



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION AGENDA  
August 25, 2020, 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**WATCH THE LIVE BROADCAST**

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

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

**SPEAKING DURING PUBLIC COMMENTS**

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

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

1. **Dial-in Phone Number: [\(646\) 769-9101](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.
- City Hall will be closed on Monday, September 7<sup>th</sup> in observance of Labor Day.

## **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. Public Works Report
- C. City Financial Report
- D. City Manager's Report

## **V. INFORMATIONAL ITEMS**

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

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

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

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

## **VI. REGULAR AGENDA**

- A. Consider, discuss and act regarding details and contract with Enterprise Fleet Management for vehicle purchase.
- B. Resolution of the City Council of the City Farmersville, Texas, Authorizing the Establishment of a Small Business Grants Program that Provides Grants from Certain of the Coronavirus Aid, Relief, and Economic Security Act ("Cares Act") Funds Received by the City to Reimburse the Costs of

Business Interruption Caused by Required Business Closures, Voluntary Closures to Promote Social Distancing, or Decreased Customer Demand as a Result of the Covid-19 Public Health Emergency, and Authorizing the Innovation and Efficiency Task Force to Administer the Program.

- C. Consider, discuss and act upon the resignation of Jessica Sayre from FCDC (4B) and appointment of new member.
- D. Discussion regarding the TIRZ district and possibly reducing its size.
- E. Update regarding the Development Agreement with Nelson Brothers Ready Mix (Farmersville Plant, LLC).
- F. Update regarding the Development Agreement with Reliable Concrete.
- G. Update regarding the construction of Collin Parkway/Farmersville Parkway.
- H. Consider, discuss and act upon and interlocal agreement with Collin County regarding dispatch services.
- I. Discuss and act upon the proposal to consider the tax increase.
- J. Consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding the Final Plat of Camden Park Phase 3.

**VII. BUDGET WORKSHOP**

**VIII. 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.

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

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

**XI. ADJOURNMENT**

Dated this the 21<sup>th</sup> day of August, 2020.

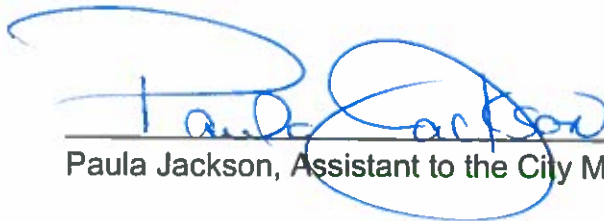


Bryon Wiebold, Mayor

*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 August 21, 2020 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

  
Paula Jackson, Assistant to the City Manager



## **I. Preliminary Matters**

# August 2020

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

# September 2020

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



# October 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 City Amenities Board Meeting 4:15 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 4:30 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	19 P&Z Meeting 6:30 pm	20	21	22	23	24 Scare on the Square
25	26	27 City Council Meeting 6:00 pm	28	29	30	31

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

Agenda Section	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
Section Number	II
Subject	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 2020
Attachment(s)	NA
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	If you wish to address the City Council on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.
Action	NA

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

Agenda Section	CITIZEN COMMENTS ON MATTERS NOT ON AGENDA
Section Number	III
Subject	CITIZEN COMMENTS ON MATTERS NOT ON AGENDA
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 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>
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Action	NA

#### **IV. Consent Agenda**

Agenda Section	Consent Agenda
Section Number	IV.A
Subject	City Council Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 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  
August 11, 2020, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members Mike Henry, Craig Overstreet, Jim Hemby, Dwain Mathers and Terry Williams were all present. City staff members Ben White, Sandra Green, Michael Sullivan, Daphne Hamlin, Kevin Lisman, Rick Ranspot, and City Attorney Alan Lathrom (via teleconference) were also present.
- Prayer was led by Kevin Lisman, Assistant 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.
  - City Hall will be closed on Monday, September 7<sup>th</sup> in observance of Labor Day.

**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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the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes
- B. Police Department Report (OpenGov)
- C. Code Enforcement/Animal Control Report (OpenGov)
- D. Fire Department Report (OpenGov)
- E. Municipal Court Report (OpenGov)
- F. Warrant Officer Report (OpenGov)
- G. Public Works Report
- H. Library Report (OpenGov)
- I. City Manager's Report
  - o Motion to approve made by Mike Henry
  - o 2<sup>nd</sup> to approve was Terry Williams
  - o All council members voted in favor

## V. INFORMATIONAL ITEMS

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- A. City Amenities Board
  - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report
    - Terry Williams stated they scheduled another meeting for August 18<sup>th</sup>.
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Possible Council Liaison Report
- D. Main Street Board
  - 1. Possible Council Liaison Report

Craig Overstreet said they discussed the transition of Farmers & Fleas to the Chamber of Commerce. They also discussed the new employee that was hired as the Main Street Manager, directional signs and downtown benches and trash cans. He said they will be having another meeting soon to discuss the budget prior to September 1<sup>st</sup>.
- 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
    - Craig Overstreet stated they discussed Reliable Concrete. They are going to add Welch Dr. to their project plan and the budget will be done by September 1<sup>st</sup>. He explained they are submitting a deficit budget, primarily because of roadwork they are doing.

## **VI. REGULAR AGENDA**

- A. Consider, discuss and act regarding details and contract with Enterprise Fleet Management for vehicle purchasing.
  - Ben White stated Alan Lathrom needed more time to review the contracts, but Alex Westmoreland with Enterprise Fleet Management would go over the details for the city.
  - Alex Westmoreland went over some of the details for the City of Farmersville's vehicles. He said the vehicles in the city are older. He said the program would save the city approximately \$181,664.00 over a 10 year period. He indicated the goal would be to transition 12 vehicles in the next fiscal year and a lot of the savings would come from maximizing equity,

from the maintenance of the vehicles and because the new vehicles would be more fuel efficient.

- Terry Williams asked how long the Farmersville Independent School District had used Enterprise Fleet Management
- Alex Westmoreland said less than a month.
- Ben White stated that Superintendent French from FISD had used Enterprise Fleet Management at his previous school district.
- Terry Williams asked how easy it would be to separate from the company if the city decided to end the contract.
- Alex Westmoreland said it would be easy because it is set up as per vehicle and nothing is binding. You could ride out the lease or buy the car outright.
- Mayor Wiebold asked if they were working with two entities in Farmersville that could do maintenance on the vehicles.
- Ben White stated Tedford Chevrolet was already on the list to be used, but they were working on getting Farmersville Collision on the list.
- Dwain Mathers asked if servicing the vehicles would be very beneficial to businesses like Tedford Chevrolet.
- Ben White stated he could not speak for them, but he has heard they make money off of the vehicles that have a warranty. He said he has also heard that dealerships make more money from repairs and maintenance.
- Craig Overstreet stated he was not sold on the idea because the city might have a deficit budget and some boards are suggesting deficit budgets. He thought it might send the wrong message. He said this would be an unbudgeted expense and it will impact the city for several years. He recommended to wait until the second or third quarter of the budget year to go forward if that was the will of the Council. He believes it sends a negative message to businesses because of the Covid-19 crisis.
- Dwain Mathers stated it appeared the city would be saving money on the upfront costs.
- Ben White stated the purpose is to save money and not spend money. He said he believes the city would save money overall. He explained the fleet is currently managed by Daphne Hamlin, Finance Director, and that would be shifted to Enterprise Fleet Management. He said we have public works crews that are sitting on metal and they go to junk yards to replace seats in the vehicles.
- Daphne Hamlin stated it is better for the fleet to be managed by Enterprise. She said she knows a lot of the vehicles the city currently owns are in horrible shape. She indicated she knew that some have duct tape holding up a bumper.

- Dwain Mathers stated he is thought the city should enter into a contract with Enterprise Fleet Management. He said it would be more efficient and more reliable.
- Mayor Wiebold asked what all Enterprise would be responsible for.
- Alex Westmoreland stated the tags, title, registrations, recalls and other things. He said they would be the administrator over all the vehicles.
- Jim Hemby explained they would take care of all the paperwork and administrative aspects of the vehicles, and the city would take care of the maintenance and putting gas in the vehicle.
- Alex Westmoreland agreed with Mr. Hemby.
- Mayor Wiebold asked what shape the police department's vehicles were in.
- Chief Sullivan stated they have a lot of different types of vehicles right now which requires them to go to several different places for maintenance. He believes that Enterprise Fleet Management would be good for the city.
- Craig Overstreet stated the City Council also needed to consider the insurance cost of having newer vehicles.
- Daphne Hamlin stated she had not looked in to the insurance costs of the new vehicles.
- Ben White stated if we go to the next step with contracts he could produce the insurance costs at that time.
- Jim Hemby asked how much the city currently spends on maintenance alone.
- Daphne Hamlin stated it usually \$170.00 a month or more.
  - Motion for Alan Lathrom to continue working on the contracts and more information be brought back to the next council meeting such as insurance costs made by Mike Henry
  - 2<sup>nd</sup> to approve was Dwain Mathers
  - All council members voted in favor, except Craig Overstreet voted no

- B. Consider, discuss and act upon using the Farmersville CARES Act funding towards business economic assistance.
- Ben White stated that Elise Bobitt and the Innovations & Efficiency Team has worked really well on trying to figure out how to disperse the money to small businesses.
  - Elise Bobitt, President of the Innovations & Efficiency Task Force, presented a few items the board came up with to help businesses. They suggested long term billboards and advertising campaigns, but felt they were not on the CARES Act scope. She said they came up with a short term solution that would fit within the scope. They would take a pool of

CARES Act funds earmarked for Small Business Assistance, less administration and advertising costs, and it would be divided evenly between successful applicants up to a maximum of \$2,5000.00 She said that businesses that cease operations permanently within 90 days of the check date would be required to return the funds in full (380 Agreement). The criteria they set forth would be a that the business had to be a brick and mortar storefront, not a franchise or publically traded company, it had to be a business owner and not the landlord, the business is within the city limits, they are not a non-profit business, they have received no other Covid-19 financial relief from any other source and they have less than 15 employees as of March 13, 2020.

