Motion to approve the amendment to the Fiscal Year 2017-2018 budget made by Craig Overstreet
 - 2nd to approve was Todd Rolen
 - All council members voted in favor

VII. REGULAR AGENDA

- A. Consider, discuss and act upon issues arising out of living streaming inside Council Chambers.
 - Alan Lathrom indicated there were no actions that needed to be taken on this item. He explained that recordings and live streaming can take place by citizens as long as they do not disrupt the meeting. He stated he wanted the audience to understand the videos could be streamed or posted on websites or other places.
 - Mayor Piwko added there had been instances where people where in some of the videos not realizing their discussions were being recorded. She just wanted citizens to be aware of the streaming of the meetings.
- B. Consider, discuss and act upon the Final Plat of Lots 1 through 10, Block 1, of the Deer Crossing Subdivision.

- Motion to approve with the waivers made by Craig Overstreet
 - 2nd to approve was Todd Rolen
 - All council members voted in favor
- C. Consider, discuss and act upon a donation from the Farmersville Rotary Club to the Farmersville Senior Citizens Center.
 - Craig Overstreet thanked the Rotary Club for the donation.
 - Motion to approve made by Todd Rolen
 - 2nd to approve was Mike Hurst
 - All council members voted in favor
- D. Consider, discuss and act upon the appointment of an elected official or other appointed city official to serve on the Texas Community Development Block Grant Program Regional Review Committee.
 - Ben White stated he had no recommendations for an appointment. He stated the Council could choose some names and then come back at a later time to choose.
 - Sandra Green stated the representative from the North Central Texas Council of Governments indicated the member would typically a Councilmember or other City board member.
 - Mayor Piwko indicated she would volunteer.
 - Motion to approve the appointment of Diane C. Piwko to the board made by Craig Overstreet
 - 2nd to approve was Michael Hesse
 - All council members voted in favor
- E. Discuss possible ways to consolidate reports for review.
 - Ben White stated he condensed the Public Works Report and stated a lot of other reports are bulky. He was wanting direction from Council whether they wanted the reports on the website and not printed in the Council packet every time. He wants to work with staff to see if there is anything that could be removed from the reports and then limit what goes in the agenda packet.
 - Mike Hurst indicated what Council is really looking for is a progress report and not the same information over and over again.
 - Ben White stated he would use the Public Work's Report and the City Manager's Report as examples and try to go from there.
 - Michael Hesse stated he would like to see things linked in the agenda online and go toward more digital.

- Craig Overstreet explained he would like to see a summary of the transfers in the City Financial Report, and summaries on water and wastewater systems.
- F. Update regarding the City of Farmersville's agreement with the Riding Club.
- Mayor Piwko indicated this item was pulled from the agenda.
- G. Review Ordinance #O-2014-0812-001 and discuss the City's current policy regarding e-cigarettes.
- Ben White stated the City needed direction from Council on where they needed to go with this Ordinance.
 - Craig Overstreet indicated the current Ordinance does not regulate the use.
 - Todd Rolan explained they have individuals using e-cigarettes at J.W. Spain and the smoke is going into children's faces.
 - Ben White asked if Council wanted to prohibit e-cigarettes in all areas of the park or in certain area.
 - Alan Lathrom stated the current Ordinance does not include e-cigarettes because they came after the Ordinance was written.
 - Craig Overstreet indicated the City would need to include signs at the parks.
 - Alan Lathrom stated we could include signage in the Ordinance.
 - Mayor Piwko said she would like show that alcohol is prohibited on the signs as well. She gave direction to staff to redo the Ordinances to incorporate e-cigarettes.

VII. EXECUTIVE SESSION

- Alan Lathrom indicated there was no need to go into executive session.

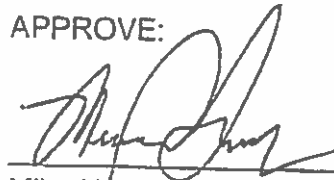
VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet wanted to start reviewing sections of the Comprehensive Plan Workbook.

IX. ADJOURNMENT

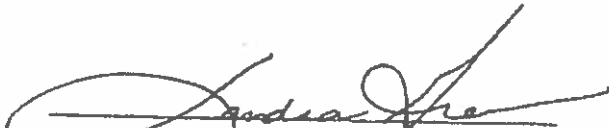
Meeting was adjourned at 7:32 p.m.

APPROVE:



Mike Hurst, Mayor Pro-Tem

ATTEST:


Sandra Green, City Secretary

VII. READING OF ORDINANCES

Agenda Section	Reading of Ordinances
Section Number	VII.A
Subject	Consider, discuss, and act upon the first and only reading of Ordinance #O-2020-0623-001 amending Chapter 2, "Administration," of the Farmersville Code by amending certain provisions of Division 2, entitled "City Amenities Board," as necessary to transfer responsibility for the City's parks, trails, and open spaces from the City Amenities Board to a new Parks And Recreation Board being re-established through the adoption of a new Division 4, entitled "Parks And Recreation Board," and amending or establishing the composition, operation, and jurisdiction of such Boards.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 23, 2020
Attachment(s)	O-2020-0623-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
ORDINANCE # 0-2020-0623-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 2, "ADMINISTRATION," BY AMENDING ARTICLE 3 ENTITLED "BOARDS, AUTHORITIES, COMMISSIONS AND COMMITTEES" THROUGH THE AMENDMENT OF CERTAIN PROVISIONS OF DIVISION 2, ENTITLED "CITY AMENITIES BOARD," AS NECESSARY TO TRANSFER RESPONSIBILITY FOR THE CITY'S PARKS, TRAILS, AND OPEN SPACES FROM THE CITY AMENITIES BOARD TO A NEW PARKS AND RECREATION BOARD BEING RE-ESTABLISHED THROUGH THE ADOPTION OF A NEW DIVISION 4, ENTITLED "PARKS AND RECREATION BOARD," ALL AS SET FORTH HEREINBELOW; REPEALING ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas ("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 Council of the City of Farmersville, Texas finds that all prerequisites to the adoption of this Ordinance have been met; and

WHEREAS, the City Council of the City of Farmersville, Texas finds that it is in the best interest of the public health, safety and welfare to re-establish the Parks and Recreation Board and transfer responsibility for the City's parks, trails, and open spaces from the City Amenities Board to a new Parks and Recreation Board.

