



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION AGENDA  
September 22, 2020, 7:30 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](tel:6467699101)**  
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 [913-202-80](#)**
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.
- Due to the Covid-19 pandemic Old Time Saturday has been cancelled.
- The Police Department was awarded a grant for a speed trailer and traffic equipment. Congratulations Chief Sullivan!

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

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

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

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

## **IV. CONSENT AGENDA**

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

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

## **VI. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon Ordinance #O-2020-0922-001 regarding a recommendation from the Planning & Zoning Commission for a requested change in zoning on approximately 5.050 acres of land, more or less, from A – Agricultural District Uses to HII – High Impact Industrial District Uses for a concrete batch plant. The property is generally situated at 91 County Road 699, and located in the W.B. Williams Survey, Abstract A-954, of Farmersville, Collin County, Texas.
- B. Public hearing to consider, discuss and act upon Ordinance #O-2020-0922-002 regarding a recommendation from the Planning & Zoning

Commission for a requested change in zoning on approximately 26.60 acres of land, more or less, from A – Agricultural District Uses to HII – High Impact Industrial District Uses for a concrete batch plant. The property is generally situated at 123 County Road 699, and located in the W.B. Williams Survey, Abstract A-954, of Farmersville, Collin County, Texas.

## **VII. READING OF ORDINANCES**

- A. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0922-003 amending the Master Fee Schedule to reflect a rate increase for wastewater fees.

## **VIII. REGULAR AGENDA**

- A. Consider, discuss and act regarding details and contract with Enterprise Fleet Management for vehicle purchase.
- B. Consider, discuss and act upon the acceptance of Camden Park Phase 3 subdivision.
- C. Consider, discuss and act upon an interlocal agreement with Collin County regarding Environmental Services.
- D. Consider, discuss and act upon the official ballot for the election of Places 1-4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool.
- E. Consider, discuss and act upon whether to have Scare on the Square due to Covid-19.
- F. Update on CARES Act Small Business Grants.
- G. Update on Hamilton Street reconstruction.
- H. Update regarding the Development Agreement with Nelson Brothers Ready Mix (Farmersville Plant, LLC).
- I. Update regarding the Development Agreement with Reliable/Patriot Concrete.
- J. Update on the construction of County Road 699.
- K. Update regarding the construction of Collin Parkway/Farmersville Parkway.
- L. Consider, discuss and act upon allowing restaurants/businesses to extend seating onto the walkway and street because of the 50% occupancy limit due to Covid-19.
- M. Consider, discuss and act upon a replat of the Aston Addition, Lot 3B, 4A & 4B, Block 1.
- N. Consider, discuss and act upon a preliminary plat for Deer Crossing.
- O. Consider, discuss and act upon a concept plan for Lakehaven MUD.
- P. Consider, discuss and act upon a preliminary plat for Lakehaven MUD.

- Q. Consider, discuss and act upon establishing a relationship with Holzwhir, France as a Sister City.
- R. Update on the wastewater treatment plant repairs.
- S. Consider, discuss and act upon water rate study.

#### **IX. EXECUTIVE SESSION**

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

- A. Discussion of Matters Permitted by Texas Government Code Section 551.071(1)(A) Pending or contemplated litigation:
  - 1. Ratification of amendatory contract and companion agreements related to NTMWD.

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

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

#### **XII. ADJOURNMENT**

**Dated this the 18<sup>th</sup> day of September, 2020.**

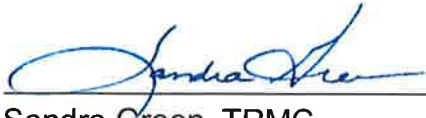


**Bryon Wiebold, Mayor**

*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 September 18, 2020 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Sandra Green, TRMC  
City Secretary



## **I. Preliminary Matters**

# 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 (Cancelled due to EV) FCDC (4B) Meeting 6:00 pm Early Voting 8-5	15 City Council & FEDC Joint Meeting 6:00 pm (Tentative) Early Voting 8-5	16 Early Voting 8-5	17 CC & FEDC (4A) Joint Meeting 6:00 pm FEDC (4A) Meeting 6:30 pm Early Voting 8-5	18 Early Voting 8-5	19 Early Voting 7-7
20 Early Voting 1-6	21 P&Z Meeting 7:30 pm Early Voting 7-7	22 City Council Meeting 7:30 pm Early Voting 7-7	23 Early Voting 7-7	24 Early Voting 7-7	25 Early Voting 7-7	26
27	28	29 Special Election 7-7	30			



# October 2020

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

# November 2020

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

# December 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 City Amenities Board Meeting 4:00 pm Parks & Recs Board Meeting 5:00 pm	4	5 Farmers & Fleas 9:00 am
6	7	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 (Tentative)	22 City Council Meeting 6:00 pm (Tentative)	23	24 City Hall Closed - Christmas	25 City Hall Closed - Christmas	26
27	28	29	30	31		

## 2020 TRAFFIC INCIDENT MANAGEMENT CALL FOR PROJECTS - SCORING CRITERIA TABLE - EAST

[illegible]





applied concepts, inc.

QUOTE  
#2035233

855 E. Collins Blvd  
Richardson, TX 75081  
Phone: 972-398-3780  
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Page 1 of 1

Date: 01/06/20

Inside Sales Partner: Chris Frett  
972-801-4866

Reg Sales Mgr: Dave Lowry  
972-801-4850

Effective From : 01/06/2020

Valid Through: 04/05/2020

Lead Time: 32 working days

<b>Bill To:</b> Farmersville Police Dept 134 N Washington St Farmersville, TX 75442-2216	<b>Customer ID:</b> 013474  Accounts Payable	<b>Ship To:</b> Farmersville Police Dept 134 N Washington St Farmersville, TX 75442-2216	<b>Deliver</b>  Sergeant Gonzales
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Grp	Qty	Package	Description	Wrrnty/Mo	Price	Ext Price
1	1	821-1000-00	Stalker SAM Trailer	24	\$7,795.00	\$7,795.00
Ln	Qty	Part Number	Description		Price	Ext Price
1	1	015-2532-59	[253259] SAM Trailer with Top Display			\$0.00
2	1	200-1229-00*	Traffic Stats Sensor, 2-Comm Ports, USB, Open Frame			\$0.00
3	1	015-5345-00	[274714] SAM Trailer Solar Panel			\$0.00
4	1	015-2328-62	[232862] Red LED Light Bar-SAM/SAM-R			\$0.00
5	1	015-2354-40	[235440] Blue LED Light Bar-SAM/SAM-R			\$0.00
6	1	015-5603-00	[275565] Trailer Wheel Lock			\$0.00
7	1	200-1173-00	Stalker Traffic Analyst App, Thumb Drive, Manual			\$0.00
8	1	011-0218-00	Stalker SAM/SAM-R Trailer User Manual			\$0.00
9	1	006-0569-00	Certificate of Accuracy, Speed Sensor II			\$0.00
10	1	060-1000-24	24-Month Warranty			\$0.00
<b>Group Total</b>						<b>\$7,795.00</b>

Product	\$7,795.00	Sub-Total:	\$7,795.00
Discount	\$0.00	Sales Tax 0%	\$0.00
		Shipping & Handling:	\$0.00
Payment Terms: Net 30 days		<b>Total: USD</b>	<b>\$7,795.00</b>

The price quoted includes Free delivery and operator training by Dave Lowry.

001

This Quote or Purchase Order is subject in all respects to the Terms and Conditions sent along with the Quote.

**Quotation****Witmer Public Safety Group**

104 Independence Way  
 Coatesville, PA 19320  
 Phone: (800) 852-6088  
 CORA T (800)852-6088 X 1127  
 ctrizonis@wpsginc.com

Quote ID: 608373  
 Date: 01/07/2020  
 Sales Person: CORA T  
 Customer Id: FARFIR31

**Bill To:**

ATTN: Accounts Payable  
 Farmersville Fire Department  
 134 N. Washington Street  
 Farmersville TX 75442

Phone: (469) 575-6563

E-Mail: f.gonzalez@farmersvilletx.com

**Ship To:**

ATTN: Frank Gonzalez  
 Farmersville Fire Department  
 134 N. Washington Street  
 Farmersville TX 75442

**DICKE CONE KIT**

Quantity	Item ID	Description	Unit	Amount
7	CC5B	Dicke Tool 5 Collapsible Safety Cones w/Bag 8lb Weight Rubber Base ** ALL IN STOCK AT TIME OF QUOTE **	146.44	1,025.08

**ACCEPTANCE OF QUOTATION**

The above prices, specifications, and conditions  
 are satisfactory and are hereby accepted.