- Craig Overstreet asked if the businesses that received other Covid-19 funds would be eligible and if they would be required to show sales tax information.
- Elise Bobitt stated those people would not receive the funds. She said the team felt that those businesses already received some relief. She also said they have to supply some back up documents to the application.
- Mayor Wiebold asked if they were going to ask for receipts regarding where the businesses spent the money.
- Elise Bobitt stated they were not going to require receipts. She said the approval process would require an application that would be mailed out. The deadline would be 14 days from the date it was postmarked at the city. She indicated they would then hold an approval meeting and the city would have to mail out rejection letters or checks to the businesses.
- Mayor Wiebold asked how hard the application process would be.
- Elise Bobitt stated they had discussed advertising by placing an ad in the paper, on the city website, by using sister organizations such as the Chamber of Commerce and social media. She said they would like a member from the 4A Board, 4B Board, City Council, Police Chief and the City Manager be involved in the approval process.
- Dwain Mathers stated he did not feel that a City Council member should be involved in the approval process.
- Mayor Wiebold asked Alan Lathrom if there are any legal issues with a City Council member being involved.
- Alan Lathrom stated that the Council has to approve how the CARES Act funding is spent. He said a City Council member might have a conflict of interest and anyone that is involved in the process who is rewarding the funds could not apply and neither could a close relative.

- Terry Williams stated they needed to change the brick and mortar storefront to be those businesses having a physical presence in the community.
  - Mayor Wiebold asked how many small businesses the city had.
  - Ben White stated approximately 80.
  - Jim Hemby stated he was concerned about the service industry people and he wanted to make sure they were considered for the funding too. He felt that plumbers and other similar businesses needed to be considered for the funds if they were effected by Covid-19.
  - Elise Bobitt stated there are places on the application for a narrative and they can explain how they were affected.
  - Ben White stated they can look at sales tax data for the businesses to see if they are in bad standing.
  - Elise Bobitt stated they are trying to bring transparency to the process and there are check boxes on the application that make it very easy. She said all decisions are final and there would be no rebuttal process.
  - Ben White stated the application form is short and they just have to get backup documents. He said he would like Alan Lathrom to look at the documents to make sure they are legal. At the next Council meeting they would present a resolution or ordinance to the City Council for approval of the CARES Act funding plan.
  - The City Council members agreed to bring it forward to the next meeting.
- C. Consider, discuss and act upon a consulting agreement with Eddie Peacock, PLLC for financial management support.
- Daphne Hamlin stated the city's auditors wanted us to hire a firm to conduct the end of year adjustments because it is a conflict of interest for them to do it. She said she has worked with Mr. Peacock before.
  - Craig Overstreet asked how much time it would take to complete the end of year adjustments.
  - Daphne Hamlin stated she was not sure how much time it would take. She explained it might take two weeks.
  - Ben White stated the city can go back to Mr. Peacock to see how much time he would need to adjust the accounts.
  - Mike Henry asked if the auditors do the work from their office or onsite.
  - Daphne Hamlin stated that Mr. Peacock might have to come in to the city, but he might be able to do it from his office.
  - Craig Overstreet wanted to see a fixed dollar amount for the contract.

- Ben White stated if Mr. Peacock gave a fixed price it would probably be on the high side because it may take one hour to make the adjustments. He stated it might be hard to come up with a solid number.
  - Craig Overstreet asked how many adjustments there were last year.
  - Daphne Hamlin stated approximately 8 pages.
  - Ben White said he would bring the contract to the next meeting after staff spoke to Mr. Peacock about a fixed price.
- D. Consider, discuss and act regarding setting public hearings for the tax rate.
- Daphne Hamlin stated that she received the preliminary tax estimated values from the county. She said the proposed tax rate would be approximately \$0.67. The first public hearing would be September 1<sup>st</sup> and the second would be on September 8<sup>th</sup> at 6:00 p.m.
    - Motion to set the public hearing dates made by Jim Hemby
    - 2<sup>nd</sup> to approve was Craig Overstreet
    - All council members voted in favor
- E. Update regarding the Development Agreement with Nelson Brothers Ready Mix (Farmersville Plant, LLC).
- Ben White stated the only change was that the Comprehensive Plan was approved to show industrial for that area and the paperwork has been sent out to the owner for the zoning change on the property. We are waiting for the paperwork to be sent back.
- F. Update regarding the Development Agreement with Reliable Concrete.
- Ben White stated they are working to verify the FOB Farmersville for sales taxes and the city is still tracking it to make sure we are receiving the money. We are still asking the state to give us information. The receipt he received up to May was \$20,612.16. He said for their June taxes they showed a receipt for \$11,804.00. He explained if anyone sees the trucks on the road they are now showing Patriot Concrete. In regards to the lighting complaints, they are working on changing the light fixtures to have less pollution. He said their trees are still continuing to die, but the owners are working on the irrigation system. The irrigation system is being designed by Oak Grove Landscaping and once it is complete they will apply for the permit. He said that once it is installed they can then **complete their ground cover and replace their trees.** He stated they have completed the vast majority of the screening wall. The paperwork was sent to Reliable for the zoning request and the city is just waiting on them

to return it. We have received the plans from the City Engineer regarding the construction of County Road 699. We are coordinating with Hunt County and Collin County regarding the roadway. He explained that he has changed his priorities and the J.W. Spain project will be placed on hold until the public works crew can complete County Road 699.

- Craig Overstreet asked if the city has sent a corrected water bill to Reliable Concrete.
- Ben White stated he met with the owner and they did not seem to have an issue with it. The amount will be paid over the next few months.

G. Consider, discuss and act upon accepting the possible conveyance of approximately 8.1 miles of the Northeast Texas Trail extending in a northern direction from the current end of the City's Chaparral Trail.

- Ben White said the Chaparral Rails to Trails organization met and they have accepted the conveyance as long as the city accepts it. He said they did want the trail to be resurfaced within the next seven years. He explained he has asked the FCDC (4B) to give a match grant for the trail. The estimate for resurfacing the trail would be approximately \$800,000.00 and it would take three grants. He explained the city has received grants like this before, and he believes we could get it resurfaced within the seven years. They would quit claim deed it to the city and then the trail would be brought into the city. We are not sure if we could extend the ETJ area into that, but the attorney is looking in to it.
- Craig Overstreet asked what the annual operating costs of the current trail were.
- Ben White stated he figured it would cost approximately \$40,000.00 a year to take care of it. He stated \$20,000.00 for mowing and the other half for maintenance.
- Mayor Wiebold stated the Chaparral Rails to Trails has a grant writer the city could utilize for the grants. He explained that other entities could apply for grants as well.
- Dwain Mathers stated that having a 13 mile trail would be great for the city. He believes it is a good investment.
- Mike Henry asked who is drawing up the documents for the conveyance.
- Ben White stated the Chaparral Rails to Trails and our attorney. He said right now it would be a quit claim deed and a Development Agreement.
- Mike Henry asked if the city has liability insurance on the trail.
- Daphne Hamlin stated that we do have liability insurance on our current trail.



- Ben White stated we could come up with the numbers for the insurance cost.
- Donna Williams, who lives at 1985 State Highway 78 N, stated she has several people who come in to her store and find out about the trail. She believes it would be a great asset to add more trail to the city.
- Mayor Wiebold stated that we do have the trailhead and there are a lot of people that use the trail all the time. He wants to get a coalition of civil governments together to help improve the trail.
  - Motion to continue forward on the documents and Development Agreement to be brought to Council for approval at a later date made by Mike Henry
  - 2<sup>nd</sup> to approve was Terry Williams
  - All council members voted in favor

H. Discussion regarding the proposed Future Land Use Map.

- Ben White stated this is an important instrument in the planning of the city. The map takes the Future Land Uses out to the ultimate city limits. He showed the map and discussed some of the aspects of the map. He said they are preserving 4,000 acres on the east side for Industrial and another 2,000 south of town for Industrial. Collin County is doing a transit study right now and he is trying to get the city commuter access points. He said along the highways we have selected a lot of commercial and mixed uses. He explained the maps has a lot of diversity and mixes. We have a railroad that runs through the town and the train traffic will go up in the future. He pointed out the park space is shown as a very large area on the map. He stated his recommendation would be to send the Future Land Use Map to the Planning & Zoning Commission along with the Hike & Bike Trail and the Thoroughfare Plan for approval.
- Dwain Mathers asked when the public would have adequate time to review and comment on the maps.
- Ben White stated the Planning & Zoning Commission and the City Council would hold public hearings. He indicated the Planning & Zoning Commission and the City Council could hold as many public hearings as they wanted before it is approved. He stated that since he heard no push back from City Council he would start the public hearing process with the Planning & Zoning Commission

## VII. BUDGET WORKSHOP

- Daphne Hamlin stated she was getting close to balancing the budget. In the enterprise funds and water fund we have any excessive in revenue of \$57,000.00. She said she is still having a little trouble with the wastewater fund. She indicated that when all the homes are built in Camden Park she is hoping

the money we would receive from them will cover the cost of the bond payment for the sewer line. She stated the electric fund has been difficult to balance.

- Craig Overstreet wanted her to give the reason behind large increases. He believes she should show where those increases are coming from.
- Ben White stated he was going to look in to rate increases for water and sewer to see if they need to be raised. He indicated that on the electric side what is hurting us is the huge transfers into the general fund. He said he needs the general fund to do better. He stated the water fund is starting to perform and that has a lot to do with the take or pay. He explained the city has a large TIRZ district that takes a lot of money out of the general fund. He said that he wants the TIRZ funds to help with the offset.
- Daphne Hamlin stated we transfer approximately \$1M from the electric fund into the general fund to help offset.
- Ben White stated he could ask for TIRZ to help participate in bringing funds into the general fund and explained that was legal.
- Craig Overstreet asked for a line item budget.
- Daphne Hamlin stated she will get a line item budget to the Council.

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

- Craig Overstreet wanted to discuss the TIRZ district and possibly reducing the size of the district.
- Craig Overstreet wanted an update on Reliable Concrete and Nelson Bros. He also wanted the City Attorney to make sure the Development Agreement is still enforceable since they are going by Patriot Concrete now.
- Mike Henry wanted an update on Collin Parkway/Farmerville Parkway construction.

#### **IX. ADJOURNMENT**

Meeting was adjourned at 8:29 p.m.

APPROVE:

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Bryon Wiebold, Mayor

ATTEST:

---

Sandra Green, City Secretary

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	Public Works Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 2020
Attachment(s)	Public Works Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> </ul> <p>No motion, no action</p>



## Public Works Monthly Report

### Metrics

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

1. Navigate to: [www.farmersvilletx.com](http://www.farmersvilletx.com)
2. Select <OPENGOV> button
3. Navigate within OpenGOV menu to select the metric of choice

### Public Works General

1. Lost time accidents for the year.
  - a. Total Number for 2019-2020: 0
  - b. Accidents in Month: 0
2. Project progress below uses the following terminology in order of maturity: concept, engineering, preconstruction, construction, completed. Completion percentages shown are tracking overall project progress through all phases.

