



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION AGENDA  
July 28, 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](http://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 812-141-33**
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.
- Presentation from Main Street Board President, Doris Cooks, regarding the Main Street Accreditation.

## **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 for 7-10-20
- B. City Council Minutes for 7-14-20
- C. Board of Adjustment Minutes for 7-14-20
- D. City Financial Report

## **V. INFORMATIONAL ITEMS**

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

**action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

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

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

## **VI. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon Ordinance O-2020-0728-002 regarding an amendment to the Farmersville Comprehensive Plan dated January, 2013, by amending the Conceptual Land Use Plan Map contained therein by changing the land use on approximately thirty-two (32) acres of land from Estate Residential to Industrial. The property is comprised of two tracts of land located along the north side of U.S. Highway 380 (Audie Murphy Parkway) extending in a westerly direction from County Road 699 a distance of approximately 2,100 linear feet more or less.

## **VII. READING OF ORDINANCES**

- A. Consider, discuss and act upon Consider, discuss and act upon the second reading of Ordinance #O-2020-0728-001 adopting the 2020 Design Manuals.

## **VIII. REGULAR AGENDA**

- A. Consider, discuss and act regarding vehicle purchases with Enterprise Fleet Management.
- B. Consider, discuss and act upon an audit contract with Brooks Watson & Co.
- C. Consider, discuss and act upon using the Farmersville CARES Act funding towards business economic assistance using the Sulphur Springs program as an example.
- D. Consider, discuss and act upon Council liaison's to the Parks & Recreation Board and the TIRZ Board.
- E. Update regarding the Development Agreement with Nelson Brothers Ready Mix (Farmersville Plant, LLC).
- F. Update regarding the Development Agreement with Reliable Concrete.
- G. Consider, discuss and act upon Resolution #R-2020-0728-001 regarding a professional service agreement with the Texas Coalition of Affordable Power.

## **IX. BUDGET WORKSHOP**

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

## **XI. ADJOURNMENT**

**Dated this the 24<sup>th</sup> day of July, 2020.**



**Bryon Wiebold, Mayor**

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted July 24, 2020 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Sandra Green, City Secretary



## **I. Preliminary Matters**

# July 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 City Amenities Board Meeting 4:15 pm Parks & Recs Board Meeting 5:00 pm	3	4 Independence Day Farmers & Fleas 9:00 am (Cancelled)
5	6 City Hall Closed – Independence Day Observed	7	8	9 TIRZ Meeting 12:00 pm	10 City Council Special Meeting 6:00 pm	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 Main Street Special Meeting 4:30 p.m. P&Z Meeting 6:30 pm	21	22	23 FEDC (4A) Special Meeting 6:30 pm	24	25
26	27	28 City Council Meeting 6:00 pm	29 TIRZ Meeting 12:00 pm	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 Parks & Recs Board Meeting 5:00 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 pm	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					



# September 2020

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

**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	July 28, 2020
Attachment(s)	NA
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	If you wish to address the City Council on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.
Action	NA

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

Agenda Section	CITIZEN COMMENTS ON MATTERS NOT ON AGENDA
Section Number	III
Subject	CITIZEN COMMENTS ON MATTERS NOT ON AGENDA
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	NA
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	If you wish to address the City Council on a 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 for 7-10-20
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY COUNCIL  
SPECIAL SESSION MINUTES  
For  
July 10, 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, Dwain Mathers and Terry Williams were all present. Jim Hemby was not in attendance. City staff members Ben White, Paula Jackson and City Attorney Alan Lathrom were also present.
- Prayer was led by Craig Overstreet, Councilmember, followed by the pledges to the United States and Texas flags.

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

- No one came forward 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. REGULAR AGENDA**

**V. EXECUTIVE SESSION**

- Mayor Wiebold stated that Council would go into Executive Session at 6:02 p.m. and he read the statement below.
  - A. Discussion of Matters Permitted by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:
    - 1. Consultation with City Attorney to receive legal advice regarding conflicts of interest and the processes used to appoint persons to volunteer boards and commissions.



**VI. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY:**

- Mayor Wiebold announced that the City Council would reconvene at 7:44 p.m. and no action would be taken.
  - A. Discussion of Matters Permitted by Texas Government Code Section 551.071, CONSULATION WITH ATTORNEY:
    - 1. Consultation with City Attorney to receive legal advice regarding conflicts of interest and the processes used to appoint persons to volunteer boards and commissions.

**VII. ADJOURNMENT**

Meeting was adjourned at 7:44 p.m.

APPROVE:

\_\_\_\_\_  
Bryon Wiebold, Mayor

ATTEST:

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

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	City Council Minutes for 7-14-20
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	Farmersville City Council Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
July 14, 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, Mike Sullivan, Daphne Hamlin, Marsha Phillips, Kim Morris and City Attorney Alan Lathrom were also present.
- Prayer was led by Craig Overstreet, Councilmember, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - Congratulations to Chief Sullivan for receiving a grant for new police cars.
    - Chief Sullivan stated they applied for a grant and received \$102,592.00 for two Tahoe's. He is proud of his Administrative Assistant, Shacee Jackson, for working on the grants for the police department.
  - Presentation from the Texas Police Chief's Association Foundation; Texas Law Enforcement Best Practices Recognition Program. – Murphy Police Chief Arthur Cotten.
    - Arthur Cotten presented the Farmersville Police Department with the re-accreditation. He stated they had to meet 170 different standards. He said they audited the policies and procedures and Farmersville meets or exceeds the best practices. He said only 52 departments have been re-recognized. He said the Farmersville Police Department is one of the best the state has to offer. They have to submit annual reports and the Farmersville Police Department is a leader in their field.
    - Ben White congratulated the police department and also stated the fire department will be going through ISO level rating this fall and we currently have one of the highest rated volunteer fire departments.

- Dwain Mathers asked to go into executive session to consult with the attorney.
- Mayor Wiebold stated the Council would go into executive session at 6:10 p.m. under Section 551.071 to consult with the city attorney.
- Mayor Wiebold stated the Council would reconvene from executive session at 6:33 p.m.

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

- Allison Mathers, who resides at 109 College Street, stated that she had resigned from the Main Street Board and is now withdrawing her resignation due to several people wanting her to remain on the board. She read a statement and explained she had resigned because some of the applicants that had applied where not being considered for the board because of a letter they had written concerning another board member.
- Billie Goldstein, who resides at 1453 Hwy. 78 N, and who sits on the Main Street Board, stated she was sad when she heard that Allison Mathers resigned from the Main Street Board. When she went to a training in Georgetown she was overwhelmed and she learned the City of Farmersville is behind. She said the City has been without a Main Street Manager for several months, but Randy Rice and Doris Cooks have stepped up to fill the gap, but the gap is still there. She pleaded with the Council to allow Allison Mathers to stay on the Main Street Board.
- Benny Mondy, who lives at 210 N. Washington, spoke regarding pop-up vendors. He stated that he received a permit from the city regarding being a vendor and he only received the permit for a month. He stated they are bringing a lot of people to town that will also shop in town. He said the health inspector stated everything was good with how they were doing business. He stated he heard the city was receiving complaints, but the health inspector told him he did not get any complaints.

## **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. 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 Financial Report
- J. City Manager's Report

- Craig Overstreet wanted to pull the City Financial Report and the City Manager's Report. He asked if there was any project relating to impact fees coming on line from now until the end of the budget year.
- Daphne Hamlin stated nothing that she knew of.
- Craig Overstreet asked a question regarding the water fund expenses being \$425,000.00 above budget and wondered if that was because of the waterline to the concrete plan
- Daphne Hamlin stated mainly it was because of the waterline to the concrete plant.
- Craig Overstreet asked about the electric fund and how much it is off.
- Daphne Hamlin stated some of it was for the distribution line to Collin College. She is asking the FEDC Board for reimbursement for the electric line.
- Craig Overstreet asked about the status of Hamilton Street on the City Manager's Report
- Ben White stated they are working on the underground utilities.
- Craig Overstreet asked about the High Impact zoning for the concrete plants.
- Ben White stated the change to the Comprehensive Plan would be coming up at P&Z next week and then Council. He said all the zoning should be completed by the end of the summer.
- Craig Overstreet asked if Reliable Concrete had worked on their lighting and shielding it more. He also asked about dust monitoring.
- Ben White stated he has not followed up with Travis regarding the lighting, but in regards to dust monitoring that would be a TCEQ issue. He said he has not seen a lot of dust.
- Mike Henry asked how quickly County Road 699 could be built once DBI Engineering finishes the design.
- Ben White stated as soon as the public works crews are finished with J.W. Spain he is moving them over to County Road 699 and it should be completed before the end of August.

- Motion to approve the consent agenda, including the pulled Financial Report and City Manager's Report made by Craig Overstreet
- 2<sup>nd</sup> to approve was Mike Henry
- All council members voted in favor

## V. INFORMATIONAL ITEMS

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

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

- A. City Amenities Board
  - 1. Minutes
  - 2. Possible Council Liaison Report
    - Terry Williams stated they elected new officers and the Senior Citizen Center is still closed at this time, but the Library is open with limited hours.
- B. Farmersville Community Development Board (Type B)
  - 1. Financials
  - 2. Possible Council Liaison Report
    - Terry Williams stated they elected new officers and saw presentations regarding funding for the upcoming year.
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Financials
  - 2. Possible Council Liaison Report

D. Main Street Board

1. Possible Council Liaison Report

- Craig Overstreet stated the meeting was rescheduled.

E. Parks & Recreation Board

1. Possible Council Liaison Report

- Terry Williams stated they discussed the baseball fields at J.W. Spain.

F. Planning & Zoning Commission

1. Possible Council Liaison Report

G. Texoma Housing Authority

1. Possible Liaison Report

- Benny Mondy stated he spoke to Les Cooks and he has just been going around to get to know everyone. They are currently not conducting meetings in Bonham right now due to Covid-19.

H. TIRZ Board

1. Possible Liaison Report

**VI. READING OF ORDINANCES**

A. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0714-001 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-2020-0609-002 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**

**This Ordinance shall take effect immediately from and after its passage and shall remain in effect until the termination of Governor Abbott's Disaster Proclamation(s) and the Governor's Executive Orders pertaining to COVID-19.**

- Ben White stated he recommends approval of the ordinance because it will help with any funding that we may qualify for. He said the city has received the CARES ACT funding from the County.
- Mike Henry asked about the Covid numbers for the city.

- Chief Sullivan gave the statistics that were current for the city and 75442 area zip code regarding Covid-19.
- Ben White stated he and Chief Sullivan have daily meetings every day and he explained that he has some staff working at home. He said the front door of City Hall is locked and stated citizens have to use the drive-thru window to conduct business.
- Mayor Wiebold asked if the police department is receiving a lot of calls because people are not wearing masks.
- Chief Sullivan stated he has not really received any phone calls, but a few questions on social media.
- Ben White stated he keeps tracking the numbers.
- Craig Overstreet stated it does not have the hazardous duty pay in the ordinance at this time.
- Alan Lathrom stated you could add the hazardous duty pay in the motion to be inserted in the ordinance. He said right now the ordinance also incorporates the Governor's Orders from this time forward. He explained this ordinance will be in effect until all the disaster declarations from the Governor expire.
- Craig Overstreet asked how long the city would have to utilize the funds that were given from the County.
- Alan Lathrom stated those funds have to be used by the December 31st.
- Craig Overstreet asked what other cities or counties are doing regarding any programs or the hazardous duty pay.
- Ben White stated there are some programs that have been identified for the city, but there are other things the city could do in relation to economic development which will be forthcoming.
- Chief Sullivan stated that Collin County and the City of McKinney have stopped the hazardous duty pay.
- Mayor Wiebold asked about the police department having enough equipment.
- Chief Sullivan stated he was good on supplies.
- Jim Hemby asked Chief Sullivan if it was his recommendation to stop the hazardous pay at this time.
- Chief Sullivan stated that it was.
- Craig Overstreet asked if the penalty clause was from the Governor's Order or the city's.
- Chief Sullivan stated that was the Governor's Order.
  - Motion to approve made by Mike Henry
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor



- B. Consider, discuss and act upon the first reading of Ordinance #O-2020-0728-001 adopting the 2020 Design Manuals.

- Mayor Wiebold read the caption of the Ordinance.

**AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS ADOPTING THE 2020 EDITIONS OF THE CITY OF FARMERSVILLE'S THOROUGHFARE STANDARDS DESIGN MANUAL, STORM DRAINAGE DESIGN MANUAL, AND THE WATER AND WASTEWATER DESIGN MANUAL (COLLECTIVELY THE "2020 DESIGN MANUALS"), TO AMEND, UPDATE AND REPLACE THE OCTOBER 2017 EDITIONS OF THE CITY OF FARMERSVILLE'S THOROUGHFARE STANDARDS DESIGN MANUAL, STORM DRAINAGE DESIGN MANUAL, AND THE WATER AND WASTEWATER DESIGN MANUAL, RESPECTIVELY, IN THEIR ENTIRETY, SUCH THAT ALL DEVELOPMENT SHALL CONFORM TO THE 2020 DESIGN MANUALS; REPEALING ALL ORDINANCES AND RESOLUTIONS TO THE EXTENT THEY ARE IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.**

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

- Ben White stated that it is important to pass the design manuals so when developers come in they can follow these guidelines. He said staff is recommending approval.
  - Motion to approve 1<sup>st</sup> reading made by Mike Henry
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor by

## **VII. REGULAR AGENDA**

- A. Consider, discuss and act upon an audit contract with Brooks Watson & Co.
- Ben White stated we had a previous 5 year contract with them and they are starting about 10% higher in cost than they did last year.
  - Craig Overstreet stated he has a problem with a contract being this many years because he feels they are curbing bids. He stated he believes other people should bid on the auditing services.