Signature \_\_\_\_\_

Date: \_\_\_\_\_

Quotation is valid until February 06, 2020

Subtotal: 1,025.08  
 Freight: 175.00  
 Tax: 0.00  
 Total: 1,200.08



**OfficerStore**



**theEMSstore**



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TACTICAL**



**OurDesigns**

**Quotation****Witmer Public Safety Group**

104 Independence Way  
Coatesville, PA 19320  
Phone: (800) 852-6088  
CORA T (800)852-6088 X 1127  
ctrizonis@wpsginc.com

Quote ID: 608375  
Date: 01/07/2020  
Sales Person: CORA T  
Customer Id: FARFIR31

**Bill To:**

ATTN: Accounts Payable  
Farmersville Fire Department  
134 N. Washington Street  
Farmersville TX 75442

Phone: (469) 575-6563

E-Mail: f.gonzalez@farmersvilletx.com

**Ship To:**

ATTN: Frank Gonzalez  
Farmersville Fire Department  
134 N. Washington Street  
Farmersville TX 75442

**NIGHTSTICK RED SAFETY CONES**

Quantity	Item ID	Description	Unit	Amount
6	NS-9600-RCONE	NightStick Red Safety Cone for NSR-9512/9514 and 9612/9614 Series ** ALL IN STOCK AT TIME OF QUOTE **	5.95	35.70

**ACCEPTANCE OF QUOTATION**

The above prices, specifications, and conditions  
are satisfactory and are hereby accepted.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Quotation is valid until February 06, 2020

Subtotal: 35.70  
Freight: 11.55  
Tax: 0.00  
Total: 47.25



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

Agenda Section	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
Section Number	II
Subject	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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	<p>If you wish to address the City Council on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.</p>
Action	NA

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

Agenda Section	CITIZEN COMMENTS ON MATTERS NOT ON AGENDA
Section Number	III
Subject	CITIZEN COMMENTS ON MATTERS NOT ON AGENDA
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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  
REGULAR SESSION MINUTES  
For  
September 8, 2020, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Wiebold called the meeting to order at 6:03 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, Michael Sullivan, Daphne Hamlin, Kim Morris, Rick Ranspot, Charles Kirk, Kevin Casey and City Attorney Alan Lathrom were also present.
- Prayer was led by Kim Morris, Fire Chief, followed by the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - Due to the Covid-19 pandemic Old Time Saturday has been cancelled.
  - The Planning & Zoning Commission will meet on Monday, September 21<sup>st</sup> at 7:30 p.m. due to Early Voting in the Council Chambers.
  - The City Council will meet on Tuesday, September 22<sup>nd</sup> at 7:30 p.m. due to Early Voting in the Council Chambers.
    - Mayor Wiebold read an invitation from the City of Princeton regarding their groundbreaking ceremony for the new Princeton City Hall and Municipal Park.

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

- No one came forward in person or via teleconference.

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

- No one came forward in person or via teleconference.

#### **IV. CONSENT AGENDA**

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

- Craig Overstreet pulled the Public Work's Report.
  - Motion to approve items A-F, H & I made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Mike Henry
  - All council members voted in favor
- Craig Overstreet asked about the status of the wastewater treatment plant arm that is supposed to be replaced.
- Ben White stated it was in the design and engineering phase.
- Craig Overstreet asked if plant 2 could carry the load until the arm was fixed.
- Ben White stated it could.
- Craig Overstreet asked when it was going to be completed.
- Ben White explained that he had spoken to the City Engineer and told them that they needed to get through the design phase quickly.
  - Motion to approve the Public Work's Report made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor



## **V. INFORMATIONAL ITEMS**

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

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

- A. City Amenities Board
  - 1. Possible Council Liaison Report
    - Terry Williams stated they are working on new bylaws.
- B. Farmersville Community Development Board (Type B)
  - 1. Minutes
  - 2. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Minutes
  - 2. Possible Council Liaison Report
- D. Main Street Board
  - 1. Possible Council Liaison Report
- E. Parks & Recreation Board
  - 1. Possible Council Liaison Report
- F. Planning & Zoning Commission
  - 1. Possible Council Liaison Report
- G. TIRZ Board
  - 1. Possible Council Liaison Report

## **VI. PUBLIC HEARING**

- A. Public hearing on the Fiscal Year 2020-2021 proposed budget to allow proponents and opponents of the proposed budget to present their views.
- Mayor Wiebold opened the public hearing at 6:10 p.m. and asked if anyone wanted to speak for or against the item.
  - No one came forward in person or via teleconference so he closed the public hearing at 6:11 p.m.
- B. Public hearing on Tax Rate to allow proponents and opponents of the tax rate to present their views.
- Mayor Wiebold opened the public hearing at 6:11 p.m. and asked if anyone wanted to speak for or against the item.
  - No one came forward in person or via teleconference so he closed the public hearing at 6:12 p.m.

## **VII. READING OF ORDINANCES**

- A. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0908-001 adopting and approving the budget for FY 2020-2021.
- Mayor Wiebold read the caption to the ordinance.  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR INTRA- AND INTER-DEPARTMENTAL FUND TRANSFERS; AMENDING AND ADOPTING THE REVISED FISCAL YEAR 2019-2020 BUDGET; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**
  - Craig Overstreet thanked Daphne Hamlin for sending out more information to the Council. He also stated that he was disappointed that more money could not go in the budget for streets.
    - 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 and only reading of Ordinance #O-2020-0908-002 adopting the FY 2020-2021 tax appraisal roll.

- Mayor Wiebold read the caption of the ordinance  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE FISCAL YEAR 2020 – 2021 TAX APPRAISAL ROLL FOR THE CITY OF FARMERSVILLE, TEXAS; PROVIDING FOR SEVERABILITY; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HERewith; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

- C. Consider, discuss and act upon the first and only reading Ordinance #O-2020-0908-003 adopting the tax rate for FY 2020-2021.

- Mayor Wiebold read the caption of the Ordinance.  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING A TAX RATE AND FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF FARMERSVILLE, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE TAX YEAR 2020 (FISCAL YEAR BEGINNING ON OCTOBER 1, 2020 TO AND INCLUDING SEPTEMBER 30, 2021); APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

- D. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0908-004 adopting the General Obligation Bond Series 2012 annual budget for FY 2020-2021.

- Mayor Wiebold read the caption of the Ordinance  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2012 ANNUAL BUDGET FOR THE CITY OF**

**FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

E. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0908-005 adopting the General Obligation Bond Series 2017 annual budget for FY 2020-2021.

- Mayor Wiebold read the caption of the Ordinance.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2017 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

F. Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0908-006 adopting the General Obligation Bond Series 2019 annual budget for FY 2020-2021.

- Mayor Wiebold read the caption of the Ordinance.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2019 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

- Motion to approve made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor
- G. Consider, discuss, and act upon Ordinance #O-2020-0908-007 regarding Lakehaven Farmersville, LLC's petition requesting inclusion of land into the City of Farmersville's Extra Territorial Jurisdiction (ETJ).
- Mayor Wiebold read the caption of the Ordinance.  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ACCEPTING A PETITION FOR THE INCLUSION OF CERTAIN CONTIGUOUS LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR TERMS AND CONDITIONS REGARDING ACCEPTING SAID LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH THE COLLIN COUNTY CLERK AND THE UPDATING OF THE CITY'S OFFICIAL MAP TO REFLECT THE INCLUSION OF SAID LAND IN THE CITY OF FARMERSVILLE'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND SETTING AND PROVIDING FOR AN EFFECTIVE DATE.**
  - Ben White stated this will bring the entirety of the Lakehaven property into the city's ETJ prior to platting.
    - Motion to approve made by Terry Williams
    - 2<sup>nd</sup> to approve was Mike Henry
    - All council members voted in favor

## **VIII. REGULAR AGENDA**

- A. Consider, discuss and act upon Resolution #R-2020-0908-001 regarding a negotiated settlement between the Atmos Cities Steering Committee and the Atmos Energy Corp., Mid-Tex Division regarding the Company's 2020 rate review mechanism filing.
- Motion to approve made by Mike Henry
  - 2<sup>nd</sup> to approve was Terry Williams
  - All council members voted in favor

- B. Consider, discuss and act upon Resolution #R-2020-0908-002 regarding the eminent domain for Collin Parkway.
- Ben White stated this is a condemnation process for JMR Farms property regarding the Collin Parkway construction.
- Motion to approve made by Terry Williams
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor
- C. Consider, discuss and act upon approving the Economic Development Corporation proposed projects and budget for Fiscal Year 2020-2021.
- Motion to approve made by Terry Williams
  - 2<sup>nd</sup> to approve was Craig Overstreet
  - All council members voted in favor
- D. Consider, discuss and act upon approving the Community Development Corporation proposed projects and budget for Fiscal Year 2020-2021
- Motion to approve made by Mike Henry
  - 2<sup>nd</sup> to approve was Terry Williams
  - All council members voted in favor
- E. Consider, discuss and act upon approving the Tax Increment Refinancing Zone proposed projects and budget for Fiscal Year 2020-2021.
- Motion to approve made by Mike Henry
  - 2<sup>nd</sup> to approve was Jim Hemby
  - All council members voted in favor
- F. Consider, discuss and act upon a consulting agreement with Eddie Peacock, PLLC for financial management support.
- Ben White stated there was a not to exceed amount of \$12,000.00 placed in the contract per Council's request.
- Motion to approve made by Terry Williams
  - 2<sup>nd</sup> to approve was Mike Henry
  - All council members voted in favor
- G. Consider, discuss and act upon accepting the 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 this item included a Quitclaim Deed for the 8.1 miles in Hunt County that would extend the trail to the city limits of Celeste. The NETT is asking the city to put a surface on the 8.1 mile trail portion within 7 years.
- Craig Overstreet asked if the \$100,000.00 that 4B set aside was for this new part of the trail and if the city would have liability insurance for that portion of the trail.
- Ben White stated yes the money was set aside for a grant to get from the Texas Parks & Wildlife. He explained the liability insurance would be added if the Council approves this item.
- Steve Caspari, who is a representative of the 4B board, stated that he has confirmed the Rails to Trails have a grant writer that will take the \$50,000.00 and will get matched \$200,000.00.
- Craig Overstreet asked if they would do an overall study on what the trail needed.
- Steve Caspari stated the clearing of brush and bridges have already been completed. They are just wanting us to resurface it.
- Dwain Mathers said the grading and removal of brush has been done all the way up to Celeste.
- Mike Henry asked what the cost of maintenance would be for the mowing.
- Ben White stated it would be approximately \$20,000.00 a year for mowing of the new edition. Right now our public works crew are mowing the current trail, but they are tasked with other things and would be able to keep up with it.
- Craig Overstreet asked if there have been any issues with vandalism on the trail.
- Chief Sullivan stated they get phone calls that ask for more police presence on the trail, but he stated that there has been no vandalism calls or any other calls within the past two years.
- Leaca Caspari, who resides at 405 Summit Street, stated she has spoken with the gentleman who takes care of the trail right now and he stated that he maintains the 8.1 miles plus a few more within a day. She said that he indicated if the weeds and poison ivy are sprayed and keep back away from the trail it makes it easier to maintain. They are planning to have a non-profit group, Friends of the Trail, help take care of the trail.
- Mike Henry asked about the liability of the trail and how much that would cost the city.
- Daphne Hamlin stated it would probably be less than \$1,000.00 a year.
- Craig Overstreet asked if the police department would patrol the trail on bikes.