### Street System

1. Currently active projects in priority order
  - a. Farmersville Parkway, 4 lane divided (phase: engineering, completion percentage: 10%)
    - The project was bid and awarded to RPM Construction.
    - Beginning of construction was delayed awaiting ROW acquisition. All ROW has been acquired except for small lot on the northwest corner of Audie Murphy Parkway and Collin Parkway.
    - Condemnation process has begun to acquire ROW on the northwest corner of Audie Murphy Parkway and Collin Parkway.
    - Preconstruction meeting set for 25 Aug 2020. We are making it clear to RPM that we need completion of this project prior to the end of the year. At the very least the Collin Parkway section.
  - b. Hamilton Street reconstruction (phase: preconstruction, completion percentage: 50%)
    - Moved street alignment slightly to accommodate trees on the north end of the project.
    - Starting grading operations.
    - Complete with storm water sewer installation.
    - Completed water line installation.
    - Sewer line installation is complete.
  - c. Main Street area/bad and faded signs

- Upcoming sign updates:
  - Washington Street at Candy Street
  - Washington Street at McKinney Street
  - Main Street at Candy Street
  - Main Street at Farmersville Parkway
- 2. Priority backlog items
  - a. Institute railroad silent crossings
  - b. Maintenance resurfacing and panel replacement
    - Farmersville Parkway at South Washington Street intersection
    - North Washington Street by intermediate school
    - Beene Street

## **Water System**

1. Currently active projects in priority order
  - a. Install waterline for Pieville/Sugar Hill/Main Street Antiques fire suppression systems (phase: preconstruction, completion percentage: 90%)
  - b. Rolling Hills galvanized water line replacement
    - i. Ordered parts for automatic flushing valve.
2. Priority backlog items
  - a. Replace cast iron/galvanized water lines:
    - i. Windom Street from 7<sup>th</sup> Street alley to Sycamore
    - ii. Hill Street between Orange and Bois D' Arc
    - iii. Lee Street
  - b. Chlorine injection system.
  - c. Recoat/rehab north elevated water tank.

## **Waste Water System**

1. Currently active projects in priority order
  - a. WWTP #1 trickling filter arm redesign. (phase: engineering, completion percentage: 50%)
  - b. WWTP #3 collector line design (phase: engineering only, completion percentage: 90%)
  - c. East side lift station with gravity main and force main (phase: construction, completion percentage: 92%)
    - i. Awaiting installation of electrical power to the site.
  - d. Wastewater line reconstruction Houston to College. (phase: preconstruction, completion percentage: 7%)
  - e. 10" waste water line pipe bursting project to increase line size east of Collin College manhole on Audie Murphy Parkway (US 380). (phase: construction, completion percentage: 100%)
  - f. Floyd Road lift station reconstruction with force main. (phase: engineering, completion percentage: 5%)
2. Priority backlog items
  - a. Infiltration project: North of WWTP #1/#2, Replace crushed clay tile line between MH119 and MH129. Downstream of MH129, between 150 and 200 feet. Recommend replacing 200 feet of line downstream of MH129. This is a 15" line.

- b. Infiltration project: Point Repair, 1746 Rike Street.
- c. South side lift station construction
- d. North side lift station SCADA installation
- e. Infiltration project: Replace floor and top of MH119. Install bolt-down top. Pipe to south may be bad.

## **Storm Water System**

- 1. No new news.

## **Property and Buildings**

- 1. Currently active projects in priority order
  - a. JW Spain west parking lot construction (phase: construction, completion percentage: 90%)
  - b. Remodel Civic Center kitchen. This item is funded by the Centennial Committee. (phase: construction only, completion percentage: 90%)
- 2. Priority backlog items
  - a. Rambler Park: ADA swing set and non-ADA swing set installation
  - b. Downtown: repair/paint gazebo
  - c. Install remaining banner mounts downtown.
  - d. City Hall: sidewalk replacement where old generator was housed
  - e. Riding Arena: greeting sign with rules
  - f. Southlake Park: playground equipment repair
  - g. Rambler Park: gazebo relocation

## **Electrical System**

- 1. Currently active projects in priority order
  - a. Improve distribution system reliability related to shorts brought about by animals and tree limbs.
    - i. Harden all pole mounted transformer deployments to animal shorts by insulating wire connection to distribution line and adding bushing animal guard. Remove open wire secondary associated with these transformers as necessary (55% complete)
    - ii. Improve distribution line fusing coordination. Replace transformers with fast blow fusing at a minimum. (55% complete)
    - iii. Improve phase balance of the entire system by changing transformer phase connection selections on a case by case basis. Feeder 2 complete. Feeder 1 in progress.
- 2. Substation and transmission line improvements (phase: concept only, completion percentage: 40%)
- 3. Removing temporary distribution lines from Collin College. (50% complete)
- 4. Priority backlog projects
  - a. Charlie's Hamburger service connection.
  - b. Aston States electrical distribution network build.
  - c. Tree Trimming (active intermittently)
  - d. Open wire secondary removal (active intermittently)

**Refuse System**

1. No new news.

**High Speed Internet Service**

1. On-going meetings with Matt Leach of Layer Zero to make changes to the financial model to improve affordability.



Agenda Section	Consent Agenda
Section Number	IV.C
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 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>
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# MEMO

To: Benjamin White, City Manager  
 From: Daphne Hamlin, City Accountant  
 Date: August 17<sup>th</sup>, 2020  
 Subject: July 2020 Budget Report

*New Software for Financial Reporting is available for review on the City website.  
[www.farmersvilletx.com](http://www.farmersvilletx.com). Press OpenGov button ;> Press Stories button at the top under City logo;  
 Press City of Farmersville July 2020 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	3,089,493	3,200,736	2,942,880
General Fund Expense 2019-2020	3,653,535	Expenses to Date	2,857,902	2,938,065	2,920,363
Water Fund Revenue 2019-2020	1,613,231	Revenue to Date	1,517,451	1,147,064	1,252,415
Water Fund Impact Fee Revenue		Revenue to Date	54,172	110,708	2,361
Water Fund Expense 2019-2020	1,613,231	Expenses to Date	1,525,117	1,323,751	1,176,407
Wastewater Fund Revenue 2019-2020	1,260,811	Revenue to Date	958,390	828,120	821,625
Wastewater Fund Impact Fee Revenue		Revenue to Date	61,261	290,757	8,261
Wastewater Fund Expense 2019-2020	1,853,862	Expenses to Date	1,372,322	1,128,672	860,874
Electric Fund Revenue 2019-2020	3,886,861	Revenue to Date	3,113,349	2,868,321	2,915,930
Electric Fund Expense 2019-2020	3,832,692	Expenses to Date	3,458,277	3,100,692	3,187,246
Refuse Fund Revenue 2019-2020	510,058	Revenue to Date	420,986	392,642	384,623
Refuse Fund Expense 2019-2020	510,058	Expenses to Date	384,951	369,925	361,791

## Cash Summary

The cash summary is attached.

# SUMMARY OF CASH BALANCES JULY 2020

ACCOUNT: FNB (0815)

	Interest Earned	Restricted	Assigned	Account Balance
<b>Clearing Accounts</b>				
General Fund			\$ 171,762.43	
Permit Fund			\$ (45,793.40)	
Refuse Fund			\$ 13,246.81	
Water Fund			\$ 227,532.64	
Wastewater Fund			\$ 338,466.46	
Electric Fund			\$ (889,235.54)	
Cares Act Funding		\$ 168,644.68		
CC Child Safety		\$ 19,127.45		
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		\$ 19,944.14		
Civic Ctr/Library Repair		\$ (26,498.35)		
JW Spain Grant		\$ 15,462.36		
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	\$ 146.94			
<b>TOTAL:</b>	<b>\$ 146.94</b>	<b>\$ 195,199.80</b>	<b>\$ (184,020.60)</b>	<b>\$ 11,179.20</b>

<b>Debt Service Accounts</b>				
County Tax Deposit (cbtx 0807)(Debt Service)	\$ 26.87	\$ 259,321.32		
Debt Service Reserve (Texpool 0014 ) (2 months rsv )	\$ 91.36	\$ 516,945.14		
<b>TOTAL:</b>	<b>\$ 118.23</b>	<b>\$ 776,266.46</b>		<b>\$ 776,266.46</b>

<b>Appropriated Surplus Investment Accounts</b>				
Customer meter deposits (Texpool 0008)	\$ 20.12	\$ 113,903.90		
Water Dev. Board (Texstar 1110)	\$ 120.52	\$ 559,333.32		
2019 C/O Street ( Texstar 0190)	\$ 303.84	\$ 1,786,236.46		
Listcon Escrow(Texstar 0300)	\$ 21.27	\$ 125,074.20		
Summit Property Sewer Escrow (cbtx 231)	\$ 0.71	\$ 16,706.87		
2012 G/O Bond, streets, water, wastewater (Texstar 01	\$ 124.85	\$ 713,487.64		
<b>TOTAL:</b>	<b>\$ 591.31</b>	<b>\$ 3,314,742.39</b>	<b>\$ -</b>	<b>\$ 3,314,742.39</b>

<b>Unassigned Surplus Investment Accounts</b>				
Gen Fund Acct. (Texpool 0004)( Reso. 90 Day Reserve)	\$ 144.46	\$ 911,080.34		
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$ 13.61	\$ 76,914.71		
Water/WW Fund (Texpool 00017)(Capital)	\$ 58.64	\$ 331,798.06		
Elec. Fund (Texpool 0005) (Operating)	\$ 8.80	\$ 50,000.00		
Elec. Fund (Texpool 0016)(Capital)	\$ 59.98	\$ 339,091.79		
Elec. Surcharge (Texpool 0015)	\$ 22.61	\$ 128,009.02		
Money Market Acct. (cbtx 092)	\$ 22.58		\$ 74,069.17	
<b>TOTAL:</b>	<b>\$ 330.68</b>	<b>\$ 1,836,893.92</b>	<b>\$ 74,069.17</b>	<b>\$ 1,910,963.09</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>\$ 6,123,102.57</b>	<b>\$ (109,951.43)</b>	<b>\$ 6,013,151.14</b>	