- Ben White stated he does believe we should compete it for a three year term. He stated it may be late to do it for this year, but we could conduct bids for next year.
- Alan Lathrom stated the way the contract is written it is for five – one year terms
- Mike Henry stated the Council should accept the contract at it is, but bid it for the next year.
- Jim Hemby would be fine with that as long as we go out for bids before May 31<sup>st</sup> of next year. He believes you have to bid out.
- Ben White stated we could ask Brooks & Watson to redo this contract for one year and then bid it out for the next year.

- Motion by Mike Henry to make Brooks & Watson come back with a one year contract and for the city to conduct bids next year.
- 2<sup>nd</sup> to approve was Terry Williams
- All council members voted in favor

B. Consider, discuss and act upon an interlocal agreement with Collin County regarding jail services.

- Ben White stated the contract is for jail services that we see every year. He stated the cost actually went down this year. He said we could terminate the contract at any time with a 90 day written notice, and staff recommends approval of the ILA.
- Motion to approve made by Mike Henry
- 2<sup>nd</sup> to approve was Jim Hemby
- All council members voted in favor

C. Consider, discuss and act upon pop-up vendors conducting business in the city limits.

- Ben White stated the item is not related to Health Services, it is related to ordinances that are in place within the city. He indicated that right now pop-up vendors and food trucks are not allowed in the city limits according to ordinances. We have allowed one previously using a solicitor's permit with a time limit attached to it. He explained the city has received complaints on the vendor outside of Hibbitt's Ice Cream. He wants to know if the Council wants to allow these in the city or not. Another thing that should be involved in this right now is an ice cream truck, because they are technically a vendor. He stated this would exclud special events such as Old Time Saturday. He said he has property owners who are trying to make a living within permanent structures and these pop-up vendors do take away from the established restaurants and businesses.

- Craig Overstreet wanted to know what other cities are doing in regards to this and he stated these vendors should be required to have insurance and other requirements. He feels they need to be grouped together and not scattered throughout the city.
- Dwain Mathers stated he does not want them scattered throughout the downtown and we need to have them in one location. He explained the city has to be specific with the rules.
- Mayor Wiebold stated that a lot of other cities have food court areas that are run by the city and the spots are leased.
- Terry Williams stated he would support something if they were all in one location.
- Mike Henry stated the city needed to take parking into consideration if the vendors were all in one location.
- Allison Mathers stated the city has a Main Street Program that is a national program. She said she would include the Main Street Board in the discussion.
- Elise Bobitt stated that all pop-ups are not food.
- Mayor Wiebold stated the direction would be to bring more information back to Council at a later date.
- Beverly Mondy stated they will only be a pop-up vendor in the summer months.
- Lisa Crowder stated she gets a lot of calls about this topic at the Chamber of Commerce. She stated it is confusing and a touchy subject. She indicated the city would need to take into consideration the pop-ups within the stores as well and that it should be consistent.
- Ben White stated staff would come back with more information.

D. Consider, discuss and act upon Resolution #R-2020-0714-001 directing calculation of voter-approval tax rate.

- Ben White said the state passed a law that placed a cap on cities limiting the tax rates. He said this resolution would be limited to one year and it takes the limit off of the city and puts the decision back to the City Council.
- Craig Overstreet asked what it would do for us budget wise.
- Ben White stated this would allow us to use the same process as we did last year.
- Daphne Hamlin stated that if we went up to 8% for a \$200,000 home that would bring in an extra \$66.00 per household. She believes our effective tax rate will go down some this year since our property value went up.
- Craig Overstreet stated he wanted to see something more concrete. He said that the sales taxes have stayed somewhat consistent. He feels that we have enough citizens that have lost jobs and he would like to see some numbers.
- Daphne Hamlin stated the county calculates the tax rates for us.
- Ben White stated we can present the 3.5% or the 8% as we go along.

- Mayor Wiebold stated the resolution is just saying we have to option to go higher this year.
- Jim Hemby stated this will allow us to hit a point at where we need to be.
  - Motion to approve made by Mike Henry
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor

E. Discussion regarding Thoroughfare Map and Bike Trail Map.

- Ben White introduced Jeff Whitaker from Kimley-Horn and stated they created the maps for the city. He stated the maps are a draft and they were funded by 4B. He explained there is a process the maps have to go through before they are approved. The maps take you to the eventual city limit boundaries. He indicated that he likes the two maps and they expand the city's vision for several years. He stated the city could run the maps by themselves through the public hearing process for approval, or they could wait and be approved along with the Comprehensive Plan.
- Mayor Wiebold asked if the maps would be the city's approval process of the alignment of U.S. Highway 380 with TxDOT.
- Ben White stated the property owners on the southern U.S. Highway 380 route did not have any issues with the city using the maps as planning instruments.
- Dwain Mathers asked about the approval process of the maps.
- Ben White stated the city hired a consultant, Kimley-Horn, and then it will be placed in front of the citizens for public for comments. The maps could change after obtaining citizen comments. He said the maps are a first draft and he wants to ensure the public and Council that the processes required by law will be followed.
- Dwain Mathers asked about a time line for approval. He stated that everyone needs to have a chance to put their eyes on the maps and give comments toward them.
- Mayor Wiebold stated the maps are really a statement of intent and they are a canvas that can be morphed.
- Dwain Mathers stated we have to have a specific time line and flow chart of when it is going to be presented and heard by the public.
- Ben White stated the faster process would be to take the maps through public hearings process before the Comprehensive Plan.
- Mike Henry stated he would like to review them separately from the Comprehensive Plan.

F. Consider, discuss and act upon the site plan and landscape plan for the Farmersville Restaurant located on the southeast corner of Farmersville Parkway and South Hamilton Street.

- Sandra Green explained the plat to this property was approved at a Council meeting a few weeks ago. She indicated that DBI Engineers had

reviewed the site plan and landscape plan and they had met all the conditions of approval. She stated the Planning & Zoning Commission approved it with conditions, but they had resubmitted and addressed all those conditions before the City Council meeting. She explained this would be located in the old cotton gin and it would be two restaurants.

- Motion to approve made by Mike Henry
- 2<sup>nd</sup> to approve was Terry Williams
- All council members voted in favor

- G. 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.
- Mayor Wiebold stated they conducted several more interviews for the open positions.
    - Terry Williams stated Jason Acevedo did not qualify to sit on the 4B Board so he wanted to nominate Tonya Mercer and approve the appointment.
    - 2<sup>nd</sup> to approve was Mike Henry
    - All members voted in favor.
  - Terry Williams stated he would like to make a motion to nominate and appoint Regina Fryman and Judy Brandon to the City Amenities Board.
    - 2<sup>nd</sup> to approve was Mike Henry
    - All members voted in favor.
  - Jim Hemby stated they had one spot open for the Building & Property Standards Commission and he would make a motion to accept Aaron Destefano for that position.
    - 2<sup>nd</sup> to approve was Terry Williams
    - All members voted in favor.
  - Mayor Wiebold stated they received a few applications for Main Street Board since they opened it back up for applicants. He suggested they discuss the resignation and withdraw of resignation from Allison Mathers first before selecting new board members.
    - Mike Henry stated that he would make a motion to recommend the Council accept her withdraw of resignation.
    - 2<sup>nd</sup> made by Terry Williams

- Dwain Mathers recused himself and left the Council Chambers.
- Terry Williams asked for clarification on the motion
- Mike Henry stated it was to allow her to stay on the board.
- Terry Williams removed his 2<sup>nd</sup>.
- No one 2<sup>nd</sup> the motion, so the motion died.
  - Terry Williams stated he would make a motion to accept her resignation.
  - Jim Hemby made a 2<sup>nd</sup> to the motion
  - All members votes yes, except Mike Henry voted no.
- Dwain Mathers came back into the Council Chambers and joined the meeting.
- Dwain Mathers said he wanted to make a statement. He stated there was a new process of choosing candidates for the board. The new process was that the Mayor, the Council Liaison and the Board Chair would meet with the applications and interview them. After the interviews the Council liaison would make a recommendation to the City Council and it would be voted on. He feels the process did not work for the Main Street Board, since a few of the applicants wrote a letter to the Chairman of the Board and the Mayor and then were not placed on the board. He said they wrote a letter speaking out against another board member. He stated the way it was handled was undermining and took away the City Council votes. The two applicants that were disqualified were not reviewed again to sit on the board. He said the applicants should not have had to reapply to be considered for the board again. He indicated the way the Main Street Board was handled was not transparent.
- Jim Hemby stated they followed the process and trusted the process. They all voted on people by using recommendations from the Mayor, the Council liaison and the board Chairman.
- Mayor Wiebold stated there were applicants that stated during the interviews that they did not want to sit on the board if one board member remained. He said another applicant did not own a business or building downtown so she did not qualify for the board.
- Dwain Mathers asked why some applicants were not considered again once the one board member was removed from the board.
- Mayor Wiebold stated they opened up the application process again for a week and interviewed those that applied.
- Craig Overstreet stated that he would not, have not, and will not participate in a manipulative act.
- Dwain Mathers said he just wanted to let the people of Farmersville know what happened with the process.

- Craig Overstreet stated that he recommended Amber Bynum, Jason Acevedo, and Tracey Wolf to the Main Street Board.
  - Motion to accept and approve the nominations made by Mike Henry
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor, except for Dwain Mathers who abstained.
- Mayor Wiebold stated they separated the Parks & Recreation Board and the City Amenities Board and they needed to decide on staggered term limits for the board members since they were newly created boards. He recommended the following:
  - City Amenities Board
    - Randy Smith – 6/22
    - Regina Fryman – 6/21
    - Dorothy Stephenson – 6/22
    - Karen Rice – 6/22
    - Judy Brandon – 6/21
  - Parks & Recreation Board
    - Miranda Martin – 5/22
    - Kiel Cathey – 5/21
    - Beverly Monday – 5/22
    - Misty Wiebold – 5/22
    - Suzie Grusendorf – 5/21
    - Charlotte Holloway – 5/21
    - John Hollis Young – 5/22
  - Motion to accept and approve the term limits as recommended made by Terry Williams
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor
- H. Consider, discuss and act regarding the appointment of members to the Innovations and Efficiency Task Force.
  - Mayor Wiebold stated the nominees came out of interviews that were held for boards. He nominated the following people to the Task Force:
    - Elise Bobitt, Chair
    - Lance Hudson
    - Donna Williams
    - Jaime Stephens
    - Jessica Sayre
  - Motion to approve the nominations made by Terry Williams
  - 2<sup>nd</sup> to approve was Craig Overstreet
  - All council members voted in favor

- I. Consider, discuss and act upon a request from the Centennial Committee on whether or not to hold Old Time Saturday due to Covid-19.
  - Craig Overstreet stated his comments have remained the same. The Governor's standing order prevents events like this from taking place. He stated that the Council should inform the Centennial Committee that they should cancel Old Time Saturday.
  - Ben White stated staff agreed with cancelling the event.
    - 2<sup>nd</sup> to approve was Mike Henry
    - All council members voted in favor
  - Craig Overstreet wanted to know if Farmers & Fleas will be able to move forward.
  - Ben White stated they are recommending they not hold Farmers & Fleas in August.
- J. Consider, discuss and act upon accepting the possible conveyance of approximately 8.1 miles of the Northeast Texas Trail extending in a northern direction from the current end of the City's Chaparral Trail.
  - Ben White stated there are some pros and cons for taking over this area of the trail. Taking this part of the trail would take it from behind the Bland schools in Merit to Celeste. He said the city crew would have to mow past J.W. Spain, but it would be our hope that we would be able to get grants to help improve it.
  - Mike Henry asked for clarification on the issue.
  - Mayor Wiebold stated this would just allow staff clear direction on whether Council wanted to move forward with more information and the future conveyance of the property.
  - Craig Overstreet stated he would want to know the liability issues, how it would be patrolled and how much it would cost to maintain. He would like to hear from the representative that is a liaison to the NETT before making a decision.
  - Ben White asked if they would be okay with the Chaparral Trail Board taking it to their board in the meantime.
  - Council indicated they were okay with that and it should be pursued.

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

- Mayor Wiebold asked for the selecting of Council liaisons to the Parks & Recreation Board and the TIRZ Board be on the agenda.
- Craig Overstreet asked for updates on the compliance of the Development Agreements.



IX. ADJOURNMENT

Meeting was adjourned at 9:13 p.m.

APPROVE:

---

Bryon Wiebold, Mayor

ATTEST:

---

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	IV.C
Subject	Board of Adjustment Minutes for 7-14-20
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	Farmersville Board of Adjustments Minutes
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION MINUTES  
For  
July 14, 2020, 5:30 P.M.**

**I. PRELIMINARY MATTERS**

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

**II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS**

- No one came forward in person or teleconference

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 77-66 (c)(8), "Height and Yard Requirements," of the Farmersville Zoning Ordinance to allow an accessory building to exceed the maximum height of 10 feet by an additional 5 feet 3 inches thereby allowing the peak of the roof of such accessory building to be a maximum of 15 feet 3 inches in height provided that all other requirements of the Farmersville Code are met. The property is generally located at 1231 Willow Lane, Farmersville, Texas 75442.
- Mayor Wiebold, Mike Henry and Craig Overstreet recused themselves from hearing the item and left the room because they all live within 200 feet of the property.
  - Mayor Pro-Tem Dwain Mathers opened the public hearing at 5:32 p.m. and asked if anyone wanted to speak for or against the item.
  - Kiel Cathey, who resides at 1231 Willow Lane, came forward and explained he wanted to build a detached garage that would be 15 feet 3

inches tall. He stated the outside of the garage would match the existing house and the roof pitch would match what the code requires. He explained it would be a side entry garage because the subdivision restrictions do not allow them to have front facing garages.