- Chief Sullivan stated they do not have an overtime budget and they have a limited staff.
  - Dwain Mathers asked how they would handle special events on the trail.
  - Chief Sullivan stated special event applicants have to pay the police officers on their own.
  - Mayor Wiebold asked if there was a way we can get the county to put up more signs when the trail gets close to County Roads.
  - Dwain Mathers stated that signs are already in place.
  - Jim Hemby asked if someone got hurt on the trail how would fire and EMS respond.
  - Chief Morris stated that the ambulance service, AMR, responds to both Collin and Hunt County areas. He stated that the fire department on the Hunt County side of the trail would be Celeste Fire Department more than likely.
    - Motion to approve made by Mike Henry
    - 2<sup>nd</sup> to approve was Terry Williams
    - All council members voted in favor
- H. Consider, discuss and act upon allowing restaurants/businesses to extend seating onto the walkway and street because of the 50% occupancy limit due to Covid-19.
- Dwain Mathers stated other cities are using parking spaces to extend the dining area outside to help with expanding restaurants capacity, but one of the concerns is selling alcohol in these areas.
  - Alan Lathrom stated there is a prohibition to consume alcoholic beverage in the open in the Central Area District. Businesses on the square have a problem because of the sidewalk area and because of ADA issues. Under the regulations by TABC, the property has to be directly adjacent to the area and the sidewalk prohibits that. The area would have to be sectioned off and it would have to be an extension of the restaurant. He stated the City of McKinney requires the restaurants have to have an agreement with the city to allow them to use the sidewalks since it is in the right-of-way. He explained they would also have to have liability insurance that named the City as an additional insured.
  - Mayor Wiebold asked who would be responsible for the parking spaces in front of the businesses downtown.
  - Alan Lathrom stated it would be TxDOT because McKinney Street is an extension of Business 78.



- Ben White stated that cars would still go up and down the street and the barrier would have to keep any traffic from veering off and hurting people.
- Mayor Wiebold asked if the city could just allow restaurants to go to 75% occupancy.
- Alan Lathrom stated no because of the Governor's Order. The restaurants can already sell alcoholic beverages to go because TABC has allowed that due to Covid.
- Craig Overstreet wanted to know if there was a recommendation from the City Manager, Chamber of Commerce, and even the Main Street Manager concerning the issue.
- Alan Lathrom stated if the restaurant was using a space that is not adjacent to the restaurant they would have the extra expense of obtaining a catering permit.
- Jim Hemby stated the area would have to be leveled out and the barrier would have to be pretty significant to protect patrons.
- Mike Henry asked how many business this would affect.
- Dwain Mathers stated it would affect four and safety was a valid concern.
- Ben White suggested using the back of the restaurants instead of the front. He stated the Main Street Manager could look in to it further and bring a recommendation back to Council at another meeting.
  - Motion to put item on a future agenda made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Mike Henry
  - All council members voted in favor

## IX. **EXECUTIVE SESSION**

- Mayor Wiebold stated that the Executive Session would be pulled from the agenda because NTMWD was not ready with the documents.

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

- A. Discussion of Matters Permitted by Texas Government Code Section 551.071(1)(A) Pending or contemplated litigation:
  - 1. Ratification of amendatory contract and companion agreements related to NTMWD.

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

- No action taken since it was pulled from the agenda.

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

- Mike Henry wanted an update on the Enterprise Fleet contract.
- Craig Overstreet wanted an update on the Development Agreements for Reliable Concrete and Nelson Bros. Concrete.
- Mike Henry wanted an update on CR 699 and Collin Parkway.
- Jim Hemby asked for an update on Hamilton Street.

**XII. ADJOURNMENT**

Meeting was adjourned at 7:06 p.m.

APPROVE:

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Bryon Wiebold, Mayor

ATTEST:

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Sandra Green, City Secretary

## MEMO

To: Benjamin White, City Manager

From: Daphne Hamlin, City Accountant

Date: September 17<sup>th</sup>, 2020

Subject: August 2020 Budget Report

*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 August2020 Financial Report.*

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

	2019-2020 Budget	Revenues vs. Expenses	2019-2020 to Date	2018-2019 Actual	2017-2018 Actual
General Fund Revenue 2019-2020	3,653,535	Revenue to Date	3,312,357	3,385,178	3,214,472
General Fund Expense 2019-2020	3,653,535	Expenses to Date	3,115,927	3,184,144	3,275,846
Water Fund Revenue 2019-2020	1,613,231	Revenue to Date	1,724,144	1,350,917	1,241,123
Water Fund Impact Fee Revenue		Revenue to Date	54,172	112,280	2,361
Water Fund Expense 2019-2020	1,613,231	Expenses to Date	1,651,305	1,470,434	1,318,895
Wastewater Fund Revenue 2019-2020	1,260,811	Revenue to Date	1,063,933	916,022	910,644
Wastewater Fund Impact Fee Revenue		Revenue to Date	61,261	295,771	8,261
Wastewater Fund Expense 2019-2020	1,853,862	Expenses to Date	1,447,716	1,197,341	925,213
Electric Fund Revenue 2019-2020	3,886,861	Revenue to Date	3,542,775	3,327,700	3,409,196
Electric Fund Expense 2019-2020	3,832,692	Expenses to Date	3,823,349	3,453,479	3,505,457
Refuse Fund Revenue 2019-2020	510,058	Revenue to Date	463,152	432,759	423,822
Refuse Fund Expense 2019-2020	510,058	Expenses to Date	426,553	410,826	401,086

### Cash Summary

The cash summary is attached.

# SUMMARY OF CASH BALANCES AUGUST 2020

ACCOUNT: FNB (0815)

	Interest Earned	Restricted	Assigned	Account Balance
<b>Clearing Accounts</b>				
General Fund			\$ 142,759.31	
Permit Fund			\$ (45,793.40)	
Refuse Fund			\$ 9,712.93	
Water Fund			\$ 280,530.60	
Wastewater Fund			\$ 357,846.57	
Electric Fund			\$ (831,758.21)	
Cares Act Funding	\$ 168,644.68			
CC Child Safety	\$ 20,241.51			
2012 Bond	\$ -			
Waterwaste Bond Fund	\$ -			
Law Enf Training	\$ 1,874.31			
Disbursement Fund	\$ 2,143.33			
Library Donation Fund	\$ 2,558.64			
Court Tech/Sec	\$ 20,275.69			
Civic Ctr/Library Repair	\$ (26,498.35)			
JW Spain Grant	\$ 10,647.48			
Rike St. Grant	\$ (108,411.37)			
Radio Note	\$ 6,082.79			
Chapparal Grant/Safe Route To School/Sewer/Sidewalk	\$ (41,383.58)			
CC Bond Farmersville Parkway	\$ 130,333.11			
Equipment Replacement	\$ 5,322.29			
Interest Earned	\$ 137.10			
<b>TOTAL:</b>	<b>\$ 137.10</b>	<b>\$ 191,830.53</b>	<b>\$ (86,702.20)</b>	<b>\$ 105,128.33</b>

<b>Debt Service Accounts</b>				
County Tax Deposit (cbtx 0807)(Debt Service)	\$ 24.12	\$ 154,655.77		
Debt Service Reserve (Texpool 0014 ) (2 months rsv )	\$ 77.64	\$ 517,022.78		
<b>TOTAL:</b>	<b>\$ 101.76</b>	<b>\$ 671,678.55</b>		<b>\$ 671,678.55</b>

<b>Appropriated Surplus Investment Accounts</b>				
Customer meter deposits (Texpool 0008)	\$ 17.11	\$ 113,921.01		
Water Dev. Board (Texstar 1110)	\$ 81.74	\$ 661,909.00		
2019 C/O Street ( Texstar 0190)	\$ 245.26	\$ 1,663,299.50		
Listcon Escrow(Texstar 0300)	\$ 17.46	\$ 125,091.66		
Summit Property Sewer Escrow (cbtx 231)	\$ 0.71	\$ 16,707.58		
2012 G/O Bond, streets, water, wastewater (Texstar 01	\$ 99.70	\$ 545,321.80		
<b>TOTAL:</b>	<b>\$ 461.98</b>	<b>\$ 3,126,250.55</b>	<b>\$ -</b>	<b>\$ 3,126,250.55</b>

<b>Unassigned Surplus Investment Accounts</b>				
Gen Fund Acct. (Texpool 0004)( Reso. 90 Day Reserve)	\$ 136.83	\$ 911,080.34		
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$ 11.51	\$ 76,926.22		
Water/WW Fund (Texpool 00017)(Capital)	\$ 49.83	\$ 331,847.89		
Elec. Fund (Texpool 0005) (Operating)	\$ 7.52	\$ 50,000.00		
Elec. Fund (Texpool 0016)(Capital)	\$ 50.94	\$ 339,142.73		
Elec. Surcharge (Texpool 0015)	\$ 19.24	\$ 128,028.26		
Money Market Acct. (cbtx 092)	\$ 9.44		\$ 74,078.61	
<b>TOTAL:</b>	<b>\$ 285.31</b>	<b>\$ 1,837,025.44</b>	<b>\$ 74,078.61</b>	<b>\$ 1,911,104.05</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>\$ 5,826,785.07</b>	<b>\$ (12,623.59)</b>	<b>\$ -</b>	<b>\$ 5,814,161.48</b>

## SUMMARY OF CASH BALANCES AUGUST 2020

FEDC 4A Board Investment & Checking Account					
FEDC 4A Checking Account(Independent Bank 7909)	\$	57.28	\$	244,314.43	
FEDC 4A Checking Account(Independent Bank 452)	\$	65.57	\$	257,422.44	
FEDC 4A Investment Account (Texpool 0001)	\$	160.95	\$	1,071,848.45	
FEDC 4A Certificate of Deposit (Independent Bank)	\$	-	\$	250,000.00	
<b>TOTAL:</b>	<b>\$</b>	<b>283.80</b>	<b>\$</b>	<b>1,823,585.32</b>	<b>\$ - \$ 1,823,585.32</b>

FCDC 4B Board Investment & Checking Account					
FCDC 4B Checking Account (Independent Bank 3035)	\$	3.81	\$	107,418.78	
FCDC 4B Investment Account (Texpool 0001)	\$	82.08	\$	546,542.69	
<b>TOTAL:</b>	<b>\$</b>	<b>85.89</b>	<b>\$</b>	<b>653,961.47</b>	<b>\$ - \$ 653,961.47</b>

TIRZ Account					
County Tax Deposits (cbtx 01276)	\$	15.67	\$	32,899.18	
TIRZ Texpool Account ( xxx019 )	\$	62.62	\$	416,829.83	
<b>TOTAL:</b>	<b>\$</b>	<b>78.29</b>	<b>\$</b>	<b>449,729.01</b>	<b>\$ - \$ 449,729.01</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.