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

SECTION 1. INCORPORATION OF FINDINGS

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

SECTION 2. AMENDMENT OF CHAPTER 2, "ADMINISTRATION," BY AMENDING ARTICLE 3 ENTITLED "BOARDS, AUTHORITIES, COMMISSIONS AND COMMITTEES" THROUGH THE AMENDMENT OF CERTAIN PROVISIONS OF DIVISION 2, "CITY AMENITIES BOARD," AS NECESSARY TO TRANSFER RESPONSIBILITY FOR THE CITY'S PARKS, TRAILS, AND OPEN SPACES FROM THE CITY AMENITIES BOARD TO A NEW PARKS AND RECREATION BOARD.

From and after the effective date of this Ordinance, Chapter 2, "Administration," of the Farmersville Code is hereby amended by amending Article 3, thereof, entitled "Boards, Authorities, Commissions and Committees" by amending Sections 2-72, 2-73, 2-77, and 2-78 of

Division 2, "City Amenities Board," to transfer responsibility for the City's parks, trails, and open spaces from the City Amenities Board to a new Parks And Recreation Board as follows:

"Division 2. – City Amenities Board

Sec. 2-72. Creation; composition; appointment; compensation

There is created a City Amenities Board consisting of five members. The members of the City Amenities Board shall be appointed by majority vote of the City Council, and shall serve for a term not to exceed two years, or until their successors are appointed and qualified. All members of the City Amenities Board shall reside in the City and/or within the Farmersville Independent School District for at least one year immediately preceding the date of appointment and shall serve without compensation. No more than two of said members shall reside outside of the City's corporate limits.

Sec. 2-73. Term of Office

The initial members of the City Amenities Board shall serve as follows: two members shall be appointed to serve until June 1, 2021, or until their successors are appointed; and three members shall be appointed to serve until June 1, 2022, or until their successors are appointed. Thereafter, each member appointed or reappointed shall serve a term not to exceed two years until the member resigns or is removed as herein provided. All members may serve a maximum of two consecutive two-year terms. After serving two consecutive two-year terms, a member will not be eligible for re-appointment to the Board for a period of one term (two years).

* * * *

Sec. 2-77. Meetings.

The Board shall meet at least one time a month for the purpose of conducting the Board's business. Meetings shall be called by the chairman or at the request of the City Manager. Meetings shall be noticed and conducted in accordance with the Texas Open Meeting Act. A majority of the total membership of the Board shall constitute a quorum. All meetings should, to the extent practicable and necessary, cover each area of the Board's responsibilities equally at every meeting related to the Library system, Civic Center, and the Senior Citizens' activities and building.

Section. 2-78. Jurisdiction.

The Board shall advise the City Council regarding any necessary improvements to the Library, Civic Center and the Senior Citizens' Center. The Board shall also advise the City Council regarding any needed improvements to the services provided for senior citizens, prioritize those needs and present them to the City Council together with the Board's recommendations. The Board shall further advise the City Council regarding policies and procedures governing and relating to the proper function of the Library, Civic Center and the Senior Citizens' Center. The Board shall also support and promote the services and programs provided by and through the Library, and advise the City Council regarding such services and programs and any expansions or improvements the Board may recommend. The City Council should not take action on any amenity related program until it has been reviewed by the Board, and the Board has submitted its recommendation to the City Council. The City Council has final authority to accept or reject the Board's recommendations.

...."

All other provisions of Division 2, "City Amenities Board," specifically including Sections 2-74, 2-75, 2-76, and 2-79 shall remain unchanged, in full force and effect, and applied in conjunction with and support of the foregoing revised ordinances.

SECTION 3. AMENDMENT OF CHAPTER 2, "ADMINISTRATION," BY AMENDING ARTICLE 3 ENTITLED "BOARDS, AUTHORITIES, COMMISSIONS AND COMMITTEES" THROUGH THE ADOPTION OF A NEW DIVISION 4, ENTITLED "PARKS AND RECREATION BOARD."

From and after the effective date of this Ordinance, Chapter 2, "Administration," of the Farmersville Code is hereby amended by amending Article 3, thereof, entitled "Boards, Authorities, Commissions and Committees" by adopting a new Division 4 entitled "Parks and Recreation Board" to read as follows:

"Division 4. – Parks and Recreation Board

Sec. 2-135. Creation; composition; appointment; compensation

There is created a Parks and Recreation Board consisting of seven members. The members of the Parks and Recreation Board shall be appointed by majority vote of the City Council, and shall serve for a term not to exceed two years, or until their successors are appointed and qualified. All members of the Parks and Recreation Board shall reside in the City and/or within the Farmersville Independent School District for at least one year immediately preceding the date of appointment and shall serve without compensation. No more than two of said members shall reside outside of the City's corporate limits.

Sec. 2-136. Term of Office

The initial members of the Parks and Recreation Board shall serve as follows: three members shall be appointed to serve until June 1, 2021, or until their successors are appointed; and four members shall be appointed to serve until June 1, 2022, or until their successors are appointed. Thereafter, each member appointed or reappointed shall serve a term not to exceed two years until the member resigns or is removed as herein provided. All members may serve a maximum of two consecutive two-year terms. After serving two consecutive two-year terms, a member will not be eligible for re-appointment to the Board for a period of one term (two years).

Sec. 2-137. Removal of members

Members of the Board shall serve at the will and pleasure of the City Council and may be removed from such board at any time, with or without cause.

Sec. 2-138. Vacancies

If a vacancy occurs in the membership of the Board, the City Council shall appoint a successor to fill the remainder of the unexpired term.

Sec. 2-139. Officers

The Board shall be organized by electing its own chairperson, vice-chairperson, and secretary no later than June 30th of each year or as soon as is practicable following the appointment of new or returning members to the Board by the City Council. The Board may create other leadership positions for its members if it deems necessary to perform its function as a Parks and Recreation Board. (This provision is not intended to, and shall not be interpreted to, allow the Board to appoint new members or otherwise increase the membership of the Board.)

Sec. 2-140. Meetings.