- Sandra Green stated the reason for the variance was because he was going over the 10 feet height maximum. She stated he would have an engineered foundation and the structure would have the same appearance as the main structure. She said the Homeowner's Association had sent an email stating they had reviewed his plans and they approved of the design.
- Dwain Mathers asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 5:36 p.m.
  - Motion to approve the variance made by Terry Williams
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor
- Mayor Wiebold, Craig Overstreet, and Mike Henry returned to the Council Chambers.

B. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 77-52(d)(3) of the Farmersville Code to allow the minimum lot width on one of the new lots proposed to be established by the replatting of the property situated at 303 Windom, which property is currently platted as one lot - Lot 82, Block T of the Farmersville Old Donation – and zoned for “SF-2 – Single Family Dwelling - 2” zoning district uses, to be reduced from the minimum required lot width of 60 feet to approximately 50.61 feet on proposed Lot 82-A while retaining the minimum required lot width of 60 feet on proposed Lot 82-B provided that all other requirements of the Farmersville Code are met. The property is generally located at 303 Windom, Farmersville, Texas 75442.

- Mayor Wiebold opened the public hearing at 5:38 p.m. and asked if anyone wanted to speak for or against the item.
- Lance Hudson, who lives at 201 Summit and is a developer for Hudson & Hudson Homes, stated they purchased the lot and wanted to split it up and build a new house on one lot and remodel the existing house on the other lot.
- Mike Henry asked if the smaller lot had sufficient side yards.
- Lance Hudson stated he believed the smaller lot has at least 10 feet on both sides of the existing house.
- Mike Henry asked what size house he would build on the new lot being created.
- Lance Hudson stated he would like to build a house around 2,200 square feet on the new lot. He said the existing house is only 800 square feet and he is thinking about adding on to it to make it around 1,200 square feet.
- Cassandra Kapity who resides at 218 Windom came forward and stated she wanted clarification on what he was doing to the house in front of her property. She just wanted to make sure it was not going to be duplexes.
- Lance Hudson stated it would not be and it would be two single family houses.

- Mayor Wiebold closed the public hearing at 5:42 p.m.
  - Motion to approve the variance made by Mike Henry
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor

**IV. ADJOURNMENT**

Meeting was adjourned at 5:43 p.m.

APPROVE:

---

Bryon Wiebold, Mayor

ATTEST:

---

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	IV.D
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	City Financial Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> </ul> <p>No motion, no action</p>

## MEMO

To: Benjamin White, City Manager  
From: Daphne Hamlin, City Accountant  
Date: July 21st, 2020  
Subject: June 2020 Budget Report

*New Software for Financial Reporting is available for review on the City website.  
[www.farmersvilletx.com](http://www.farmersvilletx.com). Press OpenGov button ;> Press Stories button at the top under City logo;  
Press City of Farmersville June 2020 Financial Report.*

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

	2019-2020 Budget		2019-2020 to Date	2018-2019 Ac- tual	2017-2018 Ac- tual
General Fund Revenue 2019-2020 Budget:	3,653,535	Revenue to Date	2,842,582	2,927,882	2,739,048
General Fund Expense 2019-2020 Budget:	3,653,535	Expenses to Date	2,488,623	2,613,746	2,501,545
Water Fund Revenue 2019-2020 Budget:	1,613,231	Revenue to Date	1,128,512	1,004,006	1,101,560
Water Fund Impact Fee Revenue		Revenue to Date	45,542	108,345	2,361
Water Fund Expense 2019-2020 Budget:	1,613,231	Expenses to Date	1,385,768	1,163,467	1,108,492
Wastewater Fund Revenue 2019-2020 Budget:	1,260,811	Revenue to Date	854,823	742,571	733,441
Wastewater Fund Impact Fee Revenue		Revenue to Date	35,451	288,250	8,261
Wastewater Fund Expense 2019-2020 Budget:	1,853,862	Expenses to Date	862,747	1,052,448	795,250
Electric Fund Revenue 2019-2020 Budget:	3,886,861	Revenue to Date	2,597,914	2,492,168	2,496,699
Electric Fund Expense 2019-2020 Budget:	3,832,692	Expenses to Date	3,088,690	2,752,953	2,812,412
Refuse Fund Revenue 2019-2020 Budget:	510,058	Revenue to Date	378,789	352,583	345,376
Refuse Fund Expense 2019-2020 Budget:	510,058	Expenses to Date	343,672	328,784	322,260

### Cash Summary

The cash summary is attached.

# SUMMARY OF CASH BALANCES JUNE 2020

ACCOUNT: FNB (0815)	Interest Earned	Restricted	Assigned	Account Balance
<b>Clearing Accounts</b>				
General Fund			\$ 504,431.17	
Permit Fund			\$ (45,793.40)	
Refuse Fund			\$ 11,689.58	
Water Fund			\$ (9,775.31)	
Wastewater Fund			\$ 331,023.32	
Electric Fund			\$ (945,994.89)	
CC Child Safety	\$ 19,127.45			
2012 Bond	\$ 0.30			
Waterwaste Bond Fund	\$ (20.01)			
Law Enf Training	\$ 1,874.31			
Disbursement Fund	\$ 2,143.33			
Library Donation Fund	\$ 2,522.79			
Court Tech/Sec	\$ 19,546.90			
Civic Ctr/Library Repair	\$ (26,498.35)			
JW Spain Grant	\$ 32,918.14			
Rike St. Grant	\$ (111,436.37)			
Radio Note	\$ 6,082.79			
Chapparal Grant/Safe Route To School/Sewer/Sidewalk	\$ (41,383.58)			
CC Bond Farmersville Parkway	\$ 180,000.86			
CC Bond Floyd	\$ (49,667.75)			
Equipment Replacement	\$ 5,322.29			
Interest Earned	\$ 127.62			
<b>TOTAL:</b>	<b>\$ 127.62</b>	<b>\$ 40,533.10</b>	<b>\$ (154,419.53)</b>	<b>\$ (113,886.43)</b>
<b>Debt Service Accounts</b>				
County Tax Deposit (FNB 0807)(Debt Service)	\$ 32.60	\$ 249,820.96		
Debt Service Reserve (Texpool 0014 ) (2 months rsv )	\$ 91.94	\$ 516,853.78		
<b>TOTAL:</b>	<b>\$ 124.54</b>	<b>\$ 766,674.74</b>		<b>\$ 766,674.74</b>
<b>Appropriated Surplus Investment Accounts</b>				
Customer meter deposits (Texpool 0008)	\$ 20.28	\$ 113,883.78		
Water Dev. Board (Texstar 1110)	\$ 115.62	\$ 712,691.78		
2019 C/O Street ( Texstar 0190)	\$ 289.74	\$ 1,785,932.62		
Listcon Escrow(Texstar 0300)	\$ 21.70	\$ 125,052.93		
Summit Property Sewer Escrow (fmb 231)	\$ 0.73	\$ 16,706.16		
2012 G/O Bond, streets, water, wastewater (Texstar 01.	\$ 145.96	\$ 734,516.59		
<b>TOTAL:</b>	<b>\$ 594.03</b>	<b>\$ 3,488,783.86</b>	<b>\$ -</b>	<b>\$ 3,488,783.86</b>
<b>Unassigned Surplus Investment Accounts</b>				
Gen Fund Acct. (Texpool 0004)( Reso. 90 Day Reserve)	\$ 126.49	\$ 711,080.34		
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$ 17.56	\$ 76,901.10		
Water/WW Fund (Texpool 00017)(Capital)	\$ 59.00	\$ 331,739.42		
Elec. Fund (Texpool 0005) (Operating)	\$ 8.89	\$ 50,000.00		
Elec. Fund (Texpool 0016)(Capital)	\$ 60.30	\$ 339,031.81		
Elec. Surcharge (Texpool 0015)	\$ 22.77	\$ 127,986.41		
Money Market Acct. (FNB 092)	\$ 9.74		\$ 74,046.59	
<b>TOTAL:</b>	<b>\$ 304.75</b>	<b>\$ 1,636,739.08</b>	<b>\$ 74,046.59</b>	<b>\$ 1,710,785.67</b>
<b>Contractor Managed Accounts Nonspendable</b>				
NTMWD Sewer Plant Maint. Fund	\$ -			
<b>TOTAL APPROPRIATED SURPLUS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL CASH &amp; INVESTMENT ACCOUNTS</b>	<b>\$ 5,932,730.78</b>	<b>\$ (80,372.94)</b>	<b>\$ 5,852,357.84</b>	



## SUMMARY OF CASH BALANCES JUNE 2020

FEDC 4A Board Investment & Checking Account					
FEDC 4A Checking Account(Independent Bank 7909)	\$	20.09	\$	250,345.13	
FEDC 4A Checking Account(Independent Bank 452)	\$	12.68	\$	257,291.31	
FEDC 4A Investment Account (Texpool 0001)	\$	190.58	\$	1,071,498.06	
FEDC 4A Certificate of Deposit (Independent Bank)			\$	250,000.00	
<b>TOTAL:</b>	<b>\$</b>	<b>223.35</b>	<b>\$</b>	<b>1,829,134.50</b>	<b>\$ - \$ 1,829,134.50</b>

FCDC 4B Board Investment & Checking Account					
FCDC 4B Checking Account (Independent Bank 3035)	\$	2.42	\$	57,862.59	
FCDC 4B Investment Account (Texpool 0001)	\$	97.19	\$	546,364.01	
<b>TOTAL:</b>	<b>\$</b>	<b>99.61</b>	<b>\$</b>	<b>604,226.60</b>	<b>\$ - \$ 604,226.60</b>

TIRZ Account					
County Tax Deposits (FNB 01276)	\$	18.06	\$	123,004.50	
TIRZ Texpool Account ( )	\$	110.95	\$	623,836.52	
<b>TOTAL:</b>	<b>\$</b>	<b>129.01</b>	<b>\$</b>	<b>746,841.02</b>	<b>\$ - \$ 746,841.02</b>

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

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

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

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

Daphne Hamlin

Daphne Hamlin, City Investment Officer

10-2019 NCTCOG - Public Funds Inv Act.

## **V. Informational Items**

Agenda Section	Informational Items
Section Number	V.A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Informational Items
Section Number	V.B
Subject	Farmersville Community Development Board (Type B)
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	1. Financials 2. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote             <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____             <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



FARMERSVILLE COMMUNITY DEVELOPMENT CORP 4B

JUNE 2020

FINANCIAL BUDGET REPORT

Daphne Hamlin

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

**Farmersville Community Development Corp 4B**  
**June 2020**

<b>Statement Balance 6-1-2020</b>	<b>\$65,762.19</b>
-----------------------------------	--------------------

<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$19,643.08</b>
<b>New Checking Int. .05%</b>	<b>\$2.42</b>
<b>Wire Fee</b>	<b>\$(10.00)</b>
<b>Checks 2974,2977,2978,2979</b>	<b>\$(27,535.10)</b>
<b>Balance 06-30-2020</b>	<b>\$57,862.59</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 2940 (Farmersville Rotary)</b>	<b>\$(4,031.00)</b>
<b>Outstanding checks 2948 (Farmersville Rotary)</b>	<b>\$(169.00)</b>
<b>Outstanding checks 2975 and 2976</b>	<b>\$(300.00)</b>
<b>Balance 07-10-2020</b>	<b>\$53,362.59</b>

FY2019	Budget	October	November	December	January	February	March	April	May	June	July	August	September	Actual YTD	%
<b>Revenue:</b>															
Sales Tax Collections	\$240,916	\$23,856	\$22,821	\$24,899	\$25,531	\$28,792	\$23,078	\$17,180	\$24,293	\$19,643				\$ 210,092	87.21%
Interest Income	\$ 100	\$ 7	\$ 7	\$ 8	\$ 9	\$ 8	\$ 9	\$ 9	\$ 7	\$ 2				\$ 67	67.00%
Misc.														\$ -	-
Wise Fee		\$ (10)	\$ (10)	\$ (10)	\$ (10)	\$ (10)		\$ (10)	\$ (10)	\$ (10)				\$ (80)	(80)
New Check Stock		\$ (243)												\$ (243)	(243)
Reimbursement														\$ 180	180
Transfer from TEXPOOL cash in bank							\$ 180							\$ -	-
<b>Total Revenue</b>	<b>\$ 241,016</b>	<b>\$ 23,618</b>	<b>\$ 22,618</b>	<b>\$ 24,897</b>	<b>\$ 25,530</b>	<b>\$ 28,790</b>	<b>\$ 23,267</b>	<b>\$ 17,180</b>	<b>\$ 24,290</b>	<b>\$ 19,635</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,000</b>	<b>\$240,018</b>	<b>87.14%</b>
<b>Expenses</b>															
Main Street Personnel & Supplies	\$ 89,364													\$ -	0.00%
Personnel		\$ 1,862	\$ -	\$ 406	\$ 1,525	\$ 509	\$ 2,612		\$ 1,364	\$ 204				\$ 35,157	39.55%
Supplier training/tours	\$ 10,000													\$ 8,603	86.03%
Main Street - Downtown Main Street Projects	\$ 10,000													\$ -	0.00%
Main Street 20 year celebration in 2020	\$ 1,000													\$ -	0.00%
Reimburse City of Accounting Services	\$ 15,000	\$ 15,000												\$ -	0.00%
Chamber of Commerce	\$ 1,000													\$ -	0.00%
Mays building lanes	\$ 10,800													\$ -	0.00%
Christmas Mtor	\$ 6,500													\$ -	0.00%
Fire Dept. Sparks of Freedom	\$ 5,309													\$ -	0.00%
Farmersville Historical Society Repairs	\$ 10,000				\$ 5,300				\$ 6,500	\$ 6,500				\$ 15,000	100.00%
Farmersville Heritage Museum Repairs	\$ 27,875													\$ 1,086	3.90%
Night at the Museum Opening	\$ 2,000													\$ 82	4.10%
Rambler Park Updates	\$ 2,000													\$ 82	4.10%
JW Spain Letting Cages	\$ 10,000	\$ 725	\$ 975	\$ 975	\$ 1,200	\$ 250	\$ 725		\$ 2,700	\$ 250				\$ 7,800	78.00%
Farmersville Board Promotion	\$ 7,000	\$ -	\$ 40	\$ 40	\$ 20	\$ 20	\$ 39		\$ 78	\$ 39				\$ 276	3.94%
Sound System	\$ 3,000	\$ 5,000												\$ -	0.00%
Museum in Park	\$ 5,000													\$ -	0.00%
North Texas Coalition	\$ 1,177													\$ -	0.00%
National Night Owl	\$ 4,841													\$ -	0.00%
Farmersville PD cops & toddlers car show	\$ 4,031					\$ 4,031								\$ 5,000	100.00%
Rotary Club	\$ 250													\$ -	0.00%
Citizens Against Farmersville Police	\$ 3,000	\$ 3,000												\$ -	0.00%
Owl Guild	\$ 3,000	\$ 3,000												\$ -	0.00%
<b>Total Expenses</b>	<b>\$ 234,348</b>	<b>\$ 25,607</b>	<b>\$ 1,015</b>	<b>\$ 1,421</b>	<b>\$ 29,030</b>	<b>\$ 22,765</b>	<b>\$ 3,478</b>	<b>\$ -</b>	<b>\$ 12,208</b>	<b>\$ 27,835</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$123,358</b>	<b>52.84%</b>
<b>Excess Revenue Over Expenses</b>	<b>\$ 6,668</b>	<b>(1,987)</b>	<b>21,603</b>	<b>23,476</b>	<b>(3,501)</b>	<b>6,025</b>	<b>19,791</b>	<b>17,180</b>	<b>12,084</b>	<b>(8,200)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 86,661</b>	<b>35.94%</b>