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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>

## **V. Informational Items**

Agenda Section	Informational Items
Section Number	V.A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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	September 22, 2020
Attachment(s)	<ol style="list-style-type: none"> <li>1. Financials</li> <li>2. Minutes</li> <li>3. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



FARMERSVILLE COMMUNITY DEVELOPMENT CORP <sup>4B</sup>~~4A~~

AUGUST 2020

FINANCIAL BUDGET REPORT

Daphne Hamlin  
d.hamlin@farmersvilletx.com

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

**Statement Balance 8-3-2020** **\$75,769.58**

Deposits:	
Sales Tax:	\$31,705.39
New Checking Int. .05%	\$3.81
Wire Fee	\$(10.00)
Checks 2980	\$(50.00)
<b>Balance 08-31-2020</b>	<b>\$107,418.78</b>

**Outstanding Transactions**

Sales Tax	
Transfer to Texpool	
CD Interest	
Outstanding checks 2948 (Farmersville Rotary)	\$(169.00)
Outstanding checks 2988 TLC, 2986 Texas Bulletins, 2987 Mood Media, 2988 The Reiss Group	\$(3,339.24)
<b>Balance 09-09-2020</b>	<b>\$103,910.54</b>

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

FY2018	Budget	October	November	December	January	February	March	April	May	June	July	August	September	Actual YTD	%
<b>Revenue:</b>															
Sales Tax - Elections	\$240,916	\$23,856	\$22,821	\$24,959	\$25,531	\$28,792	\$23,078	\$17,180	\$24,203	\$19,643	\$25,218	\$31,705		\$287,015	110.83%
Interest Income	\$ 100	\$ 7	\$ 7	\$ 6	\$ 9	\$ 8	\$ 9	\$ 10	\$ 7	\$ 2	\$ 3	\$ 4		\$ 74	74.00%
Misc.														\$ -	
Wire Fee		\$ (10)	\$ (10)	\$ (10)	\$ (10)	\$ (10)		\$ (10)	\$ (10)	\$ (10)	\$ (20)	\$ (10)		\$ (110)	
New Check Stock		\$ (243)												\$ (243)	
Reimbursement							\$ 180							\$ 180	
Transfer from TEXPOOL for cash in bank														\$ -	
<b>Total Revenue</b>	<b>\$ 241,016</b>	<b>\$ 23,810</b>	<b>\$ 22,818</b>	<b>\$ 24,987</b>	<b>\$ 25,530</b>	<b>\$ 28,790</b>	<b>\$ 23,267</b>	<b>\$ 17,180</b>	<b>\$ 24,280</b>	<b>\$ 19,635</b>	<b>\$ 25,201</b>	<b>\$ 31,699</b>	<b>\$ 0.00</b>	<b>\$ 286,916</b>	<b>110.75%</b>
<b>Expenses</b>															
<b>FY2019</b>	<b>Budget</b>	<b>October</b>	<b>November</b>	<b>December</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>Actual YTD</b>	<b>%</b>
Main Street Personnel & Supplies	\$ 89,364				\$ 15,483				\$ 1,364	\$ 204	\$ 50	\$ 50		\$ 35,157	0.00%
Supplier /framing/dues		\$ 1,892			\$ 1,525	\$ 609	\$ 2,612							\$ 8,703	0.00%
Main Street - Downtown Main Street Projects	\$ 10,000													\$ -	0.00%
Main Street 20 year celebration in 2020	\$ 10,000													\$ -	0.00%
Reimburse City of Accounting Services	\$ 1,000													\$ -	0.00%
Chamber of Commerce	\$ 15,000	\$ 15,000												\$ 15,000	100.00%
Mays build up taxes	\$ 1,000													\$ -	0.00%
Christmas Mxor	\$ 10,000													\$ -	0.00%
Fire Dept. Sparks of Freedom	\$ 6,500				\$ 818	\$ 7,855			\$ 6,500	\$ 82				\$ 1,086	108.60%
Farmersville Historical Society Repairs	\$ 5,300				\$ 5,300									\$ 8,755	87.55%
Farmersville Heritage Museum Repairs	\$ 10,000													\$ 6,500	100.00%
Night at the Museum Opening	\$ 9,000													\$ 5,300	100.00%
Rambler Park Updates	\$ 27,875													\$ 10,000	100.00%
JW Spain Lighting Cages	\$ 2,000				\$ 4,684				\$ 1,564		\$ 9,174			\$ 9,174	101.93%
Farmersville Billboard Promotion	\$ 10,000	\$ 725	\$ 975	\$ 975	\$ 1,200	\$ 250	\$ 725		\$ 2,700	\$ 250	\$ 250	\$ 3,250		\$ 11,300	113.00%
Sound System	\$ 7,000	\$ 40	\$ 40	\$ 40	\$ 20	\$ 20	\$ 39		\$ 78	\$ 39	\$ 39	\$ 40		\$ 355	5.07%
Music in the Park	\$ 3,000													\$ -	0.00%
North Texas Coalition	\$ 5,000	\$ 5,000												\$ 5,000	100.00%
National Night Out	\$ 1,177													\$ -	0.00%
Farmersville PD cops & rodders car show	\$ 4,641					\$ 4,031								\$ -	0.00%
Rodney Club	\$ 4,031													\$ -	0.00%
Citizens Against Farmersville Police	\$ 280													\$ 4,031	100.00%
Quilt Guild	\$ 3,000	\$ 3,000					\$ 100							\$ 100	38.46%
<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>\$ 3,476</b>	<b>\$ -</b>	<b>\$ 12,206</b>	<b>\$ 27,835</b>	<b>\$ 3,013</b>	<b>\$ 3,340</b>	<b>\$ -</b>	<b>\$ 129,769</b>	<b>55.35%</b>
<b>Excess Revenue Over Expenses</b>	<b>6,668</b>	<b>(1,997)</b>	<b>21,803</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>22,188</b>	<b>28,359</b>	<b>-</b>	<b>137,208</b>	
<b>TEXPOOL Balance</b>															
Interest Income-TEXPOOL		\$ 343,895.42	\$ 344,369.57	\$ 344,844.16	\$ 345,318.58	\$ 345,747.06	\$ 346,841.67	\$ 346,171.14	\$ 346,171.14	\$ 346,266.82	\$ 346,364.01	\$ 346,460.61		\$ 3,000	100.00%
Total Available Texpool Funds		\$ 557.35	\$ 474.15	\$ 474.59	\$ 468.42	\$ 438.48	\$ 204.61	\$ 129.47	\$ 85.58	\$ 97.18	\$ 96.80	\$ 82.67		\$ 3,000	100.00%
		\$ 343,895.42	\$ 344,369.57	\$ 344,844.16	\$ 345,318.58	\$ 345,747.06	\$ 346,841.67	\$ 346,171.14	\$ 346,171.14	\$ 346,266.82	\$ 346,364.01	\$ 346,460.61		\$ 3,000	100.00%



## **FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)**

**Minutes – August 10, 2020**

6:00 P.M. Farmersville City Hall

205 S. Main St. Farmersville, TX 75442

### **I. PRELIMINARY MATTERS**

- A. Call to order:** The Meeting of the Farmersville 4B meeting was called to order at 6:02 P.M. by Richard Holbrook, President.
- B. Roll Call:** The Following board members were present: Richard Holbrook, Stephen Caspari, Tonya Mercer, Jesse Nelsen. Melody Hudson and Blake Mounger showed up while the meeting was in process. City staff members Ben White; Daphne Hamlin, and Audrey Rubadue were also present.

### **II. PUBLIC COMMENT**

- Miranda Martin stated she would like a budget amendment to move money from Music in the Park 2019 to the Rambler Park swing 2020/2021 budget. She explained she felt like there are plenty of benches in the downtown and park areas. She stated an additional 16 benches is a lot to squeeze in a small area and seems excessive.
- Alison Mathers stated when she was on the Main Street Board she walked around with Billie Goldstein and they found about 11 places for benches but she thinks they would need approval from the business owners first. She stated she believes 20 benches would be too much. She stated any CARES Act money to help downtown businesses would have to be used by December. She stated the city needed a lighted billboard in Princeton to help bring business to Farmersville.
- Jason Acevedo stated he is on Main Street Board and came to the meeting to request \$15,000.00 from the board to purchase 14 new benches and 6 new trash cans for the downtown area.
- Donna Williams stated she was concerned about budget requests that are being asked of 4B. She stated she was looking at the budget and it is already over by 10%. She suggested getting back to what 4B is legally able to fund.