## SUMMARY OF CASH BALANCES JULY 2020

FEDC 4A Board Investment & Checking Account					
FEDC 4A Checking Account(Independent Bank 7909)	\$	61.02	\$	209,929.72	
FEDC 4A Checking Account(Independent Bank 452)	\$	65.56	\$	257,356.87	
FEDC 4A Investment Account (Texpool 0001)	\$	189.44	\$	1,071,687.50	
FEDC 4A Certificate of Deposit (Independent Bank)	\$	372.95	\$	250,000.00	
<b>TOTAL:</b>	<b>\$</b>	<b>688.97</b>	<b>\$</b>	<b>1,788,974.09</b>	<b>\$ - \$ 1,788,974.09</b>

FCDC 4B Board Investment & Checking Account					
FCDC 4B Checking Account (Independent Bank 3035)	\$	3.08	\$	75,769.58	
FCDC 4B Investment Account (Texpool 0001)	\$	96.60	\$	546,460.61	
<b>TOTAL:</b>	<b>\$</b>	<b>99.68</b>	<b>\$</b>	<b>622,230.19</b>	<b>\$ - \$ 622,230.19</b>

TIRZ Account					
County Tax Deposits (cbtx 01276)	\$	16.52	\$	123,021.02	
TIRZ Texpool Account ( xxx019 )	\$	89.69	\$	416,767.21	
<b>TOTAL:</b>	<b>\$</b>	<b>106.21</b>	<b>\$</b>	<b>539,788.23</b>	<b>\$ - \$ 539,788.23</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.D
Subject	City Manager's Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 2020
Attachment(s)	City Manager's Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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## City Manager Monthly Report

### Metrics

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### City Manager General

1. Top priority items:
  - a. Make Collin College successful.
  - b. Complete Collin/Farmersville Parkway.
  - c. Complete Hamilton Street.
  - d. Create/support "Keep Farmersville Beautiful" Program
  - e. Be ready for and promote growth.
    - i. Thoroughfare Map planning
    - ii. Land Use Map Planning
    - iii. Comprehensive Plan Update
    - iv. New Waste Water Treatment Plant
  - f. Fiber optic network business case decision.
  - g. Keep the Police and Fire Department running optimally.
  - h. Electrical system substation relocation.

### Ordinances and Resolutions

1. New
  - a. CARES Act business economic development.
  - b. Create preservation ordinance. Preliminary version complete and first pass P&Z review complete. Due for second pass P&Z review. (in-progress)
  - c. Tax rate limit resolution. (completed)
2. Change
  - a. Disaster ordinance. (complete)
  - b. Comprehensive Plan Land Use Map modifications. (in-progress)
  - c. Thoroughfare design manual. (complete)
  - d. Storm water design manual. (complete)
  - e. Water and Sewer design manual. (complete)
  - f. Zoning ordinance, accessory building requirements. (backlog)
  - g. Zoning ordinance, zoning map. (backlog)

### Contracts/Agreements

1. Dispatch services inter-local agreement. (in-progress)
2. Collin County jail services inter-local agreement. (complete)

3. Farmersville/Collin Parkway contract. (complete)
4. Boundary agreements with the Josephine and Caddo Mills. (in-progress)
5. Review and make changes as necessary to the Riding Club ILA. (backlog)

### **Planning**

1. Thoroughfare, bike/trail, and land use map draft. (complete)
2. Update comprehensive plan. A great deal of emphasis is being placed on reconfiguring the Land Use Map and the Thoroughfare Map. (in-progress)
  - a. Board/Committee review complete: August 2018
  - b. Land Use Map and Thoroughfare Map redevelopment: August 2020
  - c. Interim rewrite: November 2020
  - d. Planning and Zoning review and Public Workshop: January 2021
  - e. City Council review: March 2021
  - f. Planning and Zoning Public Hearing: April 2021
  - g. Public hearing and Council approval: May 2021

### **Policy/Procedural Changes**

1. Employee personnel policy updates. Awaiting review by attorney. (in-progress)
2. Website development and maintenance policy. (backlog)

### **Customer Service Window**

1. Customer service lobby continues to be closed during continuing COVID-19 event. Drive thru window continues to be open.

### **Personnel Related Matters**

1. Officer Redding has decided to stay with our Police department and is back on duty.
2. Hired Main Street Manager Kevin Casey!
3. Hired Building Official and Code Compliance Officer Charles Kirk!!!
4. Insurance open enrollment process begins 15 Aug 2020 and continues through 15 Sep 2020.

### **Budget/Finance**

1. Continued work on the 2020/2021 proposed budget.
2. Completed setting initial tax rate.
3. Completed contract paperwork to hire Mr. Peacock to help end of year adjusting entries.
4. Working on application for financial transparency award through the State Comptroller's office. (in-progress)

### **Development Services**

1. Collin College
  - a. Construction continues. Construction completion target is Aug 2021.
  - b. Collin/Farmersville Parkway.
    - The project was bid and awarded to RPM Construction.
    - Beginning of construction was delayed awaiting ROW acquisition. All ROW has been acquired except for small lot on the northwest corner of Audie Murphy Parkway and Collin Parkway.
    - Condemnation process has begun to acquire ROW on the northwest corner of Audie Murphy Parkway and Collin Parkway.

- Preconstruction meeting set for 25 Aug 2020. We are making it clear to RPM that we need completion of this project prior to the end of the year. At the very least the Collin Parkway section.
2. Reliable Concrete
- a. Below is list of remaining items that need to be finished regarding the development agreement:
- Establish \$150K escrow account and \$95K lien. A specific priority lien was not established however the development agreement is structured to give us lien capability should the terms of the development agreement not be met (complete)
  - Extension of water line with meter (complete)
  - Petition for annexation (complete)
  - Issue CO for batch plant (complete)
  - Plant exceeds 25% capacity (6,000 yards per month, 197 yards per day) per month. (complete)
  - Execute paperwork so materials sold are FOB Farmersville (complete)
    - Start of business to May 2020 taxes (4A, 4B, City): \$20,612.16
    - June 2020 taxes (4A, 4B, City): \$11,804
    - Patriot Concrete Inc. is now showing up on official tax data from state!! We have received tax data from the State through June 2020.
  - Pay applicable tap fees and impact fees (complete)
  - Reimburse \$37.5K to Reliable from escrow (complete)
  - Install lighting with no light pollution
    - Readjust light to improve glare to CR 699
    - Elliott Electric making recommendations to change light fixture to reduce light pollution related to fixtures around wash down area.
  - Complete planting of trees and grass on perimeter.
    - Install irrigation system. Irrigation system is being designed by Oak Grove Landscape
    - Complete ground cover
    - Some trees need to be replanted
    - Originally was to complete on 17 Jul 2020
  - Complete minimum eight foot screening wall
    - Wall is complete and painted however some designed gaps need to be filled in and tiered ends need to be finished
    - Originally was to complete on 17 Jul 2020
  - Complete platting of property. Establish use as industrial high impact
    - Public hearing to change land use to Industrial is complete.
    - High Impact Industrial ordinance
      - Zoning change request documentation has been delivered
    - Originally scheduled for completion on 11 Aug 2020
  - Issue CO for operations building and maintenance building (14 Aug 2020)
  - Construct impervious internal driveways (31 Aug 2020)
  - Improvements to CR 699 (31 Aug 2020)
    - DBI engineering complete
    - DBI coordinating with Hunt and Collin County for permit requirements
    - Coordinating with KCS to gain right of entry permit.
    - Restructured priorities to begin this project once we have all permits in place. JW Spain will be placed on back burner once we begin this project.



- Meet all requirements of performance criteria and development agreement (31 Aug 2020)
3. Nelson Brothers
- a. Below is list of remaining items that need to be finished regarding the development agreement:
- Petition for annexation (complete)
  - Complete platting of property. Establish use as industrial high impact
    - Public hearing to change land use to Industrial is complete.
    - High Impact Industrial ordinance
  - Zoning change request documentation has been delivered Establish use as industrial high impact
    - Zoning change request documentation has been delivered
  - Improvements to CR 699
  - Pay applicable tap fees and impact fees
  - Install minimum eight foot screening wall
  - Complete planting of trees and grass on perimeter
  - Install irrigation system
  - Install ground cover
  - Complete internal driveways with impervious surface
  - Install lighting with no light pollution
  - Execute paperwork so materials sold are FOB Farmersville
4. Camden Park
- a. Phase I/II housing construction continues, 143 total homes
- Camden, 52 homes total
    - Permitted: 52
    - Models: 2
    - Completed: 52
    - Sold: 48
    - Under Construction: 0
  - DR Horton, 91 homes total
    - Permitted: 91
    - Models: 2
    - Completed: 82
    - Sold: 80
    - Under Construction: 7
- b. Phase III infrastructure continues construction, 135 total
- Camden
    - Permitted: 10
    - Models: 1
    - Completed: 0
    - Sold: 0
    - Under Construction: 10
  - DR Horton
    - Permitted: 0
    - Models: 0
    - Completed: 0
    - Sold: 0
    - Under Construction: 0

5. Pieville

- a. 107 South Main Street continues under construction.
- b. Small section of water line for fire suppression system is pending completion.

**Information Technology**

1. Continued work on COVID-19 teleconferencing upgrade estimate.
2. Looking into the possibility of competing the IT services contract.

**Special Events/Projects**

1. Old Time Saturday has been cancelled.

## **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	August 25, 2020
Attachment(s)	<ol style="list-style-type: none"> <li>1. Minutes</li> <li>2. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE CITY AMENITIES BOARD  
MINUTES FOR  
July 2, 2020**

**Randy Smith, Karen Rice and Dorothy Stephenson. Also present: Librarian Trish Dowell and Paula Jackson as staff.**

**I. PRELIMINARY MATTERS**

Meeting was called to order by Paula Jackson at 4:15

**II. ELECT OFFICERS**

- a. Chair – Motion made by Karen Rice for Randy Smith for Chair  
Motion seconded by Dorothy Stephenson  
Motion Carried
- b. Vice Chair – Motion made by Dorothy Stephenson for Karen Rice for Vice-Chair  
Motion Seconded by Randy Smith  
Motion Carried
- c. Secretary- Motion made by Karen Rice for Dorothy Stephenson for Secretary  
Motion Seconded by Randy Smith  
Motion Carried

**III. APPROVAL OF MINUTES**

March 17, 2020 Minutes

- Motion made by: Karen Rice to approve
- Second made by: Dorothy Stephenson
- Motion carried all in favor

**IV. SENIOR CITIZEN CENTER:**

Senior Center has been closed due to Covid-19. The Board would like at sometime to discuss when it can be reopened and Staffing.

