



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
April 13, 2021, 6:00 P.M.
Council Chambers, City Hall
205 S. Main Street**

WATCH THE LIVE BROADCAST

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

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

SPEAKING DURING PUBLIC COMMENTS

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

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

1. **Dial-in Phone Number: [\(646\) 769-9101](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 [158-247-58](#)
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.
- Applications for Boards and Commissions are now being accepted. An application can be downloaded on the website or picked up at City Hall.
- Early voting will begin on Monday, April 19th for the Farmersville General Election.
- Celebrate Trails Day will be Saturday, April 24th.
- The City Council Meeting on Tuesday, April 27th will begin at 7:30 p.m. due to early voting in the Council Chambers.

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. Police Department Racial Profiling Report
- C. Public Works Report
- D. City Manager's Report

V. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or

commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

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

- A. City Amenities Board
 1. 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. Minutes
 2. Financials
 3. Possible Council Liaison Report
- D. Main Street Board
 1. Possible Council Liaison Report
- E. Parks & Recreation Board
 1. Possible Council Liaison Report
- F. Planning & Zoning Commission
 1. Possible Council Liaison Report
- G. TIRZ Board
 1. Financials
 2. Possible Council Liaison Report
- H. City Manager's Verbal Report
 - Update on the contract for the Wastewater Treatment Plant #1 tricking arm filter.
 - Update on the construction of County Road 699
 - Update on Collin Parkway and Farmersville Parkway
 - Update on boundary agreements
 - Update on the Historic Preservation Ordinance

VI. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon Ordinance #O-2021-0413-001 regarding text amendments to Chapter 77, "Zoning," of the Farmersville Code, as previously amended, by deleting the definition of "High Impact Use" from Section 77-29; by changing the zoning classification names of "Heavy Industrial" and "High Impact Industrial" to "HI-1 - Heavy Industrial-1" and "HI-2 - Heavy Industrial-2," respectively, in Sections 77-41, 77-53(f), 77-53(g), and 77-46; by further amending Sections 77-53(e) through (g) to identify the respective purposes of the "LI - Light Industrial," "HI-1 - Heavy Industrial-1" and "HI-2 - Heavy Industrial-2," zoning classifications together with the permitted and prohibited land uses, the area and yard and bulk requirements, and the development standards applicable to each of those zoning classifications; by further amending Section 77-46 to identify the uses allowed by right, or otherwise, in the "LI," "HI-1" and "HI-2" zoning classifications; by amending Section 77-49 by adding a new Paragraph (m), entitled "Concrete/Asphalt Batching Plant (Not Temporary)," establishing certain standards specific to a Non-Temporary Concrete/Asphalt Batching Plant seeking a Specific Use Permit; by amending Section 77-54(a) as it applies to uses allowed in the "LI," "HI-1," and "HI-2" zoning classifications; by amending Section 77-67(c)(6) to change the references to "Industrial District" to reflect the changes made by this ordinance; and, by amending Section 77-69(b)(1)c to change the references to "HI - Heavy Industrial District" to reflect the changes made by this ordinance; and make such other and further related changes as may be necessary to the "LI," "HI-1," and "HI-2" zoning classifications as determined by the City Council.

VII. READING OF ORDINANCES

- A. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0413-002 regarding a budget amendment for Police Department surplus auction items.

VIII. REGULAR AGENDA

- A. Consider, discuss and act upon the engineering proposals received for services associated with the City's 2021/22 TxCDBG Community Development Fund application.
- B. Consider, discuss and act upon the engineering proposals received for services associated with the City's 2021 TxCDBG Main Street Fund application.
- C. Consider, discuss and act upon Resolution #R-2021-0413-001 authorizing submission of an application to the TDA for the TxCDBG Community Development Fund.
- D. Consider, discuss and act upon Resolution #R-2021-0413-002 authorizing submission of an application to the TDA for the TxCDBG Main Street Fund.
- E. Consider, discuss and act upon Resolution #R-2021-0413-003 identifying blighted areas in the Downtown District related to the TxCDBG Main Street Fund application.

- F. Consider, discuss and act upon Resolution #R-2021-0413-004 regarding a Citizen Participation Plan related to TXCDBG funding.
- G. Consider, discuss and act upon an Sub-Recipient Agreement to the Cooperative Agreement between the U.S. Fish and Wildlife Service and Native Prairies Association of Texas regarding Southlake Prairie.
- H. Consider, discuss and act upon Covid-19 funding for small businesses.
- I. Consider, discuss and act upon a beneficiary letter for the Bain-Honaker House.

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

X. ADJOURNMENT

Dated this the 9th day of April, 2021.



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 April 9, 2021 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Sandra Green, TRMC
City Secretary



I. Preliminary Matters

APRIL 2021

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

MAY 2021

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

JUNE 2021

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

April is National Safe Digging Month!

Gus the Gopher, Atmos Energy's safe digging ambassador, wants to remind everyone to Call 811 Before You Dig.

If you plan to install a fence, plant a tree, or anything that requires digging, you must call 811 to have underground utility lines marked.

Learn more: atmosenergy.com/call811



**Know what's below.
Call before you dig.**

ATMOS
energy.



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	April 13, 2021
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	If you wish to address the City Council on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.
Action	NA

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

Agenda Section	CITIZEN COMMENTS ON MATTERS NOT ON AGENDA
Section Number	III
Subject	CITIZEN COMMENTS ON MATTERS NOT ON AGENDA
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	If you wish to address the City Council on a matter not posted on this agenda, please fill out a " Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Speakers shall have a time limit of three (3) minutes. This meeting segment is limited to a total of thirty (30) minutes.
Action	NA

IV. Consent Agenda

Agenda Section	Consent Agenda
Section Number	IV.A
Subject	City Council Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
March 23, 2021, 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, Rick Ranspot, Kim Morris, Daphne Hamlin, Michael Sullivan, Kevin Casey and City Attorney Alan Lathrom were also present.
- Prayer was led by Craig Overstreet followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - Applications for Boards and Commissions are now being accepted. An application can be downloaded on the website or picked up at City Hall.
 - From March 1st through March 29th citizens may notice a Temporary Change in Disinfectant from NTMWD. Please see more information on the city's website.
 - Citizen Surveys are now available for completion. More information can be found on the flyer attached to the agenda or on the city's website.

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

- Allison Mathers, who resides at 109 College Street, stated she is inspired by Benny Mondy. She believes he has courage for coming up to the meeting and addressing the Council. She asked when the abuse of power, unethical strategy

and bullying layered with prejudicial practices are going to end in this city. She said for an outstanding citizen, like Benny Mondy, to be in a meeting and be met outside Council Chambers and threatened to not speak is unacceptable. She asked for Council to do their jobs and right the wrongs. She said we have to be a city that defends and protects our own. She said they have contacted Senator West and they are creating a program named the Benny Mondy Initiative to help with the situation.

- Leaca Caspari, who lives at 405 Summit Street, addressed Council and stated that people are happy to follow the rules, if the rules are clear and applied equally to everyone. She stated that people should be able to speak and not be retaliated against. She said the Council should take into consideration that the citizens of Farmersville just need to be treated equally.
- Benny Mondy, who resides at 210 N. Washington, stated he has received a lot of feedback from citizens regarding the meeting and situation that happened. He said he was trying to go by the law. He said that Ben White approached him outside the Council Chambers and stated if he spoke at the meeting he would have to bring up the law and how his pop-up vendor business is not allowed within the city limits. He said Paula Jackson told them what they needed and they provided all the documents and followed the rules that was in the paperwork given to him. He felt like there should be no jokes made in relation to the discussion of him breaking the law. He said he just wants to be treated fairly.
- Mayor Wiebold stated he thought the meeting with Benny Monday and the other family was cordial and the city has been lenient in regards to allowing them to operate as pop-up vendors. He said we all want to work together to make the ordinance the way it is supposed to be.
- Ben White stated his apology was sincere. He did not intend for his remarks to be taken in the way they were. He said in the meeting he wanted to help facilitate the conversation.
- Dwain Mathers stated Benny Mondy received a health inspection, insurance and a permit from the city. He said that Benny Mondy did nothing wrong and if anyone did anything wrong it was the city. He told Benny Mondy that he was a man of character and has done nothing wrong.

IV. CONSENT AGENDA

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A. City Council Minutes

B. City Financial Report

- Terry Williams wanted to pull the City Financial Report.
 - Motion to approve the City Council Minutes made by Craig Overstreet
 - 2nd to approve was Mike Henry
 - All council members voted in favor
- Terry Williams asked what significant difference was in the general fund revenues from this year compared to last year.
- Daphne Hamlin said the increase was from ad valorem taxes, increase in sales taxes and CARES Act funding. She said the majority of the money was from permits.
 - Motion to approve the City Financials made by Terry Williams
 - 2nd to approve was Jim Hemby
 - All council members voted in favor

V. **INFORMATIONAL ITEMS**

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

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A. City Amenities Board

1. Possible Council Liaison Report

B. Farmersville Community Development Board (Type B)

1. Minutes
2. Financials
3. Possible Council Liaison Report

C. FEDC Farmersville Economic Development Board (Type A)

1. Financials
2. Possible Council Liaison Report
 - Dwain Mathers stated Remax was asking for façade grant. There is a large bill that was sent to 4A and they are concerned about that. He said they discussed hiring an EDC Director and they may be holding a special session with a consultant to discuss whether or not they should hire an EDC Director at this time.

D. Main Street Board

1. Possible Council Liaison Report

E. Parks & Recreation Board

1. Possible Council Liaison Report

F. Planning & Zoning Commission

1. Minutes
2. Possible Council Liaison Report
 - Mike Henry stated they held a public hearing for a rezone of Commercial to Multi-family and it passed by a 5-2 vote. He said they also held a public hearing for the industrial zone changes and that was passed by a 5-2 vote. The other item discussed was to give clarity and direction to the Historic Preservation Ad Hoc Committee.

G. TIRZ Board

1. Financials
2. Possible Council Liaison Report

VI. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission and Ordinance #O-2021-0323-001 regarding an application requesting a change in zoning on approximately 4.137 acres of land, more or less, from C – Commercial District Uses to MF-2 – Multifamily Residence-2 District Uses for an apartment complex. The property is generally situated at 1904 Harvard Blvd., and located in the Murphy's Crossing Addition, Phase II, Lot 9, out of the W.B. Williams Survey, Abstract A-952, of Farmersville, Collin County, Texas.

- Mayor Wiebold opened the public hearing at 6:24 p.m.
- **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 4.137 ACRES OF LAND IN THE MURPHY'S CROSSING ADDITION, PHASE II, LOT 9, MORE COMMONLY KNOWN AS 1904 HARVARD BOULEVARD, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM C - COMMERCIAL DISTRICT USES TO MF-2 - MULTIFAMILY RESIDENCE-2 DISTRICT USES; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

This ordinance shall take effect immediately from and after its passage and publication as provided by law.

- Sam Satterwhite, applicant on the project, stated his client is very interested in the community. He said his client was looking for a growing, vibrant community and there is a lot of available land in Farmersville. He said he believes in Farmersville and the school district, as well as the thought out future land use. He wants to include Murphy in the name of the apartments in honor of Audie Murphy. He described where the property was and how it was surrounded by Camden Park to the north, Lexington to the south and a significant piece of property to the west. He said Palladium has a wait list and they believe apartments are in demand. He described what is planned for the property and stated they are expecting it to be three buildings. He explained there would be one and two bedroom units and he said the apartments would have amenities. He said the zoning ordinance requires 177 parking spaces, but they are wanting to provide 204 spaces. He stated they could see the dog park or the play ground go away due to detention requirements, if needed. He said his client is committed to excellence and it would be a long term investment for him. He wants to build the complex with 100% masonry, covered parking, market-rate units and they will limit it to three stories high. The economic impact would be \$11.5 million with it costing \$125,000.00 per unit to build. He said that approximately \$93,000.00 a year in ad valorem taxes would come to the city. He stated he understood there is a lift station nearby and that there is adequate sewer capacity. There was also some concerns with some of the member of the Planning & Zoning Commission regarding traffic. He said he believes the traffic created by this complex would be the same as Camden Park. He stated that if someone was going west they would exit using Harvard Blvd. If they were going east they would go to the stop light at Collin Parkway. He said the client is more than willing to come to a future meeting with a development agreement that would show their standards of building.
- Mayor Wiebold asked if anyone else wanted to speak for or against the agenda item.
- No one came forward so he closed the public hearing at 6:40 p.m.
- Craig Overstreet asked if the investor has built other units and if he is going to manage the apartments himself.

- Sam Satterwhite stated his family owns apartment complexes, but he has not managed any himself. He has developed a restaurant and a small office building. He would also hire a professional contractor and professional management staff.
- Craig Overstreet asked if a traffic study or a feasibility study has been done to figure out the need of the apartment buildings.
- Sam Satterwhite stated the client has done his own research on the demand for the apartments. A traffic study has not been completed at this point, but one may be required later.
- Craig Overstreet explained his concerns were with the density and the amount of traffic the apartments would create, because Council just approved a garden home zoning in Camden Park.
- Sam Satterwhite asked Ben White if TxDOT would approve a traffic signal at Harvard Blvd.
- Ben White stated he does not believe a traffic signal would be placed on Harvard Blvd. due to the proximity of the other stop light close by.
- Terry Williams asked if they would be willing to pay for any roadway improvements that would have to be put in place due to the development.
- Sam Satterwhite explained he does not foresee any roadway improvements that would be needed or required.
- Craig Overstreet stated he believes things are coming out of order and he does not know if apartments are needed at this time.
- Dwain Mathers asked how many homes are in the city because he feels that there are more apartment percentages than homes. He said we have to decide what we want our city to be. He was also concerned how the apartments would affect the school district.
- Jim Hemby said you could over populate the schools with apartments and the taxes that are received are lower for an apartment complex.
- Dwain Mathers explained he thought it would be a traffic nightmare. He said we do not want negative growth, but smart growth.
- Mike Henry asked if the property to the west had submitted any documents to the city for their development.
- Ben White stated we have been in discussions with the developer on a limited scale, but we have not received anything in writing at this point.
- Craig Overstreet explained he is not sure about the investor of the property, the density of the project and traffic at this location. He does not feel the location is great for apartments because it does not have enough acreage.
- Sam Satterwhite stated the market and demand is there for apartments due to population growth.
- Terry Williams asked how many units they were planning.
- Sam Satterwhite stated that planned the site in accordance to the city's ordinance.
 - Motion to deny the zoning change made by Mike Henry
 - 2nd was made by Craig Overstreet
 - All council members voted in favor

B. Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission and Ordinance #O-2021-0323-002 regarding text amendments to Chapter 77, "Zoning," by amending Sections 77-66,

“Accessory Building Regulations,” and Section 77-67 “Exterior Construction Standards for Structures,” to modify the minimum and maximum requirements for accessory buildings and accessory structures.

- Mayor Wiebold opened the public hearing at 6:52 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 6:53 p.m.
- **AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 77, ENTITLED “ZONING,” BY AMENDING SECTION 77-66, ENTITLED “ACCESSORY BUILDING REGULATIONS,” AND SECTION 77-67 ENTITLED “EXTERIOR CONSTRUCTION STANDARDS FOR STRUCTURES,” TO MODIFY THE MAXIMUM ALLOWABLE HEIGHT AND ALLOWABLE ROOF PITCHES FOR ACCESSORY BUILDINGS, GARAGES, AND CARPORTS AS PROVIDED HEREIN BELOW; REPEALING ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.**

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

- Ben White stated there were several occasions in the past where people would come in for a variance because of the allowable height of buildings. He explained with this change in the ordinance it would cut down on the number of variances we would see.
- Alan Lathrom stated the current ordinance puts the height of the structure at ten feet to the peak. He said we changed it to show ten feet to the top plate and then the roof could go higher. He said we also changed the roof pitch to where they could match the existing roof pitch on the house.
 - Motion to approve made by Craig Overstreet
 - 2nd was made by Terry Williams
 - All council members voted in favor

VII. READING OF ORDINANCES

- A. Consider all matters incident and related to the issuance and sale of the “City of Farmersville, Texas, Public Property Finance Contractual Obligation, Series 2021”, including the adoption of an Ordinance #O-2021-0323-003 authorizing the issuance of such obligation.
 - Ben White stated that during the winter storm there was a lot of usage and the rates for power went up during that time. We had a lot of fuel charges

and ERCOT pass through rates. He is not sure if the state of Texas will cap the ancillary rates. He said the city would pay the loan back through PCA charges. He indicated it would be a five year note and he wanted to pay it off in three years, because the note could be repaid at anytime. He said he asked for a larger amount than what was needed to pay the bill we received because he is not sure what the state is going to do.

- Craig Overstreet asked if the state will discount some of the bill.
- Ben White stated they could, but he does not know if they will.
- Mike Henry asked what the ancillary charges are.
- Ben White explained that during a time of inclement weather ERCOT can use ancillary items to help with the grid. He said they did and that is what those charges are for.
- Mayor Wiebold asked how long it would be for us to find out if they are going to cap the fee.
- Ben White stated he assumed at least two or three month before we hear anything.
 - Craig Overstreet said he would move to adopt the Ordinance authorizing the issuance of the "City of Farmersville, Texas, Public Property Finance Contractual Obligation, Taxable Series 2021" in the principal amount of \$825,000.00.
 - 2nd was made by Mike Henry
 - All council members voted in favor

VIII. REGULAR AGENDA

- Mayor Wiebold wanted to skip to Item E on the agenda which was: Quarterly report from Main Street Manager, Kevin Casey.
- Kevin Casey gave an overview of what the Main Street Program and the Main Street Board is doing. He explained the Main Street Board is taking training courses. He discussed how they are working with downtown merchants and trying to recruit new merchant's downtown. He said Audie Murphy Day has been moved to November 13. He also explained the Museum Board has put gutters up on the Heritage Museum to keep water away from the building.
- Craig Overstreet stated the recently purchased benches and trashcans say we care about downtown and we are all grateful to the 4B Board for funding Main Street.
- Dwain Mathers stated this past year was a disaster for events because of Covid. He wanted to know if there were going to be more events this year.