The Board shall meet at least one time a month for the purpose of conducting the Board's business. Meetings shall be called by the chairman or at the request of the City Manager. Meetings shall be noticed and conducted in accordance with the Texas Open Meeting Act. A majority of the total membership of the Board shall constitute a quorum.

Section. 2-141. Jurisdiction.

The Board shall promote the development and beautification of all City parks, trails and open spaces. The Board shall also assess the sporting and recreational needs of the community and encourage the expansion and strengthening of all City recreation programs. The Board shall advise the City Council regarding existing and potential development projects and improvements to the City's park, trails and open spaces as well as the City's recreation programs. In addition, the Board shall report on the allocation and use of City funds related to Parks and Recreation activities. The City Council should not take action on any projects or programs involving parks, trails, or open spaces within the City until it has been reviewed by the Parks and Recreation Board, and the Board has submitted its recommendation to the City Council. The City Council has final authority to accept or reject the Board's recommendations.

Section 2-142. Limitations.

The Parks and Recreation Board shall not have any authority to enter into agreements on behalf of the City or to create any legal obligations or liabilities for the City.

Section 2-143 to 2-169. Reserved."

SECTION 4. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. 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 6. SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by valid judgment or final decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences,

paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7. GOVERNMENTAL 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/her duties, shall not thereby render himself/herself personally liable; and he/she 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/her said duties.

SECTION 8. 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 9. 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 10. EFFECTIVE DATE

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

PASSED on first and final reading on the ____ day of June, 2020, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor Pro Tem on the date set out below.

APPROVED THIS ____ day of June, 2020.

APPROVED:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, City Secretary

VIII. Regular Agenda

Agenda Section	Regular Agenda
Section Number	VIII.A
Subject	Consider, discuss and act upon the city audit report.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 23, 2020
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

ANNUAL FINANCIAL REPORT

of the

City of Farmersville, Texas

**For the Year Ended
September 30, 2019**

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City of Farmersville, Texas

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September 30, 2019

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Farmersville, Texas:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, discretely presented component units, and the aggregate remaining fund information of the City of Farmersville, Texas (the "City"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, discretely presented component units, and the aggregate remaining fund information of the City as of September 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the general fund budgetary comparison information, the schedule of changes in net pension liabilities and related ratios, the schedule of employer contributions to pension plans, and schedule of changes in the other postemployment benefits liability and related ratios, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying supplementary information, such as the combining statements, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, flowing script.

BrooksWatson & Co., PLLC
Certified Public Accountants
Houston, Texas
June 17, 2020

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***MANAGEMENT'S DISCUSSION
AND ANALYSIS***

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City of Farmersville, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

September 30, 2019

As management of the City of Farmersville, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2019.

Financial Highlights

- The City's total combined net position was \$12,617,692 at September 30, 2019. Of this, \$4,068,910 (unrestricted net position) may be used to meet the City's ongoing obligations to its citizens and creditors.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$4,660,757, an increase of \$1,902,221.
- As of the end of the year, the unassigned fund balance of the general fund was \$758,507 or 22% of total general fund expenditures.
- The City had an overall increase in net position of \$230,131, which is primarily a result of capital investments in governmental activities in the current year.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The government-wide statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents financial information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

City of Farmersville, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2019

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, community development, library and civic center, and public works. The business-type activities of the City include a water, wastewater, electric and refuse operations.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of Farmersville, Texas maintains thirteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service fund, and the capital projects funds are considered to be major funds. Fund data for the remaining nonmajor governmental funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

The City of Farmersville, Texas adopts an annual appropriated budget for its general, debt service and utility funds. A budgetary comparison schedule has been provided to demonstrate compliance with the general fund budget.

Proprietary Funds. The City maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water distribution, wastewater collection/treatment, electric and refuse operations. The proprietary fund financial statements provide separate information

City of Farmersville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

for the water, wastewater, electric and refuse funds. The basic proprietary fund financial statements can be found in the basic financial statements of this report.

Notes to Financial Statements. The notes to the financial statements provide additional information that is necessary to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* (RSI) concerning the City's progress in funding its obligation to provide pension and other post-employment benefits to its employees.

The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information on pension and OPEB.

Government-Wide Financial Analysis

As noted previously, net position over time, may serve as a useful indicator of the City's financial position. For the City of Farmersville, Texas, assets exceeded liabilities by \$12,617,692 as of year end.

The largest portion of the City's net position, \$7,739,720, reflects its investments in capital assets (e.g., land, city hall, police station, streets, and utility systems, as well as the public works facilities), less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

City of Farmersville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2019			2018		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and other assets	\$ 5,176,501	\$ 5,259,098	\$ 10,435,599	\$ 3,047,943	\$ 6,765,266	\$ 9,813,209
Capital assets, net	7,526,966	11,062,320	18,589,286	7,884,744	9,813,413	17,698,157
Total Assets	12,703,467	16,321,418	29,024,885	10,932,687	16,578,679	27,511,366
Deferred Outflows	308,208	158,730	466,938	140,727	48,184	188,911
Other liabilities	1,092,179	1,145,626	2,237,805	808,270	990,127	1,798,397
Long-term liabilities	9,001,610	5,626,235	14,627,845	7,669,963	5,701,897	13,371,860
Total Liabilities	10,093,789	6,771,861	16,865,650	8,478,233	6,692,024	15,170,257
Deferred Inflows	6,057	2,424	8,481	97,508	44,951	142,459
Net Position:						
Net investment in capital assets	1,411,798	6,327,922	7,739,720	1,115,888	6,365,077	7,480,965
Restricted	809,062	-	809,062	636,330	-	636,330
Unrestricted	690,969	3,377,941	4,068,910	745,455	3,524,811	4,270,266
Total Net Position	\$ 2,911,829	\$ 9,705,863	\$ 12,617,692	\$ 2,497,673	\$ 9,889,888	\$ 12,387,561

City of Farmersville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

Statement of Activities:

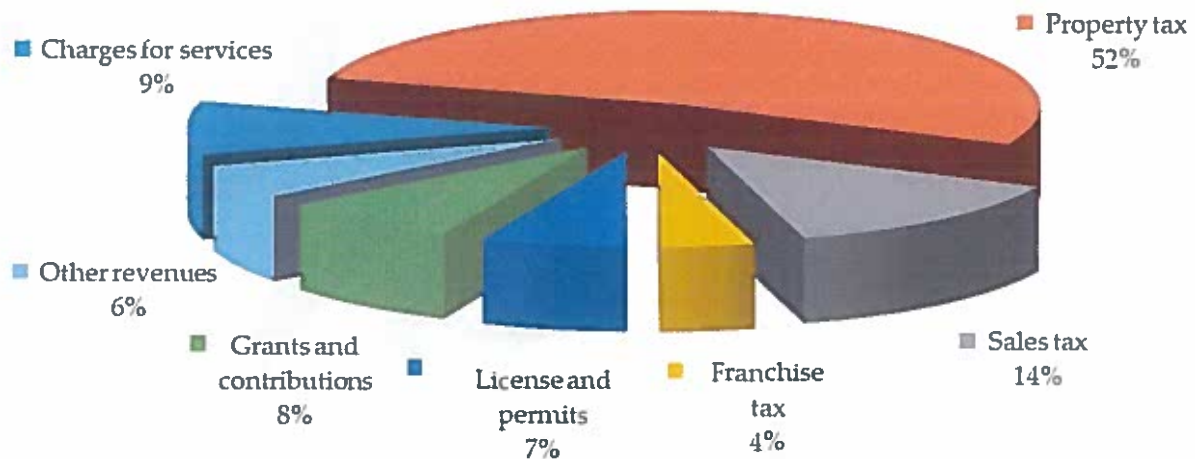
The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2019			For the Year Ended September 30, 2018		
	Governmental Activities	Business-Type Activities	Total Primary Government	Governmental Activities	Business-Type Activities	Total Primary Government
Revenues						
Program revenues:						
Charges for services	\$ 325,289	\$ 7,264,081	\$ 7,589,370	\$ 321,728	\$ 7,169,961	\$ 7,491,689
Operating grants and contributions	130,821	-	130,821	170,110	-	170,110
Capital grants and contributions	156,176	-	156,176	1,268,083	1,649,364	2,917,447
General revenues:						
Property tax	1,881,624	-	1,881,624	1,726,823	-	1,726,823
Sales tax	500,236	-	500,236	454,406	-	454,406
Franchise and local taxes	152,603	-	152,603	142,403	-	142,403
License and permits	232,939	-	232,939	36,915	-	36,915
Investment income	109,085	204,142	313,227	44,085	91,828	135,913
Other revenues	100,680	-	100,680	212,770	-	212,770
Total Revenues	3,589,453	7,468,223	11,057,676	4,377,323	8,911,153	13,288,476
Expenses						
General government	873,384	-	873,384	704,338	-	704,338
Municipal court	198,301	-	198,301	210,654	-	210,654
Public safety	1,585,433	-	1,585,433	1,511,740	-	1,511,740
Public works	1,303,200	-	1,303,200	1,386,627	-	1,386,627
Culture and recreation	26,071	-	26,071	26,076	-	26,076
Library and civic center	173,902	-	173,902	195,350	-	195,350
Interest and fiscal charges	303,978	-	303,978	248,167	-	248,167
Water	-	1,992,442	1,992,442	-	1,643,504	1,643,504
Wastewater	-	999,041	999,041	-	738,461	738,461
Electric	-	3,000,794	3,000,794	-	2,735,767	2,735,767
Refuse	-	370,999	370,999	-	362,398	362,398
Total Expenses	4,464,269	6,363,276	10,827,545	4,282,952	5,480,130	9,763,082
Change in Net Position Before Transfers	(874,816)	1,104,947	230,131	94,371	3,431,023	3,525,394
Transfers in (out)	1,288,972	(1,288,972)	-	1,377,698	(1,377,698)	-
Total	1,288,972	(1,288,972)	-	1,377,698	(1,377,698)	-
Change in Net Position	414,156	(184,025)	230,131	1,472,069	2,053,325	3,525,394
Beginning Net Position	2,497,673	9,889,888	12,387,561	1,025,604	7,836,563	8,862,167
Ending Net Position	\$ 2,911,829	\$ 9,705,863	\$ 12,617,692	\$ 2,497,673	\$ 9,889,888	\$ 12,387,561

City of Farmersville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.