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

Trish stated the Library has been closed due to Covid-19 since March. They have started doing Curbside drop and pick up 3 days a week. Terri is doing some Home Deliveries.

- Randy Smith asked if she was in need of supplies
- Trisha Dowell stated she has a budget for books and supplies

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

Ideas for use of the Senior Center

**VII. ADJOURNMENT**

Adjourned at 4:39

ATTEST:

  
\_\_\_\_\_  
Paula Jackson, Assistant to the City Manager

APPROVE:

  
\_\_\_\_\_  
Randy Smith, CHAIR

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	August 25, 2020
Attachment(s)	1. Financials 2. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote             <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____             <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

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

<b>Statement Balance 7-1-2020</b>	<b>\$57,862.59</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$25,218.30</b>
<b>New Checking Int. .05%</b>	<b>\$3.08</b>
<b>City Reimburse double payment on fireworks</b>	<b>\$6,500.00</b>
<b>Wire Fee</b>	<b>\$(20.00)</b>
<b>Checks 2975-2976,2981-2984</b>	<b>\$(13,794.39)</b>
<b>Balance 08-02-2020</b>	<b>\$75,769.58</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 2948 (Farmersville Rotary)</b>	<b>\$(169.00)</b>
<b>Outstanding checks 2980 (TLC Netcon)</b>	<b>\$(50.00)</b>
<b>Balance 08-06-2020</b>	<b>\$75,550.58</b>



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

	FY2019 Budget	October	November	December	January	February	March	April	May	June	July	August	September	Actual YTD	%
<b>Revenue:</b>															
Sales Tax Collections	\$240,916	\$23,856	\$22,821	\$24,899	\$25,531	\$28,792	\$23,078	\$17,180	\$24,293	\$19,643	\$25,218			\$ 235,310	97.67%
Interest Income	\$ 100	\$ 7	\$ 7	\$ 8	\$ 9	\$ 8	\$ 9	\$ 10	\$ 7	\$ 2	\$ 3			\$ 70	70.00%
Misc.														\$ -	
Wire Fee		\$ (10)	\$ (10)	\$ (10)	\$ (10)	\$ (10)	\$	\$ (10)	\$ (10)	\$ (10)	\$ (20)			\$ (100)	
New Check Stock		\$ (243)												\$ (243)	
Reimbursement														\$ 180	
Transfer from TEXPOOL for cash in bank							\$ 180							\$ -	
<b>Total Revenue</b>	<b>\$ 241,016</b>	<b>\$ 23,610</b>	<b>\$ 22,618</b>	<b>\$ 24,897</b>	<b>\$ 25,530</b>	<b>\$ 28,790</b>	<b>\$ 23,267</b>	<b>\$ 17,180</b>	<b>\$ 24,290</b>	<b>\$ 19,835</b>	<b>\$ 25,201</b>	<b>\$ -</b>	<b>\$ 0.00</b>	<b>\$ 235,217</b>	<b>97.59%</b>

	FY2019 Budget	October	November	December	January	February	March	April	May	June	July	August	September	Actual YTD	%
<b>Expenses</b>															
Main Street Personnel & Supplies	\$ 88,364													\$ -	0.00%
Personnel		\$ 1,882		\$ 406	\$ 1,525	\$ 609	\$ 2,612		\$ 1,364	\$ 204	\$ 50			\$ 35,157	
Supplies/Training/dues														\$ 8,653	
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												\$ -	0.00%
Mays building taxes	\$ 1,000													\$ -	0.00%
Christmas Decor	\$ 10,000									\$ 1,086				\$ 15,000	100.00%
Fire Dept. Sparks of Freedom	\$ 6,500				\$ 818	\$ 7,855				\$ 82				\$ 1,086	108.60%
Farmersville Historical Society Repairs	\$ 5,300				\$ 5,300				\$ 6,500	\$ 6,500	\$ (6,500)			\$ 8,755	87.55%
Farmersville Heritage Museum Repairs	\$ 10,000					\$ 10,000								\$ 6,500	100.00%
Night at the Museum Opening	\$ 9,000													\$ 5,300	100.00%
Rambler Park Updates	\$ 27,075				\$ 4,684				\$ 1,564		\$ 9,174			\$ 10,000	100.00%
JW Span Hatting Cages	\$ 2,000													\$ 9,174	101.93%
Farmersville Billboard Promotion	\$ 10,000	\$ 725	\$ 975	\$ 975	\$ 1,200	\$ 250	\$ 725		\$ 2,700	\$ 250	\$ 250			\$ 6,248	23.08%
Sound System	\$ 7,000	\$ 40	\$ 40	\$ 40	\$ 20	\$ 20	\$ 39		\$ 78	\$ 39	\$ 39			\$ -	0.00%
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	\$ 4,841					\$ 4,031								\$ -	0.00%
Rolary Club	\$ 4,031													\$ -	0.00%
Citizens Assisting Farmersville Police	\$ 260						\$ 100							\$ 4,031	100.00%
Quilt Guild	\$ 3,000	\$ 3,000												\$ 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>\$ 27,935</b>	<b>\$ 3,013</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 126,369</b>	<b>53.92%</b>
<b>Excess Revenue Over Expenses</b>															
	6,668	(1,997)	21,803	23,476	(3,501)	6,025	19,791	17,180	12,084	(8,200)	22,188	-	-	108,849	

TEXPOOL Balance	\$ 343,895.42	\$ 344,369.57	\$ 344,844.16	\$ 345,310.58	\$ 345,747.06	\$ 346,041.67	\$ 346,171.14	\$ 346,171.14	\$ 346,266.82	\$ 346,266.82	\$ 346,364.01			\$ 546,364.01	
Interest Income-TEXPOOL	\$ 557.35	\$ 474.15	\$ 474.59	\$ 466.42	\$ 436.48	\$ 294.61	\$ 129.47	\$ 129.47	\$ 95.68	\$ 97.19	\$ 96.60			\$ 96.60	
Total Available Texpool Funds	\$ 343,895.42	\$ 344,369.57	\$ 344,844.16	\$ 345,310.58	\$ 345,747.06	\$ 346,041.67	\$ 346,171.14	\$ 346,171.14	\$ 346,266.82	\$ 346,266.82	\$ 346,364.01			\$ 546,460.61	

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	August 25, 2020
Attachment(s)	1. Financials 2. Possible Council Liaison Report
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote             <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____             <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

# ***Farmersville Economic Development Corp 4A***

## ***July 2020***

<b>Statement Balance 7-1-2020</b>	<b>\$250,345.13</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$25,218.30</b>
<b>Cking Int .30%</b>	<b>\$61.02</b>
<b>CD Interest</b>	<b>\$372.95</b>
<b>Loan repayment</b>	<b>\$2,622.04</b>
<b>Cleared Checks 1321 and 1322</b>	<b>\$(68,689.72)</b>
<b>Statement balance 8-2-2020</b>	<b>\$209,929.72</b>

### **Outstanding Transactions**

**Sales Tax**  
**Transfer to Texpool**  
**CD Interest**  
**Oustanding checks**

<b>Balance 8-6-2020</b>	<b>\$209,929.72</b>
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Farmersville Economic Development Corporation  
Cumulative Income Statement  
For the 12 Months Ended, September 30, 2020

	FY 2019	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$96,754.53	\$116,025.46	\$75,921.37	\$102,557.96	\$131,246.48	\$162,665.94	\$188,373.19	\$208,555.80	\$235,479.92	\$250,345.13			
Deposits														
Sales Tax Collections	\$208,000.00	\$23,855.68	\$22,820.97	\$24,899.52	\$25,530.62	\$28,792.02	\$23,078.01	\$17,179.82	\$24,292.62	\$19,843.08	\$25,218.30			
Interest Income	\$100.00	\$4.17	\$4.65	\$3.65	\$5.04	\$8.40	\$7.20	7.80	\$9.46	\$20.09	\$61.02			
Now Account Interest										\$12.68	\$65.56			
Loan Repayment					\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04			
Transfer to Texpool														
Texpool Interest	\$24,000.00	\$1,724.60	\$1,466.99	\$1,468.36	\$1,443.07	\$1,350.35	\$911.64	\$400.59	\$244.26	\$190.58	\$189.44			
CD Interest Earned	\$13,250.00			\$1,558.22	\$530.82			\$372.95			\$372.95			
<b>Total Revenue</b>	<b>\$243,350.00</b>	<b>\$120,614.38</b>	<b>\$138,851.08</b>	<b>\$102,382.96</b>	<b>\$131,246.48</b>	<b>\$162,665.94</b>	<b>\$188,373.19</b>	<b>\$208,555.80</b>	<b>\$235,479.92</b>	<b>\$257,765.13</b>	<b>\$278,819.44</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
Expenses:														
Administration	\$1,000.00													\$-
Meeting Expenses	\$1,000.00													\$-
Dues/Schedule Travel	\$5,200.00	\$2,088.92												\$1,913.92
Office Supplies	\$200.00													\$-
Legal Services	\$2,500.00													\$-
Marketing/Promotion Expenses														\$-
Marketing/Advertising	\$11,160.00													\$-
Collin College Sponsorship	\$7,500.00													\$-
Small Business	\$500.00													\$-
Entrepreneurship Conf	\$2,500.00													\$-
Tax-21	\$1,000.00	\$2,500.00												\$2,500.00
Farmersville Chamber	\$500.00													\$-
Farmersville Rotary														\$-
<b>Total Expenditures</b>	<b>\$33,060.00</b>	<b>\$4,588.92</b>	<b>\$62,929.51</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-(175.00)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,413.92</b>
Direct/Indirect Business Incentives														\$-
Collin College Elect Dist (150k)	\$135,000.00										\$63,559.72			\$63,559.72
Planner Land Use Map(\$36k)	\$30,000.00									\$7,420.00	\$5,130.00			\$12,550.00
Electrical Substation Loan	\$210,000.00		\$62,928.51											\$62,928.51
Facade Grant Program	\$50,000.00													\$-
<b>Total Development Cost</b>	<b>\$425,000.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$7,420.00</b>	<b>\$68,689.72</b>	<b>\$-</b>	<b>\$-</b>	<b>\$139,039.23</b>
<b>Total Expenditures</b>	<b>\$488,060.00</b>	<b>\$4,588.92</b>	<b>\$62,929.51</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$7,420.00</b>	<b>\$68,689.72</b>	<b>\$-</b>	<b>\$-</b>	<b>\$143,453.15</b>
Revenue vs Expenditures														
From Reserves	\$214,710.00													
<b>Total Expenditures</b>		<b>\$4,588.92</b>	<b>\$62,929.51</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$7,420.00</b>	<b>\$68,689.72</b>	<b>\$-</b>	<b>\$-</b>	<b>\$143,453.15</b>
Ending Bank Balance		\$116,025.46	\$75,921.57	\$102,382.96	\$131,246.48	\$162,665.94	\$188,373.19	\$208,555.80	\$235,479.92	\$250,320.13	\$209,929.72			
Now Account										\$257,291.31	\$257,356.87			
CD Investment		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$250,000.00	\$250,000.00			
Texpool Balance		\$1,064,022.22	\$1,065,489.21	\$1,066,957.57	\$1,068,400.64	\$1,069,750.99	\$1,070,662.63	\$1,071,063.22	\$1,071,307.48	\$1,071,498.06	\$1,071,687.50			
<b>Total Available Funds</b>		<b>\$1,680,047.68</b>	<b>\$1,641,410.78</b>	<b>\$1,669,340.53</b>	<b>\$1,699,647.12</b>	<b>\$1,732,416.93</b>	<b>\$1,759,035.82</b>	<b>\$1,779,619.02</b>	<b>\$1,806,787.40</b>	<b>\$1,829,309.50</b>	<b>\$1,788,974.09</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 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>
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## **FARMERSVILLE MAIN STREET BOARD MINUTES**