- Kevin Casey stated that Audie Murphy Day will be the next big event. He said the events that Main Street used to do are not being done anymore because they are doing more economic development in lieu of so many events.
 - Dwain Mathers asked about interest in downtown and wanted to know who is wanting to buy or lease buildings.
 - Kevin Casey stated he receives several calls where people are asking about buildings downtown.
-
- Mayor Wiebold wanted to hear Item D next which was: Discussion regarding citywide hazardous material inspection processes and results.
 - Jason Browning, Collin County Fire Marshall, stated they are tasked with inspecting all known commercial/public establishments at least once a year in the city. He said their inspections also include hazardous materials. They follow Chapter 27 of the International Fire Code Hazardous Materials when conducting their inspections.
 - Craig Overstreet stated he also wanted to know what hazmat calls they have been out on over the past year and what training they have taken.
 - Kim Morris said he did not recall any hazardous material calls over the past year. He stated they have training at the end of their monthly meetings and they go over their equipment for spills, how they are going to handle it and who they are going to call. He stated for containments they have "donuts" that they put in the spilled material.
 - Jason Browning explained there is an app that you can download that will tell you what a truck is carrying and how to manage any spills that might occur. He said they also hold mock situations that include the fire departments and police departments. They both get involved so they will know how to handle the situations if they arise.
 - Terry Williams asked if they inspect vacant buildings.
 - Jason Browning stated they do when they can gain access to the building.
 - Michael Sullivan stated we have an agreement with the City of Wylie Fire Department regarding hazardous spills.
 - Craig Overstreet asked if businesses that have hazardous materials in them would require a state permit or local/county permit.
 - Jason Browning said through the Right-to-Know Act we all know what hazardous materials businesses have in them.
 - Michael Sullivan stated they have worked with the railroad as well to see what comes through the city. He said it is actually scary.
 - Craig Overstreet said there are a few large gas pipelines that run through the city.

- Michael Sullivan said staff receives information in the mail about every three months regarding safety protocols in relation to the pipelines.
- A. Consider, discuss and act upon a Facilities Agreement with HCG Realty and Development regarding property located on the southwest corner of Farmersville Parkway and South Hamilton Street.
- Ben White stated this item was in relation to the Grupido's who own the Cotton Gin. They are wanting to work on their building and infrastructure at the same time. He said typically infrastructure is constructed before the developer is allowed to go vertical. This agreement would allow them to do both at the same time. He explained they had dedicated right-of-way for Hamilton Street.
 - Mike Henry wanted to clarify that they donated the land for Hamilton Street.
 - Ben White stated they gave us the right-of-way in exchange for the city tearing down the accessory buildings on the property.
 - Mike Henry asked why the city would want to enter into this agreement.
 - Ben White stated the facilities they are installing are minimal and the fire lanes are the bigger portion of it. They are in a lease agreement right now where their business is currently located and they would have to renew their lease. He said he tries to work with developers to help them move forward with their project.
 - Dwain Mathers asked about electrical.
 - Ben White stated there is an electrical connection there, but we agreed to supply the connection as part of the agreement. He said they would still need to run the line.
 - Dwain Mathers stated they would not have water to do testing.
 - Ben White stated we are talking about the facilities that make the lot developable. He said the developer is just trying to save time on his overall schedule.
 - Craig Overstreet said they would have to put up a bond or letter of credit in the amount of \$450,000.00 if the agreement was approved.
 - Mike Henry stated they are a great business in our town, however he does not want to approve the agreement because we would be allowing someone else's problem to become a city problem.
 - Mayor Wiebold said he agreed with Mike Henry.

- Motion to deny or reject the proposal to execute the facilities agreement made by Mike Henry
 - 2nd was made by Terry Williams
 - All council members voted in favor

- B. Consider, discuss and act upon the bid tabs and recommendation for the procurement of services for grant writing for the city.
 - Ben White stated we have two documents that have to do with the evaluation of three companies that would handle our TxCDBG grant writing. Two companies did not submit a proposal, but Resource Management & Consulting did and the recommendation is to accept their bid.
 - Craig Overstreet asked where the company is from and who the business principal is.
 - Ben White stated they are out of Paris, Texas and Charles Edwards is the principal.
 - Dwain Mathers asked if we have worked with other firms in the past.
 - Ben White stated we have worked with Grant Works and we have not been happy with them over the past few years.
 - Motion to approve made by Mike Henry
 - 2nd was made by Jim Hemby
 - All council members voted in favor

- C. Consider, discuss and act regarding Covid funding for small businesses.
 - Ben White stated this came up the last meeting and there were ongoing concerns.
 - Mike Henry said Alan Lathrom was supposed to let us know if the Covid funds we received in December could be used to pay the businesses who did not apply.
 - Alan Lathrom stated he apologized, but he forgot to review the document.
 - Dwain Mathers asked if there was going to be any more money coming to the city for CARES Act funding.
 - Ben White stated the county is talking about.
 - Dwain Mathers asked if it is going to be restricted to certain uses.
 - Ben White stated he is not sure at this point, but he has heard that it would be specific items.

D. Discussion regarding citywide hazardous material inspection processes and results.

- This item was discussed earlier in the meeting.

E. Quarterly report from Main Street Manager, Kevin Casey.

- This item was discussed earlier in the meeting.

F. Update on execution of the Wastewater Treatment Plant 1 trickling arm filter contract.

- Ben White stated the contract has been signed by the contractor and they had to get bonds and other items. He indicated they overnighted the contracts to us for signature and he will be signing it once received. The city is asking for a completion date by the end of August. The contractor is very nervous about the timing because he will have penalties assessed if he cannot meet the deadline, especially if there was another Covid outbreak. He said they want to push the completion date to December. He indicated it is the assembly of the arm itself, not the scada or anything else.
- Jim Hemby stated that people should be held to a timeline. If we say it would be okay to extend until December then they could make excuses to get the extra time.
- Ben White said they are only okay with signing up for the deadline of December.
- Alan Lathrom stated there are other ways to work around that on the contract. He would just need to look at it to see.

G. Update on Collin Parkway and Farmersville Parkway.

- Ben White stated the temporary access to Audie Murphy Parkway is complete. The only utilities left is a few inlets that will be finished in a few days. He said there is another issue that has come up though because there is a statewide shortage on cement. If this keeps up the April deadline could become June. He explained that everybody is doing what they can. He said they are having meetings every two weeks with the contractor to make sure everything stays on track.
- Craig Overstreet asked if the cost of the project has changed.
- Ben White stated the contract amount will be held to. He said they are very concerned about the cost of concrete right now though.

VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Mike Henry wanted the following on the agenda:
 - Update on the contract for the WWTP#1 trickling arm filter
 - Update on CR 699 construction
 - Update on Collin Parkway/Farmersville Parkway
- Craig Overstreet wanted the following on the agenda:
 - Actual vs. budget
 - Update on boundary agreements
 - Bain-Honaker House Beneficiary Letter
 - Update on food trucks and pop-up vendors in the city
 - Update on the Historic Preservation Ordinance
 - Covid-19 funding for small businesses

IX. ADJOURNMENT

Meeting was adjourned at 8:06 p.m.

APPROVE:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	Police Department Racial Profiling Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

Racial Profiling Report

PLEASE NOTE: The official form does not allow for Other and Unknown in the Race or Ethnicity boxes on the TCOLE website. Please contact TCOLE for instructions on how to resolve these issues. This report only includes traffic stops resulting in a citation, traffic stops resulting in a citation with an arrest, traffic stops resulting in a warning with an arrest, and field interviews that resulted in an arrest. This report does not include any stops from traffic collisions.

1. Gender

FEMALE	ALASKA NATIVE/ AMERICAN INDIAN	0.22%	1
	ASIAN/ PACIFIC ISLANDER	2.16%	10
	BLACK	11.64%	54
	HISPANIC/ LATINO	17.24%	80
	WHITE	68.75%	319
		100.00%	464
MALE	ALASKA NATIVE/ AMERICAN INDIAN	1.31%	11
	ASIAN/ PACIFIC ISLANDER	1.67%	14
	BLACK	12.66%	106
	HISPANIC/ LATINO	23.78%	199
	WHITE	60.57%	507
		100.00%	837
Total			1,301

2. Race or Ethnicity

ALASKA NATIVE/AMERICAN INDIAN	0.92%	12
ASIAN/PACIFIC ISLANDER	1.84%	24

8. Was Contraband Discovered?

N	WHITE	100.00%	1
		100.00%	1
Y	BLACK	10.00%	1
	HISPANIC/ LATINO	10.00%	1
	WHITE	80.00%	8
		100.00%	10
Total			11

9. Description of Contraband

ALCOHOL	WHITE	100.00%	1
		100.00%	1
DRUGS	BLACK	14.29%	1
	HISPANIC/ LATINO	14.29%	1
	WHITE	71.43%	5
		100.00%	7
OTHER	WHITE	100.00%	2
		100.00%	2
Total			10

10. Result of the Stop

CITATION	ALASKA NATIVE/ AMERICAN INDIAN	1.22%	9
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Racial Profiling Report

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2. Race or Ethnicity

BLACK	12.30%	160
HISPANIC/LATINO	21.45%	279
WHITE	63.49%	826
Total	100.00%	1,301

3. Was Race or Ethnicity Known Prior to Stop?

N	99.54%	1,295
Y	0.46%	6
Total	100.00%	1,301

4. Reason for Stop?

MOVING TRAFFIC VIOLATION	ALASKA NATIVE/ AMERICAN INDIAN	1.03%	12
	ASIAN/ PACIFIC ISLANDER	2.07%	24
	BLACK	13.10%	152
	HISPANIC/ LATINO	21.47%	249
	WHITE	62.33%	723
		100.00%	1,160
PRE EXISTING KNOWLEDGE	HISPANIC/ LATINO	14.29%	1
	WHITE	85.71%	6
		100.00%	7

10. Result of the Stop

CITATION	ASIAN/ PACIFIC ISLANDER	1.89%	14
	BLACK	11.08%	82
	HISPANIC/ LATINO	26.89%	199
	WHITE	58.92%	436

100.00% **740**

CITATION AND ARREST	HISPANIC/ LATINO	33.33%	1
	WHITE	66.67%	2

100.00% **3**

WRITTEN WARNING	ALASKA NATIVE/ AMERICAN INDIAN	0.54%	3
	ASIAN/ PACIFIC ISLANDER	1.79%	10
	BLACK	13.98%	78
	HISPANIC/ LATINO	14.16%	79
	WHITE	69.53%	388

100.00% **558**

Total **1,301**

11. Arrest Based On

VIOLATION OF PENAL CODE	HISPANIC/ LATINO	33.33%	1
	WHITE	66.67%	2

Racial Profiling Report

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4. Reason for Stop?

VEHICLE TRAFFIC VIOLATION	BLACK	6.60%	7
	HISPANIC/ LATINO	18.87%	20
	WHITE	74.53%	79
		100.00%	106
VIOLATION OF LAW	BLACK	3.57%	1
	HISPANIC/ LATINO	32.14%	9
	WHITE	64.29%	18
		100.00%	28
Total			1,301

5. Street Address or Approximate Location of the Stop

CITY STREET	169
COUNTY ROAD	10
PRIVATE PROPERTY OR OTHER	14
STATE HIGHWAY	176
US HIGHWAY	932
Total	1,301

6. Was a Search Conducted?

N	ALASKA NATIVE/ AMERICAN INDIAN	0.93%	12
	ASIAN/ PACIFIC ISLANDER	1.86%	24

11. Arrest Based On

	100.00%	3
Total		3

12. Was Physical Force Resulting in Bodily Injury Used During Stop?

N	ALASKA NATIVE/ AMERICAN INDIAN	0.92%	12
	ASIAN/ PACIFIC ISLANDER	1.85%	24
	BLACK	12.31%	160
	HISPANIC/ LATINO	21.46%	279
	WHITE	63.46%	825
		100.00%	1,300

Y	WHITE	100.00%	1
		100.00%	1
Total			1,301

13. Was Arrest Due to Contraband Found?

N	HISPANIC/ LATINO	33.33%	1
	WHITE	66.67%	2
		100.00%	3
Total			3

Farmersville, TX PD

Feb 11, 2020 - Feb 28, 2021

Racial Profiling Report

PLEASE NOTE: The official form does not allow for Other and Unknown in the Race or Ethnicity boxes on the TCOLE website. Please contact TCOLE for instructions on how to resolve these issues. This report only includes traffic stops resulting in a citation, traffic stops resulting in a citation with an arrest, traffic stops resulting in a warning with an arrest, and field interviews that resulted in an arrest. This report does not include any stops from traffic collisions.

6. Was a Search Conducted?

N	BLACK	12.33%	159
	HISPANIC/ LATINO	21.55%	278
	WHITE	63.33%	817
		100.00%	1,290
Y	BLACK	9.09%	1
	HISPANIC/ LATINO	9.09%	1
	WHITE	81.82%	9
		100.00%	11
Total			1,301

7. Reason for Search?

CONSENT	WHITE	100.00%	1
		100.00%	1
CONTRABAND IN PLAIN VIEW	WHITE	100.00%	1
		100.00%	1
INVENTORY	WHITE	100.00%	1
		100.00%	1
NO SEARCH	ALASKA NATIVE/ AMERICAN INDIAN	0.93%	12
	ASIAN/ PACIFIC ISLANDER	1.86%	24
	BLACK	12.33%	159

Farmersville, TX PD

Feb 11, 2020 - Feb 28, 2021

Racial Profiling Report

PLEASE NOTE: The official form does not allow for Other and Unknown in the Race or Ethnicity boxes on the TCOLE website. Please contact TCOLE for instructions on how to resolve these issues. This report only includes traffic stops resulting in a citation, traffic stops resulting in a citation with an arrest, traffic stops resulting in a warning with an arrest, and field interviews that resulted in an arrest. This report does not include any stops from traffic collisions.

7. Reason for Search?

NO SEARCH	HISPANIC/ LATINO	21.55%	278
	WHITE	63.33%	817
		100.00%	1,290
PROBABLE CAUSE	BLACK	12.50%	1
	HISPANIC/ LATINO	12.50%	1
	WHITE	75.00%	6
		100.00%	8
Total			1,301

Agenda Section	Consent Agenda
Section Number	IV.C
Subject	Public Works Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	Public Works Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ No motion, no action



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
2. Select <OPENGOV> button
3. Navigate within OpenGOV menu to select the metric of choice

Public Works General

1. Implemented winter storm preparations as well as reacted to winter storm priorities as they occurred. Created a lessons learned list from the experience for future improvements.
2. Lost time accidents for the year.
 - a. Total Number for 2020-2021: 1
 - b. Accidents in Month: 0
3. 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/Collin Parkway, 4-lane divided (phase: construction, completion percentage: 40%)
 - State-wide (maybe nation-wide) concrete shortage is impacting schedule. Current completion date is projected to be June 2021.
 - Utility infrastructure related to the project is complete.
 - Upcoming activity
 - Grading, road base preparation and paving of Collin Parkway between Audie Murphy Parkway and Bob Tedford Drive.
 - Grading, road base preparation and paving of Collin Parkway between Farmersville Parkway and Bob Tedford Drive.
 - Grading, road base preparation and paving of Farmersville Parkway between Collin Parkway and Welch Drive.
 - Reconstruct signalization.
 - b. County Road 699 (phase: construction, completion percentage: 90%)
 - Concrete work is complete!!
 - c. Welch Drive Panel Replacement

- Engineering complete
- Bid package distributed however the date for bid delivery is being pushed back to avoid current high prices of concrete due to cement shortage.
- d. 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
- e. Texas Community Development Block Grant, Community Development Fund
 - Reconstruction and drainage improvements, Davis (Prospect) between Rike and Austin, North Rike: Houston to Davis, Austin: Davis to Houston
 - \$350K grant, \$52.5K match
 - Grant application due 3 May 2021, award notification November 2021 or November 2022
- f. Texas Community Development Block Grant, Main Street Development Fund
 - Street and accessibility improvements, Farmersville Parkway South Main to Washington
 - \$350K grant, \$52.5K match
 - Grant application due 3 May 2021, award notification September 2021
- 2. Priority backlog items
 - a. Remove auxiliary buildings on Cotton Gin property on Hamilton Street.
 - b. US Economic Development Administration (EDA) Grant
 - Project being defined
 - Monetary grant ceiling defined by project
 - c. Develop thoroughfare impact fees
 - d. Maintenance resurfacing and panel replacement
 - North Washington Street by intermediate school
 - Beene Street
 - e. Institute railroad silent crossings

Water System

1. Currently active projects in priority order
 - a. No active projects except for maintenance issues.
2. Priority backlog items
 - a. Update AMI/meter system with Utility Hawk software to display customer usage.
 - b. Recoat/rehab north elevated water tank.
 - c. Replace cast iron/galvanized water lines:
 - Rolling Hills galvanized water lines
 - Windom Street from 7th Street alley to Sycamore
 - Hill Street between Orange and Bois D' Arc
 - Lee Street
 - d. Chlorine injection system.

Waste Water System

1. Currently active projects in priority order
 - a. WWTP #1 trickling filter arm redesign. (phase: construction, completion percentage: 2%)
 - Contract documents are signed.
 - b. WWTP #2 rerating. (phase: engineering only, completion percentage: 85%)
 - DBI is currently working on submitting the report to TCEQ for approval. Due to be submitted to TCEQ by April 2021.
 - This will increase our overall capacity for the City of Farmersville from an average flow capacity of 0.755 MGD to 0.979 MGD.
 - c. Reconstruct embedment around wastewater line located near southwest corner of Camden phase III property to prevent water seepage into surrounding neighborhood storm water ditch preventing mosquitos in summer months.
 - d. Wastewater line reconstruction Houston to College. (phase: preconstruction, completion percentage: 7%)
 - e. 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. Chaparral Trail Improvements
 - i. Awaiting grant award for 4 grants from Texas Parks & Wildlife with a total project cost worth \$1M. Award notification August 2021.
 - b. Applied for Native Prairies Association of Texas and the U.S. Fish and Wildlife Services grant for \$14K with no match required. This grant is aimed at cutting down evasive trees, mostly cedar, to return city owned prairie land north of South Lake back to the natural habitat.
 - c. Improve council chambers sound system quality. (phase: construction only, completion percentage: 90%)
 - i. Still need to install Microsoft Teams software.
 - d. Remodel Civic Center kitchen. This item is funded by the Centennial Committee. (phase: construction only, completion percentage: 98%)
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. (Complete)
- 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 (65% complete)
 - ii. Improve distribution line fusing coordination. Replace transformers with fast blow fusing at a minimum. (65% complete)
- 2. Substation and transmission line improvements (phase: concept only, completion percentage: 50%)
- 3. Removing temporary distribution lines from Collin College. (100% complete)
- 4. Charlie's Hamburger service connection. (30% complete)
- 5. Priority backlog projects
 - a. Copper primary replacement, North Rike from College to Houston

Refuse System

- 1. No new news.