Governmental Activities - Revenues

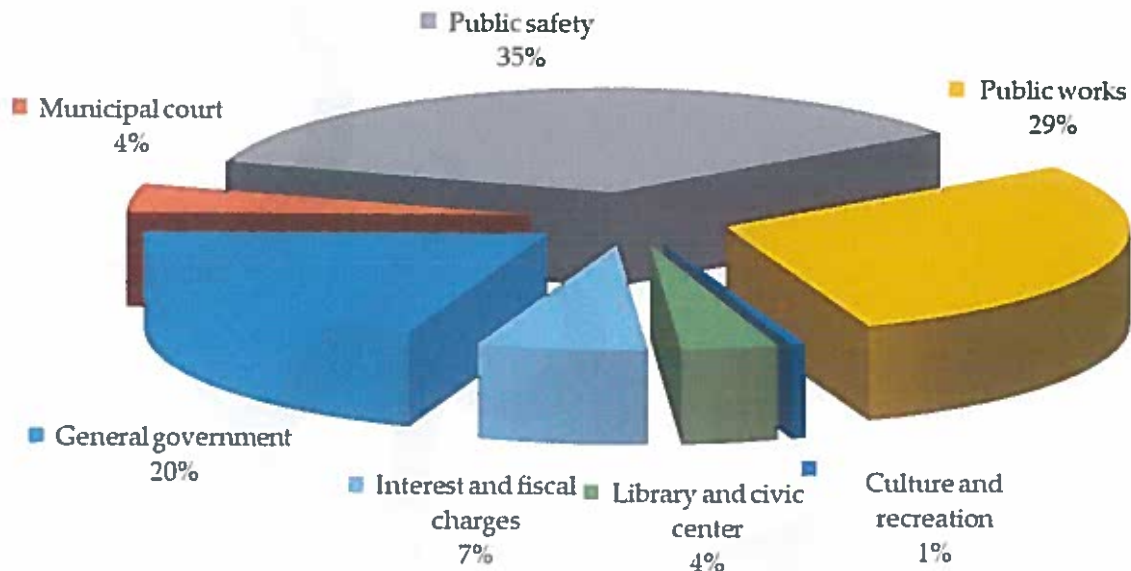


For the year ended September 30, 2019, revenues from governmental activities totaled \$3,589,453. Property tax, sales tax, and charges for services are the City's largest revenue sources. Grants and contributions decreased by \$1,151,196 due primarily to nonrecurring capital contributions for the Camden Park development in the prior year. Property taxes increased by \$154,801 or 9% primarily as a result of increased property appraisal values. Sales taxes increased by \$45,830 or 10% primarily as a result of an increase in local business sales revenue. License and permit revenues increased by \$196,024 as a result of the increase in building permit and inspection fee revenue in the current year. Investment income increased by \$65,000 primarily due to increased balances in interest-bearing accounts. Other revenues decreased \$112,090 or 53% due primarily to nonrecurring insurance reimbursements and funding for Civic Center received in the prior year. All other revenues remained stable.

City of Farmersville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

This graph shows the governmental function expenses of the City:

Governmental Activities - Expenses

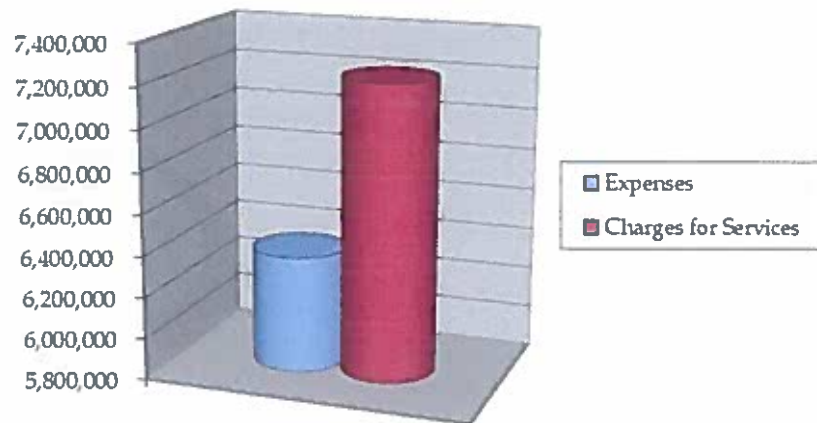


For the year ended September 30, 2019, expenses for governmental activities totaled \$4,464,269. This represents an increase of \$181,317 or 4% from the prior year. The City's largest functional expenses are public safety of \$1,585,433 and public works of \$1,303,200. Public safety expenses remained relatively consistent with the prior year. Public works expenses decreased by \$83,427 or 6% due primarily to a decline in personnel costs and benefits, in addition to reduced repairs and maintenance related expenses. General government expenses increased by \$169,046 or 24% primarily due to increased building inspection related expenses, which is in line with the increase in inspection permit revenue. Interest and fiscal charges increased by \$55,811 or 22% primarily as a result of the bond issuance occurring in the current year. All other expenditures remained stable.

City of Farmersville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

Business-type activities are shown comparing operating costs to revenues generated by related services.

Business-Type Activities - Revenues and Expenses



For the year ended September 30, 2019, charges for services by business-type activities totaled \$7,264,081. This represents a slight increase of \$94,120 or 1%.

Total expenses increased \$883,146 or 16%. This primarily consists of an increase in water and wastewater department personnel costs, waterline and sewer treatment plant maintenance, and engineering costs in the electric utility department.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

As of the end of the year the general fund reflected a total fund balance of \$758,507, an increase of \$139,779. The increase was primarily a result of revenues and transfer in exceeding current year expenditures.

The debt service fund reflected a total fund balance of \$518,836, an increase of \$169,839 from the prior year. The increase is a result of property tax revenues exceeding debt service expenses.

City of Farmersville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

The capital projects fund reflected a fund balance of \$1,140,466, a decrease of \$50,821. The decrease was a result of capital outlay expenditures exceeding investment income.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

GENERAL FUND BUDGETARY HIGHLIGHTS

There was a total positive budget variance of \$220,749 in the general fund. Total actual revenues were \$298,855 less than budgeted, actual expenditures were \$274,763 more than budgeted, and other financing sources and uses had a positive budget variance of \$244,841.

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$7,526,966 in a variety of capital assets and infrastructure, net of accumulated depreciation. Depreciation is included with the governmental capital assets as required by GASB Statement No. 34. The City's business-type activities funds had invested \$11,062,320 in a variety of capital assets and infrastructure, net of accumulated depreciation.

Major capital asset events during the current year include the following:

- Sidewalk and parking lot improvements totaling \$87,942.
- Rike Street improvements for \$148,866.
- Purchase of new law records management software for \$75,572.
- Investments in wastewater treatment plant rehabilitation project for \$913,113.
- New investments in the MGD wastewater treatment facility of \$550,905.
- Lift station on US 380 West for \$116,030.
- Sewer system engineering improvements for \$92,336.

More detailed information about the City's capital assets is presented in note IV. C to the financial statements.

City of Farmersville, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2019

LONG-TERM DEBT

At the end of the current year, the City had total bonds and notes payable outstanding of \$14,142,804 (excluding premiums). During the year, the City had a net increase in bonds (including premiums) and notes payable of \$676,626. More detailed information about the City's long-term liabilities is presented in note IV. D to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Mayor and City Council are committed to maintaining and improving the overall wellbeing of the City of Farmersville, Texas and improving services provided to their public citizens. The City is budgeting to maintain services in the upcoming year and anticipates a reduction in sales tax revenues resulting from the COVID-19 pandemic.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City of Farmersville, Texas's finances for all those with an interest in the City's finances. Questions concerning this report or requests for additional financial information should be directed to the City Manager, 205 S. Main, Farmersville, Texas 75442, (972) 782-6151.