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

- A. Consider for approval July 2020 Meeting Minutes**
- Motion to approve made by Tonya Mercer
  - 2nd by Stephen Caspari
  - All approved

**B. Consider for approval June and July 2020 Financial Statements**

- Stephen Caspari requested an explanation of the \$19,000 paid out in June to the Main Street Manager.
- Daphne Hamlin stated the \$19,000.00 was reimbursement for salary, retirement, and other benefits for the first quarter for the Main Street Manager.
- Stephen Caspari stated the billboard cost for the year looked like it was over budget.
- Daphne Hamlin stated monthly payments for the billboards are \$750 for the Reiss Group and \$200 for the Brown Group. Apparently, all the bills from the Reiss Group were going to the Main Street Manager and were just now forwarded to her. That put the payment of an additional \$3,000.00 above the original budget of \$10,000.00.
- Richard Holbrook asked about double payment for fireworks.
- Daphne Hamlin stated the city reimburses the Fire Department. She paid the Fire Department and then paid the city. She stated she fixed the payment so it is now correct.
  - Tonya Mercer made motion,
  - Seconded by Jesse Nelsen,
  - All approved

**C. Consider, discuss, take action on resolution for TexPool Authorized Representative**

- Daphne Hamlin said this removes all the past board members from list of signatures and replace with the new members. When the funds get to high in the account at Independent Bank she moves the money to the TexPool account which has a little higher interest rate.
  - Stephen Caspari made motion,
  - Seconded by Jesse Nelsen,
  - All approved

**D. Consider for approval monthly payments July 2020**

- Daphne Hamlin stated the payments are pretty basic, but they needed to do an amendment for billboards because they were over budget.
- Tonya Mercer asked how many billboards there are.
- Daphne Hamlin stated there were three total.
  - Jesse Nelsen made motion,
  - Seconded by Tonya Mercer,
  - All Approved
- Richard Holbrook asked about the budget amendment for billboards.
- Daphne Hamlin stated they need to add an additional \$2,300.00 towards billboard payments.
- Motion to amend billboards payment with an additional \$2,300.00.
  - Stephen Caspari made motion,
  - Seconded by Jesse Nelsen,
  - All approved

**E. Discuss Texas Economic of Council training virtual class**

- Stephen Caspari stated the Economic Development Sales Tax workshop cost is \$125 per person and he would like to discuss getting this fee reimbursed by the city.
- Ben White stated find out how many spaces are wanted then request reimbursement.

**F. Discuss needing receipts from all civic organizations receiving funds from 4B**

- Richard Holbrook stated 4B will now require receipts from all civic organizations that requested money from the board.
- Daphne Hamlin stated she needed receipts to be able to show proof to our auditors.

**G. Budget Workshop Meeting**

- Ben White stated funding of the Main Street Manager is not listed. But it would need to be included in the budget. In the past it was listed to be \$89,364.00 which included personnel salary, supplies, training dues etc. He believes the amount needed to go up by \$3,000.00. Main Street downtown projects have been in a holding pattern due to the public works crew being slammed with different projects through the year and have not moved forward with the gazebo this year. He requested that money be moved over to the next budget year. The FCDC reimburses the city for accounting services with \$1,000.00, and that is in the budget every year. The Mays building taxes comes up every year and will continue to show on the budget. Regarding the Christmas décor, the Mayor has asked that the amount go up from \$10,000.00 to \$15,000.00 so that lights and decorations are added down Farmersville Parkway. The Rambler Park upgrades are moving forward. The swing sets have been ordered and paid for, but they will still need to be installed.
  - Ben White stated the billboard payment is a repeat item on the budget and so was the sound system. The sound system funds will go down. He stated a few other items they might see in the budget as well.
  - Richard Holbrook asked how the board would know how much money they would be working with.
  - Daphne Hamlin stated taxes would be \$275,000.00 for next year.
  - Richard Holbrook asked if there was anything we should not be funding.
  - Ben White stated 4B has helped fund the sound system, Chamber of Commerce, Sparks of Freedom, the Heritage Museum, Cops and Rodders, the Parks and Recreation's ADA surfacing and Music in the Park. He said they may get involved with the Texas Wildlife Park Program to apply for a grant of \$50,000.00 to extend the Chaparral Trail. He stated they will also ask for street signs for the Main Street Program to help with getting to downtown area.
  - Stephen Caspari stated he thinks it would cost approximately \$750,000.00 to resurface the entire length of 8 miles of the trail, if acquired by the city. He suggested it would benefit 4B to contribute more now and work with the existing surfaces instead of waiting and coming back at a later date and it cost us more. He asked if someone could explain what the discretionary spending amount is that 4B is allowed to spend.
  - Ben White said his understanding from 4A board is that it is 10% for marketing type activities of the overall budget. He stated he would go over the budget with the attorney and confirm what the money can be spent on.
  - Richard Holbrook asked if the Main Street Manager would be brought up to speed.
  - Ben White stated the new Main Street Manager, Kevin Casey, starts next week and he will be stepping in.
  - Daphne Hamlin stated the full amount of money that had been requested was \$314,000.00. She stated the board needed to conservatively stay around a \$250,000.00 budget to \$275,000.00.
  - Ben White stated they needed to cut \$39,000.00 to stay at the \$275,000.00 budget.
  - Richard Holbrook asked if the Farmersville Museum was requesting \$10,000 from 4B.
  - Ben White stated yes.
  - Daphne Hamlin stated Chamber of Commerce originally requested \$15,000.00 and now is requesting \$20,000.00.
  - Donna Williams stated she spoke with the Comptroller's Office in Austin and asked if 4B could fund the Main Street Program. They said 4B could reimburse the city for the Main Street Program. Christmas
- FCDC (4B) Minutes 8-10-20

Lights, fireworks and donations are considered discretionary items. She indicated last year there was no public notice released.

- Stephen Caspari said moving forward the board needed to have all the applicants come and request the funds in person.

#### **H. Presentations and requests for funds for civic organizations**

- Randy Smith stated the Amenities Board and Park's Board has split into two separate boards. The Amenities Board has no budget and the Senior Center needed funding for a part-time person to operate the center. He said that currently they still have no date on when the Civic Center, Library, and Senior Center would reopen.
- Stephen Caspari asked if the funds being requested for the fiber optics went up because city can no longer do the work in house.
- Ben White stated the amount requested went up because we are now going to have to use contractors instead of city employees.
- Stephen Caspari asked if there are other bids for the project.
- Ben White stated standard procedure is to receive three quotes. He said currently they only have the one for fiber optics.
- Tony Mercer asked if the Main Street Program was using \$10,000.00 this year and requesting an additional \$15,000.00 for next year's budget for more benches and trash cans.
- Ben White stated yes.
- Jason Acevedo stated \$4,500.00 towards benches and the remaining \$10,000.00 would go to refinishing the 13 trash cans downtown. He said that money came from the Main Street 20 year Celebration that was cancelled due to Covid. The money being requested for the next budget year is an additional \$15,000.00 for new trash cans and 14 new benches.
- Tonya Mercer asked if there is a map where the benches and trash will be placed.
- Alison Mathers stated they needed to receive permission from the building owners first.
- Stephen Caspari asked about ADA compliance with adding new benches.
- Jason Acevedo stated the purpose of requesting the money now is to have it in the budget for next year.
- Richard Holbrook asked if it would be possible to have the city attorney come to the meeting.
- Ben White stated yes we can have the attorney come, but there will be a cost associated with that.
- Lisa Eastman stated the Chamber of Commerce has lost about 22 members and would more than likely lose six more. The Chamber has not been able to have events like they did in the past and not sure financially if they can make it past March. She said the Chamber is a 501c6 and are unable to apply for grants under the Cares Act. We are trying to build events back up. She said they are moving forward with our banquet, but we are unable to have as many people attend due to Covid.
- Donna Williams stated as a business owner she thinks the Chamber Of Commerce should be supported more from 4B in the future. She stated that through Covid they called, supported us, posted on Facebook.
- Richard Holbrook clarified the next 4B meeting would be set for 8/18/20 at 6:00 pm with the attorney present and the public hearing would be moved to 8/25/20 at 6:00pm.

#### **I. City Manager Report**

- Ben White stated they have updated the software for sound system and they are currently in the process of buying one more speaker system. He stated they will be discussing the Land Use Map, Thoroughfare Map and the Bike/Trail Map at the next City Council meeting. He stated these three components are really critical for future city planning.



**IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS (Board Members)**

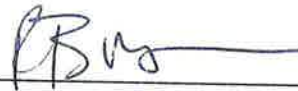
- Act upon presentations from civic organizations requesting funds from 4B
- Budget Workshop
- Schedule Public Hearing for budget

**V. ADJOURNMENT — The meeting was adjourned at 9:19 P.M.**

Signatures:



Richard Holbrook, President



Blake Mounger, Secretary/Treasurer



## **FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)**

**Minutes – August 18, 2020**

6:00 P.M. Farmersville City Hall  
205 S. Main St. Farmersville, TX 75442

### **I. PRELIMINARY MATTERS**

- A. Call to order:** The Meeting of the Farmersville 4B meeting was called to order at 6:03 P.M. by Richard Holbrook, President.
- B. Roll Call:** The Following board members were present: Richard Holbrook, Stephen Caspari, Tonya Mercer, Jesse Nelsen. Melody Hudson and Blake Mounger City staff members Ben White; Daphne Hamlin, Audrey Rubadue and Kevin Casey were also present.

### **II. PUBLIC COMMENT**

- Kevin Meguire Discussed the effects of COVID on the Chamber of Commerce. Asking for an increase in budget for public outreach and marketing. Seeking increase from \$15,000 to \$20,000
- Donna Williams Concerned about budget funding items. Suggest to give more money to the Chamber of Commerce instead of events.
- Randy Smith Discussed the needs to increase the funds of the Chamber of Commerce.

Public Comment was closed at 6:11 P.M.