High Speed Internet Service

- 1. Continued work on detailed business plan.
- 2. CARES Act Broadband Funds
 - b. Awaiting final environmental approval
 - c. \$2.9M grant, \$580K match

Agenda Section	Consent Agenda
Section Number	IV.D
Subject	City Manager's Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	City Manager's Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action



City Manager Monthly Report

Metrics

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2. Select <OPENGOV> button
3. Navigate within OpenGOV menu to select the metric of choice

City Manager General

1. Top priority items:
 - a. Make Collin College successful.
 - b. Complete Collin/Farmersville Parkway.
 - c. Be ready for and promote growth.
 - i. Comprehensive Plan Update
 - ii. New Waste Water Treatment Plant
 - d. Fiber optic network business case decision.
 - e. Create/support "Keep Farmersville Beautiful" Program
 - f. Keep the Police and Fire Department running optimally.
 - g. Electrical system substation relocation.
2. Distributed city-wide satisfaction survey ran as Capstone student project out of the University of Arlington. So far we have nearly 200 responses. A report is expected in May 2021.

Ordinances and Resolutions

1. College Street name change. (complete)
2. CDBG Grant resolutions. (in-progress)
3. Budget amendment for Police vehicle sell. (in-progress)
4. Food Truck/Pop-up vendors ordinance (in-progress)
5. Modification to the Subdivision Ordinance regarding platting five or more acres in the ETJ. (in-progress)
6. Zoning ordinance, accessory building requirements. (complete)
7. Zoning document changes to accommodate Heavy Industrial 2. (in-progress)
8. Zoning ordinance, zoning map. (backlog)
9. Create preservation ordinance. P&Z's Historic Preservation Ad Hoc Committee will provide review and make suggestions for changes. (in-progress)
10. Sign ordinance change. P&Z's Historic Preservation Ad Hoc Committee will provide review and make suggestions for changes. (in-progress)
11. Zoning change for Reliable Concrete and Nelson Brothers sent to P&Z for public hearing. (in-progress)
12. House renovation incentive program. (in-progress)

Contracts/Agreements

1. Explorer Pipeline easement. (in-progress)
 - a. Appraisal requested.
2. South Lake Prairie Restoration Project. (in-progress)
 - a. Requesting \$14K in grant funds from the Native Prairies Association of Texas and the U.S. Fish and Wildlife Services to cut down evasive trees, mostly cedar, to return city owned prairie land north of South Lake back to the natural habitat.
3. Professional services firm evaluation for CDBG grants. (in-progress)
4. Professional services agreement continuation and update for Dunaway/DBI. (in-progress)
5. Lake Haven development agreement amendment. (in-progress)
6. Boundary agreements with the Josephine and Caddo Mills. (in-progress)
7. City architect contract. (backlog)
8. Texas Department of Housing and Community Affairs Homeowner Reconstruction Assistance Program. (backlog)
 - a. Assistance to current owner-occupied properties qualified as low to moderate income. Grant or loan for reconstruction of dilapidated housing.
 - b. Requires contract with the State of Texas to offer the assistance.

Planning

1. Planning and Zoning approval of the thoroughfare map, bike/trail map, and land use map. (in-progress)
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: July 2021
 - d. Planning and Zoning review and Public Workshop: August 2021
 - e. City Council review: September 2021
 - f. Planning and Zoning Public Hearing: October 2021
 - g. Public hearing and Council approval: November 2021

Policy/Procedural Changes

1. Personnel Manual reviewed by attorney. (complete)
2. Website development and maintenance policy. (backlog)

Customer Service Window

1. No new news.

Personnel Related Matters

1. Opened personnel requisition for open Public Works employee position.

Budget/Finance

1. Mr. Peacock closing of last year's adjusting entries is complete.
2. Audit process has continued for next year's audit.
3. Started implementing changes to OpenGov to accommodate new processes and procedures for documenting capital improvement projects.
4. Completed changes to accounting system to achieve Transparency Award from the State of Texas. Application complete.
5. Issued bid for City Auditor. Bid opening 6 May 2021. Award on 11 May 2021.

Development Services

1. Nelson Brothers Concrete
 - a. Nelson Brothers Concrete has acquired the Patriot Concrete site.
 - b. Below is list of remaining items that need to be finished regarding the development agreement:
 - Execute paperwork so materials sold are FOB Farmersville.
 - 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 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
 - Complete platting of property
 - Issue CO for operations building and maintenance building
 - Meet all requirements of performance criteria and development agreement
2. Camden Park
 - a. Phase I/II housing construction continues, 142 total homes
 - Camden, 52 homes total
 - Permitted: 52
 - Models: 0
 - Completed: 52
 - Sold: 52
 - Under Construction: 0
 - DR Horton, 90 homes total
 - Permitted: 90
 - Models: 2
 - Completed: 88
 - Sold: 86
 - Under Construction: 1
 - b. Phase III infrastructure continues construction, 134 total
 - Camden
 - Permitted: 79
 - Models: 0
 - Completed: 22
 - Sold: 22
 - Under Construction: 57
 - DR Horton
 - Permitted: 50
 - Models: 0
 - Completed: 8
 - Sold: 46
 - Under Construction: 42
 - c. Phase IV infrastructure, 110 total
 - Platting approved
3. Pieville
 - a. 107 South Main Street continues under construction.

Information Technology

1. After on-boarding process is complete:
 - a. Configure and deploy laptops (complete)
 - b. Deploy Office 365 with Teams software (complete)
 - c. Reconfigure email system to the cloud (in-progress)
 - d. Reconfigure backup system to the cloud (complete)
 - e. Deploy new firewall hardware to allow work at home (in-progress)

Special Events/Projects

1. Tentative date set for next clean-up day, 12 June 2021, 7:00am to 1:00pm.
2. Codes of Compassion event held on 9 April 2021.

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	April 13, 2021
Attachment(s)	1. Minutes 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY AMENITIES BOARD
MINUTES FOR
February 25, 2021**

Present: Randy Smith, Regina Fryman, Dorothy Stephenson, Karen Rice and Judy Brandon. Also present: Council Liaison Terry Williams, and Librarian Trisha Dowell as staff liaison.

I. PRELIMINARY MATTERS

Meeting was called to order by Randy Smith at 4:00 p.m.

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

There was no public testimony.

III. APPROVAL OF MINUTES

January 28, 2021 Minutes.

Regina made a motion to approve the minutes. Judy seconded; all were in favor.

IV. SENIOR CITIZEN CENTER

A. Consider, Discuss, and act upon any changes to the Goals, Rules & Guidelines for the Senior Center.

There was some discussion about the goals, rules and guidelines. Regina will update her suggestion list with everyone's input and bring it back at the next meeting for further discussion.

B. Comments and Concerns.

A question about renting out the Senior Center for donations was brought up and Trish will check with the City.

The board also discussed if there was a budget from the City on the cleaning of the Senior Center and Trish will check and get back to the board with the answer.

V. CIVIC CENTER

A. Update on Civic Center

The board discussed the Civic Center report.

B. Comments and Concerns.

There was none.

VI. LIBRARY

A. Report from Trisha Dowell.

Trisha gave an update on the library. The library is still open and operating reduced hours. Computers, copies and faxing are available, and staff is still offering curbside services as well as being "personal shoppers" for patrons requesting books. The Library will have a table at the next Farmers Market with giveaway's and a prize drawing for people to enter as well as talking to people about the library, services and upcoming summer program.

B. Comments and Concerns

There were none.

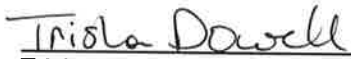
VII. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- Everyone come back with their suggestions for the goals, rules and guidelines for the Senior Center.

VIII. ADJOURNMENT

Regina made a motion to adjourn the meeting. Karen seconded; all were in favor. The meeting adjourned at 5:15 p.m.

ATTEST:


Trisha Dowell, Library Director

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	April 13, 2021
Attachment(s)	1. Financials 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

FARMERSVILLE COMMUNITY DEVELOPMENT CORP 4B
MARCH 2021
FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

Farmersville Community Development Corp 4B
March 2021

Statement Balance 3-1-2021 **\$173,850.57**

Deposits:	\$-
Sales Tax:	\$24,922.34
Now Checking Int. .05%	\$7.55
Wire Fee	\$(10.00)
Checks 3020-3023,3025,3027-3028	\$(17,895.65)
Balance 3-31-2021	\$180,874.81

Outstanding Transactions

Check 3024,3026,3029	\$(475.00)
Sales Tax	
Transfer to Texpool	
CD Interest	
Balance 4-08-2021	\$180,399.81

Farmersville Community Development Corporation
Financial Statement
For the Fiscal Year Ended September 30, 2021

	FY2020 Budget	October	November	December	January	February	March	April	May	June	July	August	September	Actual YTD	%
Revenue:															
Sales Tax Collections	\$300,000	\$23,155	\$23,953	\$21,671	\$24,605	\$31,029	\$24,922							\$ 149,335	49.78%
Interest Income	\$ 190	\$ 5	\$ 5	\$ 6	\$ 6	\$ 6	\$ 7							\$ 35	23.03%
Misc					\$ 605									\$ 605	
Wire Fee		\$ (10)	\$ (10)	\$ (10)	\$ (10)	\$ (10)	\$ (10)							\$ (60)	
New Check Stock														\$ -	
Reimbursement														\$ -	
Transfer from TEXPOOL for cash in bank														\$ -	
Total Revenue	\$ 300,190	\$ 23,150	\$ 23,948	\$ 21,556	\$ 25,206	\$ 31,025	\$ 24,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00	\$ 149,334	49.95%
Expenses															
FY2020 Budget	\$ 85,000	\$ 50	\$ 50	\$ 164	\$ 2,402	\$ 417	\$ 425							\$ 18,319	21.55%
Main Street Personnel & Supplies	\$ 10,000													\$ 3,458	34.58%
Personnel	\$ 500													\$ -	0.00%
Supplies/Training/Tools	\$ 10,000													\$ -	0.00%
Main Street Special Events (P-280)	\$ 10,000													\$ -	0.00%
Garage Restoration (P-248)	\$ 800	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39							\$ 234	46.85%
Sound System Monthly Subscription (P-255)	\$ 8,500													\$ -	0.00%
Best Center Fiber Optic (P-229)	\$ 114,500													\$ -	0.00%
Total Main Street Program														\$ -	
Parks and Recreation	\$ 150,000													\$ -	0.00%
Chaparral Trail Upgrade Project MMS 1 to MMS 13.2 (P-246)	\$ 21,500													\$ -	0.00%
Rancho Park Swing Set (P-249)	\$ 30,000													\$ -	0.00%
ADA Surfacing (P-244)	\$ 2,000													\$ -	0.00%
JW Spain Baiting Cages (P-250)	\$ 203,500													\$ -	0.00%
Total Parks and Recreation														\$ -	
Museum	\$ 5,100													\$ -	0.00%
Sain Honaker Gutter Covers and Windows (P-226)	\$ 10,000													\$ -	0.00%
Museum Repairs (P-239)	\$ 9,000													\$ -	0.00%
PHM Annual Benefits (P-240)	\$ 24,100													\$ -	0.00%
Total Museum														\$ -	
Civic Organizations	\$ 6,000													\$ 6,000	100.00%
CCC Events, Promotions, and Publications (P-207)	\$ 14,000	\$ 6,000												\$ 6,000	100.00%
CCC Tourism, Infrastructure and Job Retention (P-256)	\$ 5,000	\$ 14,000												\$ 14,000	100.00%
NETT Grant (P-251)	\$ 10,000	\$ 5,000												\$ 5,000	100.00%
ROOF Driveway (P-256)	\$ 35,000													\$ -	0.00%
Total Civic Organizations														\$ -	
Special Events	\$ 3,250													\$ -	0.00%
Sparks of Freedom (P-238)	\$ 15,000				\$ 15,000									\$ 15,000	100.00%
Christmas Decor (P-253)	\$ 3,000													\$ -	0.00%
Music in the Park 2021 (P-245)	\$ 6,200													\$ -	0.00%
Cops & Rodders/National Night Out (P-241)	\$ 27,450													\$ -	0.00%
Total Special Events														\$ -	
FDCC Projects	\$ 8,400	\$ 950	\$ 250	\$ 1,700	\$ 400	\$ 1,200	\$ 1,250							\$ 5,750	68.45%
Bikehead Promotion (P-252)	\$ 8,400	\$ 950	\$ 250	\$ 1,700	\$ 400	\$ 1,200	\$ 1,250							\$ 5,750	68.45%
Total FDCC Projects														\$ -	
Maintenance/Professional Services/Marketing	\$ 1,000													\$ -	0.00%
Reimburse City for Accounting Services	\$ 5,500													\$ -	0.00%
Legal Services	\$ 1,500													\$ -	0.00%
Maya Building Taxes	\$ 8,000													\$ -	0.00%
Total Maintenance/Professional Svc/Main														\$ -	
Total Expenses	\$ 420,950	\$ 989	\$ 25,339	\$ 1,903	\$ 21,160	\$ 16,656	\$ 1,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,762	16.10%
Excess Revenue Over Expenses	(120,800)	22,161	(1,391)	19,763	4,046	14,369	23,205							82,153	
TEXPOOL Balance															
Interest Income-TEXPOOL	\$ 546,608.00	\$ 546,728.16	\$ 546,728.16	\$ 546,728.16	\$ 546,605.22	\$ 546,805.22	\$ 546,823.28								
Total Available Texpool Funds	\$ 546,608.00	\$ 546,728.16	\$ 546,728.16	\$ 546,728.16	\$ 546,605.22	\$ 546,805.22	\$ 546,823.28								

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	April 13, 2021
Attachment(s)	1. Minutes 2. Financials 3. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
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**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
January 21, 2021, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street
Farmersville, TX 75442**

CALL TO ORDER

The Farmersville EDC met in regular session on January 21, 2021 at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Robbie Tedford, Matt Crowder, Jason Lane, Elise Bobitt and Randy Rice.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Randy Smith and Daphne Hamlin City Accountant.

PUBLIC COMMENT

No Comment

BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

RECEIVE REPORT REGARDING COVID 19

- Board reviewed report giving in the EDC agenda packet.
- Mr. Lane asked if Ms. Bobitt had anything to add.
- Ms. Bobitt stated she turned it over to the City once applications were complete.
- Mr. Crowder stated he was on the distribution committee. Process was pretty simple.
- Mr. Lane asked if everyone applied received funds.
- Mr. Crowder stated a few businesses did not receive funds, we had 21 applicants and 19 received funding.
- Mr. Lane asked if any questions or comments. Thanked Mr. Crowder and Ms. Bobitt for their support.

CONSIDER, DISCUSS AND ACT UPON BUSINESS/ORDER OF FUTURE AGENDAS

- Mr. Rice stated every board that I have been involved in the business part of the agenda is done at the beginning of the meeting.
- Mr. Lane stated what you are saying you are wanting minutes first.

- Mr. Rice stated a simplified standard order of business, minutes, reports, and new business. Opening, pledge, minutes, reports, old or unfinished business.
- Mr. Rice stated it is a more logical flow.
- Ms. Bobitt stated process may be better simplified.
- Mr. Tedford stated no problem either way.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR NOVEMBER AND DECEMBER 2020 AND BUDGET AMENDMENTS.

Mr. Crowder motioned to approve financial statements as submitted for November 2020 and December 2020 as presented, second by Ms. Bobitt, motion passed unanimously

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR NOVEMBER 19TH 2020

Mr. Rice motioned to approve meeting minutes as submitted for November 19th, 2020, second by Mr. Crowder, motion passed unanimously.

EDC WORKSHOP

- Mr. Lane stated hope everyone had the opportunity to review the items in the packet.
- Mr. Lane asked Mr. Crowder for an update on documents.
- Mr. Crowder stated over the past 3 or 4 months been kicking around the idea of what does an EDC director do and what do they do every day. Is our City ready for an EDC Director?
- Mr. Crowder stated currently going out and gathering information from other Cities in Texas and outside of Texas. I reached out to Dallas Fort Worth area and the EDC Director for City of Greenville. Asking for advisory role. Mr. Dixon who is also part of the EDC Greenville I asked him about his daily task and what do you do. Then I looked at the salaries over 100 different cities. In the boards attachment there is a salary range of an EDC Director and what the scope should be.
- Mr. Rice asked the figures in the attachment is it an average of what an EDC Director are getting and the level experience.
- Mr. Crowder stated he complied information from salary.com. There are cities listed that do not have an economic development person but have salaries available if they were to hire. We need to be ready for it.
- Ms. Bobitt asked does the salary include benefits and insurance.
- Mr. Crowder stated it is base salary only.
- Mr. Crowder stated he is in a different frame of mind about hiring.
- Mr. Crowder spoke with a current EDC Director he turns in projects of about 10 a week. They help other business connect to help with best practices. Go out and coordinate
- Mr. Crowder stated his opinion if done the right way interviewed by 4A and signed off by City Manager. All of the boards do not have the time to do what an EDC Director does. If we want to do what is in the job description it cannot be done by the board.