Agenda Section	Informational Items
Section Number	V.C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	<ul style="list-style-type: none"> <li>1. Financials</li> <li>2. Minutes</li> <li>2. Possible Council Liaison Report</li> </ul>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>





FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A

JUNE 2020

FINANCIAL BUDGET REPORT

Daphne Hamlin

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

***Farmersville Economic Development Corp 4A***  
***June 2020***

Statement Balance 6-01-2020	\$235,479.92
Deposits:	
Sales Tax:	\$19,643.08
Cking Int .05%	\$20.09
CD Interest	
Loan repayment	\$2,622.04
Cleared Checks 1320	\$(7,420.00)
Statement balance 6-30-2020	<u>\$250,345.13</u>

**Outstanding Transactions**

Sales Tax  
Transfer to Texpool  
CD Interest  
Oustanding checks

<u>Balance 7-10-2020</u>	<u>\$250,345.13</u>
--------------------------	---------------------

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

FY 2019	October	November	December	January	February	March	April	May	June	July	August	September	YTD
<b>Beginning Bank Balance</b>													
<b>Deposits</b>	\$96,754.53	\$116,025.48	\$75,921.57	\$102,557.96	\$131,246.48	\$162,655.94	\$188,373.19	\$208,555.80	\$235,479.82				
Sales Tax Collections	\$23,855.68	\$22,820.97	\$24,899.52	\$25,530.62	\$28,792.02	\$23,078.01	\$17,179.82	\$24,292.62	\$19,643.08				
Interest Income	\$4.17	\$4.65	\$3.65	\$3.04	\$5.40	\$7.20	\$7.80	\$9.48	\$20.09				
Now Account Interest									\$12.68				
Loan Repayment									\$2,622.04				
Transfer from Teapool				\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04				
Teapool Interest	\$1,724.60	\$1,466.99	\$1,468.36	\$1,443.07	\$1,350.35	\$911.64	\$400.59	\$244.28	\$190.58				
CD Interest Earned			\$1,550.22	\$530.82			\$372.95						
<b>Total Revenue</b>	<b>\$120,614.38</b>	<b>\$138,851.08</b>	<b>\$102,282.96</b>	<b>\$131,246.48</b>	<b>\$162,655.94</b>	<b>\$188,373.19</b>	<b>\$208,555.80</b>	<b>\$218,479.82</b>	<b>\$257,788.13</b>				
Expenses:													
Administration	\$1,000.00												
Meeting Expenses	\$1,000.00												
Dues/Sch. & Travel	\$5,200.00												
Office Supplies	\$200.00												
Legal Services	\$2,500.00												
Marketing/Information Expenses													
Marketing Promotion	\$11,160.00												
Expenses/Advertising	\$7,500.00												
Collaborative Sponsorship													
Small Business	\$500.00												
Entrepreneurship Conf	\$2,500.00												
Tax-21	\$2,500.00												
Farmersville Chamber	\$1,000.00												
Farmersville Rotary	\$500.00												
<b>Total Expenses</b>	<b>\$31,060.00</b>												
<b>Direct/Indirect Business Incentives</b>													
Collaborative Elect Dist (150k)	\$135,000.00												
Planner Land Use Map (\$36k)	\$30,000.00												
Electrical Substation Loan	\$210,000.00												
Farmersville Grant Program	\$50,000.00												
Total Development Cost	\$425,000.00												
Revenue v. Expenditures	\$4,588.32	\$62,929.51											
From Reserves													
<b>Total Expenses</b>	<b>\$214,710.00</b>												
<b>Ending Bank Balance</b>	<b>\$4,588.32</b>	<b>\$62,929.51</b>											
Now Account	\$116,025.48	\$75,921.57	\$102,382.96	\$131,246.48	\$162,655.94	\$188,373.19	\$208,555.80	\$235,479.82	\$257,788.13				
CD Investment	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00				
Teapool Balance	\$1,064,022.22	\$1,065,489.21	\$1,068,937.57	\$1,068,400.64	\$1,069,750.99	\$1,070,862.83	\$1,071,963.22	\$1,071,307.48	\$1,071,498.06				
<b>Total Available Funds</b>	<b>\$1,680,647.88</b>	<b>\$1,841,410.78</b>	<b>\$1,869,340.53</b>	<b>\$1,899,647.12</b>	<b>\$1,922,416.93</b>	<b>\$1,939,938.92</b>	<b>\$1,957,619.92</b>	<b>\$1,966,787.40</b>	<b>\$1,975,295.50</b>				



**CITY OF FARMERSVILLE  
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES  
June 18<sup>TH</sup>, 2020 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**CALL TO ORDER**

The Farmersville EDC met in regular session on June 18<sup>th</sup>, 2020 at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Diane Piwko, Robbie Tedford and Randy Smith. Absent Bob Collins. Special guest recognized Councilman Dwain Mathers, Ben White City Manager, and Daphne Hamlin City Accountant

**RECOGNITION OF CITIZENS AND VISITORS**

No visitors

**PUBLIC COMMENT**

No Comment

**CONSIDER, DISCUSS AND ACT UPON REQUEST FROM CHAMBER OF COMMERCE REGARDING FUNDING FOR ECONOMIC GROWTH AND**

**CONSIDER, DISCUSS AND ACT UPON CHAMBER OF COMMERCE ANNUAL BANQUET**

Mr. Meguire chamber president addressed the EDC 4A Board regarding support for professional speakers during monthly luncheons to help support local businesses. Mr. Meguire stated he will be an ongoing liaison and plans attend meetings to get familiar with the board and their members.

Mr. Meguire is asking for \$250 a month to help sponsor speakers during monthly luncheons. Mr. Meguire stated he felt if we had more talented speakers it could help local businesses. Mr. Meguire is for \$3K to help support this idea.

Mr. Meguire stated typically EDC 4A Board sponsors a table at the Chamber Banquet. Due to COVID-19 banquet was moved to September.

Mr. Meguire asked if the EDC 4A Board had any questions.

Mr. Lane asked to keep as a line item in the budget for the banquet and stated that EDC 4A Board has supported this event in the past and will continue.

Regarding the funding for meetings Mr. Lane opened item up for discussion to the EDC 4A Board. Mrs. Piwko asked how much has CDC 4B Board contributed. Mrs. Eastman stated they have received \$15k. Mrs. Piwko stated even when the events are cancelled you still received the funds. Mrs. Piwko asked if this is in our realm to cover these meetings. Lunch and learns need to be an Economic Development event. Mr. Smith stated he has attended the lunch and learns and they have been business related. Recently it's been towards marketing and social meetings. Talking about general business.

Mr. Meguire stated he understands the concerns the EDC 4A board has. We just need the ability to get the type of speakers to be in that light and in that realm. Mrs. Piwko stated just as long as we stay in that realm. Mr. Tedford asked is this something you are needing in the next budget year. Mr. Meguire stated it is needed for upcoming budget year. Mr. Tedford felt it is in our scope and sounds interesting. Something we need to double check and make sure it is in our scope to fund. Mr. Lane stated without a vote the consensus is to move forward. Just need to verify that it is within our scope.

Mr. Meguire stated some businesses are hurting, having tough times and appreciate the consideration and support of the EDC 4A board.

#### **CONSIDER, DISCUSS AND ACT UPON REQUEST FOR FAÇADE GRANT**

Mr. Grupido addressed the EDC 4A Board on his request for a Façade Grant. Façade Grant is for a renovation of the cotton gin. Plans are to redo the whole building. Mr. Grupido stated he feels it will bring traffic to the down-town area. We can add a bar since our business will be moving and we are not near the school. Mr. Grupido stated they will keep true to the character of the cotton gin building.

Mrs. Piwko asked about the artist rendering, it does not have the silos. Mr. Grupido stated structurally they are pretty unsound. Plans and my desire is to pick them up and move them back somewhere as a décor piece. I do plan to keep them. Mrs. Piwko stated this part of the property is in the historical district. Mrs. Piwko asked if there have been any soil samples. Mr. Grupido said yes already completed. Only thing I'm waiting on is funding from the bank. I was told the bank will probably be looking next month at new applications and I will have financing in place. One thing that will be a challenge is scheduling

Mrs. Piwko stated your building in Royse City is a very nice facility. Mr. Grupido said they will have a larger bar here in Farmersville. Only reason we ended up with a bar in Royse City, it was a City requirement. Mr. Grupido stated first and foremost we are a family restaurant. When you walk in the front you will not even realize that there is a bar.

Mr. Lane asked if the EDC 4A board had any questions. Mr. Tedford stated that the financing will be required up front and no funding or reimbursement upfront. Mr. Tedford stated when we award the project and it is not started would be the biggest problem we can run into. Will this be something to award this year or next year? Mr. Grupido stated hopefully to start as fast as humanly possible.

Mr. Grupido stated he thinks he will start within 4 to 6 weeks. Mr. Lane stated once financing goes thru we can approve the façade grant at next meeting. Mrs. Piwko stated we are talking about 2 separate business or just owner. Mr. Tedford stated no just the owner per project.

Mr. Tedford asked to place the façade grant on next agenda.

Mr. Smith stated façade grant looks very good. Are you going to be doing this in phases? Don't see any HVAC or plumbing. Are you going to work the whole thing at once? Mr. Smith stated you talked about the lender not able to kick it off, have you looked into USDA. Mr. Grupido stated that is who is going through.

Mr. Smith asked Mr. White if the cotton gin is in the TIRZ district. Mrs. Piwko stated it is outside. Mr. White stated not sure but will review.

#### **CONSIDER, DISCUSS AND ACT UPON FUNDING RELATED TO COLLIN/FARMERSVILLE PARKWAY AND COLLIN COUNTY STREET GRANT**

Mr. White brought this item up do to gap between what we budget and what the project bid for. RPM is the awarded contract at a total cost of \$ 5.15 million. Mr. White stated available funds are \$3.65 million. We can cut scope if needed. But would like to retain project as is. Project will go from highway 380 and county road 611 go north to the big bend in the road and past Camden by the curve to the west. Concrete goes to the second entrance of Camden Park. Mr. White stated we can cut cost by \$250k by not extending past Camden Park. Other way is to reduce eastward part of the project.

Mr. White stated he would like to save the project. I'm not asking for you to make a decision today but think about it and come back with a proposal with several funding options. Another complicating thing would be get another bond or extend the bond. Mr. White stated he would like to work with someone off this board to help placing deals together for both TRIZ and EDC 4A Board.

Project is scheduled to be completed by end of year 2020. We do not want to delay construction because the college is being constructed fast and looks as though they may done early 2021.

Mr. White stated we know we have a set budget but trying not to cut scope.

Mr. Lane stated he would be interested on what the board take is on this. We have a development agreement with the college. Mr. Lane stated some point TIRZ take the. Mrs. Piwko stated since we have the funds we could loan funds to the City. Mr. Tedford stated this would not be a loan. Mr. White said if we get a bond the repayment would come out of 4A EDC Board and/or TIRZ Board.

Mr. White stated we did not receive the county grant because we did not rate high due to inability to solve congestions problems. Mr. Lane stated we can look at what Mr. White has to offer and see if we can support and look at hard numbers. EDC 4A board will see what you have and what we can do.

Mrs. Piwko motioned to appoint Mr. Smith or Mr. Tedford due to financial background. Mr. Tedford volunteered. Mr. Smith stated at one point there was consideration of talking with Camden. Mr. Smith stated maybe a good time to approach that. Mr. White stated we are doing this for all the citizens of Farmersville. Mr. Smith stated I can see this directly related to TIRZ. We are sales tax would this be related, Mr. Lane stated he agrees that TIRZ should take the biggest part but let's get some numbers together and be willing to hear out what Mr. White has as a proposal.

#### **RECEIVE UPDATE ON COMMERCIAL METALS COMPANY SITE VISIT**

Mr. White stated CMC is a large fabrication facility of rebar. Placed on 18 wheelers and shipped to job site. Owner Alan Jones and currently they are in a rented facility. What that means to me is they will need a new facility. Currently they are the number one sales tax producer in the City.