June 8, 2020

4:30 P.M. Farmersville City Hall  
205 S. Main St. Farmersville, TX 75442

### **I. PRELIMINARY MATTERS**

***Call to order.*** The meeting of the Farmersville Main Street Board was called to order at 4:30 p.m. by Mrs. Doris Cooks, President.

***Roll Call:*** The following board members were present: Doris Cooks, Allison Mathers, Billie Goldstein, Katherine Hershey, and Clifford James Moss. Jennifer Jiles and Diane Piwko were absent. Council member Craig Overstreet, City Manager, Ben White and Audrey Rubadue were also in attendance.

***Recognition of visitors:*** President Cooks welcomed the visitors.

### **II. PUBLIC COMMENT**

James Stallman is part of a theater group called Fine Arts on Main. He stated he would like to do a production of Winnie the Pooh outdoor in September 17<sup>th</sup>, 18<sup>th</sup>, and the 19<sup>th</sup>.

Public Comment was closed at 4:35 pm

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

#### **A. Consider for approval the March and May 2020 Main Street Board minutes (Board Members)**

- Billie Goldstein made motion, seconded by James Moss, all approved.

#### **B. Consider for approval the April and May 2020 Financial Statements (Diane Piwko, Treasurer)**

- Allison Mathers made motion, seconded by Billie Goldstein, all approved.

#### **C. Consider, discuss, possible action on restarting Farmers and Fleas.**

- Ben White suggested moving the date up a week or push the date back a week due to it falling on the Fourth of July.
- Allison Mathers stated she wants members to step up and help out with Farmers and Fleas.
- Doris Cooks suggested using the money received from the flea market to pay someone who works all day.
- Randy Rice stated we need to confirm a date for Farmers and Fleas. He explained we will be doing social distancing and vendors might not get the

same booth or as many booths. He indicated that some vendors may not be under the onion shed and might have to be on concrete.

- Allison Mathers made a motion to hold Farmers Fleas on July 4th, seconded by Billie Goldstein, all approved.
- (Katherine Hershey voted yes, Clifford James Moss present, Allison Mathers Yes, Doris Cooks yes, and Billie Goldstein yes)
- Allison Mathers stated she would be looking into hand sanitizer stations for the event.
- Billie Goldstein said she would look at placing a notice in the newspaper.
- Doris Cooks, Allison Mathers, Katherine Hershey, and Billie Goldstein all indicated they would contact vendors to confirm the date.

**D. Consider, discuss, possible action upon directional signage downtown.**

- Billie Goldstein indicated that it would be better to use a sign and not a billboard to direct traffic to the downtown area from State Highway 78.
- Clifford James Moss stated he would look into seasonal signs and possible electrical or solar lighting for the sign.
- Doris Cooks asked if the city ordinances would allow that.
- Ben White stated they would have to get approval from TxDot to place a sign in the right-of-way. He indicated the city uses Vulcan to do all of the city signage. He suggested sending him a proof of the sign and he could get some quotes.
- Doris Cooks stated they could place this item on the next agenda.

**E. Consider, discuss, possible action on purchase of benches and trash cans for downtown.**

- Billie Goldstein showed the board some of the ideas for benches and stated they would cost approximately \$350.00.
- Allison Mathers suggested taking pictures of where the board members would like to place benches and trash cans.
- Ben White suggested looking in to how much it would cost to replace the tops of trash cans compared to buying new ones.

**F. Review, discuss items on Work Plan, goals and objectives of the Main Street Board (Board members/Interim Main Street Program Manager)**

- Moved to next agenda.

**G. Consider, discuss creation and utilization of volunteer committee members.**

- Moved to next agenda.

**H. Discussion relative to status of hiring Main Street Manager.**

- Ben White stated we have applicants for the Main Street Manager and we conducted one interview and have another one soon.
- Allison Mathers asked if applicants are seeing the job posting on the Texas Municipal League's (TML) website.
- Ben White stated yes.

**I. Discuss status of Main Street Board applicants.**

- Craig Overstreet stated they interviewed four applicants for the open board positions.

**J. Project Updates (Board Members)**

- No updates at this time.

**K. City Managers Report**

- Ben White said that in regards to the Covid-19 pandemic we are just trying to move forward day to day and we are following the Governor's orders.
- Allison Mathers asked who was posting the Collin County information regarding Covid-19.
- Ben White stated the information is from the state health department.

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

- Summer Fine Arts productions
- Directional signage downtown.
- Benches and trash cans for downtown.
- Review distribution and accountability of funds from 4B.

**V. ADJOURNMENT – The meeting was adjourned at 5:57 p.m.**

**SIGNATURES:**

  
Doris M. Cooks, President

  
Clifford James Moss, Secretary





## **FARMERSVILLE MAIN STREET BOARD MINUTES**

Special Meeting - July 20, 2020

4:30 P.M. Farmersville City Hall

205 S. Main St. Farmersville, TX 75442

### **I. PRELIMINARY MATTERS**

***Call to order.*** The meeting of the Farmersville Main Street Board was called to order at 4:30 p.m. by Mrs. Doris Cooks, President.

***Roll Call:*** The following board members were present: Doris Cooks, Jason Acevedo, Amber Bynum, Billie Goldstein, and Katherine Hershey. Clifford James Moss and Tracey Wolf were absent. Council Liaison Craig Overstreet, City Manager, Ben White and Audrey Rubadue were also in attendance.

***Recognition of visitors:*** President Cooks welcomed the visitors.

### **II. PUBLIC COMMENT**

Bryon Wiebold stated he was invited by Interim Main Street Manager Randy Rice to welcome all the new members to the Main Street Board. He said he was looking forward to all the new and fresh ideas. City Council is committed to seeing Main Street Program succeed. He stated he would like to thank them all from the bottom of his heart for willingness to serve, taking time in their day, and to be away from family to be here.

Donna Williams stated she was disappointed the Main Street meeting was cancelled due to not having a quorum when at least one board member had not been contacted. She stated walking quorums were taking place by board members talking outside of meetings. She stated Farmers and Fleas should be taken over by the Chamber Of Commerce, since the departure of Adelah Wolf the program has fallen short with attendance. The city should not be running the event having an employee working since employees time cannot be used as volunteer hours. This is a Main Street Program and in the past it was ran and maintained by volunteers, council members, and board members. Business owners rely on events to bring people downtown, it needs fresh ideas, and new energy to help bring it back to life.

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

- A. Consider, discuss, possible action on naming President, Vice-President, Treasurer and Secretary of the board**

- Billie Goldstein made motion to approve Doris Cooks as President, seconded by Jason Acevedo, all approved.
  - Amber Bynum stated she would be Vice-President, Doris Cooks stated accepted by acclamation, all approved.
  - Billie Goldstein stated she would be Treasurer, Doris Cooks stated accepted by acclamation, all approved.
  - Doris Cooks stated that Clifford James Moss agreed to continue on as Secretary.
- B. Consider for approval the June 2020 Financial Statements**
- Billie Goldstein made motion to approve, seconded by Doris Cooks, all approved.
- C. Consider, for approval items for payment**
- Doris Cooks made motion to approve, seconded by Billie Goldstein, all approved.
- D. Consider, for approval the June 2020 Main Street Board minutes**
- Doris Cooks requested an amendment to the minutes to include Council Liaison Craig Overstreet as being present at the last meeting.
  - Doris Cooks made motion to approve corrected June 2020 minutes, Billie Goldstein seconded, all approved.
- E. Consider, discuss, possible action regarding restarting and/or moving Farmers and Fleas Program under the Chamber of Commerce**
- Lisa Crowder stated she was here representing the Chamber Of Commerce and the chamber would like the opportunity to take over Farmer and Fleas. When the market is open the stores in town see an influx of customers and we would like to add more support and help the local businesses thrive.
  - Billie Goldstein stated Farmers and Fleas needs a breath of fresh air.
  - Amber Bynum stated that at The Nest they get asked frequently when Farmers and Fleas is going to be restarted.
  - Doris Cooks stated the board recognizes we need a spark to get more people involved.
  - Lisa Crowder stated that several vendors have now become store owners downtown and inside stores and we want the growth to keep moving forward.
  - Katherine Hershey stated Farmers and Fleas should be turned over to the Chamber Of Commerce.
  - Jason Acevedo asked if it could be more of a collaborative effort between the Chamber and the City. He stated if board decided to have the Chamber move forward with Farmers and Fleas could it be on a trial basis like six months and then come back and re-evaluate after Main Street Manager has been hired.
  - Lisa Crowder stated if the Chamber don't take over Farmer and Fleas then they would like to do their own event. She also stated the Chamber would not want to work on building up Farmers and Fleas for six months and then have it turned back over to the Main Street Board and Main Street Manager.