- Mr. Tedford asked during his research did you talk to Cities our size and if they employee an EDC Director.
- Mr. Crowder stated he asked other EDC Directors if Farmersville is ready and they stated yes. Mr. Crowder stated there are towns our size that have an EDC Director
- Mr. Tedford stated it would be a good idea to contact a city or size. Really be interested in more info on town our size. Mr. Tedford stated talk to someone from Frisco that experienced the growth that we are getting ready to experience. How did they prepare for that growth?
- Mr. Crowder said he will go to the Dallas Chapter to see if they can help and get more information.
- Ms. Bobitt asked how big where they when they hired an EDC?
- Mr. Tedford stated this will be a good goal for the Board.
- Mr. Lane stated if you look at the demographic study Farmersville will be 175k pop by 2050.
- Mr. Lane stated he knows the current EDC Director of Frisco and will get in contact and get some info.
- Mr. Rice asked if Princeton has an EDC Director.
- Mr. Crowder stated he will find out.
- Mr. Lane stated he has looked at a couple of cities in Collin County. Lavon has a person that is basically contract. Handles what needs to be done. Don't believe he is working from an office within the City and believes City of Melissa is doing the same thing.
- Mr. Lane stated if we determine we are not ready yet for a fulltime EDC maybe we can start with contract person. There may be some steps in between. We need to contact like other cities, maybe part time for now. Mr. Lane stated from his perspective still would like to gather more data. Mr. Lane stated as a team do we take the plunge. I did like the point of performance driven option something to consider. We had this discussion at a previous meeting when Mr. Glass came in and spoke about all the things he can do for the City. Maybe we need a consultant to help us with this like having an expert to guide us on what would be best for the City. Maybe might be worth considering bring in someone like Mr. Glass to tell us how this works. Still feel as though we have a lot to learn and take advantage of someone who has done this for a long time.
- Ms. Bobbit stated it may be more urgent than we think.
- Mr. Crowder stated he does not mind going back and asking more questions.
- Mr. Tedford stated the only person we have talked to at this point is Mr. Glass. I like the idea that he can offer the EDC board some training. We need someone to come and look at our specific situation. Someone that could assess our situation and help us determine an action plan. From there we would know what the next step would be.
- Mr. Lane stated we did allocate 20k for an action plan. Mr. Lane stated we can still do our due diligent and talk with other cities. Some of the conversations there could

be of merit to have someone in place before everything gets here. Like the idea to get the Board some help with this decision.

- Ms. Bobbit asked do we need a motion to move forward.
- Mr. Lane stated need to spell out work and go out for bids. I know a lot of plans that we have done for EDC is tied to Engineering. This is a lot different. Mr. Lane stated need to come up with scope of work
- Mr. Crowder stated the EDC in Dallas has probably had this question asked to him before. Is there a consultant to help? If you call and ask who would be their recommendation, who would they go to?
- Mr. Crowder stated the scope of work we have is a draft. Need someone with horse power in this area to review. Mr. Crowder stated he does not mind researching.
- Mr. Rice stated TML should be a resource. They should have something for training or work as a resource with us.
- Mr. Tedford stated he is interested if TML could give us a little more training. To help what we need to be looking for. That is something we could look at.
- Mr. Tedford stated he is ready to get started. Need to get someone out here for some training. Just do not want to hire someone and we are not ready for that yet. Need to figure out what we want to do and how do we want to accomplish it.
- Mr. Lane stated I think we are all in agreement to make sure we do this right. We have it in the budget for a consultant. Need to move forward and bring someone in for guidance. Growth is on the way
- Ms. Bobitt stated seeing a lot of movement downtown and feel it will keep growing once people feel secure.
- Mr. Lane stated he spoke with Frisco EDC and getting a lot of people from out of state wanting to move here. Feel we have a lot to offer here. Just need to get the right people here.
- Mr. Tedford stated he would help with following up with consultants that would be specific to what we are looking for and what we need.
- Mr. Rice stated when I attend the monthly wide mayor meetings. Meet someone that stated that Farmersville will have two major highways and railroad within our City.

REQUESTS TO BE PLACED ON FUTURE AGENDAS

EDC action plan

ADJOURNMENT

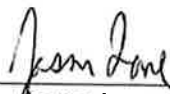
Mr. Lane adjourned the meeting at 7:23 p.m...

ATTEST:



Randy Rice, Secretary

APPROVE:



Jason Lane, Chairman

FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A
MARCH 2021
FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

Farmersville Economic Development Corp 4A

March 2021

Statement Balance 3-01-2021	\$360,411.94
------------------------------------	---------------------

Deposits:	
Sales Tax:	\$24,922.34
Cking Int .30%	\$75.51
CD Interest	\$127.40
Loan repayment	\$2,622.04
Cleared Checks	
Transfer to now account	<u>\$(300,000.00)</u>
Statement balance 3-31-2021	\$88,159.23

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Oustanding checks (Collin College)	\$(7,500.00)

Balance 4-8-2021	<u>\$80,659.23</u>
-------------------------	---------------------------

FY 2020		Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance															
Deposits			\$253,314.84	\$278,467.67	\$274,628.59	\$298,994.48	\$326,680.83	\$360,411.94							
Sales Tax Collections	\$250,000.00	\$23,155.40	\$23,952.55	\$21,670.69	\$24,605.43	\$31,028.18	\$24,922.34								\$149,335.59
Interest Income clung	\$100.00	\$68.39	\$71.08	\$73.16	\$81.57	\$79.89	\$75.51								\$449.60
Now Account Interest	\$1,200.00	\$65.60	\$63.51	\$65.64	\$65.65	\$59.32	\$268.48								\$606.20
Loan Repayment	\$31,464.00	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04	\$2,622.04								\$15,732.24
Transfer to now account								\$7,300,000.00							
Transfer to Texpool															
Transfer From Texpool															
Texpool Interest	\$1,200.00	\$121.50	\$108.42	\$82.78	\$72.18	\$35.41	\$13.66								\$433.95
CD Investment		\$377.08			\$377.31		\$127.40								\$881.79
Total Revenue	\$233,964.00	\$ 279,537.75	\$ 303,113.34	\$ 298,994.48	\$ 326,680.83	\$ 360,411.94	\$ 88,159.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,439.37
Expenses:															
Administration Expenses															
Administration	\$1,000.00														
Meeting Expenses	\$1,000.00	\$570.08													\$570.08
Dues/School/Travel	\$5,200.00														\$2,500.00
TEX 21	\$2,500.00	\$2,500.00													\$194.72
Office Supplies	\$200.00		\$194.72												\$ -
Legal Service	\$2,500.00														\$ -
Total Administration	\$12,400.00														\$ -
Marketing/Promotion Expenses															
Marketing/Promotion	\$8,000.00														\$ -
Expenses/Advertising	\$6,000.00														\$ -
Website update	\$1,500.00														\$ -
EDC Round Table	\$500.00														\$ -
Rotary Sponsorship	\$1,000.00														\$ -
Chamber Sponsorship															\$ -
Small Business	\$500.00														\$ -
Entrepreneurship Conf															\$ -
Colin College Sponsorship	\$7,500.00														\$ -
Total Expenditures	\$37,400.00	\$3,070.08	\$194.72	\$ -	\$ -	\$ -	\$ -	\$7,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$7,500.00
Directive Business Incentives															
Ede Action Plan	\$20,000.00														\$ -
Colin College Road	\$244,000.00														\$ -
Fajade Grant Program	\$50,000.00		\$25,000.00												\$ -
Expense Prior Year			\$3,290.00												\$25,000.00
Total Development Cost	\$314,000.00														\$28,290.00
Total Expenditures	\$351,400.00	\$3,070.08	\$28,290.00	\$ -	\$ -	\$ -	\$ -	\$7,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$39,054.80
Revenue vs Expenditures															
From Reserves															
Total Expenditures	\$214,710.00	\$3,070.08	\$28,484.72	\$ -	\$ -	\$ -	\$ -	\$7,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$39,054.80
Ending Bank Balance		\$276,467.67	\$274,628.62	\$298,994.48	\$326,680.83	\$360,411.94	\$80,659.23								
Now Account		\$257,551.52	\$257,615.03	\$257,690.67	\$257,746.32	\$257,805.64	\$1,808,149.65								
CD Investment		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00								
Texpool Balance		\$1,072,098.77	\$1,072,208.19	\$1,072,290.97	\$1,072,363.15	\$1,072,398.56	\$72,412.22								
Total Available Funds		\$1,856,118.96	\$1,596,836.81	\$1,621,285.45	\$1,906,790.30	\$1,940,616.14	\$1,963,221.10								

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.E
Subject	Parks & Recreation Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.F
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	1. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.G
Subject	TIRZ Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	1. Financials 2. Possible Council Liaison Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action



TIRZ
MARCH 2021
FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

TIRZ
March 2021

Statement Balance 02-26-2021	\$3,226.67
Deposits:	
Cking Int CBTX	\$-
Wire Fee	
Transfer from Texpool	
Bond Payment	
Statement balance 3-31-2021	<u>\$3,226.67</u>

Outstanding Transactions

<u>Balance 4-8-2021</u>	<u>\$3,226.67</u>
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TIRZ
Cumulative Income Statement
For the 12 Months Ended, September 30, 2021

FY 2020											
	Budget	October	November	December	January	February	March	April	May	June	YTD
Beginning Bank Balance		\$32,908.12	\$32,909.83	\$32,911.23	\$32,912.63	\$32,163.82	\$3,228.67				
Deposits:											
Ad Valorem Tax Collection	\$425,043.00										
Interest Income chng	\$3,500.00	\$1.71	\$1.40	\$1.40	\$1.29	\$0.26	\$495,561.24				
Misc deposit											
wire fee											
Transfer to Texpool											
Transfer From Texpool											
Texpool Interest							\$ (495,561.24)				
Total Revenue	\$428,543.00	\$47.28	\$42.17	\$32.19	\$28.08	\$13.79	\$6.87				
Expenses:											
Administration	\$2,000.00										
Meeting Expenses	\$2,000.00										
Dues/School/Travel	\$2,000.00										
Office Supplies											
Legal Service	\$7,500.00										
Debt Service											
Interest Payment (PJ116)	\$57,875.00										
Bond Issuance											
Principal Payment (PJ116)	\$65,000.00				\$750.00						
Directive Business Incentives											
Street Construction, Concrete, Welch Drive, Panel Replacement											
(PJ122)	\$225,000.00										
TIRZ General Fund Transfer											
(PJ261)	\$40,000.00										
Street Construction, Farmerville											
Pkwy, AMP to Welch (PJ116)	\$244,000.00										
Total Expenditures	\$645,375.00	\$-	\$-	\$-	\$750.00	\$28,937.51	\$-	\$-	\$-	\$-	\$28,937.51
Revenue vs Expenditures	\$ (216,832)										\$ (216,832)
From Reserves											
Ending Bank Balance	\$32,909.83	\$32,911.23	\$32,912.63	\$32,913.92	\$32,915.21	\$32,916.50	\$32,917.79	\$32,919.08	\$32,920.37	\$32,921.66	\$32,922.95
Texpool Balance	\$416,927.57	\$416,969.74	\$417,001.93	\$417,034.12	\$417,066.31	\$417,098.50	\$417,130.69	\$417,162.88	\$417,195.07	\$417,227.26	\$417,259.45
Total Available Funds	\$449,837.40	\$449,880.97	\$449,914.56	\$449,948.04	\$449,980.52	\$450,013.00	\$450,045.48	\$450,077.96	\$450,110.44	\$450,142.92	\$450,175.40

Agenda Section	Informational Items
Section Number	V.H
Subject	City Manager's Verbal Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	• Update on the contract for the Wastewater Treatment Plant #1 tricking arm filter. • Update on the construction of County Road 699 • Update on Collin Parkway and Farmersville Parkway • Update on boundary agreements • Update on the Historic Preservation Ordinance City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

VI. Public Hearing

Agenda Section	Public Hearing
Section Number	VI.A
Subject	Public hearing to consider, discuss and act upon Ordinance #O-2021-0413-001 regarding text amendments to Chapter 77, "Zoning," of the Farmersville Code, as previously amended, by deleting the definition of "High Impact Use" from Section 77-29; by changing the zoning classification names of "Heavy Industrial" and "High Impact Industrial" to "HI-1 - Heavy Industrial-1" and "HI-2 - Heavy Industrial-2," respectively, in Sections 77-41, 77-53(f), 77-53(g), and 77-46; by further amending Sections 77-53(e) through (g) to identify the respective purposes of the "LI - Light Industrial," "HI-1 - Heavy Industrial-1" and "HI-2 - Heavy Industrial-2," zoning classifications together with the permitted and prohibited land uses, the area and yard and bulk requirements, and the development standards applicable to each of those zoning classifications; by further amending Section 77-46 to identify the uses allowed by right, or otherwise, in the "LI," "HI-1" and "HI-2" zoning classifications; by amending Section 77-49 by adding a new Paragraph (m), entitled "Concrete/Asphalt Batching Plant (Not Temporary)," establishing certain standards specific to a Non-Temporary Concrete/Asphalt Batching Plant seeking a Specific Use Permit; by amending Section 77-54(a) as it applies to uses allowed in the "LI," "HI-1," and "HI-2" zoning classifications; by amending Section 77-67(c)(6) to change the references to "Industrial District" to reflect the changes made by this ordinance; and, by amending Section 77-69(b)(1)c to change the references to "HI – Heavy Industrial District" to reflect the changes made by this ordinance; and make such other and further related changes as may be necessary to the "LI," "HI-1," and "HI-2" zoning classifications as determined by the City Council.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	O-2021-0413-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
ORDINANCE #2021-0413-001**

AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERSVILLE, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 77, ENTITLED "ZONING," OF THE FARMERSVILLE CODE BY AMENDING SECTION 77-29, ENTITLED "DEFINITIONS," BY DELETING THE DEFINITION OF "HIGH IMPACT USE" IN ITS ENTIRETY, BY AMENDING SECTION 77-41, "ESTABLISHMENT OF ZONING DISTRICTS," AND SECTION 77-53, "NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICT REGULATIONS," TO CHANGE THE ZONING CLASSIFICATION NAMES OF "HEAVY INDUSTRIAL" AND "HIGH IMPACT INDUSTRIAL" TO "HI-1 - HEAVY INDUSTRIAL-1" AND "HI-2 - HEAVY INDUSTRIAL-2," RESPECTIVELY, AND AMEND THE LAND USES AND RELATED LAND DEVELOPMENT STANDARDS ALLOWED IN THE "LI - LIGHT INDUSTRIAL," "HI-1 - HEAVY INDUSTRIAL-1" AND "HI-2 - HEAVY INDUSTRIAL-2," ZONING CLASSIFICATIONS SET OUT IN SECTIONS 77-53(E) THROUGH (G), RESPECTIVELY, OF THE FARMERSVILLE CODE, BY AMENDING SECTION 77-46, ENTITLED "SCHEDULE OF PERMITTED USES," TO CHANGE THE ZONING CLASSIFICATION NAMES OF "HEAVY INDUSTRIAL" AND "HIGH IMPACT INDUSTRIAL" TO "HI-1 - HEAVY INDUSTRIAL-1" AND "HI-2 - HEAVY INDUSTRIAL-2" DISTRICTS, RESPECTIVELY, AND TO IDENTIFY THE USES ALLOWED IN THE "LI - LIGHT INDUSTRIAL DISTRICT," "HI-1 - HEAVY INDUSTRIAL-1 DISTRICT" AND "HI-2 - HEAVY INDUSTRIAL-2 DISTRICT" ZONING CLASSIFICATIONS; BY AMENDING SECTION 77-49, "USE-SPECIFIC REGULATIONS," BY ADDING A NEW PARAGRAPH (M), ENTITLED "CONCRETE/ASPHALT BATCHING PLANT (NOT TEMPORARY)," ESTABLISHING CERTAIN STANDARDS SPECIFIC TO A NON-TEMPORARY CONCRETE/ASPHALT BATCHING PLANT SEEKING A SPECIFIC USE PERMIT; BY AMENDING SECTION 77-54(A), ENTITLED "HIGHWAY COMMERCIAL OVERLAY DISTRICT," AS IT APPLIES TO USES ALLOWED IN THE "LI - LIGHT INDUSTRIAL DISTRICT," "HI-1 - HEAVY INDUSTRIAL-1 DISTRICT," AND "HI-2 - HEAVY INDUSTRIAL-2 DISTRICT" ZONING CLASSIFICATIONS; BY AMENDING SECTION 77-67, ENTITLED "EXTERIOR CONSTRUCTION STANDARDS FOR STRUCTURES," BY AMENDING PARAGRAPH (C), ENTITLED "NON-RESIDENTIAL STRUCTURES," BY AMENDING SUBPARAGRAPH (6) TO CHANGE THE REFERENCES TO INDUSTRIAL DISTRICT TO REFLECT THE CHANGES MADE BY THIS ORDINANCE; AND, BY AMENDING SECTION 77-69, ENTITLED "SCREENING, FENCE AND WALL REGULATIONS," BY AMENDING PARAGRAPH (B), ENTITLED "GENERAL FENCE AND WALL REGULATIONS," BY AMENDING SUBPARAGRAPH (1)C TO CHANGE THE REFERENCES TO "HI - HEAVY INDUSTRIAL DISTRICT" TO REFLECT THE CHANGES MADE BY THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 211 of the Texas Local Government Code, as amended, authorizes a municipality to adopt and update zoning ordinances for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance; and

WHEREAS, the City has previously adopted a Zoning Ordinance under the authority of Chapter 211 of the Texas Local Government Code, which Zoning Ordinance is codified as Chapter 77 of the Farmersville Code; and

WHEREAS, the City Council of the City of Farmersville, Texas ("City Council"), desires to amend Chapter 77 of the Farmersville Code to rename the zoning classifications and amend the land uses and related land development standards currently identified as, and allowed in, the "Light Industrial," "Heavy Industrial," and "High Impact Industrial" zoning classifications as the "LI - Light Industrial District," "HI-1 - Heavy Industrial–1 District," and "HI-2 - Heavy Industrial–2 District" zoning classifications, respectively, including the identification of the purpose and certain permitted uses, prohibited uses and development standards in each of those renamed districts; and

WHEREAS, the City Council of the City of Farmersville, Texas, does hereby find and determine that the adoption of this Ordinance is in the best interest of the public health, safety, morals, and general welfare of the City of Farmersville.

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

SECTION 1. INCORPORATION OF FINDINGS

The findings set forth above are hereby found to be true and correct and are hereby incorporated into the body of this Ordinance and made a part hereof for all purposes as if fully set forth herein.

SECTION 2. AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERSVILLE, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 77, ENTITLED "ZONING," OF THE FARMERSVILLE CODE BY AMENDING SECTION 77-29, ENTITLED "DEFINITIONS," BY DELETING THE DEFINITION OF "HIGH IMPACT USE" IN ITS ENTIRETY

From and after the effective date of this Ordinance, Chapter 77 of the Farmersville Code is amended through the amendment of Section 77-29, entitled "Definitions," by deleting the definition for the phrase "High Impact Use" in its entirety.