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

- **Consider request for funding from the FCDC**
- Ben White City Manager gives input from City Attorney regrading appropriateness on 4B projects being considered for 4B funding Attorney advised the Promotional items budget must stay under 10% of the proposed budget. Items under promotional, wayfaring signs, Chamber of Commerce events, Sparks of Freedom, Music in the Park, Cops and Rodders and Billboard promotion. Two items disapproved for funding under 4B Go Program and Senior Center personnel
- Steven Caspari request reasoning for disapproval of Go Program and Senior Center personnel
- Ben White and City Attorney Allen clarify the reasons to disallow the two items.
- Tonya Mercer ask if FCDC is for beautification, parks, and construction or to bring businesses to Farmersville
- City Attorney Allen Latham clarifies 4B is actually both, and gives the differences in the FCDC and FEDC.
- Steven Caspari how does the three items listed as Special Events differ from the museum gala

- City Attorney Allen responds museum gala is to fund improvements to the facility and acts as a fundraiser to maintain and repair the museum.
- Richard Holbrook ask about the sum of \$136,000 in spreadsheet. Is that left over money from what wasn't spent in the past year
- Daphne Hamlin advised it is the left over from money taken in vs money left over because expenses were less due to Covid. You are bringing in more than you are spending.
- Richard Holbrook opens comments for speakers to request money in budget
- Discussions from applicants from Main Street Board on how funds will be used
- Richard Holbrook discussion on Best Center fiber optic
- Steve Casperi questions the \$10,000 in the budget for Main Street budget
- Ben White and Daphne Hamlin advises the use of the funds. Funds pay for training and travel for the training.
- Richard Holbrook calls for comment on the Parks and Recreation and use of funds
- Richard Holbrook calls for comment on museums and the Bain Honaker house
- Richard Holbrook call for Chamber of Commerce comments
- Richard Holbrook ask can the budget be tweaked and asked the reason for the increase in the budget.
- Richard Holbrook ask for comments on the Trail Coalition \$5000 budget item
- Richard Holbrook asked for comments on the IOOF driveway request
- Richard Calls for info on Sparks of Freedom
- Richard Holbrook calls for info on Music in the Park. Discussions on the event and when activities would resume
- Richard Holbrook calls for info on Cops and Rodders and National Night Out
- Richard Holbrook calls for info on the billboard project
- Daphne Hamlin provides info on the cost breakdown of the three billboards and potential changes to the project. Also updates board on the increase in sales tax.
- Tonya Mercer ask about City paying Mays building taxes. Expense is for parking usage granted from the ownership.
- Chamber of Commerce discussions on type of activities that will attract or maintain downtown businesses.
- Ben White sets two items to be placed on the upcoming meeting Billboard contract and fiber optic bids for Best Center

#### **IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS (Board Members)**

Motion made by Blake Mounger and second by Melody Hudson to place the items on next meeting set for 8/24/2020 6pm


Billboard Contract


Fiber Optic Bids

Budget Approval

#### **V. ADJOURNMENT** – The meeting was adjourned at 9:12 P.M.

Signatures:

  
Richard Holbrook, President

  
Blake Mounger, Secretary/Treasurer





## **FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)**

**Minutes – August 24, 2020**

6:00 P.M. Farmersville City Hall

205 S. Main St. Farmersville, TX 75442

### **I. PRELIMINARY MATTERS**

- A. Call to order:** The Meeting of the Farmersville 4B meeting was called to order at 6:04 P.M. by Stephen Caspari, Acting Chair
- B. Roll Call:** The Following board members were present: Stephen Caspari, Tonya Mercer, Jesse Nelsen. Melody Hudson and Blake Mounger City staff members Ben White; Daphne Hamlin, Audrey Rubadue and Kevin Casey were also present.

### **II. PUBLIC COMMENT**

- Donna Williams Speaks about budget and discretionary items
- Randy Smith Historical Society Calendar from the City of McKinney

Public Comment was closed at 6:09 P.M.

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

- Open Public Hearing for discussion on budget items 6:18 pm
- Closed Public Hearing 6:19pm
- Consider and discuss budget
- Ben White updates on Fiber Optic for Best Center No other bids were submitted at the time of the meeting, billboard promotions \$750 per month for both sides on Hwy 380. Hwy 78 billboard is \$250 per month
- Mack Hurst presents IOOF request for funds
- Open discussion concerning billboard advertising value
- Open discussion on budgetary items
- Steve Casperi ask for motion on accepting the 2020-2021 budget
- Tonya Mercer makes motion to accept the budget with the changes removal of \$1500 for wayfaring signs, \$3250 amount reduction for Sparks of Freedom and reduction of billboard budget to \$8400
- Second by Jesse Nelson
- Budget Approved 9:13pm


**IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS (Board Members)**

Board Member Training

**V. ADJOURNMENT** – The meeting was adjourned at 7:14 P.M.

Signatures:

  
Richard Holbrook, President

  
Blake Mounger, Secretary/Treasurer

Agenda Section	Informational Items
Section Number	V.C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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>



FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A

AUGUST 2020

FINANCIAL BUDGET REPORT

Daphne Hamlin

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



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

Statement Balance 08-03-2020	\$209,929.72
Deposits:	
Sales Tax:	\$31,705.39
Cking Int .30%	\$57.28
CD Interest	
Loan repayment	\$2,622.04
Cleared Checks	
Statement balance 8-31-2020	<u>\$244,314.43</u>

**Outstanding Transactions**

Sales Tax  
Transfer to Texpool  
CD Interest  
Oustanding checks

<u>Balance 9-10-2020</u>	<u>\$244,314.43</u>
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[illegible]

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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	Parks & Recreation Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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.F
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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  
July 20, 2020, 6:30 P.M.**

**I. PRELIMINARY MATTERS**

- Chairman Michael Hesse presided over the meeting which was called to order at 6:31 p.m. Commissioners Lance Hudson, Leaca Caspari, John Klostermann, Joe Helmberger, Rachel Crist (via teleconference), and Adam White were 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. REORGANIZATION OF COMMISSION**

**A. Election of Chairman**

- John Klosterman nominated and made a motion to accept Joe Helmberger as Chairman.
- 2<sup>nd</sup> to approve made by Leaca Caspari
- All members voted in favor

**B. Election of Vice-Chairman**

- Leaca Caspari nominated and made a motion to accept Michael Hesse as the Vice-Chairman
- 2<sup>nd</sup> to approve made by John Klostermann
- All members voted in favor, except Lance Hudson voted no.

**C. Election of Secretary**

- Michael Hesse nominated and made a motion to accept Lance Hudson as the Secretary.
- 2<sup>nd</sup> to approve was Leaca Caspari
- All members voted in favor.

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

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

### **IV. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon a recommendation to the City Council 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.
- Chairman Helmberger opened the public hearing at 6:38 p.m. and asked if anyone wanted to speak for or against the item.
  - No one came forward so he closed the public hearing at 6:39 p.m.
  - Leaca Caspari asked what the options were of the Planning & Zoning Commission. She said that Reliable Concrete has been operating in that area for several months already, and the Comprehensive Plan update is forth coming so she wondered if it would be wise to wait and look at this item at that point. She also wanted to know what would happen if the city chose to not approve this request.
  - Michael Hesse asked what the motivation for the change right now was.
  - Ben White stated we went into this process because both have been annexed into the city. There is one batch place currently in operation and then one will be used as batch plant in the future. There is a thoroughfare map on the website and it will be coming to P&Z in the future for recommendation to City Council.
  - Joe Helmberger asked what the current zoning of the property was.
  - Sandra Green stated it was never zoned when they were annexed into the city so it would be AG – Agricultural.
  - Leaca Caspari stated it does not appear that the Commission has very many options due to the business already being there. She asked why this process was not considered before they were annexed.
  - Ben White stated zoning cannot be discussed as part of the annexation.
  - Mike Henry stated the property was all in the county originally. After they started their construction the city annexed the property and it became a problem because our Comprehensive Plan showed it as Estate Development. He said the first part of the plant was issued a certificate of occupancy by the county, but the second phase is just sitting there and cannot be completed until the zoning is changed.
  - Alan Lathrom stated that under Chapter 43 of the Local Government Code it states that if the property was already being used before it was annexed into the city the governing body cannot prohibit that use. There was a development agreement with the original owner of the dirt that spelled out the

property would be annexed into the city limits and that tax revenues would come to the city. When the property was annexed in it was brought in but not zoned, so it was agricultural when it came in. He said he could not remember why the Future Land Use Map called out that area adjacent to U.S. Highway 380 as being Estate Residential.

- Joe Helmberger stated at the time Estate Residential was all that was left and that was the decision that was made back in 2013.
- Alan Lathrom said the city cannot issue a certificate of occupancy on the second phase of construction because they are not zoned for industrial. This process is trying to bring the land use in conformance with what is currently out there and operating. It is to make everything match up in that area.
  - Motion to approve the Comprehensive Plan change from Estate Residential to Industrial made by Lance Hudson
  - 2<sup>nd</sup> to approve made by Michael Hesse
- John Klostermann asked if anything was going to happen within the remaining area that shows Estate Residential.
- Joe Helmberger stated it would probably be changed in the future because the Outer Loop is going to go through that area.
- Alan Lathrom stated that when we update the Future Land Use Plan and it comes before the Commission and City Council later those areas could be addressed.
  - All members voted in favor

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


- A. Consider, discuss and act upon minutes from April 20, 2020.
  - Motion to approve made by Leaca Caspari
  - 2<sup>nd</sup> to approve made by John Klostermann
  - All members voted in favor
- B. Consider, discuss and act upon minutes from June 15, 2020.
  - Motion to approve made by Leaca Caspari
  - 2<sup>nd</sup> to approve made by John Klostermann
  - All members voted in favor

## **VI. ADJOURNMENT**

Meeting was adjourned at 7:04 p.m.