Mrs. Piwko asked how many employees. Mr. White stated not sure but what he saw was approximately 30.

Mr. White stated they are currently looking at expanding. Mr. White stated that the City is here to help.

Mr. White stated they are COVID 19 aware they do not want to lose their production staff.

#### **CONSIDER, DISCUSS AND ACT UPON EDP BEST PRACTICES RECOMMENDATION**

Mr. White presented an EDP Best Practice website. Gave an overview of the website. Mr. Greg Last does consulting in the area. Presented what type of product he produces. (See attachment)

Mr. White suggested to bring Mr. Last to the next meeting just hear what he has done for other cities and believe this would be a great tool for us. He has the ability to produce items such as planning documents etc.

Mrs. Piwko asked if you are proposing to place him on a retainer. Mr. White stated not proposing anything at this time.

#### **CONSIDER, DISCUSS AND ACT UPON LOCAL AREA EDC COALITION**

Mr. White contacted more cities have everyone on board not a problem to kicking this off with what we got. Greeneville suggest first meeting with NCTCOG. Each city will sponsor a lunch and talked about development in area.

Mrs. Piwko asked can we have these meetings streamed. Mr. White stated stay with what the other cities are doing. Currently it is an EDC directors meeting.

### **CONSIDER, DISCUSS AND ACT UPON WEBSITE/MISSION STATEMENT/SMALL BUSINESS DEVELOPMENT**

Mr. Smith stated on City website in our mission statement is states that we are participating in advancing retail sales. Seems our emphases should be industrial. Mr. Smith stated should we leave retail in our mission statement and pursue that as well. If we are not interested do we need to amend our mission statement? Mr. Lane proposed if you have the time look and see what we can do to improve the language in our mission statement. Mrs. Piwko stated we should high lite the hi industrial area.

### **RECEIVE UPDATE ON GRANT LOAN PROGRAM FOR BUSINESSES**

Mr. Smith spoke with EDC in the City of Anna. They have received funding through agriculture. Seems if it is available this should be something we need to look at. City of Anna had limited success, but accomplished initial goals. City of Anna still has the program but currently not active. Mr. Lane stated the City of McKinney has used USDA, I can contact them for info about the grant and available funding. Mr. Lane asked if the board agreed for him to contact USDA and to see what is available Mr. Lane stated if there are funds available we need to look into it.

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

Motion by Mr. Tedford to pay bills as submitted (Kimley Horn \$7,420.00 thoroughfare plan), second by Mrs. Piwko. Motion passed all in favor

### **CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR JANUNARY, FEBRUARY, MARCH AND APRIL 2020 AND BUDGET AMENDMENTS**

- o Motion made by Mrs. Piwko to approve January, February, March and April, 2020 financials as submitted, second by Mr. Smith. Motion passed all in favor.
- o Motion to move matured certificate of deposit to Texpool by Mr. Tedford, second by Mrs. Piwko. Motion passed all in favor

### **CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR JANUARY 16<sup>TH</sup>, 2020**

- o Motion made by Mr. Piwko to approve January 16<sup>th</sup>, 2020 minutes with changes, second by Mr. Smith Motion passed all in favor.

### **CITY MANAGER REPORT**

- o Collin College construction continues.
- o Reliable delivers 300 yards per day.



- Martin Marietta platted and building entrance of Highway 380 they are not in the City
- Mrs. Piwko stated a local business owner was concerned and asked if they are still in good standing.
- Nelson Brothers no new activity.
- Food truck sales/ City Ordinance not allowed in City / can allow under special use permit.
- TEX 2 did not attend
- CARES act fund received 168k. Below rules surrounding funding
  1. Unbudgeted items.
  2. Covid 19 related
- Lake Haven Mud, platting has started over 3,000 homes. They are trying to get their funding in line.

#### **BUDGET WORKSHOP**

Mr. Tedford suggested separate meeting for budget workshop.  
Schedule next regular meeting,

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

- Update on internet providers
- Website language
- Land use thoroughfare
- USDA
- Façade grant
- Sales tax report in City Manager Report
- Highway 380/78 update in City Manager Report

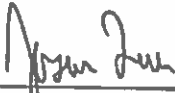
#### **ADJOURNMENT**

Mr. Lane adjourned the meeting at 8:19p.m.

ATTEST:

APPROVE:

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

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

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Informational Items
Section Number	V.E
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	1. Minutes 2. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote             <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____             <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
April 20, 2020, 6:30 P.M.**

[www.blizz.com](http://www.blizz.com)

Dial-in Phone Number: (646) 769-9101  
Meeting ID: 861-270-68

**\*\*You can call the number above, but the best form to use is the mobile app and is available by iPhone or android by downloading TeamViewer Blizz\*\***

**I. PRELIMINARY MATTERS**

- Chairman Michael Hesse (via teleconference) presided over the meeting which was called to order at 6:31 p.m. Commissioners Lance Hudson, Leaca Caspari (via teleconference), John Klostermann, Brian Brazil, Rachel Crist (via teleconference), and Luke Ingram (via teleconference) were in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet (via teleconference)
- Sandra Green 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)**

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

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

- A. Consider, discuss and act upon minutes from February 24, 2020.

- Motion to approve made by John Klostermann
- 2<sup>nd</sup> to approve made by Brian Brazil
- All members voted in favor

B. Consider, discuss and act upon the preliminary plat of the HCG Addition, Lots 1 & 2, Block A.

- Ben White stated there were several items the City Engineer noted that need to be taken care of before the plat is filed.
- Alan Lathrom stated that with the changes made by the Texas Legislature we will no longer have the ability to work with applicant and wait until everything is addressed.
- Ben White stated a lot of the items that need to be addressed are the easements and building lines. He said those are a lot of the main items then need to be corrected on the plat.
- John Klostermann asked if they could get the plat fixed with 30 days.
- Alan Lathrom stated they could take as long as they wanted to fix the items on the plat. He stated the infrastructure would have to be in place before the plat would be filed.
- Leaca Caspari asked if the Commission could approve the plat with a condition that they correct all the items.
- Michael Hesse asked if the Commission conditionally approved the preliminary plat how would they know that all the items had been addressed.
- Ben White stated that the City Engineer and Sandra Green would review the plat to make sure all the conditions were addressed.
- Sandra Green stated the Commission would also get to review the Final Plat when it was submitted to the city.
  - Motion to conditionally approve the preliminary plat of the HCG Addition, Lots 1 & 2, Block A, subject to the applicant's addressing and curing or correcting the comments identified in Jacob Dupuis' letter dated April 13, 2020, together with the engineering plans made by Leaca Caspari
  - 2<sup>nd</sup> to approve made by John Klostermann
  - All members voted in favor

C. Consider, discuss and act upon the site plan and landscape plan for the Farmersville Restaurant located on the southeast corner of Farmersville Parkway and South Hamilton Street.

- Michael Hesse stated this item was approved along with the preliminary plat.

- Alan Lathrom stated the site plan and landscape plan required a separate approval from the plat.
- Ben White indicated he recommended conditional approval of the site plan and landscape plan as long as the applicant fixes the outstanding items.

- Motion to conditionally approve the site plan and landscape plat, subject to the applicant's addressing and curing or correcting the comments identified in Jacob Dupuis' letter dated April 13, 2020 made by Brian Brazil
- 2<sup>nd</sup> to approve made by Leaca Caspari
- All members voted in favor

D. Consider, discuss and act upon the Final Plat of the Farmersville Veterinary Addition, Lots 1 & 2, Block 1.

- Ben White stated that looking at the utility plan and what Danny Ruff, Public Works Lead, has done to locate utilities he is recommending denial until the utilities are brought to the property.
- Michael Hesse stated that if it was the wish of the Commission they could reject the plat and the applicant would have as much time they needed to correct the items before reconsideration.
- Alan Lathrom stated the Commission could disapprove the plat with conditions.

- Motion to conditionally disapprove the Final Plat of the Farmersville Veterinary Addition, Lot, 1 & 2, Block 1, subject to the applicant addressing and curing or correcting the comments identified in Jacob Dupuis' letter dated April 13, 2020, plus providing water, sewer, and electrical easement and extensions necessary to serve the subject property made by John Klostermann
- 2<sup>nd</sup> to approve made by Brian Brazil
- All members voted in favor


#### **IV. ADJOURNMENT**

Meeting was adjourned at 7:04 p.m.

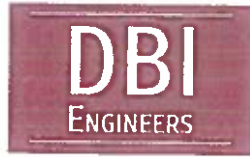
ATTEST:

  
Sandra Green, City Secretary

APPROVE:

  
Michael Hesse, Chairman





April 13, 2020

RE: HCG Addition Lots 1-2, Block A, Dated March 12, 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

Preliminary Plat

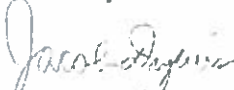
- The City Manager has allowed the applicant to combine the Concept Plan and Preliminary Plat submittal into one for a streamlined approval process. Please follow Sec 65-28 of the Subdivision Ordinances to include any additional items required in the Concept Plan as part of the Preliminary Plat package.
- Owner information must match what is listed in the Dedication Language
- Signature Block needs to follow ordinance 2019-1126-001
- 15' wide utility easement will be needed across the entire frontage of both lots. Sec 65-53.a
- Building Lines need to be shown on both lots. Sec 65-42.b.5
- List zoning of the property. Sec 65-29.c.15

Engineering Plans

- Site Plan
  - Need height of building and total square feet of ground area coverage. Sec. 77-82.f.1.g
  - Any screening between lots? Sec. 77-82.f.1.i
  - Need lighting details. Sec 77-82.f.3
  - Provide handicap parking space quantities. Sec 77-82.g.4
- Utility Plan
  - What are the plans for future 8" water and 8" sewer line going east? They are headed straight into the detention pond.
- Landscape Plan
  - Minimum landscape requirements are per parcel. Can't include overlap into adjacent lots in the calculations. Sec. 77-71.g
  - Shrub and ground cover plants are not shown on the approved list. Sec 77-71.i

If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,

  
Jacob Dupuis, P.E.

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





April 13, 2020

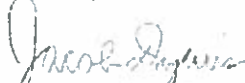
RE: Farmersville Veterinary Office  
Dated March 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

- In response to the Engineers Summary Report from Helmberger Associates, Inc. dated April 9, 2020
  - The platting exhibit is different from the original Final Plat submitted by Boundary Solutions in March 2020. An additional Utility and Drainage Easement is included on the south boundary line of the tract.
  - A 6" waterline is shown on the south side of Lots 1 & 2 that was not included in the utility analysis provided by the City Public Works Director. The 6" waterline is not shown on the adjacent subdivision (Lincoln Heights) As-Built drawings either.
  - A cost estimate will need to be provided for both water and sewer service extensions to Lot 2.
- Cross access easements are required between lots on HC zoned properties. Sec. 77-54.(a).(6).k

If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,

  
Jacob Dupuis, P.E.



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
June 15, 2020, 6:30 P.M.**

**I. PRELIMINARY MATTERS**

- Chairman Michael Hesse (via teleconference) presided over the meeting which was called to order at 6:30 p.m. Commissioners Lance Hudson, Leaca Caspari (via teleconference), John Klostermann, Rachel Crist (via teleconference), and Luke Ingram were in attendance. Commissioner Brian Brazil was not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Alan Lathrom; and Council liaison, Mike Henry
- Mike Henry 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 in person or on teleconference to speak.

**III. 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; and
10. A recommendation be forwarded to the City Council regarding the foregoing requested variances.
  - Chairman Hesse opened the public hearing at 6:39 p.m. and asked if anyone wanted to speak for or against the item.

- Dakota Cryer, the developer of the subdivision, explained the reason for the variance request was because they constructed the road and did not use the lime stabilization. He said they did conduct soil compaction tests and they did meet some aspects but not the moisture content. He stated they are wanting to take the responsibility of the future road maintenance away from the city and the county and place it in the hands of the property owners.
- Bruce Cryer, the developer of the subdivision, stated they were trying to upgrade the road with more concrete and steel and did not construct the road with the lime stabilization. He explained the road goes between the lots and is a cul-de-sac. He said the compaction was done and they did not use fill dirt, but they poured thicker concrete at 4,000 psi.
- Chairman Hesse asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:48 p.m.
- Alan Lathrom stated all the variance request are the result of the developer not having done the lime stabilization under the city guidelines. He said they did not construct the roadway in conformance with the city's subdivision ordinance. He explained the county would not accept the road either because it was not built to standards. The only other option would be for them to receive waivers to allow for a substandard street and turn the road into a private street subdivision. The homeowner's association that would be created would have to maintain and pay for the roadway maintenance in the future. Previously, the city had granted them a reduction in the right-of-way width of 50 feet. But since they are coming back as a private street, the city has to review some of those items again. He said that they were previously granted a reduction in the paved roadway section from 30 feet to 26 feet, with 3 feet of unpaved shoulder on each side of the road. They were also previously granted a variance for not having two means of egress from the subdivision because they just have a cul-del-sac. He explained the entrance requirements are because they are requesting a private street subdivision. He said if they had a gate at the entrance they would have to have the stacking lane to allow people to turn around at the entrance.
- Michael Hesse asked why the city has jurisdiction over the item if it is in the extraterritorial jurisdiction.
- Alan Lathrom stated the city's subdivision regulations extend into the city's extraterritorial jurisdiction.
- Leaca Caspari stated that one thing that concerned her was the turnaround area at the entrance.
- Alan Lathrom stated the Commission could request that no gate be allowed at the entrance.
- Ben White stated he spoke to the City Engineer and there was a need for lime stabilization, testing, and inspections that should have taken placed. He explained that is why they are requesting a variance because the road was constructed without those items being completed.