FINANCIAL STATEMENTS

City of Farmersville, Texas
STATEMENT OF NET POSITION (Page 1 of 2)
September 30, 2019

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<u>Assets</u>			
Current assets:			
Cash and cash equivalents	\$ 4,955,717	\$ 4,255,124	\$ 9,210,841
Receivables, net	263,115	961,643	1,224,758
Internal balances	(42,331)	42,331	-
Total Current Assets	5,176,501	5,259,098	10,435,599
Noncurrent assets:			
Investments	-	-	-
Capital assets:			
Non-depreciable	1,480,638	1,864,125	3,344,763
Net depreciable capital assets	6,046,328	9,198,195	15,244,523
Total Noncurrent Assets	7,526,966	11,062,320	18,589,286
Total Assets	12,703,467	16,321,418	29,024,885
<u>Deferred Outflows of Resources</u>			
Pension contributions	89,541	52,362	141,903
Pension (gains) losses	4,575	2,706	7,281
OPEB contributions	417	725	1,142
Pension investment earnings	181,538	102,937	284,475
Deferred charge on refunding	32,137	-	32,137
Total Deferred Outflows of Resources	308,208	158,730	466,938

See Notes to Financial Statements.

Component Units	
Economic Development Corporation	Community Development Corporation
\$ 1,159,052	\$ 778,578
46,677	46,677
-	-
<u>1,205,729</u>	<u>825,255</u>
250,000	-
-	192,820
-	6,806
<u>250,000</u>	<u>199,626</u>
<u>1,455,729</u>	<u>1,024,881</u>
-	-
-	-
-	-
-	-
-	-
<u>-</u>	<u>-</u>
<u>-</u>	<u>-</u>

City of Farmersville, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
September 30, 2019

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<u>Liabilities</u>			
Current liabilities:			
Accounts payable	292,838	461,504	754,342
Accrued liabilities	69,979	57,044	127,023
Accrued interest payable	37,719	-	37,719
Customer deposits	-	323,386	323,386
Compensated absences, current	51,930	18,692	70,622
Current portion of long-term debt	639,713	285,000	924,713
Total Current Liabilities	1,092,179	1,145,626	2,237,805
Noncurrent liabilities:			
Long-term debt due in more than a year	8,355,593	5,275,000	13,630,593
Compensated absences, noncurrent	5,770	2,077	7,847
OPEB liability	52,946	30,743	83,689
Net pension liability	587,301	318,415	905,716
	9,001,610	5,626,235	14,627,845
Total Liabilities	10,093,789	6,771,861	16,865,650
<u>Deferred Inflows of Resources</u>			
OPEB investment earnings	4,062	2,320	6,382
OPEB (gains) losses	181	104	285
Changes in pension proportion	1,814	-	1,814
Total Deferred Inflows of Resources	6,057	2,424	8,481
<u>Net Position</u>			
Net investment in capital assets	1,411,798	6,327,922	7,739,720
Restricted for:			
Debt service	518,836	-	518,836
Library	2,523	-	2,523
Municipal court	17,690	-	17,690
Public safety	84,427	-	84,427
Other purposes	185,586	-	185,586
Community development	-	-	-
Unrestricted	690,969	3,377,941	4,068,910
Total Net Position	\$ 2,911,829	\$ 9,705,863	\$ 12,617,692

See Notes to Financial Statements.

Component Units	
Economic Development Corporation	Community Development Corporation
-	918
-	-
-	-
-	-
-	-
-	-
-	918
-	-
-	-
-	-
-	-
-	-
-	918
-	-
-	-
-	-
-	-
-	-
-	199,626
-	-
-	-
-	-
-	-
-	-
1,455,729	824,337
-	-
<u>\$ 1,455,729</u>	<u>\$ 1,023,963</u>

City of Farmersville, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities				
General government	\$ 873,384	\$ 325,289	\$ 959	\$ -
Municipal court	198,301	-	-	-
Library and civic center	173,902	-	-	-
Public safety	1,585,433	-	-	156,176
Public works	1,303,200	-	-	-
Community development	26,071	-	129,862	-
Interest and fiscal charges	303,978	-	-	-
Total Governmental Activities	4,464,269	325,289	130,821	156,176
Business-Type Activities				
Water	1,992,442	1,654,020	-	-
Wastewater	999,041	1,306,514	-	-
Electric	3,000,794	3,827,660	-	-
Refuse	370,999	475,887	-	-
Total Business-Type Activities	6,363,276	7,264,081	-	-
Total Primary Government	\$ 10,827,545	\$ 7,589,370	\$ 130,821	\$ 156,176
Component Units				
Economic Development Corporation	63,247	-	-	-
Community Development Corporation	106,665	-	-	-
Total Component Units	\$ 169,912	\$ -	\$ -	\$ -

General Revenues:

Taxes
 Property tax
 Sales tax
 Franchise and local taxes
 License and permits
 Investment income
 Other revenues
 Transfers

Total General Revenues and Transfers

Change in Net Position

Beginning Net Position

Ending Net Position

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position			Component Units	
Primary Government			Economic	Community
Governmental	Business-Type	Total	Development	Development
Activities	Activities		Corporation	Corporation
\$ (547,136)	\$ -	\$ (547,136)	\$ -	\$ -
(198,301)	-	(198,301)	-	-
(173,902)	-	(173,902)	-	-
(1,429,257)	-	(1,429,257)	-	-
(1,303,200)	-	(1,303,200)	-	-
103,791	-	103,791	-	-
(303,978)	-	(303,978)	-	-
(3,851,983)	-	(3,851,983)	-	-
-	(338,422)	(338,422)	-	-
-	307,473	307,473	-	-
-	826,866	826,866	-	-
-	104,888	104,888	-	-
-	900,805	900,805	-	-
(3,851,983)	900,805	(2,951,178)	-	-
-	-	-	(63,247)	-
-	-	-	-	(106,665)
-	-	-	(63,247)	(106,665)
1,881,624	-	1,881,624	-	-
500,236	-	500,236	251,118	251,118
152,603	-	152,603	-	-
232,939	-	232,939	-	-
109,085	204,142	313,227	30,120	6,312
100,680	-	100,680	-	5,278
1,288,972	(1,288,972)	-	(249,080)	249,080
4,266,139	(1,084,830)	3,181,309	32,158	511,788
414,156	(184,025)	230,131	(31,089)	405,123
2,497,673	9,889,888	12,387,561	1,486,818	618,840
\$ 2,911,829	\$ 9,705,863	\$ 12,617,692	\$ 1,455,729	\$ 1,023,963