ATTEST:

  
Sandra Green, City Secretary

APPROVE:

  
Joe Helmberger, Chairman



Agenda Section	Informational Items
Section Number	V.G
Subject	TIRZ Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 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>



TIRZ BOARD  
AUGUST 2020  
FINANCIAL BUDGET REPORT

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

**TIRZ**  
**August 2020**

<b>Statement Balance 08-1-2020</b>	<b>\$123,021.02</b>
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**Deposits:**

<b>Cking Int CBTX</b>	<b>\$15.67</b>
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**Wire Fee**

**Transfer from Texpool**

**Transfer to operating reimburse expenses**

<b>Statement balance 87-31-2020</b>	<b>\$123,036.69</b>
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**Outstanding Transactions**

<b>Bond Payment</b>	<b>\$(90,137.51)</b>
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<b>Balance 09-16-2020</b>	<b>\$32,899.18</b>
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## TIRZ

FY 2020		October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance	Budget	\$128,598.18	\$129,817.05	\$128,982.97	\$129,410.23	\$129,570.58	\$99,568.83	\$ 89,882.04	\$137,805.85	\$137,817.19	\$123,004.50	\$123,021.02		
Deposits							\$	\$ 38,109.20						\$38,109.20
Ad Valorem Tax Collection		\$218.66	\$165.92	\$177.26	\$160.36	\$135.75	\$123.21	4.61	\$11.34	\$18.06	\$18.52	\$15.67		\$1,047.56
Interest Income clung		\$20.00												
Misc deposit		\$(20.00)												
wire fee														
Transfer to Texpool		\$135,314.28					\$305,619.66							\$305,619.66
Transfer From Texpool														
Texpool Interest		\$582.22	\$435.32	\$435.76	\$428.22	\$400.72	\$275.14	233.20	\$142.20	\$110.95	\$89.89	\$62.62		\$3,176.04
Total Revenue		\$128,817.05	\$129,982.97	\$130,160.23	\$128,570.59	\$129,706.34	\$99,892.04	\$137,005.85	\$137,817.19	\$137,835.25	\$330,160.02	\$123,036.69	\$	\$347,952.46
Expenses:														
Administration		\$2,000.00												\$
Meeting Expenses		\$2,000.00								\$71.20				\$71.20
Dues/Scholarship/Travel		\$2,000.00												\$
Office Supplies														\$
Legal Service										\$2,749.55				\$2,749.55
Debt Service														\$
Interest Payment		\$60,275.00										\$30,137.51		\$61,025.02
Principal Payment		\$60,000.00		\$71.60								\$60,000.00		\$60,000.00
Directive Business Incentives														\$
Waterline		\$135,314.28												\$
Texas A&M broadband study		\$12,500.00												\$
Street Improvement		\$300,000.00								\$12,000.00	\$207,159.00			\$342,473.28
Total Expenditures		\$438,775.00		\$750.60		\$30,137.51				\$14,830.75	\$207,159.00	\$90,137.51	\$	\$478,329.05
Revenue v Expenditures														
From Reserves		\$14,375												(\$130,377)
Ending Bank Balance		\$15,487.23	\$129,982.97	\$129,410.23	\$128,570.59	\$99,568.83	\$99,892.04	\$137,005.85	\$137,817.19	\$123,004.50	\$123,021.02	\$32,898.18	\$	
Texpool Balance		\$450,507.41	\$315,755.35	\$316,626.43	\$317,054.65	\$317,455.37	\$623,583.37	\$623,583.37	\$623,725.57	\$416,767.21	\$416,767.21	\$416,829.83	\$	
Total Available Funds		\$310,284.12	\$446,173.64	\$448,038.66	\$448,038.24	\$417,024.20	\$723,042.21	\$781,389.22	\$781,542.76	\$539,785.21	\$539,785.21	\$448,729.01	\$	

## **VI. Public Hearing**

Agenda Section	Public Hearing
Section Number	VI.A
Subject	Public hearing to consider, discuss and act upon Ordinance #O-2020-0922-001 regarding a recommendation from the Planning & Zoning Commission for a requested change in zoning on approximately 5.050 acres of land, more or less, from A – Agricultural District Uses to HII – High Impact Industrial District Uses for a concrete batch plant. The property is generally situated at 91 County Road 699, and located in the W.B. Williams Survey, Abstract A-954, of Farmersville, Collin County, Texas.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 2020
Attachment(s)	O-2020-0922-001
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	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 #2020-0922-001**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. O-2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 5.050 ACRES OF LAND IN THE W. B. WILLIAMS SURVEY, ABSTRACT NO. 954, MORE COMMONLY KNOWN AS 91 COUNTY ROAD 699, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM A – AGRICULTURAL DISTRICT USES TO HII – HIGH IMPACT INDUSTRIAL DISTRICT USES; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Farmersville, Texas, (the “City”) is a Type A General – Law Municipality located in Collin County created in accordance with the provisions of Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map of the City of Farmersville, Texas, regarding the rezoning of the property hereinafter described; and

**WHEREAS**, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

**WHEREAS**, the City Council of the City of Farmersville, 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 of the City of Farmersville and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the zoning of the property described herein shall be changed and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

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

**SECTION 1. FINDINGS INCORPORATED**

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



## **SECTION 2. PROPERTY REZONED**

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the Official Zoning Map of the Comprehensive Zoning Ordinance, Ordinance No. O-2018-0508-001, as amended, of the City of Farmersville, Texas, 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 the City's Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land containing approximately 5.050 acres of land in the W. B. Williams Survey, Abstract No. 954, more commonly known as 91 County Road 699, and more fully described and depicted on the "Zoning Exhibit" attached hereto as Exhibits "A" and "B," respectively, and incorporated herein by reference for all purposes allowed by law (the "Property"), presently zoned A – Agricultural District Uses, is hereby rezoned to HII – High Impact Industrial District uses.

## **SECTION 3. OFFICIAL ZONING MAP TO BE MODIFIED**

It is directed that the official zoning map of the City of Farmersville be changed to reflect the zoning classification established by this Ordinance.

## **SECTION 4: REPEALER**

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

## **SECTION 5: SEVERABILITY**

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

## **SECTION 6: PENALTIES FOR VIOLATION**

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under

this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of Farmersville from filing suit to enjoin the violation. The City of Farmersville retains all legal rights and remedies available to it pursuant to local, state and federal law.

#### **SECTION 7: INJUNCTIVE RELIEF**

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

#### **SECTION 8: PUBLICATION**

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

#### **SECTION 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: 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 11: EFFECTIVE DATE**

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

**APPROVED THIS 22<sup>nd</sup> DAY OF SEPTEMBER, 2020.**

**APPROVED:**

BY: \_\_\_\_\_  
Bryon Wiebold, Mayor

**ATTEST:**

Sandra Green, TMRC, City Secretary

**Exhibit "A"**

*Description of Property*

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;

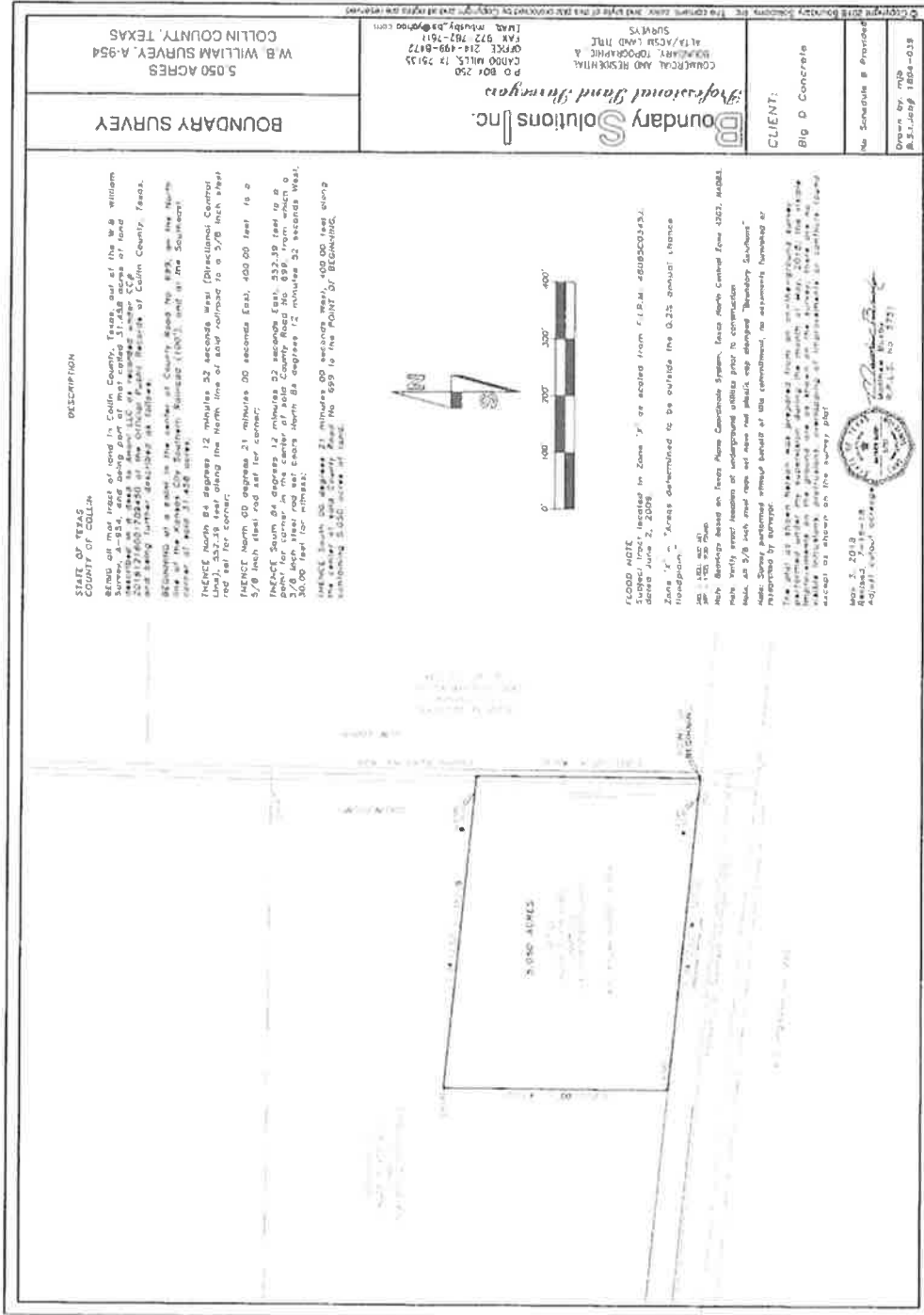
THENCE North 00 degrees 21 minutes 00 seconds East, 400.00 feet to a 5/8 inch steel rod set for corner;

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.