- Jason Acevedo asked if the Chamber had its own board committee and if the Main Street Manager would be able to be on their board once a candidate was hired.
- Lisa Crowder stated yes the Chamber does have a board and she would have to discuss it with board members first about including the Main Street Manager.
- Doris Cooks asked how many vendors agreed to come to the July market prior to it being cancelled.
- Audrey Rubadue stated anywhere from 15 to 20 vendors.
- Donna Williams stated she had worked in the past with Adelah and Reagan and it is hot in the summer, cold in the winter, and she would like to see Farmers and Fleas prosper.
- Billie Goldstein made a motion to approve moving Farmer and Fleas to the Chamber Of Commerce, Kathleen Hershey seconded the motion, Amber Bynum said no, Jason Acevedo abstained, Billie Goldstein stated that Doris Cooks could not vote, so Doris Cooks stated Farmers and Fleas would be turned over to the Chamber Of Commerce.

**F. Consider, discuss, possible action upon directional signage downtown**

- Billie Goldstein asked if Ben White had received quotes on the black metal wayfaring signs.
- Ben White stated there is a lot that goes into pricing the signs and placement; size, reflective, break away poles, signs in stalled, and getting everything approved with TxDOT. He stated he would contact TxDOT and find a location in town that would work. He also said he would like to work with Billie Goldstein and TxDOT prior to the meeting and come back with more information.
- Doris Cooks stated continue this item at the next meeting.

**G. Review, discuss items on Work Plan, goals and objectives of the Main Street Board – Chad Engbrock to be presenting**

- Chad Engbrock stated they publish five newspapers, In & Around Magazine, and included Farmers and Fleas information in the last issue for the July market to try increase traffic. Readership for the five newspapers is about \$35,000.00 people. Mail out \$68,000.00 magazine copies every month and when you equate that to readers it reaches a couple \$100,000.00 readers. He stated the proposal he put together for the meeting was for Farmers and Fleas so he would be in touch with the Chamber.
- Amber Bynum stated we could still consider doing some form of advertising for the business downtown even if we are not moving forward with Farmers and Fleas.
- Jason Acevedo suggested still hearing the proposal so that the board has an idea of costs moving forward for projects in the future that happen yearly.
- Chad Engbrock stated the proposal was a combination of magazine, newspaper, and social media and it would reach about \$265,000.00 readers on a weekly basis. All the design work is done in house, it can be digital, or in print. He stated the budget for the proposal made for Farmers and Fleas

was for \$5,000.00 for the year but the price is adjustable depending on the options picked.

- Doris Cooks stated Main Street Program continues to be national accredited and currently waiting on press release scored 90%. All reports for Main Street Program turned in on time, worked on by Randy Rice, Doris Cooks, and Les Cooks. Contacted Deborah Drescher she will be providing a virtual training at the August meeting, businesses owners, Chamber, and volunteers are welcome at that training/meeting.
- Ben White stated that board members are allowed to meet with the individual committee as long as there is not a quorum so no other board members present at meeting.

#### **H. Project Updates (Board Members)**

- Billie Goldstein stated that 4B approved the budget amendment to use the \$10,000.00 from 20<sup>th</sup> Anniversary Celebration towards benches and trash cans. She stated Brandon would manufacturer, install each bench, and custom fit them to particular area's for \$750.00 apiece. She also suggested getting the old trash cans re-powder coated in black.
- Ben White stated need to have old trash cans sandblasted prior to powder coating and see if Brandon could include in the bid.
- Katherine Hershey suggested putting more trash cans on the Pkwy.
- Doris Cooks suggested moving the old trash cans to the Pkwy and replacing downtowns with new ones.
- Amber Bynum suggested changing the design on benches hard to understand the 2000 to 2020 meaning.
- Jason Acevedo suggested prioritizing trash cans over benches to help keep trash down in downtown and surrounding areas.
- Ben White suggested contacting Texas Main Street Architect and Design and see if they could do mockup for benches and trash cans.
- Katherine Hershey said should find out how much it would cost for benches, trash cans, and how much to fix up existing trash cans.

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

- Ben White congratulated Main Street Board for being accredited for another year and thanked all parties involved in making that happen; Randy Rice, Doris Cooks, Les Cooks, and all Main Street board members involved. He stated there is a candidate for Main Street Manager next step for him is to be interviewed by 4B President Richard Holbrook and Main Street President Doris Cooks before moving forward.
- Billie Goldstein asked if candidate was from Farmersville
- Ben White stated no. He said that Councilman Terry Williams is working with the City and volunteers to help beautify Farmersville and help citizens at the same time. Trying to find different avenues to help develop Farmers and Fleas and discussing with City Council on setting aside area where food truck vendors can set up. Hospitalizations has been hovering around 200 and so far Collin County is holding stable. During Covid-19 extremely important to support local restaurants and businesses. Working on speaker systems to get software upgraded using monies from 4B. Council is looking

at a new thoroughfare map which is now posted on the website. Public works currently has a lot projects it is working on with a department of only seven employees. We have an out of this world library. Police department is doing an exceptional job and our Police Chief Mike Sullivan accepted an award from the North Texas Police Chiefs' Association for exhibiting compliance with Law Enforcement Best Practices.

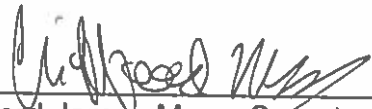
**IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS**

- Virtual Training by Deborah Dresher
- Consider, discuss, re-voting regarding moving Farmers and Fleas Program under the Chamber of Commerce or keeping it under the Main Street Board.
- Directional signage downtown.
- Consider, discuss, designs for benches, trash cans, and fixing existing trash cans for downtown.

**V. ADJOURNMENT – The meeting was adjourned at 6:19 p.m.**

**SIGNATURES:**

  
Doris M. Cooks, President

  
Clifford James Moss, Secretary

Agenda Section	Informational Items
Section Number	V.E
Subject	Parks & Recreation Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 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>



**FARMERSVILLE PARKS AND RECREATION BOARD  
MINUTES FOR  
July 2, 2020**

**Present for the meeting: Miranda Martin, Kiel Cathey, Beverly Mondy, Misty Wiebold, Suzie Grusendorf, Charlotte Holloway and John Young Also present: Paula Jackson as staff.**

**I. PRELIMINARY MATTERS**

Meeting was called to order by Paula Jackson at 5:05

**II. ELECT OFFICIERS**

- a. Chair – Motion made by Suzie Grusendorf to elect Miranda Martin  
Motion seconded by Charlotte Holloway  
Motion Carried
- b. Vice Chair – Motion made by Misty Wiebold to elect John Young  
Motion Seconded by Suzie Grusendorf  
Motion Carried
- c. Secretary- Motion made by Suzie Grusendorf to elect Misty Wiebold  
Motion Seconded by Charlotte Holloway  
Motion Carried

**III. REGULAR AGENDA**

- a. Update on ADA Swing and Play area surface
  - Misty Wiebold asked Miranda to give a debrief on the Play Ground equipment and the location.
  - Miranda stated these improvements will be to Rambler Park on the west side of the Splash Pad. Miranda stated there will be several things happening here:
    - ADA Swing
    - 2 Bay Swing with 1 Cantilever
    - Ground Surfacing under the swings
    - Moving of the Gazebo
- b. Comments and Concerns
  - Miranda stated JW Spain Parking Lot project is almost complete
  - Beverly Mondy had questions regarding the concession stand.
  - Miranda stated we will put JW Spain concession stand on the next agenda.

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

JW Spain Concession  
Review contract for Little League

**VII. ADJOURNMENT**

Adjourned at 5:25PM

ATTEST:

  
\_\_\_\_\_  
Paula Jackson, Assistant to the City Manager

APPROVE:

  
\_\_\_\_\_  
Miranda Martin, CHAIR



Agenda Section	Informational Items
Section Number	V.F
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 25, 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 forthcoming 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	August 25, 2020
Attachment(s)	<ol style="list-style-type: none"> <li>1. Minutes</li> <li>2. Financials</li> <li>3. Possible Council Liaison Report</li> </ol>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
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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  
TAX INCREMENT REINVESTMENT ZONE NO.01  
Minutes For  
July 9, 2020**

Tommy Ellison, Darrell Hale, Bob Collins and Mike Goldstein were all present for the meeting. Cheryl Williams was not in attendance. Also present was City Manager Ben White, Paula Jackson as staff liaison and Daphne Hamlin, Finance Director.

**I. CALL TO ORDER**

- Meeting was called to order by Tommy Ellison at 12:00 pm.

**II. Election of Officers**

- Chair – Motion made by Bob Collins to nominate Tommy Ellison  
Motion seconded by Darrel Hale  
Motion carried
- Vice Chair – Motion made by Bob Collins to nominate Mike Goldstein  
Motion seconded by Darrel Hale  
Motion carried
- Secretary – Motion made by Mike Goldstein to nominate Bob Collins  
Motion seconded by Darrel Hale  
Motion carried

**III. Approve of Minutes**

February Minutes

- Motion to approve was made by Bob Collins
- Seconded by Mike Goldstein
- Motion carried

**VI. Regular Agenda**

A. Consider, Discuss and Act upon the TIRZ Project/Financial Plan

- Tommy Ellison stated for the benefit of the public the TIRZ Board is required to have a project/financial plan each year. It can be amended for changes when needed. The cost of this plan was \$12,000.00.
- Ben White, City Manager, stated he has received a plan from Petty and Associates. Ben has gone through it and it does need something added to it. He introduced the plan to the board. He said because the board is seeing the plan for the first time he will bring it back at the next meeting for

a better review process. He stated it does go over the purpose of the plan and the requirements of the state law. Petty and Associates have gone through it and stated we have met all the requirements.