SECTION 3. AMENDMENT OF CHAPTER 77, ENTITLED "ZONING," OF THE FARMERSVILLE CODE BY AMENDING SECTION 77-41, ENTITLED "ESTABLISHMENT OF ZONING DISTRICTS," TO CHANGE THE ZONING CLASSIFICATION NAMES OF "HEAVY INDUSTRIAL" AND "HIGH IMPACT INDUSTRIAL" TO "HI-1 - HEAVY INDUSTRIAL-1 DISTRICT" AND "HI-2 - HEAVY INDUSTRIAL-2 DISTRICT," RESPECTIVELY,

From and after the effective date of this Ordinance, Chapter 77 of the Farmersville Code is amended through the amendment of Section 77-41, "Establishment of Zoning Districts," by changing the zoning classification names of "Heavy Industrial" and "High Impact Industrial" to "HI-1 - Heavy Industrial-1 District," and "HI-2 - Heavy Industrial-2 District" such that the chart of zoning districts hereafter reads as follows:

Abbreviated Designation	Zoning District Name
A	Agricultural District
ED	Estate Development
SF-1	Single Family Dwelling-1 District
SF-2	Single Family Dwelling-2 District
SF-3	Single Family Dwelling-3 District
2F	Two Family Residence (Duplex) District
MF-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
NS	Neighborhood Service District
GR	General Retail District
C	Commercial District
CA	Central Area District
LI	Light Industrial District
HI-1	Heavy Industrial-1 District
HI-2	Heavy Industrial-2 District

SECTION 4. AMENDMENT OF CHAPTER 77, ENTITLED "ZONING," OF THE FARMERSVILLE CODE BY AMENDING SECTION 77-53, ENTITLED "NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICT REGULATIONS," TO CHANGE THE ZONING CLASSIFICATION NAMES OF "HEAVY INDUSTRIAL" AND "HIGH IMPACT INDUSTRIAL" TO "HI-1 - HEAVY INDUSTRIAL-1 DISTRICT" AND "HI-2 - HEAVY INDUSTRIAL-2 DISTRICT," IN SECTIONS 77-53(F) AND (G), RESPECTIVELY, AND AMEND THE LAND USES AND RELATED LAND DEVELOPMENT STANDARDS ALLOWED IN THE "LI - LIGHT INDUSTRIAL," HI-1 - HEAVY INDUSTRIAL-1" AND "HI-2 - HEAVY INDUSTRIAL-2," DISTRICTS SET OUT IN SECTIONS 77-53(E)

**THROUGH (G), RESPECTIVELY, OF THE FARMERSVILLE CODE
INCLUDING THE IDENTIFICATION OF THE PURPOSE AND CERTAIN
PERMITTED USES, PROHIBITED USES AND DEVELOPMENT
STANDARDS FOR EACH SUCH ZONING CLASSIFICATION**

From and after the effective date of this Ordinance, Section 77-53, "Non-Residential and Mixed-Use Zoning District Regulations," is hereby amended by amending Sections 77-53(e)-(g), to change the names of the Zoning Classification contained therein from "Light Industrial," "Heavy Industrial," and "High Impact Industrial," respectively, to "LI - Light Industrial District," "HI-1 - Heavy Industrial-1 District," and "HI-2 - Heavy Industrial-2 District" and establish new subparagraphs (e) through (g) identifying the purpose and certain permitted uses, prohibited uses and development standards for each such zoning classification to read as follows:

"(e) LI — Light Industrial District.

- (1) *Purpose.* The LI district is primarily intended for the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesaling and service operations.
- (2) *Permitted Uses.* See Section 77-46, "Schedule of Permitted Uses," for a complete listing.
- (3) *Area, Yard and Bulk Requirements.*

Description		Requirements
Minimum Lot Area		15,000 sq. ft.
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		30 feet
Minimum Side Yard	<i>Interior Lot</i>	None
	<i>Corner Lot</i>	20 feet
Minimum Rear Yard		None
Maximum Lot Coverage		None
Maximum Height		None, generally; 40 feet height limitation when any part is located within 40 feet of a residential property line

- (4) See Article IV., "Development Standards," for additional requirements and exceptions.

(f) *HI-1 — Heavy Industrial District-1.*

- (1) *Purpose.* The HI-1 district is primarily intended to provide areas for manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services.
- (2) *Permitted Uses.* See section 77-46, Schedule of Permitted Uses," for a complete listing.
- (3) *Area, Yard and Bulk Requirements.*

Description		Requirements
Minimum Lot Area		15,000 sq. ft.
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		30 feet
Minimum Side Yard	<i>Interior Lot</i>	None
	<i>Corner Lot</i>	20 feet
Minimum Rear Yard		None
Maximum Lot Coverage		None
Maximum Height		None; 40 feet when within 40' of a residential property line

- (4) See Article IV., "Development Standards," for additional requirements and exceptions.

(g) *HI-2 — Heavy Industrial District-2.*

- (1) *Purpose.* The HI-2 district is primarily intended to provide areas for manufacturing firms engaged in very heavy industrial activities that may be less compatible with residential, commercial and lighter impact industrial uses and sensitive natural areas.
- (2) *Permitted Uses.* See Section 77-46, "Schedule of Permitted Uses," for a complete listing.
- (3) *Area, Yard and Bulk Requirements.*

Description		Requirements
Minimum Lot Area		15,000 sq. ft.
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		30 feet
Minimum Side Yard	<i>Interior Lot</i>	None
	<i>Corner Lot</i>	20 feet
Minimum Rear Yard		20'
Maximum Lot Coverage		None
Maximum Height		None, generally; Except 40 feet height limitation if any part is located within 40 feet of a residential property line

- (4) *Applicable Development Standards.* All uses in the HI-2 — Heavy Industrial District-2 shall meet or exceed all of the minimum requirements established in Article IV., "Development Standards," of this Zoning Ordinance for the HI-2 - Heavy Industrial District-2 including without limitation, except as otherwise specifically provided herein to the contrary, the requirements set forth in Sections 77-61 through 77-80. Notwithstanding the foregoing, Section 71-71(h) shall not generally apply to uses in the HI-2 — Heavy Industrial-2 District. However, any areas that are not used for buildings, facilities, structures, parking and roadways shall be devoted to living landscape,

which shall at a minimum include grass, ground cover, plants, shrubs, or trees.

- (5) *Prohibited Uses.* Uses that are not expressly enumerated herein as permitted uses are prohibited.

SECTION 5. AMENDING SECTION 77-46, “SCHEDULE OF PERMITTED USES,” BY AMENDING SECTION 77-46, ENTITLED “SCHEDULE OF PERMITTED USES,” TO CHANGE THE ZONING CLASSIFICATION NAMES OF “HEAVY INDUSTRIAL” AND “HIGH IMPACT INDUSTRIAL” TO “HI-1 - HEAVY INDUSTRIAL-1” AND “HI-2 - HEAVY INDUSTRIAL-2” DISTRICTS, RESPECTIVELY, AND TO IDENTIFY THE USES ALLOWED IN THE “LI - LIGHT INDUSTRIAL DISTRICT,” “HI-1 - HEAVY INDUSTRIAL-1 DISTRICT” AND “HI-2 - HEAVY INDUSTRIAL-2 DISTRICT” ZONING CLASSIFICATIONS

- A. From and after the effective date of this Ordinance, Section 77-46, “Schedule of Permitted Uses,” is hereby amended by changing the zoning classification names for “HI-Heavy Industrial District” and “HII-High Impact Industrial District” to “HI-1 - Heavy Industrial-1 District” and “HI-2 - Heavy Industrial-2 District,” respectively, and modifying certain of the uses allowed in the “LI - Light Industrial District,” “HI-1 - Heavy Industrial-1 District” And “HI-2 - Heavy Industrial-2 District” Zoning Classifications that are more particularly identified in Paragraph (c), entitled “Residential Uses,” to read as follows:

(c) <i>Residential uses.</i>				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Bed and breakfast inn				
Boarding house or rooming house	P			
Garage apartment				
Bed and breakfast inn				
Boarding house or rooming house				
Garage apartment				
Guest house				
Hotel	P			
HUD-Code manufactured home				
Industrialized housing (or modular home)				
Mobile Home				
Motel	S*			77-49(i)

(c) Residential uses (cont'd).				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Multiple-family dwelling				
One-family dwelling (attached)				
One-family dwelling (detached)				
Residence hotel	S			
Two-family dwelling (duplex)				
Zero lot line dwelling				

- B. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by changing the zoning classification names for "HI-Heavy Industrial District" and "HII-High Impact Industrial District" to "HI-1 - Heavy Industrial-1 District" and "HI-2 - Heavy Industrial-2 District," respectively, and modifying certain of the uses allowed in the "LI - Light Industrial District," "HI-1 - Heavy Industrial-1 District" And "HI-2 - Heavy Industrial-2 District" Zoning Classifications that are more particularly identified in Paragraph (d), entitled "Accessory and Incidental Uses," to read as follows:

(d) Accessory and incidental uses.				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Accessory building	P	P	P	
Farm accessory building	P	P	P	
Fuel pumps (accessory use)	P*		P	77-49(g)
Home occupation				
Open storage and outside display			S	
Parking lot/garage (accessory)	P	P	P	
Stable (private)	P	P		
Swimming pool (private)	P	P		77-49(l)
Temporary field office	P	P	P	
Tennis courts	P	P		77-49(k)

- C. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by changing the zoning classification names for "HI-Heavy Industrial District" and "HII-High Impact Industrial District" to "HI-1 - Heavy Industrial-1 District" and "HI-2 - Heavy Industrial-2 District," respectively, and

modifying certain of the uses allowed in the “LI - Light Industrial District,” “HI-1 - Heavy Industrial-1 District” And “HI-2 - Heavy Industrial-2 District” Zoning Classifications that are more particularly identified in Paragraph (e), entitled “Agricultural Uses,” to read as follows:

(e) <i>Agricultural uses.</i>	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Type of Use				
Farm, ranch, garden, or orchard	P	P		
Feed store	P	P	P	
Nursery, major	P	P		77-49(j)
Nursery, minor	P	P		
Stable (commercial)				
Veterinarian clinic and/or kennel, indoor	P	P		
Veterinarian clinic and/or kennel, outdoor	P	P		

- D. From and after the effective date of this Ordinance, Section 77-46, “Schedule of Permitted Uses,” is hereby amended by changing the zoning classification names for “HI-Heavy Industrial District” and “HII-High Impact Industrial District” to “HI-1 - Heavy Industrial-1 District” and “HI-2 - Heavy Industrial-2 District,” respectively, and modifying certain of the uses allowed in the “LI - Light Industrial District,” “HI-1 - Heavy Industrial-1 District” And “HI-2 - Heavy Industrial-2 District” Zoning Classifications that are more particularly identified in Paragraph (f), entitled “Automobile and Related Uses,” to read as follows:

(f) <i>Automobile and related uses.</i>	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Type of Use				
Auto parts and accessory sales (indoor)	P	P		
Auto parts and accessory sales (outdoor)	P	P		
Automobile repair, major	P	P		
Automobile repair, minor	P	P		
Automobile sales, used	S	S		
Automobile sales/leasing, new	P	P		

(f) <i>Automobile and related uses (cont'd).</i>				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Car wash, full service	P	P		
Car wash, self-service	P	P		
Convenience store with gas pumps	P	P		
Convenience store without gas pumps	P	P		
Motor vehicle towing, motor vehicle recovery, and motor vehicle storage	S	P		
Motorcycle sales/service	P	P		
Recreational vehicle sales and service, new/used	P	P		
Salvage yard		S	S	
Trailer sales/rental	P	P		
Truck sales (heavy truck)	P	P		

- E. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by changing the zoning classification names for "HI-Heavy Industrial District" and "HII-High Impact Industrial District" to "HI-1 - Heavy Industrial-1 District" and "HI-2 - Heavy Industrial-2 District," respectively, and modifying certain of the uses allowed in the "LI - Light Industrial District," "HI-1 - Heavy Industrial-1 District" And "HI-2 - Heavy Industrial-2 District" Zoning Classifications that are more particularly identified in Paragraph (g), entitled "Commercial and Professional Uses," to read as follows:

(g) <i>Commercial and professional uses.</i>				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Building maintenance service and sales	P	P		
Clinic, medical or dental	P	P		
Contractor's shop and storage yard	P	P	S	
Dry cleaning plant	P	P		
Equipment and machinery sales and rental, major	P	P		
Manufactured home display and sales		S		
Medical or scientific research lab	P	P		

(g) <i>Commercial and professional uses (cont'd).</i>	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Type of Use				
Office showroom/warehouse	P	P	S	
Office, professional, general administrative	P	P		
Open storage and outside display	P	P	S	
Print shop, major	P	P		
Propane storage and distribution	P	P		

- F. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by changing the zoning classification names for "HI-Heavy Industrial District" and "HII-High Impact Industrial District" to "HI-1 - Heavy Industrial-1 District" and "HI-2 - Heavy Industrial-2 District," respectively, and modifying certain of the uses allowed in the "LI - Light Industrial District," "HI-1 - Heavy Industrial-1 District" And "HI-2 - Heavy Industrial-2 District" Zoning Classifications that are more particularly identified in Paragraph (h), entitled "Educational, Institutional, and Public Uses," to read as follows:

(h) <i>Educational, institutional, and public uses.</i>	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Type of Use				
Adult day care center	P	P		
Art gallery or museum	P	P		
Banquet/meeting hall				77-49(d)
Cemetery or mausoleum	S	S		
Church, rectory, or other place of worship	P	P		
College, university or private school	P			
Day care center	S	S		
Fire station and public safety building	P	P	P	
Fraternal organization, lodge, or civic club	P			
Hospital	P			
Nursing/convalescent home	S			

(h) <i>Educational, institutional, and public uses (cont'd).</i>				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Post office, government and private	P	P		
Public building, shop or yard of local, state or federal government	P	P		
Rehabilitation care facility				
Rehabilitation care institution	P			
School, private or parochial (primary or secondary)	P			
School, public	P			
School, trade or commercial	P	P		

- G. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by changing the zoning classification names for "HI-Heavy Industrial District" and "HII-High Impact Industrial District" to "HI-1 - Heavy Industrial-1 District" and "HI-2 - Heavy Industrial-2 District," respectively, and modifying certain of the uses allowed in the "LI - Light Industrial District," "HI-1 - Heavy Industrial-1 District" And "HI-2 - Heavy Industrial-2 District" Zoning Classifications that are more particularly identified in Paragraph (i), entitled "Entertainment and Recreational Uses," to read as follows:

(i) <i>Entertainment and Recreational Uses.</i>				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Amenity center (private)				
Amusement, commercial (indoors)	P	P		
Amusement, commercial (outdoors)	S	S		
Community center (public)	P	P		
Dancehall or nightclub	S	S	S	
Day camp	P	P		
Fairgrounds/exhibition area	S	S		
Game room	S*			77-49(h)
Golf course and/or country club	P	P		
Gun or archery range (indoor)	P	P		
Park or playground (public)	P	P		
Play field or stadium (public)	P	P		

(i) <i>Entertainment and Recreational Uses (cont'd).</i>	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Type of Use				
Recreational vehicle (RV) parks and campgrounds	P	P		
Swim and tennis club				
Theater (drive-in)	S	S		
Theater (indoor)	P	P		

- H. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by changing the zoning classification names for "HI-Heavy Industrial District" and "HII-High Impact Industrial District" to "HI-1 - Heavy Industrial-1 District" and "HI-2 - Heavy Industrial-2 District," respectively, and modifying certain of the uses allowed in the "LI - Light Industrial District," "HI-1 - Heavy Industrial-1 District" And "HI-2 - Heavy Industrial-2 District" Zoning Classifications that are more particularly identified in Paragraph (j), entitled "Industrial and Wholesale Uses," to read as follows:

(j) <i>Industrial and Wholesale Uses.</i>	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Type of Use				
Bakery and confectioners works (wholesale)	P	P		
Concrete/asphalt batching plant (not temporary)			S	77-49(m)
Concrete/asphalt batching plant, temporary	*	*	*S	77-49(f)
Manufacturing, heavy	S	P		
Manufacturing, light	P	P		
Mini-warehouse/self-storage	P	P		
Open storage and outside display	P	P	S	
Sand and gravel storage	P	P	S	
Warehouse/distribution center	P	P		
Wholesale office storage or sales facility	P	P		

- I. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by changing the zoning classification names for

"HI-Heavy Industrial District" and "HII-High Impact Industrial District" to "HI-1 - Heavy Industrial-1 District" and "HI-2 - Heavy Industrial-2 District," respectively, and modifying certain of the uses allowed in the "LI - Light Industrial District," "HI-1 - Heavy Industrial-1 District" And "HI-2 - Heavy Industrial-2 District" Zoning Classifications that are more particularly identified in Paragraph (k), entitled "Retail and Service Uses," to read as follows:

(k) Retail and service uses.				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Alternative financial institution	P	P		
Antique shop and used furniture	P	P		
Artisan's workshop	P	P	P	
Bakery and confectioners works (retail)	P	P		
Banks, savings and loan, or credit union	P	P		
Barber shop/beauty salon and personal service shops	P	P		
Big box retail development	P	P		
Body art studio	P	P		77-49(e)
Building materials and hardware sales, inside storage	P	P		
Building materials and hardware sales, outside storage	P	P	S	
Cleaning & laundry, self-service	P	P		
Dry cleaning or laundry, minor	P	P		
Equipment and machinery sales and rental, minor	P	P		
Farmer's market	P	P		
Flea market, inside	P	P		
Flea market, outside	P	P		
Florist shop	P	P		
Furniture, home furnishing, and equipment stores	P	P		
Grocery store or supermarket	P	P		
Health/fitness center	P	P		
Licensed massage therapy	P	P		
Mortuary or funeral parlor	P	P		
Pawn shop	P	P		

(k) Retail and service uses (cont'd).				
Type of Use	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Pet grooming	P	P		
Pet shop	P	P		
Portable building sales	P	P		
Private club	P	P		
Repair shop, household equipment and appliances	P	P		
Restaurant (drive-in type)	P	P		
Restaurant or cafeteria	P	P		
Restaurant or food shop, take-out and delivery	P	P		
Retail stores and shops	P	P		
Sexually oriented businesses or establishments			S	
Shopping center	P	P		
Small engine repair shop	P	P		
Studio for dance, gymnastics, and/or martial	P	P		
Studio for photographer, musician, and artist	P	P		
Studio for radio and television	P	P		

- J. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by changing the zoning classification names for "HI-Heavy Industrial District" and "HII-High Impact Industrial District" to "HI-1 - Heavy Industrial-1 District" and "HI-2 - Heavy Industrial-2 District," respectively, and modifying certain of the uses allowed in the "LI - Light Industrial District," "HI-1 - Heavy Industrial-1 District" And "HI-2 - Heavy Industrial-2 District" Zoning Classifications that are more particularly identified in Paragraph (I), entitled "Transportation, Utility, and Communications Uses," to read as follows:

[Remainder of page intentionally left blank.]