- Michael Hesse wanted to know what would happen if the city would annex the subdivision later in the future.
- Alan Lathrom stated if the properties were adjacent to the city limits the property owners could join together and petition the city to annex, but the city would not have the responsibility to maintain the road unless the homeowner's petitioned the city to take over the maintenance. The problem with that is the subdivision ordinance states the roadway must conform to city standards. He said the maintenance would remain the homeowner's association concern.
- Leaca Caspari asked if the city could make the homeowner's keep the street in good condition so that emergency vehicles could travel on the roadway.
- Alan Lathrom stated the city could issue citations to the homeowner's association if the roadway was in need of major repairs.
- Lance Hudson asked if they could do chemical injections to the road that would bring it up to standards.
- Ben White stated they would have to provide research to show it would work and the builder has not brought that information forward to the city.
- Alan Lathrom stated the injections or any other process would still require a waiver because it is different from the city requirements.
- Luke Ingram stated he was concerned about setting a precedent. He does not want Farmersville to have a several private roads.
- Ben White stated the city did not have any knowledge that the road was being built because we were not called out for any inspections.
- Luke Ingram asked if the homeowner's would know that is a private road and that they have to maintain it.
- Bruce Cryer stated they would build in Farmersville again and they have learned from their mistakes.
  - Lance Hudson made a motion to approve the requested variances, including the prohibition of placing a gate across the road at the entrance of the subdivision.
- Alan Lathrom stated they would need to add a notation on the plat that indicated that it was a private street subdivision.
  - 2<sup>nd</sup> to approve made by John Klostermann
  - All members voted to approve

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

A. Consider, discuss and act upon minutes from March 20, 2020.

- Motion to approve made by John Klostermann

- 2<sup>nd</sup> to approve made by Luke Ingram
- All members voted in favor

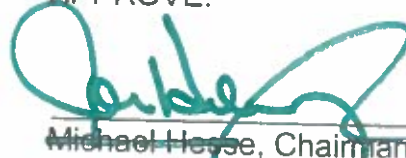
## V. ADJOURNMENT

Meeting was adjourned at 7:22 p.m.

ATTEST:

  
Sandra Green, City Secretary

APPROVE:

  
Michael Hesse, Chairman  
JOE HELM BURGER



Agenda Section	Informational Items
Section Number	V.F
Subject	TIRZ Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	<ol style="list-style-type: none"> <li>1. Financials</li> <li>2. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**TIRZ**  
**June 2020**

Statement Balance 06-1-2020	\$137,817.19
Deposits:	
Cking Int CBTX	\$18.06
Wire Fee	
Transfer from Texpool	
Transfer to operating reimburse expenses	<u>\$(14,830.75)</u>
Statement balance 06-30-2020	\$123,004.50

**Outstanding Transactions**

<b>Balance 07-15-2020</b>	<b>\$123,004.50</b>
---------------------------	---------------------



TIRZ  
Cumulative Income Statement  
For the 12 Months Ended, September 30, 2020

	FY 2020	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$129,598.19	\$129,817.05	\$129,982.97	\$129,410.23	\$129,570.59	\$99,568.83	\$ 99,692.04	\$137,805.85	\$137,817.19				
Deposits								\$ 38,109.20						
Ad Valorem Tax Collection	\$410,000.00													
Interest Income	\$14,400.00	\$218.88	\$165.92	\$177.26	\$160.36	\$135.75	\$123.21	\$ 4.61	\$11.34	\$18.06				
Miscellaneous	\$20.00	\$20.00												
Wire Transfer														
Transfer to Texpool		\$135,314.28					\$305,619.66							
Transfer from Texpool														
Transfer to Interest		\$562.22	\$435.32	\$435.76	\$428.22	\$400.72	\$275.14	\$ 233.20	\$142.20	\$110.95				
<b>Total Revenue</b>	<b>\$424,400.00</b>	<b>\$129,817.05</b>	<b>\$129,982.97</b>	<b>\$130,160.23</b>	<b>\$129,570.59</b>	<b>\$129,706.34</b>	<b>\$99,692.04</b>	<b>\$137,805.85</b>	<b>\$137,817.19</b>	<b>\$137,836.25</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
Expenses:														
Administration	\$2,000.00													
Meeting Expenses	\$2,000.00									\$71.20				
Dues School/Travel	\$2,000.00													
Office Supplies														
Legal Service										\$2,759.55				
Debt Service														
Interest Payment	\$60,275.00			\$750.00		\$30,137.51								
Principal Payment	\$60,000.00													
Directive Business Incentives														
Waiver														
Waiver		\$135,314.28												
Texas A&M broadband study	\$12,500.00									\$12,000.00				
Steele Improvement	\$300,000.00													
<b>Total Expenditures</b>	<b>\$438,775.00</b>	<b>\$135,314.28</b>		<b>\$750.00</b>		<b>\$30,137.51</b>				<b>\$14,836.75</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
Revenue vs Expenditures														
From Reserves														
Ending Bank Balance		\$129,982.97	\$129,410.23	\$129,570.59	\$99,568.83	\$99,692.04	\$137,805.85	\$137,817.19	\$137,817.19	\$123,004.50	\$-	\$-	\$-	\$-
Texpool Balance	\$450,507.41	\$315,755.35	\$316,190.67	\$316,626.43	\$317,054.65	\$317,455.37	\$623,350.17	\$623,503.37	\$623,725.57	\$623,836.52	\$-	\$-	\$-	\$-
<b>Total Available Funds</b>		<b>\$310,258.12</b>	<b>\$446,173.64</b>	<b>\$446,036.68</b>	<b>\$446,625.24</b>	<b>\$417,024.20</b>	<b>\$723,042.21</b>	<b>\$761,389.22</b>	<b>\$761,542.76</b>	<b>\$746,641.02</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>

## **VI. Public Hearing**

Agenda Section	Public Hearing
Section Number	VI.A
Subject	Public hearing to consider, discuss and act upon Ordinance O-2020-0728-002 regarding an amendment to the Farmersville Comprehensive Plan dated January, 2013, by amending the Conceptual Land Use Plan Map contained therein by changing the land use on approximately thirty-two (32) acres of land from Estate Residential to Industrial. The property is comprised of two tracts of land located along the north side of U.S. Highway 380 (Audie Murphy Parkway) extending in a westerly direction from County Road 699 a distance of approximately 2,100 linear feet more or less.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 28, 2020
Attachment(s)	<ol style="list-style-type: none"> <li>1. O-2020-0728-002</li> <li>2. Map of Location</li> <li>3. Current Future Land Use Map</li> <li>4. What a Change in the FLUP Would Look Like</li> <li>5. Zoning Use Charts</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**CITY OF FARMERSVILLE  
ORDINANCE 0-2020-0728-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING CHAPTER 3 LAND USE OF THE FARMERSVILLE COMPREHENSIVE PLAN, DATED JANUARY 24, 2013, BY AMENDING ORDINANCE # O-2013-0226-001, IN PART, WHICH ADOPTED THE FARMERSVILLE COMPREHENSIVE PLAN, SPECIFICALLY TO CHANGE THE CURRENT LAND USES REFLECTED ON THE FUTURE LAND USE PLAN MAP FROM ESTATE RESIDENTIAL USES TO INDUSTRIAL USES ON APPROXIMATELY THIRTY-TWO (32) ACRES OF LAND COMPRISED OF TWO TRACTS OF LAND SITUATED IN THE W.B. WILLIAMS SURVEY, ABSTRACT NO. 954 AND LOCATED ALONG THE NORTH SIDE OF U.S. HIGHWAY 380 (AUDIE MURPHY PARKWAY) EXTENDING IN A WESTERLY DIRECTION FROM COUNTY ROAD 699 A DISTANCE OF APPROXIMATELY 2,100 LINEAR FEET, MORE OR LESS; 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**, on February 26, 2013, the City Council of the City of Farmersville adopted the Farmersville Comprehensive Plan, dated January 24, 2013, ("2013 Comprehensive Plan") including the following elements: the Farmersville Vision, Farmersville's Demographic Trends, Land Use Plan, the Transportation Plan, the Utilities/Infrastructure/Public Facilities Plan, Parks and Open Space Plan, and the Strategic Implementation Plan; and

**WHEREAS**, the Future Land Use Plan Map contained in the Land Use Plan of the 2013 Comprehensive Plan depicts, by distinct colors, the various land uses in the City; and

**WHEREAS**, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the City Council of the City of Farmersville, Texas, has determined that it is in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City of Farmersville that Chapter 3 Land Use of the 2013 Comprehensive Plan of the City of Farmersville, Texas, be amended through the amendment of the land use designations reflected in the Future Land Use Plan Map.

**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 findings 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. FARMERSVILLE COMPREHENSIVE PLAN AMENDED.**

From and after the effective date of this ordinance, Chapter 3 Land Use of the 2013 Comprehensive Plan, adopted by Ordinance # O-2013-0226-001, specifically the Future Land Use Plan Map, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said 2013 Comprehensive Plan are not amended, but shall remain intact and are hereby ratified, verified, and affirmed.

## **SECTION 3. GRAPHIC COLORS ON FUTURE LAND USE PLAN MAP CHANGED.**

From and after the effective date of this Ordinance, Chapter 3 Land Use of the 2013 Comprehensive Plan, is hereby amended and changed by changing the graphic colors on the Future Land Use Plan Map to reflect the graphic color of the land use designation for Industrial uses for the approximately 32 acres of land that is more fully described in Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference for all purposes allowed by law.

## **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 28<sup>th</sup> day of July, 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 on the date set out below.

**APPROVED THIS 28<sup>th</sup> day of July, 2020.**

**APPROVED:**

\_\_\_\_\_  
Bryon Wiebold, Mayor

**ATTEST:**

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

## EXHIBIT "A"

### *Description of Property*

#### Tract 1:

BEING all that tract of land in Collin County, Texas, out of the W.B. William Survey, A-954, and being part of that called 31.458 acres of land described in a deed to Anani LLC as recorded under CC# 20161216001709450 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of County Road No. 699, on the North line of the Kansas City Southern Railroad (100'), and at the Southeast corner of said 31.458 acres;

THENCE North 84 degrees 12 minutes 52 seconds West (Directional Control Line), 552.39 feet along the North line of said railroad to a 5/8 inch steel rod set for corner;

THENCE North 00 degrees 21 minutes 00 seconds East, 400.00 feet to a 5/8 inch steel rod set for corner;

THENCE South 84 degrees 12 minutes 52 seconds East, 552.39 feet to a point for corner in the center of said County Road No. 699, from which a 5/8 inch steel rod set bears North 84 degrees 12 minutes 52 seconds West, 30.00 feet for witness;

THENCE South 00 degrees 21 minutes 00 seconds West, 400.00 feet along the center of said County Road No. 699 to the POINT OF BEGINNING, containing 5.050 acres of land.

#### Tract 2:

BEING all that certain tract of land laying in the W.B. Williams Survey, Abstract Number 954, Collin County, Texas, and being part of a tract of land described in a deed to Anani, LLC, recorded in Instrument Number 2016-121600, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a wood fence corner post from which a capped iron rod found stamped "EMCOMPASS" bears South 76 Degrees 42 Minutes 57 Seconds East, 2.97 feet, said corner post being in the North line of the Kansas City Southern Railroad and being the Southeast corner of a tract of land described as "Exhibit B" in a deed to JMR Farms, Ltd., recorded in Volume 4572, Page 3840 and Document Number 99-156397, of said Records, and being the Southwest corner of the herein described tract;

THENCE North 01 Degree 15 minutes 55 Seconds East with the East line of said JMR Farms, Ltd. Tract, 576.89 feet to a wood fence corner post, being the Southeast corner of a tract of land described as "Exhibit C" in a deed to JMR Farms, Ltd., recorded in Volume 4572, Page 3840 and Document Number 99-156397, of said Records;

THENCE South 89 Degrees 32 Minutes 33 Seconds East, at 2003.87 feet passing a capped iron rod found stamped "RPLS 4967" and continuing for a total of 2034.84 feet to a point in Collin County Road 699, being the Northeast corner of the herein described tract;

THENCE South 00 Degrees 32 Minutes 21 Seconds West along the center of said County Road, 367.05 feet to a point, being the most Northerly Southeast corner of the herein described tract;

THENCE North 84 Degrees 13 Minutes 45 Seconds West, 531.16 feet to a 5/8 inch iron rod found, being a reentrant for the herein described tract;