- B. Consider, Discuss and Act upon the financial Statements for March, April and May 2020. And the budget amendment of \$207,159.000 for waterline.
- Motion to approve made by Darrell Hale
  - Seconded by Bob Collins
  - Motion carried all in favor

- C. Payment Approval for DBI invoice  
This item has been postponed until the next meeting for more information.
- Motion made by Bob Collins
  - Seconded by Darrell Hale
  - Motion carried all in favor

- D. Consider, Discuss and act upon receiving updates on street projects:
1. Collin Pkwy and Farmersville Pkwy
- Ben White stated RPM construction received the bid at \$3.519M. The overall project cost would be \$4.153M (which includes everything). This is \$488K above the base bid. There is \$1.75M from TIRZ and \$1.88M Collin County which is a total of \$3.665M. The add alternates for this projects are decorative stop signs for \$25.2K, sod in the medians for \$19.3K, sod in the ROW for \$70.5K, split pvc casing over existing water lines for \$33.5K and city light fixtures in the median for \$50.6K. The total of the alternates is \$199K.

Options for the project are to:

- a. Cut scope, no available funds necessary:  
Remove section north of intersection which would take it down from four lanes to two lanes and would cut off the last entrance \$260K which is 400 feet and shorten east/west pavement, west of Welch \$228K 350 feet. If the fund are not extended this is what would need to be done.
- Tommy Ellison asked if the city had a commitment to complete the entire roadway.
  - Ben White stated yes, but at this time he does not have a solution to finish the roadway. He continued with the options:
    - b. Arrange for cost sharing between 4A and TIRZ. \$244K plus some contingency to cover the base bid or we could take out a small bond just to cover the base bid.
  - Bob Collins asked how much bond authority he has.
  - Ben White stated he had enough to cover this.
  - Tommy stated this would be a small bond option. He said the city just needed to bite the bullet and move forward.



- Ben White stated that he has already talked with 4A and they are open to the idea, but he needed assurances that that everyone else was in.
  - Darrell Hale asked what amount was required.
  - Bob Collins stated the amount was \$244K.
  - Ben White stated the amount does not have a contingency and we may need to change the amount to \$275K or \$300K.
  - Tommy Ellison asked why the engineer did not build in the contingency.
  - Ben White stated this is not on the engineer and we have a firm bid but you just do not know what is going to happen.
  - Bob Collins asked if the contractor has any money built in for contingency.
  - Ben White stated he would check to see.
  - Tommy Ellison asked what the total amount the board was looking at.
  - Ben White stated the total of the project was \$4.153M plus \$488
  - Tommy Ellison asked if the engineering was included in that figure.
  - Ben White stated yes.
- Motion to approve based upon perception that the 4A Board will go in with a 50/50 agreement for the base bid of \$244K each made by Bob Collins
  - Seconded by Mike Goldstein
  - Motion carried

2. Ben White stated that Welch Dr. was in the Industrial Park on the west side of town. The budget for this project is \$186K and this may go up by the time we come back for this. He said he is going back to the engineer to make sure this was correct and that he has everything built in. He stated he has visited with JD Russell and they will put in \$25-30K. He explained he is now talking with Wylie Drilling to see if they will participate. This project is a 30 panel replacement. Ben said that he received a request from JDR that a privacy wall along Duraedge Way, Pipe corner be cleaned up and Street no longer used for storage or loading/unloading pipe. Ben stated he would like to put a contingency and bring the project amount to \$225K.

- Tommy stated what the TIRZ will need to do is put \$225K in the Budget for 20/21.

### 3. Fiber Network

- a. Updated Financial plan. Received help from:
  - Scott Nelson, LightSpeed Technologies
  - Frank Smith, Texas A&M Commerce
  - Randy Duncan, Nokia
  - Matt Leach, Foresight Group
  - James Lightfoot, ACRS

- b. Ben White said the financial plan currently shows the project is less than break even and it is being looked at to see if it overestimated anything and where there are opportunities for other revenues. If we can get upfront participation from the MUD, and 30% from City residents what would the numbers would look like.
- c. Ben White stated there are opportunities available under the CARES Act funding that may help us with grants. I have made initial calls to the USDA and US EDA and after talking to them there maybe something there.
- d. Ben White said he discussed smart light pole concept with Nokia. This is a concept that we are using in the Camden Park area. He stated that he has talked to a company that put in the infrastructure at Kyle Field and they owned the wireless system inside Kyle Field. There is a host neutral site on the property and they pump the information in and out of Kyle Field. He stated he has been running through some ideas about if we owned the poles. In Camden Park, TNMP owns the poles and feeds the electric into the pole so we call them for repairs. So if we owned the poles in all subdivisions and on some of the poles we were to install a 5G complaint network, and in the cabinet next to it is a host neutral type hardware, we are providing internet underneath it and they pump information in and out of that to common antenna at the top. If the City owned the Light Poles there many things the could go on them. For instance banner displays, change the color of lighting to coordinate with the police and fire departments. There could be a host of sensors in the box. The idea is to obtain revenue from it. By doing this as a city all they have to do is software back up through that and provide telecommunication to 5G. What the city is able to do is to get AT&T, Verizon and other providers out of our ROW. This could be done by fiber lines. He indicated there was a \$90K number on the spreadsheet, but he stated he has no idea what it should be. But he has thoughts of putting four at Lake Haven and two in other subdivisions. We do not have the revenue generated that come from that. He said he could go out for a grant using these numbers or find a way to cut the number down and get revenues up.
  - Darrell Hale ask if there is any overrun cost built in.
  - Ben White stated the numbers have buildings, personnel, equipment and maintenance. This is a \$11M project.

#### **V. BUDGET WORKSHOP**

- Daphne Hamlin the Finance Director stated that she had updated the 20-21 budget for the board and gave them copies to review.

Tommy Ellison asked Daphne Hamlin go over the figures. Daphne stated with the numbers used for the Revenues and the Expenditures for the Street Improvement and Farmersville Parkway project. The TIRZ Board Budget for 20-21 looks good and will at this point have a little left over. This will be brought back to the Board next meeting to give time to review and Daphne Hamlin will have the updated number for the Ad Valorem Taxes.

**VI. ITEMS FOR FUTURE AGENDA**

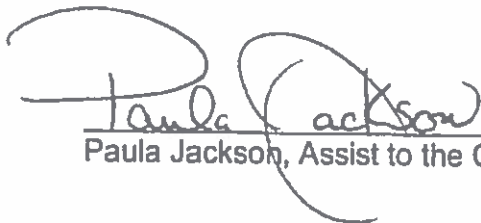
- Update on Reliable Concrete
- TIRZ Project and Financial Plan
- Collin County Projects of interest with the TIRZ
- TX Pool Signatures
- Future Land Use Map, Trail Map and Thoroughfare Map
- Approval of DBI Invoice
- Budget Workshop and Budget Approval

**VII. ADJOURNMENT**

Meeting adjourned at 3:10PM

- Motion made by Mike Goldstein
- Seconded by Darrell Hale
- Motion carried

ATTEST:

  
Paula Jackson, Assist to the City Manager

APPROVE:

  
Tommy Ellison, President

**TIRZ**  
**July 2020**

Statement Balance 07-1-2020	\$123,004.50
Deposits:	
Cking Int CBTX	\$16.52
Wire Fee	
Transfer from Texpool	\$207,159.00
Transfer to operating reimburse expenses	<u>\$(207,159.00)</u>
Statement balance 07-31-2020	\$123,021.02

**Outstanding Transactions**

<b>Balance 08-12-2020</b>	<b>\$123,021.02</b>
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TIRZ  
Cumulative Income Statement  
For the 12 Months Ended, September 30, 2020

	FY 2020 Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
<b>Beginning Bank Balance</b>		\$129,598.19	\$129,817.05	\$129,982.97	\$129,410.23	\$129,570.59	\$99,580.83	\$ 99,692.04	\$137,805.85	\$137,817.18	\$123,004.50			
<b>Deposits</b>								\$ 38,109.20						
Ad Valorem Tax Collection	\$410,000.00													
Interest Income	\$14,400.00	\$218.86	\$165.92	\$177.26	\$160.36	\$135.75	\$123.21	\$ 4.61	\$11.34	\$18.06	\$16.52			
Misc deposits	\$20.00	\$20.00												
wire fee	\$(20.00)													
Transfer to Texpool														
Transfer From Texpool		\$135,314.28					\$305,619.66				\$207,159.00			
Texpool Interest		\$562.22	\$435.32	\$435.76	\$428.22	\$400.72	\$275.14	\$ 233.20	\$142.20	\$110.95	\$89.69			
<b>Total Revenue</b>	<b>\$424,400.00</b>	<b>\$129,817.05</b>	<b>\$129,982.97</b>	<b>\$130,160.23</b>	<b>\$129,570.59</b>	<b>\$129,706.34</b>	<b>\$99,692.04</b>	<b>\$137,805.85</b>	<b>\$137,817.19</b>	<b>\$137,835.25</b>	<b>\$330,180.02</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Expenses:</b>														
Administration	\$2,000.00													
Meeting Expenses	\$2,000.00									\$71.20				
Dues/Scholarship/Travel	\$2,000.00													
Office Supplies														
Legal Services										\$2,759.55				
Debt Service														
Interest Payment	\$60,275.00			\$750.00		\$30,137.51								
Principal Payment	\$60,000.00													
<b>Direct &amp; Business Incentives</b>														
Waterline		\$135,314.28									\$207,159.00			
Texas A&M broadband study	\$12,500.00									\$12,000.00				
Street Improvement	\$300,000.00													
<b>Total Expenditures</b>	<b>\$438,775.00</b>	<b>\$135,314.28</b>		<b>\$750.00</b>		<b>\$30,137.51</b>				<b>\$14,830.75</b>	<b>\$207,159.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
Revenue v. Expenditures														
From Reserves	\$(14,375)													
<b>Ending Bank Balance</b>		<b>\$15,487.23</b>	<b>\$129,982.97</b>	<b>\$129,410.23</b>	<b>\$129,570.59</b>	<b>\$99,588.83</b>	<b>\$99,692.04</b>	<b>\$137,805.85</b>	<b>\$137,817.19</b>	<b>\$123,004.50</b>	<b>\$123,021.02</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
Texpool Balance	\$450,507.41	\$315,755.35	\$316,190.67	\$316,626.43	\$317,054.65	\$317,455.37	\$823,350.17	\$623,583.37	\$623,725.57	\$623,836.52	\$416,767.21			
<b>Total Available Funds</b>		<b>\$310,258.12</b>	<b>\$446,173.64</b>	<b>\$446,036.66</b>	<b>\$446,625.24</b>	<b>\$417,024.20</b>	<b>\$723,042.21</b>	<b>\$761,388.22</b>	<b>\$761,542.76</b>	<b>\$746,841.02</b>	<b>\$539,786.23</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>