(l) <i>Transportation, utility, and communications uses.</i>	LI – Light Industrial District	HI-1 – Heavy Industrial-1 District	HI-2 – Heavy Industrial-2 District	Use Specific Regulations
Type of Use				
Airport landing field	P	P		
Antenna and/or antenna support structure, commercial	*	*	*	77-49(b)
Antenna and/or antenna support structure, non-commercial	P*	P*	S	77-49(b)
Parking lot/garage (commercial)	P	P		
Private utility, other than listed	S	S		
Railroad or bus passenger station	P	P		
Railroad team track, freight depot or docks	P	P	S	
Shops, offices, and storage area for public or private utility	P	P	P	
Telephone line and exchange	P	P	P	
Transportation and utility structures / facilities	P	P	P	
Truck terminal	P	P	S	
Utility distribution/transmission lines	P	P	P	

SECTION 6. AMENDING SECTION 77-49, “USE-SPECIFIC REGULATIONS,” BY ADDING A NEW PARAGRAPH (M), ENTITLED “CONCRETE/ASPHALT BATCHING PLANT (NOT TEMPORARY),” ESTABLISHING CERTAIN STANDARDS SPECIFIC TO A NON-TEMPORARY CONCRETE/ASPHALT BATCHING PLANT SEEKING A SPECIFIC USE PERMIT

From and after the effective date of this Ordinance, Section 77-49, entitled “Use-Specific Regulations,” is hereby amended by adding a new Paragraph (m), entitled “Concrete/Asphalt Batching Plant (Not Temporary),” establishing certain standards specific to a non-temporary concrete/asphalt batching plant seeking a Specific Use Permit to read as follows:

“(m) Concrete/asphalt batching plant (not temporary).
Specific use permit application requirements for concrete/asphalt batching plant:

- (1) Concrete/asphalt batching plants shall be permitted only in the HI-2 - Heavy Industrial-2 District upon the granting of a specific use permit (SUP);

- (2) The SUP shall be for an initial period of twenty (20) years (the "Initial Term") with one (1) automatic ten (10) year extension (the "Automatic Extension Period") of the SUP;
- (3) The SUP shall run with the land during the Initial Term and the Automatic Extension Period provided however, that:
 - a. The operating name of the concrete/asphalt batching plant specifically identified in the ordinance granting the SUP shall not be changed during the Initial Term and the Automatic Extension Period without the owner first providing the City advance written notice of said name change; and
 - b. The ownership of the concrete/asphalt batching plant shall not be conveyed, sold or transferred to any other persons or entities identified in the ordinance granting the SUP parties not named in the in the ordinance granting the SUP during the Initial Term and the Automatic Extension Period without the owner(s) identified in the ordinance granting the SUP first providing the City advance written notice of such proposed change in ownership, and then only if the entirety of the concrete/asphalt batching plant is being so conveyed, sold or transferred;
- (4) The owner may seek an extension or further renewal of the SUP prior to the expiration of the Automatic Extension Period or any then current subsequent extension with the length of any such extension or renewal being determined in the sole discretion of the planning and zoning commission and city council;
- (5) The applicant shall submit a site plan, landscape plan and elevations, in addition to any other plans that may be required by the city's ordinances, drawn to scale and sealed by a professional engineer or professional architect licensed by the state satisfying all of the requirements of Section 77-44, "Specific Use Permits";

- (6) The grant of an SUP shall not relieve the applicant, owner and/or operator of a concrete/asphalt batching plant from any other and further obligations under this Code."

SECTION 7. AMENDING SECTION 77-54, "SPECIAL DISTRICT REGULATIONS," BY AMENDING PARAGRAPH (A), ENTITLED "HIGHWAY COMMERCIAL OVERLAY DISTRICT," AS IT APPLIES TO USES ALLOWED IN THE "LI - LIGHT INDUSTRIAL DISTRICT," "HI-1 - HEAVY INDUSTRIAL-1 DISTRICT," AND "HI-2 - HEAVY INDUSTRIAL-2 DISTRICT" ZONING CLASSIFICATIONS

From and after the effective date of this Ordinance, Section 77-54, "Special District Regulations," is amended by amending Paragraph (a), entitled "Highway Commercial Overlay District," is hereby amended as it applies to uses allowed in the "Light Industrial District," "HI-1 - Heavy Industrial-1 District," And "HI-2 - Heavy Industrial-2 District" zoning classifications to read as follows:

"Sec. 77-54. - Special district regulations.

(a) Highway commercial overlay district.

- (1) *Purpose.* The highway commercial (HC) overlay district is intended to provide for retail, service, and office uses within the Highway 380 and Highway 78 corridors, with the high traffic volumes and high visibility. The regulations and standards of this district are designed to enhance the aesthetic and functional characteristics of this transportation corridor. Overlay zoning district regulations apply in combination with underlying (base) zoning district regulations and all other applicable standards of this chapter. All applicable regulations of the underlying base zoning district apply to property in an overlay zoning district unless otherwise expressly stated. When overlay district standards conflict with standards that otherwise apply in the underlying, base zoning district, the regulations of the overlay zoning district govern unless the regulations of the base zoning district are more stringent, in which event the more stringent or restrictive standards shall apply.
- (2) *Permitted uses.* All applicable land uses of the underlying base zoning district apply to property in the HC overlay zoning district unless otherwise

expressly stated. See section 77-46, Schedule of permitted uses for a complete listing.

The following uses are allowed by right within the HC overlay zoning district unless the base zoning district is HI-2 – Heavy Industrial-2 District, in which base zoning district the following uses are allowed, or not, as reflected in Section 77--46, "Schedule of Permitted Uses":

- a. Big box retail development.

(3) *Specific use permit required.* The following uses require a specific use permit within the HC overlay zoning district unless the base zoning district is HI-2 – Heavy Industrial-2 District, in which base zoning district the following uses are allowed, or not, as reflected in Section 77--46, "Schedule of Permitted Uses":

- a. Automobile repair, major.

- b. Building materials and hardware sales, outside storage.

- c. Equipment and machinery sales and rental, major.

- d. Print shop, major.

- e. Warehouse/distribution center.

(4) *Prohibited uses.* The following uses are prohibited within the HC overlay zoning district unless the base zoning district is HI-2 – Heavy Industrial-2 District, in which base zoning district the following uses are allowed, or not, as reflected in Section 77--46, "Schedule of Permitted Uses":

- a. Car wash, self-service.

- b. Contractor's shop and storage yard.

- c. Game rooms.

- d. Mini-warehouse/self-storage.

(5) *Area, yard and bulk requirements.*

Description		Requirements
Minimum Lot Area		None
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		25 feet
Minimum	<i>Interior</i>	10 feet
Side	<i>Lot</i>	
Yard	<i>Corner</i>	25 feet
	<i>Lot</i>	
Minimum Rear Yard		20 feet
Maximum Lot Coverage		50%
Maximum Height		None, unless single family or two-family zoning districts or developments are within 200 feet of the property line, in which a 40-foot height maximum shall apply.
Maximum Floor Area Ratio		1.5:1

(6) *Highway commercial overlay district regulations.*

- a. *Façade design and exterior materials and products* — 75 percent of any front and side exterior wall must be faced with individual unit masonry consisting of brick, native or precast stone, glass and textured concrete masonry. Precast tilt wall systems may be used for 100 percent of the rear façade if it does not face a public street. Precast panels on all sides of the building shall be scored or seamed to provide visual interest and a repeating pattern.
- b. Buildings shall be articulated at all entrances facing streets by a minimum of two offsets (façade articulations that extend outward from the building must be set back at some point in a corresponding manner) in the façade of a minimum two feet in depth. Main building entrances shall be covered by an awning, canopy or building overhang.

- c. The planning and zoning commission may consider waivers of the building façade material and design requirements for expansions and reconstruction of buildings that existed within the HC district on the date of adoption of the ordinance from which this chapter is derived in accordance with the requirements below:
 - 1. The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
 - 2. Strict compliance with these standards would result in significant inconsistency in appearance between existing and proposed sections of the building.
- d. The standards set out in subparagraphs a, b and c of this Paragraph (a)(6) shall not be required for the following uses if the base zoning district in which the use is situated is HI-2 – Heavy Industrial-2 District:
 - 1. Concrete/asphalt batching plant;
 - 2. Concrete/asphalt batching plant, temporary; and
 - 3. Sand and gravel storage.
- e. *Prohibited exterior materials and products.* The following materials and products shall not be used for exterior walls or exterior accents on any building within the HC district: metal panels, wood siding, Masonite, particle board, stucco foam insulation systems, vinyl siding, and aluminum siding. Metal panels may only be used for decorative architectural features, awnings and canopies and may not constitute the exterior building material of any wall. Notwithstanding the foregoing, architectural metal panels (not corrugated metal or galvanized metal) may be used in conjunction with uses situated within the base zoning district of HI-2 – Heavy Industrial-2 District.

- f. *Building orientation.* Bays for car washes, auto repair and other automotive uses shall not be oriented to face public streets.
- g. *Mechanical screening.* Roof mounted mechanical units shall be screened from view at a point five feet five inches above the property line by solid panels, parapet walls, mansard roofs or other architectural feature. Ground mounted mechanical units, compressors, generators and other equipment must be screened by a minimum six-foot tall solid screening wall or solid, irrigated landscape screen of shrubs that will achieve a height of six feet within two years of planting.
- h. *Open storage and outside display.* No outside storage and display, sales, or operations shall be permitted unless such activity is visually screened from all streets and adjacent residential property in accordance with section 77-68. Outside garden centers are allowed only if attached to the main building and screened by masonry walls constructed of the same materials and manner of construction as the main building. The walls may be interspersed with ornamental metal panels.
- i. *Loading area placement and screening.* Loading areas shall be located on the side and/or rear sides of buildings within the HC district. The loading areas shall be screened from view of public streets and from adjacent residential uses by wing walls, landscaping or other screening features.
- j. *Screening of automobile storage areas.* Storage areas for automobiles that have been towed, are being staged before or after repairs, and/or stored for auction shall be screened by a minimum six-foot tall masonry wall or a solid, irrigated landscaped screen of shrubs that will achieve a height of six feet within two years of planting.
- k. *Cross access.* Cross access easements shall be required between properties within the HC district to allow access to existing and proposed median openings and left turn lanes and to provide access

to two public streets. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s). The planning and zoning commission may determine that cross access is not appropriate for security reasons or where topography and existing site conditions make cross access difficult.

l. *Utility services.* All utility service lines shall be underground.

m. *Extra requirements for uses in the HC district having a base zoning district of HI-2 – Heavy Industrial-2 District.* In addition to complying with the other requirements set forth in this Section 77-54, any use in the HI-2 – Heavy Industrial-2 base zoning district shall to the extent it is situated within the HC district provide a minimum six-foot tall masonry screening wall such that all HI-2 – Heavy Industrial-2 District activity on and about the property is visually screened from U.S. Highway 380 and State Highway 78.

(7) *Highway commercial overlay district landscape regulations.* Landscaping shall conform to the following:

a. Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.

b. Landscaping adjacent to public right-of-ways.

1. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten feet in depth adjacent to the highway right-of-way.

2. A minimum 10-foot landscape buffer adjacent to the right-of-way of any minor thoroughfare is required. If the lot is a corner lot, all frontages on minor thoroughfares and private drives of two lanes or greater shall be required to observe the ten-foot buffer.

3. Developers shall be required to plant one large canopy tree per 40 linear feet or portion thereof of street

frontage, not including entry drives or visibility triangles. These required trees must be planted within the landscape setback along thoroughfares, unless otherwise approved. Trees may be grouped or clustered to facilitate site design. Ornamental trees may be substituted for canopy trees at the ratio of two to one along the street frontage for up to 50 percent of the required canopy trees.

- c. Screening of parking areas and drive aisles adjacent to public right-of-way
 - 1. Landscaped screening is required for all parking areas and drive aisles within 50 feet of the property line.
- d. Landscaping adjacent to buildings.
 - 1. Foundation plantings with a minimum six-foot depth are required along 50 percent of a building façade facing a major or minor thoroughfare.
 - 2. Entries should be accented.
- e. General landscaping standards.
 - 1. All trees shall be a minimum of four feet from all pavement and underground utilities.
 - 2. Canopy trees shall be a minimum of three inches in caliper (measured six inches above the ground) and seven feet in height at time of planting.
 - 3. Accent or ornamental trees shall be a minimum of one-inch in caliper (measured six inches above the ground) and five feet in height at time of planting.
 - 4. Evergreen shrubs shall be a minimum height of 24 inches at time of planting.
- f. The standards set out in subparagraphs c and d of this Paragraph (a)(7) shall not be required for the following uses if the base zoning district in which the use is situated is HI-2 – Heavy Industrial-2 District:
 - 1. Concrete/asphalt batching plant;

2. Concrete/asphalt batching plant, temporary; and
3. Sand and gravel storage."

SECTION 8. AMENDING SECTION 77-67, ENTITLED "EXTERIOR CONSTRUCTION STANDARDS FOR STRUCTURES," BY AMENDING PARAGRAPH (C), ENTITLED "NON-RESIDENTIAL STRUCTURES," BY AMENDING SUBPARAGRAPH (6) TO CHANGE THE REFERENCES TO INDUSTRIAL DISTRICT TO REFLECT THE CHANGES MADE BY THIS ORDINANCE;

From and after the effective date of this Ordinance, Section 77-67, entitled "Exterior Construction Standards for Structures," is amended by amending Paragraph (c), entitled "Non-Residential Structures," by amending Subparagraph (6) to change the references to "Industrial Districts" referenced therein to reflect the changes made by this Ordinance to read as follows:

- "(6) In the LI – Light Industrial District and the HI-1 – Heavy Industrial-1 District any exterior wall visible from a public thoroughfare or residential zoning district must be of 100 percent masonry, exclusive of doors and windows.
 - a. Up to 100 percent of any exposed exterior wall may consist of metal if the exterior wall is not visible from a public thoroughfare or residential zoning district."

SECTION 9. AMENDING SECTION 77-69, ENTITLED "SCREENING, FENCE AND WALL REGULATIONS," BY AMENDING PARAGRAPH (B), ENTITLED "GENERAL FENCE AND WALL REGULATIONS," BY AMENDING SUBPARAGRAPH (1)C TO CHANGE THE REFERENCES TO "HI – HEAVY INDUSTRIAL DISTRICT" TO REFLECT THE CHANGES MADE BY THIS ORDINANCE

From and after the effective date of this Ordinance, Section 77-69, entitled "Screening, Fence and Wall Regulations," is amended by amending Paragraph (b), entitled "General Fence and Wall Regulations," by amending Subparagraph (1)c to change the references to "HI – Heavy Industrial District" referenced therein to reflect the changes made by this Ordinance to read as follows:

- "c. For all uses within the LI, HI-1 and HI-2 districts, a wall or fence not more than eight feet in height may be erected in the front yard setback."

SECTION 10. SEVERABILITY

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

SECTION 11. REPEALER

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

SECTION 12. PENALTY

Any person, firm, partnership, corporation, or other entity violating any provision contained in this Ordinance shall, upon conviction, be fined an amount not more than \$2,000.00; and each day a violation exists shall be deemed a separate offense. A culpable mental state is not required.

SECTION 13. PUBLICATION

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

SECTION 14. ENGROSSMENT AND ENROLLMENT

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

SECTION 15. SAVINGS

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

SECTION 16. EFFECTIVE DATE

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

PASSED on first reading on the 13th day of April, 2021, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 13th DAY OF APRIL, 2021.

APPROVED:

BY: _____
BRYON WEIBOLD
Mayor

ATTEST:

SANDRA GREEN, TRMC
City Secretary

VII. Reading of Ordinances

Agenda Section	Reading of Ordinances
Section Number	VII.A
Subject	Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0413-002 regarding a budget amendment for Police Department surplus auction items.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	O-2021-0413-002
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
ORDINANCE # O-2021-0413-002**

AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2020 – 2021 IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS, APPROPRIATING THE VARIOUS AMOUNTS HEREIN; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas is a Type A General-Law Municipality located in Collin County, established in accordance with the provisions of Chapter 6 of the Texas Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Manager of the City of Farmersville has reviewed the budget that was adopted by the City Council for the Fiscal Year 2020 – 2021 (“Budget”); and

WHEREAS, the City Manager of the City of Farmersville believes the Budget requires certain amendments and has submitted to the Mayor and the City Council proposed amendment(s) to the Budget regarding the revenues and expenditures of conducting the affairs of said City, and providing a complete financial plan for the Fiscal Year 2020 – 2021; and,

WHEREAS, the City Council has determined that it is in the best interest of the City to amend the Fiscal Year 2020 – 2021 budget to adopt the proposed amendment to the Budget to allocate funds from auctions of surplus items that was received by the Police Department and deposited in the general fund to increase the funding available for the Police Department and to transfer said monies from the general fund to the Police Department account to utilize the money from such auctions.

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

SECTION 1. INCORPORATION OF FINDINGS

The findings set forth above are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Ordinance and made a part hereof for all purposes as if fully set forth herein.

SECTION 2. BUDGET AMENDMENT ADOPTION

From and after the effective date of this Ordinance, the amendments to the budget of the revenues and expenditures for the Fiscal Year 2020 – 2021 that are attached hereto as Exhibit “A” and incorporated herein by reference are hereby adopted and the budget for Fiscal Year 2020 – 2021 is hereby accordingly so amended with all other provisions of the Budget remaining the same and the amended budget for Fiscal Year 2020 – 2021 being hereby adopted.