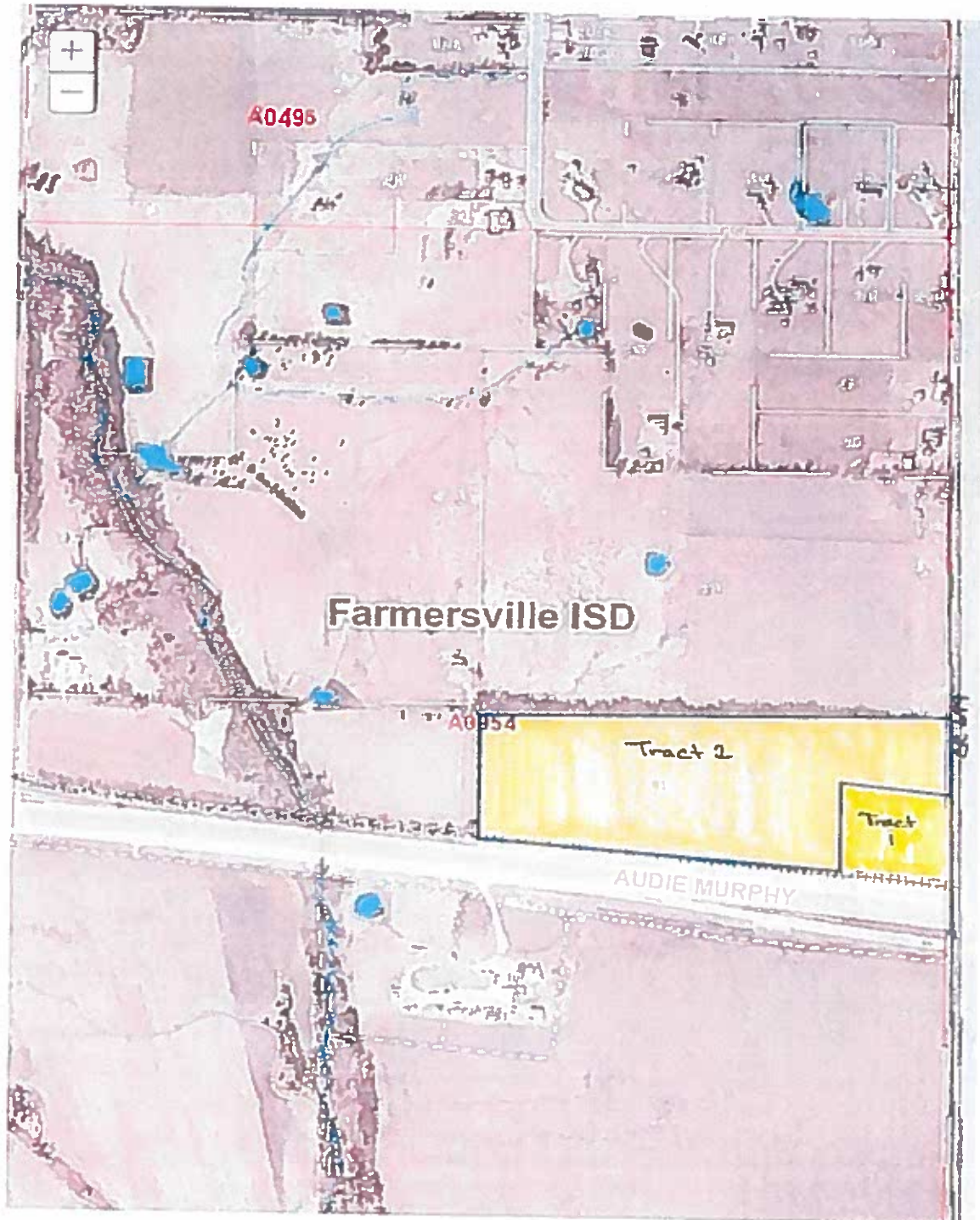
THENCE South 00 Degrees 27 Minutes 59 Seconds West, 399.85 feet to a 5/8 inch iron rod found in the North line of Kansas City Southern Railroad, being the most Southerly Southeast corner of the herein described tract;

THENCE North 84 Degrees 13 Minutes 27 Seconds West along said North line, 1520.05 feet to the PLACE OF BEGINNING, containing 26.60 acres of land more or less.



**EXHIBIT "B"**

*Depiction of Property*



7/15/2020

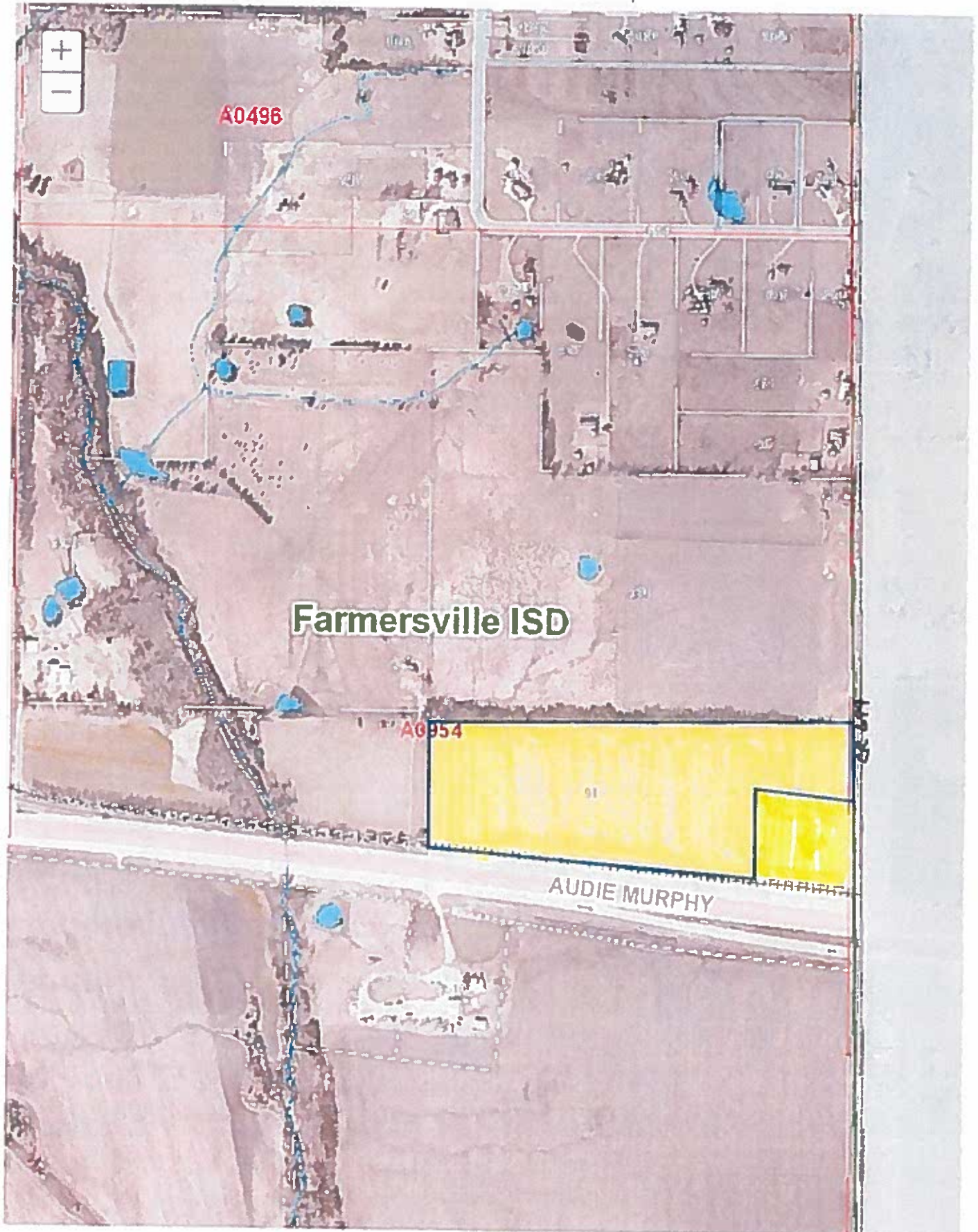
Google Maps

Google Maps



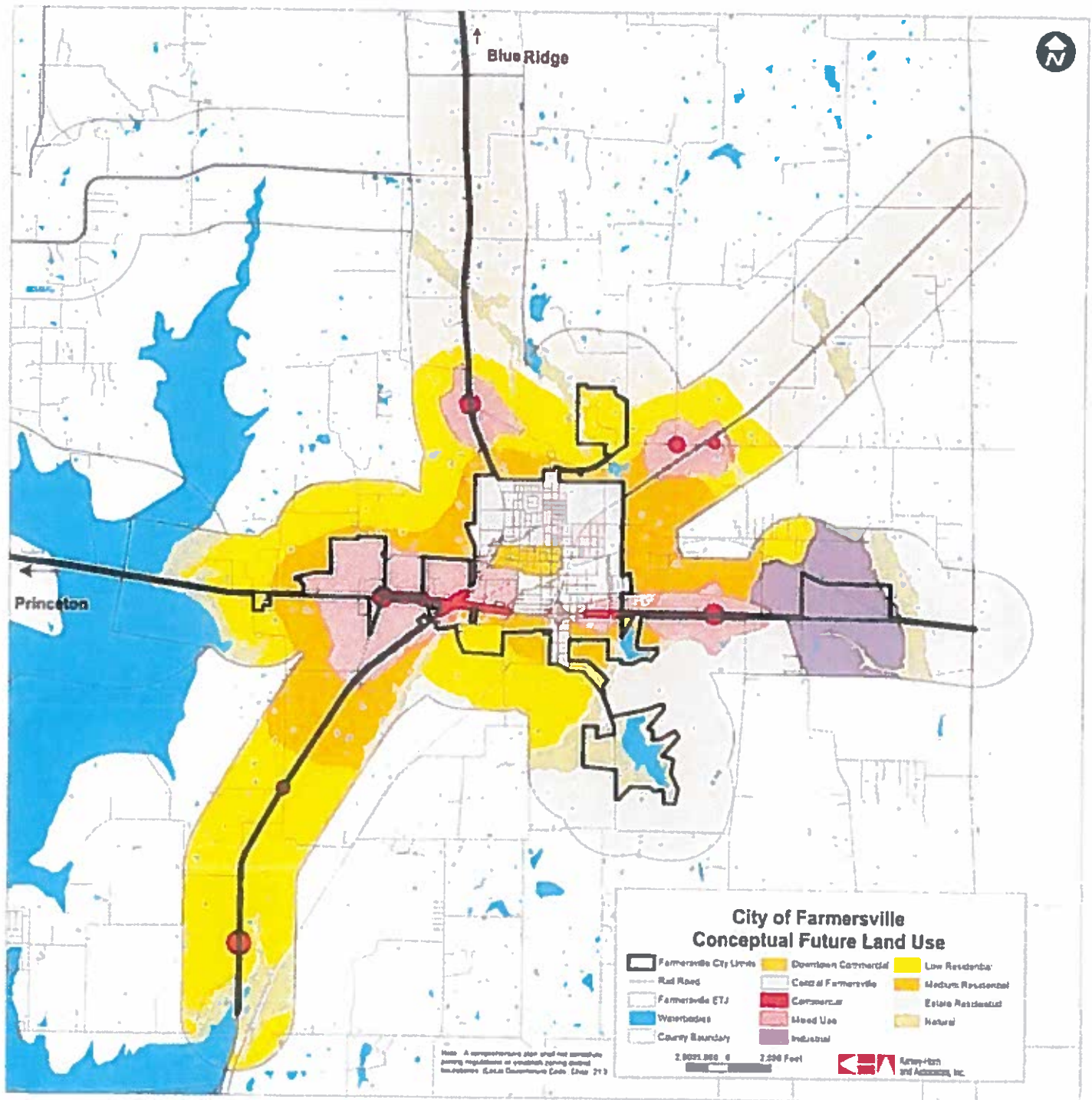
Imagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 200 ft





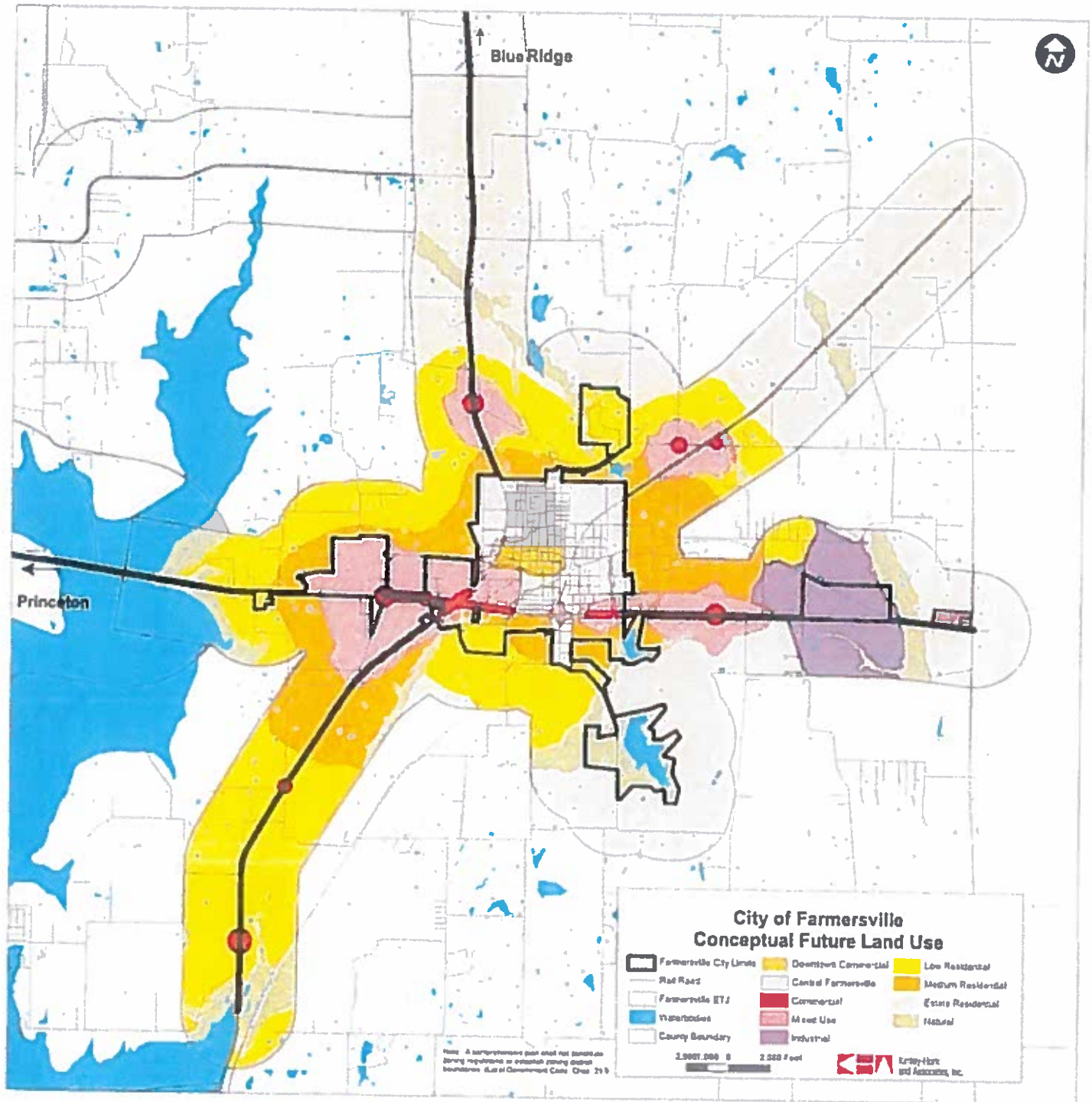
If you'd prefer to use a standalone version of this map, please [click here](https://www.collincad.org/maps/gis).