City of Farmersville, Texas

BALANCE SHEET GOVERNMENTAL FUNDS

September 30, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds
<u>Assets</u>				
Cash and cash equivalents	\$ 867,507	\$ 491,839	\$ 1,154,423	\$ 2,441,948
Receivables, net				
Property taxes	91,769	61,158	-	-
Sales tax	93,353	-	-	-
Other receivables	16,835	-	-	-
Due from other funds	-	26,997	-	214,326
Total Assets	\$ 1,069,464	\$ 579,994	\$ 1,154,423	\$ 2,656,274
<u>Liabilities</u>				
Accounts payable	\$ 77,659	\$ -	\$ 2,246	\$ 212,933
Accrued liabilities	69,979	-	-	-
Due to other funds	71,550	-	11,711	200,393
Total Liabilities	219,188	-	13,957	413,326
<u>Deferred Inflows of Resources</u>				
Unavailable revenue -				
property taxes	91,769	61,158	-	-
Total Deferred Inflows	91,769	61,158	-	-
<u>Fund Balances</u>				
Restricted for:				
Debt service	-	518,836	-	-
Capital improvements	-	-	1,140,466	2,215,868
Library	-	-	-	2,523
Municipal court	-	-	-	17,690
Public safety	-	-	-	84,427
Other purposes	-	-	-	185,586
Unassigned	758,507	-	-	(263,146)
Total Fund Balances	758,507	518,836	1,140,466	2,242,948
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 1,069,464	\$ 579,994	\$ 1,154,423	\$ 2,656,274

See Notes to Financial Statements.

**Total
Governmental
Funds**

\$ 4,955,717

152,927

93,353

16,835

241,323

\$ 5,460,155

\$ 292,838

69,979

283,654

646,471

152,927

152,927

518,836

3,356,334

2,523

17,690

84,427

185,586

495,361

4,660,757

\$ 5,460,155

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City of Farmersville, Texas
RECONCILIATION OF THE BALANCE SHEET
TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
September 30, 2019

Fund Balances - Total Governmental Funds	\$ 4,660,757
Adjustments for the Statement of Net Position:	
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - non-depreciable	1,480,638
Capital assets - net depreciable	6,046,328
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.	
Property tax receivable	152,927
Deferred outflows (inflows) of resources represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow (inflow) of resources (expenditures) until then.	
Pension contributions	89,541
OPEB contributions	417
Pension investment earnings	181,538
Pension (gains) losses	4,575
OPEB investment earnings	(4,062)
OPEB (gains) losses	(181)
Changes in pension proportion	(1,814)
Deferred charge on refunding	32,137
Some liabilities, including bonds payable and deferred charges are not reported as liabilities in the governmental funds.	
Accrued interest	(37,719)
Premiums on bonds payable	(412,502)
Compensated absences	(57,700)
Non-current liabilities due in one year	(639,713)
Non-current liabilities due in more than one year	(7,943,091)
OPEB liability	(52,946)
Net pension liability	(587,301)
Net Position of Governmental Activities	\$ 2,911,829

City of Farmersville, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS

For the Year Ended September 30, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds
Revenues				
Property tax	\$ 750,315	\$ 864,027	\$ -	\$ 267,282
Sales tax	500,236	-	-	-
Franchise and local taxes	152,603	-	-	-
License and permits	232,939	-	-	-
Charges for services	185,305	-	-	-
Fines and forfeitures	128,197	-	-	11,787
Intergovernmental	129,862	-	-	-
Donations and contributions	-	-	-	959
Grant income	-	-	-	156,176
Investment income	28,754	12,968	26,042	41,321
Other revenues	92,767	-	-	-
Total Revenues	2,200,978	876,995	26,042	477,525
Expenditures				
Current:				
Mayor and city council	9,963	-	-	-
Administration	860,709	-	-	-
Library and civic center	166,611	-	-	-
Municipal court	190,781	-	-	8,014
Police	1,219,318	-	-	900
Fire and EMS	322,604	-	-	-
Public works	601,259	-	-	310,968
Debt service:				
Principal	107,293	470,000	-	85,000
Interest and fiscal charges	14,860	237,156	-	37,144
Issuance costs	-	-	-	36,611
Capital outlay	-	-	76,863	-
Total Expenditures	3,493,398	707,156	76,863	478,637
Revenues Over (Under) Expenditures	(1,292,420)	169,839	(50,821)	(1,112)
Other Financing Sources (Uses)				
Transfers in	1,424,286	-	-	-
Transfers (out)	-	-	-	(135,314)
Proceeds from sale of capital assets	7,913	-	-	-
Premium on bond issuance	-	-	-	24,850
Proceeds from debt issuance	-	-	-	1,755,000
Total Other Financing Sources (Uses)	1,432,199	-	-	1,644,536
Net Change in Fund Balances	139,779	169,839	(50,821)	1,643,424
Beginning fund balances	618,728	348,997	1,191,287	599,524
Ending Fund Balances	\$ 758,507	\$ 518,836	\$ 1,140,466	\$ 2,242,948

See Notes to Financial Statements.

**Total
Governmental
Funds**

\$	1,881,624
	500,236
	152,603
	232,939
	185,305
	139,984
	129,862
	959
	156,176
	109,085
	92,767
	<hr/>
	3,581,540
	<hr/>

	9,963
	860,709
	166,611
	198,795
	1,220,218
	322,604
	912,227

	662,293
	289,160
	36,611
	76,863
	<hr/>
	4,756,054
	<hr/>

(1,174,514)

	1,424,286
	(135,314)
	7,913
	24,850

	1,755,000
	<hr/>
	3,076,735
	<hr/>

1,902,221

2,758,536

\$	4,660,757
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City of Farmersville, Texas
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ 1,902,221
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	363,144
Depreciation expense	(720,922)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	8,892
Accrued interest	(2,130)
Pension expense	(43,342)
OPEB expense	(73)

The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Issuance of bonds payable	(1,755,000)
Premium on bond issuance	(24,850)
Amortization of deferred charges on refunding	(2,008)
Amortization of debt premium	25,931
Principal payments	662,293

Change in Net Position of Governmental Activities	\$ 414,156
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See Notes to Financial Statements.