SECTION 3. SEVERABILITY

It is hereby declared to be the intention of the City Council that the several provisions of this Ordinance are severable, and if any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall

not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid or unenforceable.

SECTION 4. REPEALER

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

SECTION 5. ENGROSSMENT AND ENROLLMENT

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

SECTION 6. SAVINGS

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

SECTION 7. EFFECTIVE DATE

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

PASSED on first and only reading on the 13th day of April, 2021 at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 13th DAY OF APRIL, 2021.

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

EXHIBIT A

2020-2021 BUDGET/REVISION (1) 04-07-2021					
ENTERPRISE FUNDS	ESTIMATED BEGINNING FUND BALANCE	REVENUES	EXPENDITURES	INTERFUND TRANSFERS IN (OUT)	PROPOSED ENDING FUND BALANCE
General Fund Beginning	\$ 1,429,247	\$ 2,657,174	\$ 4,145,770	\$ 1,488,596	\$ 1,429,247
Sell of Fixed Assets		\$ 18,272	\$ 18,272		
Police Department Expenses					
General Fund Ending	\$ 1,429,247	\$ 2,675,446	\$ 4,164,042	\$ 1,488,596	\$ 1,429,247

VIII. Regular Agenda

Agenda Section	Regular Agenda
Section Number	VIII.A
Subject	Consider, discuss and act upon the engineering proposals received for services associated with the City's 2021/22 TxCDBG Community Development Fund application.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	Scoring Sheets
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	• City Council discussion as required
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

Engineer/Architect/Surveyor Rating Sheet

Grant Recipient Farmersville Community Dev.

TxCDBG Contract No. _____

Name of Respondent Dunaway/DBI

Date of Rating 4-7-21

Evaluator's Name Benjamin L White;
Mayor Wiebold + Sandra Green

Experience -- Rate the respondent for experience in the following areas:

Comments

Factor	Max.Pts.	Score
1. Has previously designed <u>Grant & Infrastructure</u> type of projects	20	<u>20</u>
2. Has worked on federally funded construction projects	10	<u>10</u>
3. Has worked on projects that were located in this general region.	10	<u>10</u>
Note: Location for A/E (Architect/Engineer) may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract. 2 CFR 200.319(b)		
4. Extent of experience in project construction management	15	<u>15</u>
5. Current Certification of TxCDBG Project Implementation Training	5	<u>5</u>
Subtotal, Experience	<u>60</u>	<u>60</u>

Work Performance

Factor	Max.Pts.	Score
1. Past projects completed on schedule	10	<u>10</u>
2. Manages projects within budgetary constraints	5	<u>5</u>
3. Work product is of high quality	10	<u>10</u>
Subtotal, Performance	<u>25</u>	<u>25</u>

NOTE: Information necessary to assess the respondent on these criteria should be gathered by contacting past/current clients.

Capacity to Perform

Factor	Max.Pts.	Score
1. Staff Level / Experience of Staff	5	<u>5</u>
2. Adequacy of Resources	5	<u>5</u>
3. Professional liability insurance is in force	5	<u>5</u>
Subtotal, Capacity to Perform	<u>15</u>	<u>15</u>

TOTAL SCORE

Factor	Max.Pts.	Score
☐ Experience	60	<u>60</u>
☐ Work Performance	25	<u>25</u>
☐ Capacity to Perform	15	<u>15</u>
Total Score	<u>100</u>	<u>100</u>

Engineer/Architect/Surveyor Rating Sheet

Grant Recipient Farmersville Community Dev. Grant

TxCDBG Contract No. _____

Name of Respondent KSA

Date of Rating 4-7-21

Evaluator's Name Benjamin L. White,
Mayor Wiebold, Sandra Green

Experience -- Rate the respondent for experience in the following areas:

Comments

Factor	Max.Pts.	Score
1. Has previously designed <u>Grant & Infrastructure</u> type of projects	20	<u>20</u>
2. Has worked on federally funded construction projects	10	<u>10</u>
3. Has worked on projects that were located in this general region.	10	<u>7</u>
Note: Location for A/E (Architect/Engineer) may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract. 2 CFR 200.319(b)		
4. Extent of experience in project construction management	15	<u>15</u>
5. Current Certification of TxCDBG Project Implementation Training	5	<u>5</u>
Subtotal, Experience	<u>60</u>	<u>57</u>

Work Performance

Factor	Max.Pts.	Score
1. Past projects completed on schedule	10	<u>10</u>
2. Manages projects within budgetary constraints	5	<u>5</u>
3. Work product is of high quality	10	<u>10</u>
Subtotal, Performance	<u>25</u>	<u>25</u>

NOTE: Information necessary to assess the respondent on these criteria should be gathered by contacting past/current clients.

Capacity to Perform

Factor	Max.Pts.	Score
1. Staff Level / Experience of Staff	5	<u>5</u>
2. Adequacy of Resources	5	<u>5</u>
3. Professional liability insurance is in force	5	<u>5</u>
Subtotal, Capacity to Perform	<u>15</u>	<u>15</u>

TOTAL SCORE

Factor	Max.Pts.	Score
☐ Experience	60	<u>57</u>
☐ Work Performance	25	<u>25</u>
☐ Capacity to Perform	15	<u>15</u>
Total Score	<u>100</u>	<u>97</u>

Agenda Section	Regular Agenda
Section Number	VIII.B
Subject	Consider, discuss and act upon the engineering proposals received for services associated with the City's 2021 TxCDBG Main Street Fund application.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	Scoring Sheets
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

Engineer/Architect/Surveyor Rating Sheet

Grant Recipient Farmersville Main St. Grant

TxCDBG Contract No. _____

Name of Respondent Dunaway / DBI

Date of Rating 4-7-21

Evaluator's Name Benjamin L. White,
Mayor Wiebold, Sandra Green

Experience -- Rate the respondent for experience in the following areas:

Comments

Factor	Max.Pts.	Score
1. Has previously designed <u>Grant + Infrastructure</u> type of projects	20	<u>20</u>
2. Has worked on federally funded construction projects	10	<u>10</u>
3. Has worked on projects that were located in this general region.	10	<u>10</u>
Note: Location for A/E (Architect/Engineer) may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract. 2 CFR 200.319(b)		
4. Extent of experience in project construction management	15	<u>15</u>
5. Current Certification of TxCDBG Project Implementation Training	5	<u>5</u>
Subtotal, Experience	<u>60</u>	<u>60</u>

Work Performance

Factor	Max.Pts.	Score
1. Past projects completed on schedule	10	<u>10</u>
2. Manages projects within budgetary constraints	5	<u>5</u>
3. Work product is of high quality	10	<u>10</u>
Subtotal, Performance	<u>25</u>	<u>25</u>

NOTE: Information necessary to assess the respondent on these criteria should be gathered by contacting past/current clients.

Capacity to Perform

Factor	Max.Pts.	Score
1. Staff Level / Experience of Staff	5	<u>5</u>
2. Adequacy of Resources	5	<u>5</u>
3. Professional liability insurance is in force	5	<u>5</u>
Subtotal, Capacity to Perform	<u>15</u>	<u>15</u>

TOTAL SCORE

Factor	Max.Pts.	Score
☐ Experience	60	<u>60</u>
☐ Work Performance	25	<u>25</u>
☐ Capacity to Perform	15	<u>15</u>
Total Score	<u>100</u>	<u>100</u>

Engineer/Architect/Surveyor Rating Sheet

Grant Recipient Farmersville Main St. Grant
 Name of Respondent KSA
 Evaluator's Name Benjamin L. White,
Mayor Wiebold, Sandra Green

TxCDBG Contract No. _____
 Date of Rating 4-7-21

Experience -- Rate the respondent for experience in the following areas:

Comments

Factor	Max.Pts.	Score
1. Has previously designed <u>Grant & Infrastructure</u> type of projects	20	<u>20</u>
2. Has worked on federally funded construction projects	10	<u>10</u>
3. Has worked on projects that were located in this general region.	10	<u>7</u>
Note: Location for A/E (Architect/Engineer) may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract. 2 CFR 200.319(b)		
4. Extent of experience in project construction management	15	<u>15</u> <u>5</u>
5. Current Certification of TxCDBG Project Implementation Training	5	
Subtotal, Experience	<u>60</u>	<u>57</u>

Work Performance

Factor	Max.Pts.	Score
1. Past projects completed on schedule	10	<u>10</u>
2. Manages projects within budgetary constraints	5	<u>5</u>
3. Work product is of high quality	10	<u>10</u>
Subtotal, Performance	<u>25</u>	<u>25</u>

NOTE: Information necessary to assess the respondent on these criteria should be gathered by contacting past/current clients.

Capacity to Perform

Factor	Max.Pts.	Score
1. Staff Level / Experience of Staff	5	<u>5</u>
2. Adequacy of Resources	5	<u>5</u>
3. Professional liability insurance is in force	5	<u>5</u>
Subtotal, Capacity to Perform	<u>15</u>	<u>15</u>

TOTAL SCORE

Factor	Max.Pts.	Score
☐ Experience	60	<u>57</u>
☐ Work Performance	25	<u>25</u>
☐ Capacity to Perform	15	<u>15</u>
Total Score	<u>100</u>	<u>97</u>

Agenda Section	Regular Agenda
Section Number	VIII.C
Subject	Consider, discuss and act upon Resolution #R-2021-0413-001 authorizing submission of an application to the TDA for the TxCDBG Community Development Fund.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	R-2021-0413-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION #R-2021-0413-001**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND; AND AUTHORIZING MAYOR TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the City Council of the City of Farmersville desires to develop a viable community by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, certain conditions exist that represent a threat to the public health and safety; and

WHEREAS, it is necessary and in the best interest of the City of Farmersville to apply for funding under the Texas Community Development Block Grant Program.

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. A Texas Community Development Block Grant Program application for the Community Development Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture.

SECTION 3. The City's application shall be placed in competition for funding under the Community Development Fund.

SECTION 4. The City's application shall be for \$350,000.00 of grant funds to provide sewer system improvements.

SECTION 5. The City Council directs and designates the following person(s) to act in all matters in connection with this application and the City's participation in the Texas Community Development Block Grant Program:

- The Mayor shall serve as the City's Chief Executive Officer and Authorized Representative to execute this application and any subsequent contractual documents;

- The Mayor is authorized to execute environmental review documents between the Texas Department of Agriculture and the City; and
- If this application is funded, the Mayor, Mayor Pro-Tem and City Secretary are authorized to execute the Request for Payment Form documents and/or other forms required for requesting funds to reimburse project costs.

SECTION 6. All funds will be used in accordance with all applicable federal, state, local and programmatic requirements of said grant including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

SECTION 7. The City of Farmersville hereby commits Seventeen Thousand Five Hundred Dollars (\$17,500.00) from its General Fund as a cash contribution toward the construction, engineering and/or administrative activities of this sewer improvements project.

DULY PASSED AND APPROVED, by the City Council of the City of Farmersville, Texas on this 13th day of April, 2021.

APPROVED:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

Agenda Section	Regular Agenda
Section Number	VIII.D
Subject	Consider, discuss and act upon Resolution #R-2021-0413-002 authorizing submission of an application to the TDA for the TxCDBG Main Street Fund.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	R-2021-0413-002
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION #R-2021-0413-002**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE MAIN STREET FUND; AND AUTHORIZING THE MAYOR TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the City Council of the City of Farmersville desires to develop a viable community by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, certain conditions exist that represent a threat to the public health and safety; and

WHEREAS, it is necessary and in the best interest of the City of Farmersville to apply for funding under the Texas Community Development Block Grant Program.

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. A Texas Community Development Block Grant Program application for the Main Street Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture.

SECTION 3. The City's application shall be placed in competition for funding under the Downtown Revitalization Fund.

SECTION 4. The City's application shall be for \$350,000.00 of grant funds to provide accessibility, sidewalk and pedestrian safety improvements.

SECTION 5. The City Council directs and designates the following person(s) to act in all matters in connection with this application and the City's participation in the Texas Community Development Block Grant Program:

- The Mayor shall serve as the City's Chief Executive Officer and Authorized Representative to execute this application and any subsequent contractual documents;

- The Mayor is authorized to execute environmental review documents between the Texas Department of Agriculture and the City; and
- If this application is funded, the Mayor, City Manager and City Secretary are authorized to execute the Request for Payment Form documents and/or other forms required for requesting funds to reimburse project costs.

SECTION 6. All funds will be used in accordance with all applicable federal, state, local and programmatic requirements of said grant including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

SECTION 7. The City of Farmersville hereby commits Fifty-Two Thousand Five Hundred Dollars (\$52,500.00) from its General Fund as a cash contribution toward the construction, engineering and/or administrative activities of this accessibility, sidewalk and pedestrian safety improvements project.

DULY PASSED AND APPROVED, by the City Council of the City of Farmersville, Texas on this 13th day of April, 2021.

APPROVED:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

Agenda Section	Regular Agenda
Section Number	VIII.E
Subject	Consider, discuss and act upon Resolution #R-2021-0413-003 identifying blighted areas in the Downtown District related to the TxCDBG Main Street Fund application.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	R-2021-0413-003
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to a future agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION #R-2021-0413-003**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, DETERMINING THAT AN AREA OF THE CITY CONTAINS CONDITIONS WHICH ARE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND CONSTITUTES A BLIGHTED AREA

WHEREAS, the City Council of the City of Farmersville has reviewed and evaluated conditions in the designated Main Street area of the municipality; and

WHEREAS, the City Council has found conditions that are detrimental to the public health, safety, and welfare of the community within the designated Main Street area, as follows:

The area has a predominance of buildings and public infrastructure that are dilapidated, deteriorated, and obsolete due to age and other reasons; and

WHEREAS, the City Council of the City of Farmersville has authorized an application for funding under the Main Street program, as follows:

Accessibility, sidewalk construction and pedestrian safety improvements; and

WHEREAS, these project activities will aid in the elimination of blight in the area by eliminating dilapidated, deteriorated and inaccessible conditions that are detrimental to the public health, safety and welfare of the community.

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. The area identified by the following boundaries and outline on the map attached hereto as Exhibit "A" has been determined to be a "blighted area":

Boundaries:

North: McKinney Street; and

South: Hill Street; and

East: South Main Street; and

West: South Washington Street.

DULY PASSED AND APPROVED, by the City Council of the City of Farmersville, Texas
on this 13th day of April, 2021.

APPROVED:

Bryon Wiebold, Mayor

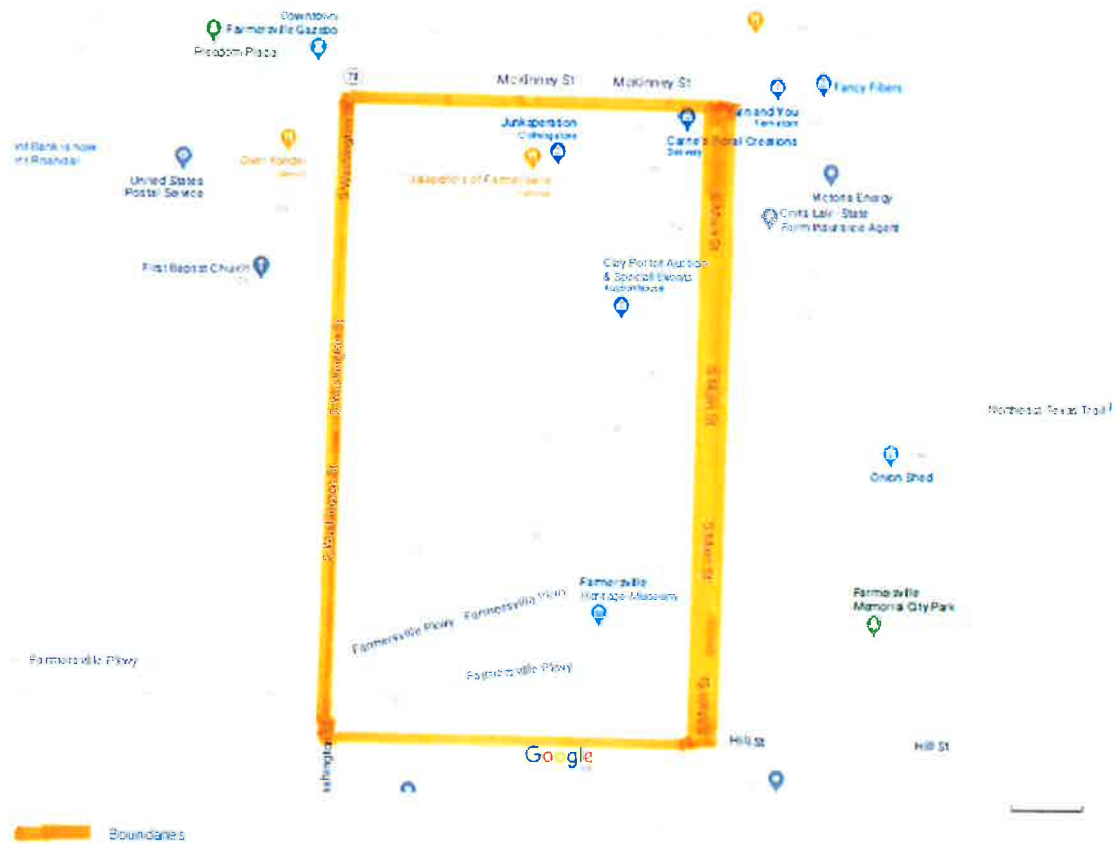
ATTEST:

Sandra Green, TRMC
City Secretary

Exhibit "A"

2023 City of Farmersville Main Street Application - Identification of Delineated Area

Exhibit "A"



Agenda Section	Regular Agenda
Section Number	VIII.F
Subject	Consider, discuss and act upon Resolution #R-2021-0413-004 regarding a Citizen Participation Plan related to TXCDBG funding.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	R-2021-0413-004
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to a future agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION # R-2021-0413-004**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS,
ADOPTING A CITIZEN PARTICIPATION PLAN IN SUPPORT OF THE CITY'S SUBMISSION
OF CERTAIN GRANT APPLICATIONS UNDER THE TEXAS COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM**

WHEREAS, the City of Farmersville, Texas, (hereinafter referred to as "City of Farmersville") has submitted certain grant applications under the Texas Community Development Block Grant Program administered by the Texas Department of Agriculture (hereinafter referred to as "TDA");

WHEREAS, the TDA requires that the City of Farmersville adopt a Citizen Participation in conjunction with the City's participation in the Texas Community Development Block Grant Program;

WHEREAS, the City of Farmersville, desires to fully comply with the requirements adopted by the TDA regarding the Texas Community Development Block Grant Program; and

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. The City of Farmersville hereby adopts the Citizen Participation Plan attached hereto as Exhibit A and authorizes the Mayor to execute such Exhibit for all purposes herewith required.