# CURRENT FUTURE LAND USE PLAN





# WHAT THE FUTURE LAND USE PLAN WOULD LOOK LIKE IF CHANGED





### DOWNTOWN COMMERCIAL

The Downtown Commercial area is comprised of the historic town center that is a model example of the traditional American "main street". Historically main streets provided a place for working, shopping and living. The Farmersville historic downtown currently hosts retail, restaurants, office and service uses.

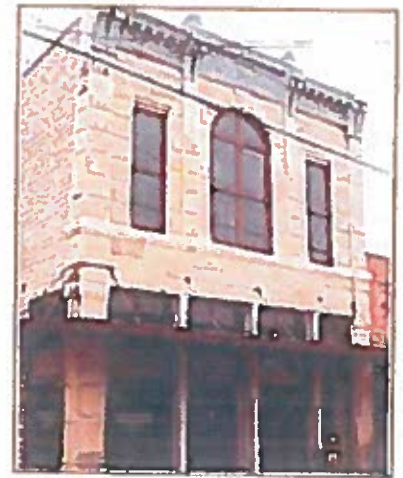
### CENTRAL FARMERSVILLE

Central Farmersville is predominantly single family residential uses, with multifamily, institutional, commercial, and industrial uses scattered throughout.



Historic Downtown area

The area is laid out in a historic grid pattern and reflects the cultural values of the past. In the future it is anticipated that this area will remain predominately single family residential or duplex uses on smaller lots. Higher density townhomes, multifamily, and commercial uses may be appropriate if they are consistent with the layout and character of the area. The intent of any new development in this area should be to maintain the existing development patterns, provide compatible infill development and enhance and stabilize existing neighborhoods. Residential uses in this area are generally to not exceed an average of 12 dwelling units per gross acre.



Farmersville Times Building  
Source: D Helmberger

### INDUSTRIAL

The industrial area offers important employment opportunities, with the largest area to the east of Farmersville, on the north side of US 380. These areas are envisioned as housing environmentally-friendly light industrial uses with logistics, warehousing, assembly, fabrication and light manufacturing uses in a business park environment. Business activities should take place inside the building or be screened from view of the public.



South Lake

### NATURAL

Natural areas include parks, trails, floodplains and open spaces that should be preserved for recreational uses. These areas should be maintained as important green spaces.

### MIXED USE

Mixed use areas include a mix of residential and employment uses. These areas are clustered around employment centers and are characterized by enhanced walking and biking facilities. The areas provide residents a lively blend of opportunities to live, work, shop and recreate within a closely defined area. Buildings range from one to two story offices, shops and townhomes to three to five story mixed use or residential buildings. Mixed use areas should not exceed an average of 25 dwelling units per gross acre.



Example of an industrial park



Example of Mixed Use



### ESTATE RESIDENTIAL

This area is intended to be retained in low density rural residential uses, characterized by natural areas, agricultural or pasture uses and large lot residential (1 acre or more in size). The intention is for these areas to transition to residential subdivisions or other appropriate uses as they are served by infrastructure.



Example of Estate Residential



Example of Low Residential Neighborhood

### LOW RESIDENTIAL

These areas refer to single family detached units in suburban type developments and large-lot subdivisions and are typically located on the edges of the city. Generally these subdivisions should not exceed 6 dwelling units per gross acre. Ancillary retail and service uses are expected at primary intersections.



Example of Medium Density Neighborhood

### MEDIUM RESIDENTIAL

Medium residential areas are generally adjacent to the downtown center and mixed use areas and should not exceed 10 dwelling units per gross acre. A range of housing types are permitted in this area, including single family detached and attached, cottage homes, zero lot lines and small multifamily units.

## D. Land Use Guiding Principles

The following land use guiding principles were used in developing the Conceptual Land Use Plan and the following Goals, Strategies and Actions:

- Retain the small town feel/sense of community;
- Enhance the unique downtown/ preserve historic structures and places;
- Emphasize development in the downtown area and at the US 380/SH 78 intersection;
- Allow and promote a variety of jobs/mix of small employers;
- Maintain current character, values, sense of place;
- Diversify housing types; and
- Grow responsibly — make growth that fits into the community and is an asset a priority.

- b. The PD district may list the permitted and prohibited uses separately.
- c. A combination of the above options.

### 3.6.2 LEGEND FOR USE CHART

P	Use is permitted in district indicated
S	Use is permitted in district upon approval of a Specific Use Permit
	Use is prohibited in district indicated
	Use is permitted in the district indicated if the use complies with use-specific regulations in the corresponding numeric end note in Section 3.9, Use-Specific Regulations



### 3.6.3 RESIDENTIAL USES

Zoning District Legend		Residential Districts										Non-Residential and Mixed-Use Districts					Use-Specific Regulations
A	Permitted Use	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District?	Use-Specific Regulations	
S	Special Use Permit	S	S	S	S	S	S	S	S		S	P	P		S		
	Prohibited Use	P	P	P	P												
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	P	P	P	P												
Type of Use																	
Bed and breakfast inn		S	S	S	S	S	S	S	S		S	P	P		S		
Boarding house or rooming house																	
Garage apartment		P	P	P	P										S		
Guest house		P	P	P	P										S		
Hotel		S		S	S						S	P	P		S		
HUD-Code manufactured home																	
Industrialized housing (or modular home)																	
Mobile Home																	
Motel																	
Multiple-family dwelling								P	P						S		
One-family dwelling (attached)						S		P	P						S		
One-family dwelling (detached)						P	P	P	P								
Residence hotel		P	P	P	P												
Two-family dwelling (duplex)							P	P	P		P	P	S				
Zero lot line dwelling					S	P	P	P	P		P	P			S		

<sup>1</sup>Property in the Central Area District shall be used only in the manner and for the purposes provided for by this division, provided that a residence or residential use in such district by specific use permit shall be subject to the limitations of section 3.13.4.

# Section 3 – Zoning Districts and Uses

## 3.6.4 ACCESSORY AND INCIDENTAL USES

Zoning District Legend		Residential Districts										Non-Residential and Mixed-Use Districts					Use-Specific Regulations
P	S																
<div> <div>Permitted Use</div> <div>Special Use Permit</div> <div>Prohibited Use</div> <div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div> </div>																	
Type of Use		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District		
Accessory building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Farm accessory building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fuel pumps (accessory use)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parking lot/garage (accessory)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stable (private)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Swimming pool (private)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary field office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Tennis courts		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

# Section 3 – Zoning Districts and Uses

## 3.6.5 AGRICULTURAL USES

Zoning District Legend		Residential Districts									Non-Residential and Mixed-Use Districts					Use-Specific Regulations
<div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>	S	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	ZF – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	Use-Specific Regulations
Type of Use																
Farm, ranch, garden, or orchard		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Feed store		S														
Nursery, major		S														
Nursery, minor																
Stable (commercial)		P	S													
Veterinarian clinic and/or kennel, indoor											S					
Veterinarian clinic and/or kennel, outdoor		S														



### 3.6.6 AUTOMOBILE AND RELATED USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
P	Permitted Use	A - Agricultural District	ED - Estate Development	SF-1 - Single Family Dwelling-1 District	SF-2 - Single Family Dwelling-2 District	SF-3 - Single Family Dwelling-3 District	2F - Two Family Residence (Duplex) District	MF-1 - Multifamily Residence-1	MF-2 - Multifamily Residence-2	NS - Neighborhood Service District	GR - General Retail District	C - Commercial District	LI - Light Industrial District	HI - Heavy Industrial District	CA - Central Area District	
S	Special Use Permit															
	Prohibited Use															
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
				</												

### 3.6.7 COMMERCIAL AND PROFESSIONAL USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations		
P	S	Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	Use-Specific Regulations
		Type of Use															
		Building maintenance service and sales															
		Clinic, medical or dental															
		Contractor's shop and storage yard															
		Dry cleaning plant															
		Equipment and machinery sales and rental, major															
		Manufactured home display and sales															
		Medical or scientific research lab															
		Office showroom/warehouse															
		Office, professional, general administrative															
		Open storage and outside display															
		Print shop, major															
		Propane storage and distribution															

### 3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

[illegible]



### 3.6.9 ENTERTAINMENT AND RECREATIONAL USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
P	S	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	U – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District
Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)		P	P	P	P	P	P	P	P		P	P	P	P	P	CA – Central Area District
Type of Use		Amenity center (private)	P	P	P	P	P	P	P							
Amusement, commercial (indoors)		S														
Amusement, commercial (outdoors)		S														
Community center (public)		S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Dancehall or nightclub																
Day camp		P		S												
Fairgrounds/exhibition area		S														
Game room																
Golf course and/or country club		P		S	S	S	S	S	S	P	P	P	P	P	P	
Gun or archery range (indoor)		S														
Park or playground (public)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Play field or stadium (public)		P	S	S	S	S	S	S	S	P	P	P	P	P	P	
Recreational vehicle (RV) parks and campgrounds		S										S	P	P		
Swim and tennis club		S	S	S	S	S	S	S	S							
Theater (drive-in)		S										S	S	S	S	
Theater (indoor)		S									S	P	P	P	P	

### 3.6.10 INDUSTRIAL AND WHOLESALE USES

### 3.6.10

## INDUSTRIAL AND WHOLESALE USES

Zoning District Legend	Residential Districts	Non-Residential and Mixed-Use Districts	Use-Specific Regulations
P S  Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	A – Agricultural District ED – Estate Development SF-1 – Single Family Dwelling-1 District SF-2 – Single Family Dwelling-2 District SF-3 – Single Family Dwelling-3 District ZF – Two Family Residence (Duplex) District MF-1 – Multifamily Residence-1 MF-2 – Multifamily Residence-2	NS – Neighborhood Service District GR – General Retail District C – Commercial District LI – Light Industrial District HI – Heavy Industrial District CA – Central Area District	
Type of Use			
Bakery and confectioners works (wholesale)			
Concrete/asphalt batching plant			
Concrete/asphalt batching plant, temporary			
High impact use			
Manufacturing, heavy			
Manufacturing, light			
Mini-warehouse/self-storage			
Sand and gravel storage			
Warehouse/distribution center			
Wholesale office storage or sales facility			



### 3.6.11 RETAIL AND SERVICE USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
Permitted Use		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling 2 District	SF-3 – Single Family Dwelling 3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence 2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	Use-Specific Regulations
Special Use Permit																
Prohibited Use																
Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																
Type of Use																
Alternative financial institution																
Antique shop and used furniture																
Artisan's workshop																
Bakery and confectioners works (retail)																
Banks, savings and loan, or credit union																
Barber shop/beauty salon and personal service shops																
Big box retail development																
Body art studio																
Building materials and hardware sales, inside storage																
Building materials and hardware sales, outside storage																
Cleaning & laundry, self-service																
Dry cleaning or laundry, minor																
Equipment and machinery sales and rental, minor																
Farmer's market																
Flea market, inside																
Flea market, outside																
Florist shop																
Furniture, home furnishing, and equipment stores																

### Section 3 – Zoning Districts and Uses

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
Permitted Use	Special Use Permit	Type of Use (Retail and Service, continued)								NS - Neighborhood Service District	GR - General Retail District	C - Commercial District	LI - Light Industrial District	HI - Heavy Industrial District	CA - Central Area District	
Prohibited Use	Special Conditions Apply (see Section 3 9, Use-Specific Regulations)															
Grocery store or supermarket		A - Agricultural District	ED - Estate Development	SF-1 - Single Family Dwelling-1 District	SF-2 - Single Family Dwelling-2 District	SF-3 - Single Family Dwelling-3 District	ZF - Two Family Residence (Duplex) District	MF-1 - Multifamily Residence-1	MF-2 - Multifamily Residence-2							
Health/fitness center																
Licensed massage therapy																
Mortuary or funeral parlor																
Pawn shop																
Pet grooming																
Pet shop																
Portable building sales																
Private club																
Repair shop, household equipment and appliances																
Restaurant (drive-in type)																
Restaurant or cafeteria																
Retail stores and shops																
Sexually oriented businesses or establishments																
Shopping center																
Small engine repair shop																
Studio for dance, gymnastics, and/or martial arts																
Studio for photographer, musician, and artist																
Studio for radio and television																



### 3.6.12 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

Zoning District Legend		Residential Districts										Non-Residential and Mixed-Use Districts					Use-Specific Regulations
		A - Agricultural District	ED - Estate Development	SF-1 - Single Family Dwelling-1 District	SF-2 - Single Family Dwelling-2 District	SF-3 - Single Family Dwelling-3 District	2F - Two Family Residence (Duplex) District	MF-1 - Multifamily Residence-1	MF-2 - Multifamily Residence-2	N5 - Neighborhood Service District	GR - General Retail District	C - Commercial District	LI - Light Industrial District	HI - Heavy Industrial District	CA - Central Area District		
Permitted Use	P																
Special Use Permit	S																
Prohibited Use																	
Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																	
<b>Type of Use</b>																	
Airport landing field																	
Antenna and/or antenna support structure, commercial																	
Antenna and/or antenna support structure, non-commercial																	
Parking lot/garage (commercial)																	
Private utility, other than listed																	
Railroad or bus passenger station																	
Railroad team track, freight depot or docks																	
Shops, offices, and storage area for public or private utility																	
Telephone line and exchange																	
Transportation and utility structures/facilities																	
Truck terminal																	
Utility distribution/transmission lines																	