City of Farmersville, Texas

STATEMENT OF NET POSITION

PROPRIETARY FUNDS

September 30, 2019

	Water Fund	Wastewater Fund	Electric Utility	Nonmajor Refuse Utility
<u>Assets</u>				
<u>Current Assets</u>				
Cash and cash equivalents	\$ 610,718	\$ 3,044,903	\$ 584,066	\$ 15,437
Accounts and other receivables	197,090	130,195	570,826	63,532
Due from other funds	-	724,930	-	-
Total Current Assets	807,808	3,900,028	1,154,892	78,969
<u>Noncurrent Assets</u>				
Capital assets:				
Non-depreciable	92,285	1,744,648	27,192	-
Net depreciable capital assets	3,955,333	4,314,812	928,050	-
Total Noncurrent Assets	4,047,618	6,059,460	955,242	-
Total Assets	4,855,426	9,959,488	2,110,134	78,969
<u>Deferred Outflows of Resources</u>				
Pension contributions	26,110	-	26,252	-
Pension (gains) losses	1,349	-	1,357	-
OPEB contributions	119	-	606	-
Pension investment earnings	51,329	-	51,608	-
Total Deferred Outflows of Resources	78,907	-	79,823	-
<u>Liabilities</u>				
<u>Current Liabilities</u>				
Accounts payable	26,664	165,134	233,014	36,692
Accrued liabilities	15,629	27,408	14,007	-
Customer deposits	90,754	-	232,632	-
Due to other funds	175,220	-	507,379	-
Compensated absences, current	11,843	-	6,849	-
Current portion of long-term debt	-	285,000	-	-
Total Current Liabilities	320,110	477,542	993,881	36,692
<u>Noncurrent Liabilities</u>				
Long-term debt due in more than a year	-	5,275,000	-	-
Compensated absences, noncurrent	1,316	-	761	-
OPEB liability	15,615	-	15,128	-
Net pension liability	158,776	-	159,639	-
Total Liabilities	495,817	5,752,542	1,169,409	36,692
<u>Deferred Inflows of Resources</u>				
OPEB investment earnings	1,160	-	1,160	-
OPEB (gains) losses	52	-	52	-
Total Deferred Inflows of Resources	1,212	-	1,212	-
<u>Net Position</u>				
Net investment in capital assets	4,047,618	1,325,062	955,242	-
Unrestricted	389,686	2,881,884	64,094	42,277
Total Net Position	\$ 4,437,304	\$ 4,206,946	\$ 1,019,336	\$ 42,277

See Notes to Financial Statements.

Total Proprietary Funds	
<hr/>	
\$	4,255,124
	961,643
	724,930
	<hr/>
	5,941,697
	<hr/>
	1,864,125
	9,198,195
	<hr/>
	11,062,320
	<hr/>
	17,004,017
	<hr/>
	52,362
	2,706
	725
	102,937
	<hr/>
	158,730
	<hr/>
	461,504
	57,044
	323,386
	682,599
	18,692
	285,000
	<hr/>
	1,828,225
	<hr/>
	5,275,000
	2,077
	30,743
	318,415
	<hr/>
	7,454,460
	<hr/>
	2,320
	104
	<hr/>
	2,424
	<hr/>
	6,327,922
	3,377,941
\$	<hr/>
	9,705,863
	<hr/>

City of Farmersville, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUNDS

For the Year Ended September 30, 2019

	Water Fund	Wastewater Fund	Electric Utility	Nonmajor Refuse Utility
<u>Operating Revenues</u>				
Utility sales	\$ 1,455,004	\$ 983,379	\$ 3,723,261	\$ 462,862
Service fees	20,155	323,135	63,832	13,025
Penalties and fees	178,861	-	-	-
Total Operating Revenues	<u>1,654,020</u>	<u>1,306,514</u>	<u>3,827,660</u>	<u>475,887</u>
<u>Operating Expenses</u>				
Personnel	451,385	138,929	525,016	-
Contract and professional services	58,666	38,886	120,885	363,549
Maintenance	193,145	439,014	99,105	-
Operations	163,083	42,000	2,091,402	6,455
Supplies	826,970	6,241	44,786	-
Miscellaneous	51,720	6,189	40,227	995
Depreciation	247,473	254,759	78,144	-
Total Operating Expenses	<u>1,992,442</u>	<u>926,018</u>	<u>2,999,565</u>	<u>370,999</u>
Operating Income (Loss)	<u>(338,422)</u>	<u>380,496</u>	<u>828,095</u>	<u>104,888</u>
<u>Nonoperating Revenues (Expenses)</u>				
Investment income	15,960	176,443	11,739	-
Interest expense	-	(73,023)	(1,229)	-
Total Nonoperating Revenues (Expenses)	<u>15,960</u>	<u>103,420</u>	<u>10,510</u>	<u>-</u>
Income (Loss) Before Transfers and Contributed Capital	<u>(322,462)</u>	<u>483,916</u>	<u>838,605</u>	<u>104,888</u>
Transfers in	135,314	3,978	-	-
Transfers (out)	<u>(125,852)</u>	<u>(252,780)</u>	<u>(939,206)</u>	<u>(110,426)</u>
Change in Net Position	<u>(313,000)</u>	<u>235,114</u>	<u>(100,601)</u>	<u>(5,538)</u>
Beginning net position	<u>4,750,304</u>	<u>3,971,832</u>	<u>1,119,937</u>	<u>47,815</u>
Ending Net Position	<u><u>\$ 4,437,304</u></u>	<u><u>\$ 4,206,946</u></u>	<u><u>\$ 1,019,336</u></u>	<u><u>\$ 42,277</u></u>

See Notes to Financial Statements.

Total Proprietary Funds	
\$	6,624,506
	420,147
	178,861
	<u>7,264,081</u>
	1,115,330
	581,986
	731,264
	2,302,940
	877,997
	99,131
	580,376
	<u>6,289,024</u>
	<u>975,057</u>
	204,142
	<u>(74,252)</u>
	<u>129,890</u>
	1,104,947
	139,292
	<u>(1,428,264)</u>
	(184,025)
	<u>9,889,888</u>
\$	<u><u>9,705,863</u></u>