# EXHIBIT "B"

## Depiction of Property



Agenda Section	Public Hearing
Section Number	VI.B
Subject	Public hearing to consider, discuss and act upon Ordinance #O-2020-0922-002 regarding a recommendation from the Planning & Zoning Commission for a requested change in zoning on approximately 26.60 acres of land, more or less, from A – Agricultural District Uses to HII – High Impact Industrial District Uses for a concrete batch plant. The property is generally situated at 123 County Road 699, and located in the W.B. Williams Survey, Abstract A-954, of Farmersville, Collin County, Texas.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 2020
Attachment(s)	O-2020-0922-002
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 #2020-0922-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. O-2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 26.60 ACRES OF LAND IN THE W. B. WILLIAMS SURVEY, ABSTRACT NO. 954, MORE COMMONLY KNOWN AS 123 COUNTY ROAD 699, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM A – AGRICULTURAL DISTRICT USES TO HII – HIGH IMPACT INDUSTRIAL DISTRICT USES; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Farmersville, Texas, (the “City”) is a Type A General – Law Municipality located in Collin County created in accordance with the provisions of Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map of the City of Farmersville, Texas, regarding the rezoning of the property hereinafter described; and

**WHEREAS**, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

**WHEREAS**, the City Council of the City of Farmersville, 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 of the City of Farmersville and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the zoning of the property described herein shall be changed and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

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

**SECTION 1. FINDINGS INCORPORATED**

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

## **SECTION 2. PROPERTY REZONED**

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the Official Zoning Map of the Comprehensive Zoning Ordinance, Ordinance No. O-2018-0508-001, as amended, of the City of Farmersville, Texas, 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 the City's Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land containing approximately 26.60 acres of land in the W. B. Williams Survey, Abstract No. 954, more commonly known as 123 County Road 699, and more fully described and depicted on the "Zoning Exhibit" attached hereto as Exhibits "A" and "B," respectively, and incorporated herein by reference for all purposes allowed by law (the "Property"), presently zoned A – Agricultural District Uses, is hereby rezoned to HII – High Impact Industrial District uses.

## **SECTION 3. OFFICIAL ZONING MAP TO BE MODIFIED**

It is directed that the official zoning map of the City of Farmersville be changed to reflect the zoning classification established by this Ordinance.

## **SECTION 4: REPEALER**

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

## **SECTION 5: SEVERABILITY**

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

## **SECTION 6: PENALTIES FOR VIOLATION**

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this



Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of Farmersville from filing suit to enjoin the violation. The City of Farmersville retains all legal rights and remedies available to it pursuant to local, state and federal law.

#### **SECTION 7: INJUNCTIVE RELIEF**

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

#### **SECTION 8: PUBLICATION**

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

#### **SECTION 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: 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 11: EFFECTIVE DATE**

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

**APPROVED THIS 22<sup>nd</sup> DAY OF SEPTEMBER, 2020.**

**APPROVED:**

BY: \_\_\_\_\_  
Bryon Wiebold, Mayor

**ATTEST:**

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

## **Exhibit "A"**

### *Description of Property*

WHEREAS, Farmersville Plant, LLC, is the owner of a tract of land situated in the W.B. Williams Survey, A – 954, in the E.T.J. of City of Farmersville, Collin County, Texas and being part of that called 26.60 acres of land described in a deed to Farmersville Plant, LLC as recorded under CC# 20180920001180520 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, at the Easterly most Southeast corner of said 26.60 acres, and at the Northeast corner of that called 5.050 acres of land described in a deed to Listocon Group, LLC, as recorded under CC# 20180801000965750 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod found bears North 84 degrees 12 minutes 52 seconds West, 30.14 feet for witness;

THENCE North 84 degrees 12 minutes 52 seconds West, 552.39 feet to a 5/8 inch steel rod found at the Northwest corner of said 5.050 acres;

THENCE South 00 degrees 21 minutes 00 seconds West, 400.00 feet to a 5/8 inch steel rod found on the North line of the Kansas City Southern Railroad (100'), and at the Southwest corner of said 5.050 acres;

THENCE North 84 degrees 12 minutes 52 seconds West, 1501.96 feet along the North line of said railroad to a fence corner post found at the Southwest corner of said 26.60 acres, and at the Southeast corner of that called 10.214 acres of land described in a deed to JMR Farms, Ltd. As recorded in Volume 4572, Page 3840 of the Land Records of Collin County, Texas;

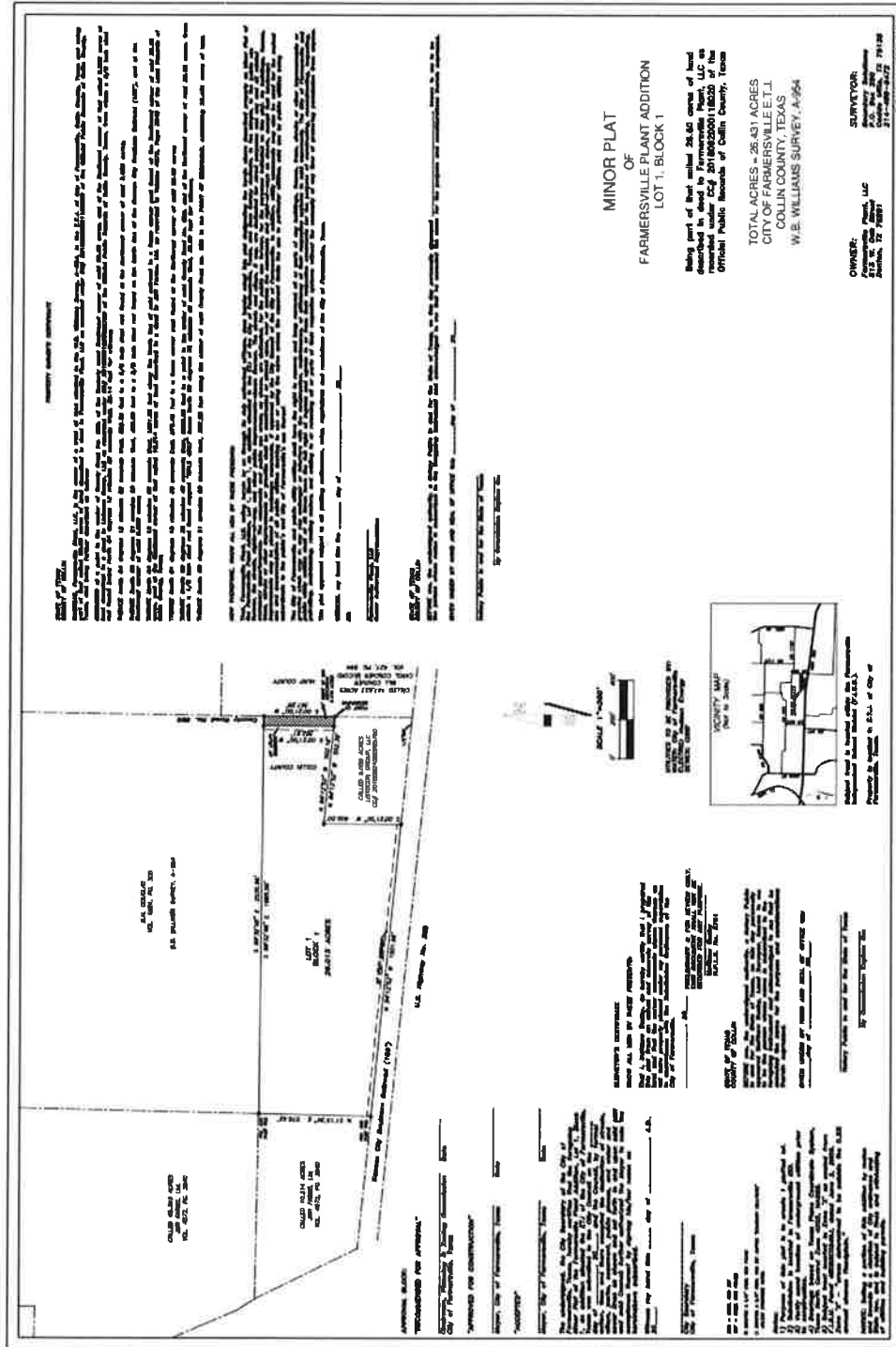
THENCE North 01 degrees 15 minutes 36 seconds East, 576.42 feet to a fence corner post found at the Northwest corner of said 26.60 acres;

THENCE South 89 degrees 32 minutes 48 seconds East, 2035.96 feet to a point in the center of said County Road No. 699, and at the Northeast corner of said 26.60 acres, from which a 1/2 inch steel rod found capped "RPLS 4967" bears North 89 degrees 32 minutes 48 seconds West, 32.09 feet for witness;

THENCE South 00 degrees 21 minutes 00 seconds West, 367.28 feet along the center of said County Road No. 699 to the POINT OF BEGINNING, containing 26.431 acres of land.

# EXHIBIT "B"

## Depiction of Property



## **VII. REading of Ordinances**

Agenda Section	REading of Ordinances
Section Number	VII.A
Subject	Consider, discuss and act upon the first and only reading of Ordinance #O-2020-0922-003 amending the Master Fee Schedule to reflect a rate increase for wastewater fees.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 2020
Attachment(s)	<ol style="list-style-type: none"> <li>1. O-2020-0922-003</li> <li>2. Wastewater Rate Study</li> <li>3. Sewer Rates</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>