DULY PASSED AND APPROVED, by the City Council of the City of Farmersville, Texas on this 13th day of April, 2021.

APPROVED:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

Exhibit A

THE CITY OF FARMERSVILLE CITIZEN PARTICIPATION PLAN TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

COMPLAINT PROCEDURES

These complaint procedures comply with the requirements of the Texas Department of Agriculture's Texas Community Development Block Grant (TxCDBG) Program and Local Government Requirements found in 24 CFR §570.486 (Code of Federal Regulations). Citizens can obtain a copy of these procedures at the City of Farmersville, 205 S. Main Street, Farmersville, Texas 75442, 972-782-6151, during regular business hours.

Below are the formal complaint and grievance procedures regarding the services provided under the TxCDBG project.

1. A person who has a complaint or grievance about any services or activities with respect to the TxCDBG project, whether it is a proposed, ongoing, or completed TxCDBG project, may during regular business hours submit such complaint or grievance, in writing to the City Secretary, at 205 S. Main Street, Farmersville, Texas 75442, or may call 972-782-6151.
2. A copy of the complaint or grievance shall be transmitted by the City Secretary to the entity that is the subject of the complaint or grievance and to the City Attorney within five (5) working days after the date of the complaint or grievance was received.
3. The City Secretary shall complete an investigation of the complaint or grievance, if practicable, and provide a timely written answer to the person who made the complaint or grievance within ten (10) days.
4. If the investigation cannot be completed within ten (10) working days per 3 above, the person who made the grievance or complaint shall be notified, in writing, within fifteen (15) days where practicable after receipt of the original complaint or grievance and shall detail when the investigation should be completed.
5. If necessary, the grievance and a written copy of the subsequent investigation shall be forwarded to the TxCDBG for their further review and comment.
6. If appropriate, provide copies of grievance procedures and responses to grievances in both English and Spanish, or other appropriate language.

TECHNICAL ASSISTANCE

When requested, the City shall provide technical assistance to groups that are representative of persons of low- and moderate-income in developing proposals for the use of TxCDBG funds.

The City, based upon the specific needs of the community's residents at the time of the request, shall determine the level and type of assistance.

PUBLIC HEARING PROVISIONS

For each public hearing scheduled and conducted by the City, the following public hearing provisions shall be observed:

1. Public notice of all hearings must be published at least seventy-two (72) hours prior to the scheduled hearing. The public notice must be published in a local newspaper. Each public notice must include the date, time, location, and topics to be considered at the public hearing. A published newspaper article can also be used to meet this requirement so long as it meets all content and timing requirements. Notices should also be prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups.
2. When a significant number of non-English speaking residents are a part of the potential service area of the TxCDBG project, vital documents such as notices should be published in the predominant language of these non-English speaking citizens.
3. Each public hearing shall be held at a time and location convenient to potential or actual beneficiaries and will include accommodation for persons with disabilities. Persons with disabilities must be able to attend the hearings and the City must make arrangements for individuals who require auxiliary aids or services if contacted at least two days prior to the hearing.
4. A public hearing held prior to the submission of a TxCDBG application must be held after 5:00 PM on a weekday or at a convenient time on a Saturday or Sunday.
5. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter should be present to accommodate the needs of the non-English speaking residents.

The City shall comply with the following citizen participation requirements for the preparation and submission of an application for a TxCDBG project:

1. At a minimum, the City shall hold at least one (1) public hearing prior to submitting the application to the Texas Department of Agriculture.
2. The City shall retain documentation of the hearing notice(s), a listing of persons attending the hearing(s), minutes of the hearing(s), and any other records concerning the proposed use of funds for three (3) years from closeout of the grant to the state. Such records shall be made available to the public in accordance with Chapter 552, Texas Government Code.

3. The public hearing shall include a discussion with citizens as outlined in the applicable TxCDBG application manual to include, but is not limited to, the development of housing and community development needs, the amount of funding available, all eligible activities under the TxCDBG program, and the use of past TxCDBG contract funds, if applicable. Citizens, with particular emphasis on persons of low- and moderate-income who are residents of slum and blight areas, shall be encouraged to submit their views and proposals regarding community development and housing needs. Citizens shall be made aware of the location where they may submit their views and proposals should they be unable to attend the public hearing.
4. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter should be present to accommodate the needs of the non-English speaking residents.

The City must comply with the following citizen participation requirements in the event that the City receives funds from the TxCDBG program:

1. The City shall also hold a public hearing concerning any substantial change, as determined by TxCDBG, proposed to be made in the use of TxCDBG funds from one eligible activity to another again using the preceding notice requirements.
2. Upon completion of the TxCDBG project, the City shall hold a public hearing and review its program performance including the actual use of the TxCDBG funds.
3. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, for either a public hearing concerning substantial change to the TxCDBG project or for the closeout of the TxCDBG project, publish notice in both English and Spanish, or other appropriate language and provide an interpreter at the hearing to accommodate the needs of the non-English speaking residents.
4. The City shall retain documentation of the TxCDBG project, including hearing notice(s), a listing of persons attending the hearing(s), minutes of the hearing(s), and any other records concerning the actual use of funds for a period of three (3) years from closeout of the grant to the state. Such records shall be made available to the public in accordance with Chapter 552, Texas Government Code.

Bryon Wiebold, Mayor

April 13, 2021
Date

Agenda Section	Regular Agenda
Section Number	VIII.G
Subject	Consider, discuss and act upon an Sub-Recipient Agreement to the Cooperative Agreement between the U.S. Fish and Wildlife Service and Native Prairies Association of Texas regarding Southlake Prairie.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	Agreement
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to a future agenda. _____ • No motion, no action

Sub-award Period of Performance: 03/20/2021 - 06/30/2021
Award Identification Number: F16AC000566
Award Amount: \$14,004.00

PARTNERS FOR FISH AND WILDLIFE PROGRAM
Sub-Recipient Agreement to the Cooperative Agreement between
U.S. Fish and Wildlife Service and Native Prairies Association of Texas
with
City of Farmersville, Texas

This Sub-Recipient Agreement F16AC000566-12024230, dated March 24, 2021, between the City of Farmersville, the Native Prairies Association of Texas, (NPAT, Cooperator), and the U.S. Fish and Wildlife Service (USFWS) is entered into pursuant to authority contained in the Partners for Fish and Wildlife Act (P.L. 109-294), the Fish and Wildlife Coordination Act (16 U.S.C. 661 et seq.) and the Fish and Wildlife Act of 1956 (16 U.S.C. 742a-j), as amended. This project was selected for funding because the City of Farmersville shares a common objective with the USFWS to restore habitat for the benefit of Federal trust species on private lands and the project supports priority actions identified in the Regional Partners for Fish and Wildlife (Partners) Program Strategic Plan.

NPAT, 415 N. Guadalupe St. PMB 385, San Marcos, TX 78666, hereby agrees to join with the USFWS in providing assistance to the City of Farmersville for certain wildlife management practices on lands owned or managed in Collin County, State of Texas, described as follows: all of, or within, the property described in Exhibit A.

In signing this Agreement, the City of Farmersville, 205 S. Main St., Farmersville, TX 75442, joins as a participant in a wildlife habitat improvement program and grants to NPAT and the USFWS authority to assist the City of Farmersville implementing management activities with financial or material support as described in attached Exhibit A. Any donation of supplies, equipment, or direct payment from the NPAT or the USFWS to the City of Farmersville for carrying out the habitat improvements is included in Exhibit A. The activities conducted pursuant to this Agreement are not to replace, supplement or otherwise contribute to any mitigation or compensation that may be required of the City of Farmersville or other parties, as a result of any mandated requirements.

The term of this Agreement (also referred to as the habitat retention period) will be completed on March 19, 2031. This Agreement may be modified at any time by mutual written consent of the parties. It may be terminated by either party upon 30 days advance written notice to the other parties. However, if the City of Farmersville terminates the Agreement before its expiration, or if the City of Farmersville should materially default on these commitments, then the City of Farmersville agrees to reimburse the Cooperator prior to final termination for the prorated costs of all habitat improvements placed on the land through this Agreement, and the Cooperator will work with the USFWS to determine how those funds will be used. For these purposes, the total cost of the habitat improvements to the United States is agreed to be **\$14,004**.

The City of Farmersville:

The City of Farmersville, with legal authority over land management decisions, guarantees ownership of the above-described land and warrants that there are no outstanding rights that interfere with this Sub-Recipient Agreement.

The City of Farmersville will notify the other parties to this Agreement of planned or pending changes in ownership. A change of ownership shall not change the terms of this Agreement. The Agreement and terms shall be in effect on the described land for the term of this Agreement.

The City of Farmersville agrees to allow access (with advance notice) to the USFWS and NPAT to provide assistance to the project described in Exhibit A and to monitor project success.

The City of Farmersville retains all rights to control trespass and retains all responsibility for taxes, assessments, and damage claims.

During the habitat retention period, the City of Farmersville will maintain the habitat restored under this award.

At the end of the habitat retention period, the habitat improvement project will become the sole property and complete responsibility of the City of Farmersville. There shall be no obligation to the USFWS or NPAT after the term of this Agreement has expired.

The City of Farmersville will be responsible for securing any necessary permits. Technical advice and support will be provided by participating parties in the application for the permits. The City of Farmersville and NPAT agrees to identify the USFWS' contribution to the project during public presentations, reports, or other information published about the project, as appropriate.

If an USFWS easement is granted, the easement will supersede the provisions and terms of this Agreement.

USFWS:

The USFWS will work with the City of Farmersville and NPAT throughout the entire Agreement term to support actions needed to ensure that the project is designed and constructed per the Agreement and functions as intended.

The USFWS, its agents, or assignees will provide advanced notice prior to accessing the City of Farmersville's property to provide project assistance described in the work plan, and to monitor project success.

The USFWS assumes no liability for damage or injury other than that caused by its own negligence, on the above acreage. The USFWS does not assume jurisdiction over the premises by this Agreement.

Signatures:

Bryon Wiebold, Mayor, City of Farmersville, Texas
Telephone: 972-784-6846

Date

Kirsti Harms, Native Prairies Association of Texas
Telephone: 512-772-4741

Date

Cyndee Watson, USFWS Partners Program State Coordinator
Telephone: 512-490-0057

Date

Field Supervisor, Austin Ecological Services Field Office, USFWS

Date

EXHIBIT A

The habitat improvements described below are agreed to by the City of Farmersville, the USFWS, and the NPAT in a Sub-Recipient Agreement dated March 24, 2021.

Description of Habitat Improvement Project and Objectives:

Southlake Park (33.137252; -96.344183), owned and managed by the City of Farmersville, contains approximately 40 acres of remnant Blackland Prairie habitat. The Blackland Prairie ecoregion, which historically encompassed approximately 16.5 million acres, has been reduced to approximately 70,000 acres of prairie remnant sites. Threats to this ecoregion include massive conversion to row crops, overgrazing rangeland, and conservation to non-native grasses and invasion by invasive grasses. Of the 95-county tallgrass prairie project (TPWD mapped from 2006-2013) the Blackland Prairie counties have very few sites over 50 acres. Southlake Park and the adjacent privately owned High Point Park & Wildflower Preserve (also known as the Belgano Prairie) together are close to 100 acres. These prairies are highly intact, globally rare, have high flora diversity, and contain the globally rare Bush's coneflower (*Echinacea paradoxa* var. *neglecta*), which is known from only a few north-central Texas Counties and South Central Oklahoma Counties (pers. comm. Jason Singhurst TPWD 2021).

The City of Farmersville is interested in perpetually protecting the prairie remnants on Southlake Park, with the focus of our conservation efforts being on the restoration and maintenance of the endemic tallgrass prairie plants found there. Maintenance of the open grasslands at the project area encourage wildlife habitat development in a region where much of the surrounding land has been utilized for agriculture, thus removing or disturbing the wildlife habitat that previously existed in this region. See enclosed property map for geographic information pertaining to the prairie remnants on Southlake Park.

Qualified contractors will mechanically or hand shear at ground level and remove encroaching eastern red cedar and locust species at Southlake Park (approximately 40 acres). This management practice is needed to minimize the encroachment of eastern red cedar and locust species in the otherwise open areas of the prairie and maintain the low percentage of cover required for the current grassland vegetation communities to continue as such and not be overgrown by brush.

City of Farmersville will:

The City of Farmersville will hire and oversee a contractor (or conduct the work in-house) to mechanically or hand treat and remove the brush. The City of Farmersville will provide photographs before, during, and after the project to show the progress of the project and to ensure that the work is being completed on schedule.

USFWS will:

USFWS staff will provide technical assistance in the form of project development, project implementation, and project monitoring.

NPAT will:

NPAT will provide technical assistance as needed to the City of Farmersville, and will provide financial assistance to the City of Farmersville per the terms of this agreement.

Budget Table:

Practice Description	Units (acres)	Estimated Unit Cost (\$)	Estimated Practice Value	USFWS payment
314 Mechanical/hand treatment (Eastern red cedar and locust spp.)				
High Cost mechanical/hand treatment	40	\$356	\$14,240.00	\$14,004.00
TOTALS			\$14,240.00	\$14,004.00

The total cost-share by the Cooperator, the USFWS, and the City of Farmersville must remain the same; however, allocations by category may be redistributed upon prior approval by the USFWS.

Any work to be completed may be modified with the mutual agreement of the aforementioned parties.

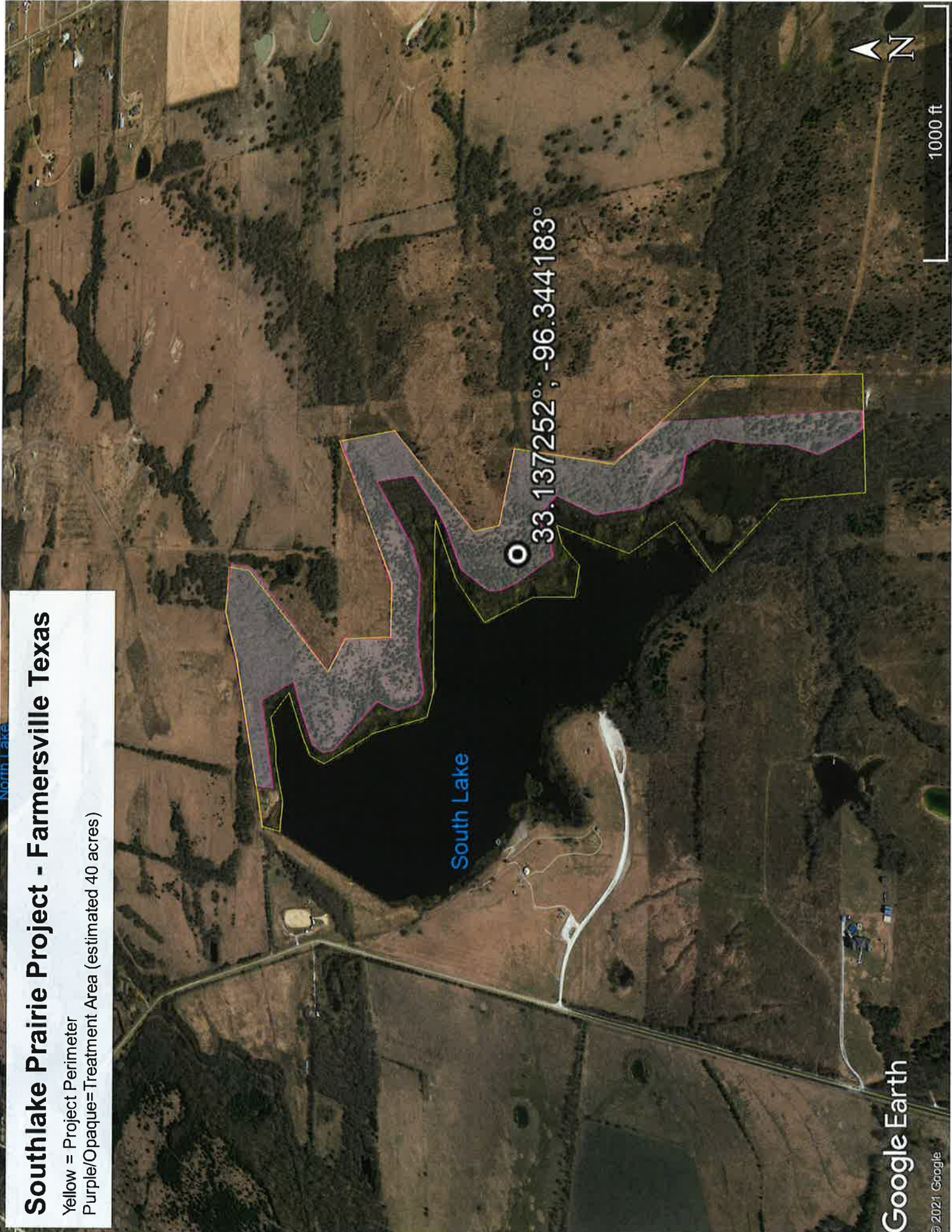
Budget Narrative:

The City of Farmersville must contact the Project Biologist with USFWS and NPAT to request payment. This payment is based on a predetermined value using NRCS EQIP cost rates and/or other available estimates, and will be paid on a per acre basis upon completion and verification by the Project Biologist. The PFW Program is providing a higher payment rate than is typical due to the rare nature of this prairie and the species that occur there. Please see personal communication from TPWD Botanist Jason Singhurst in the first full paragraph in Exhibit A above.

Southlake Prairie Project - Farmersville Texas

Yellow = Project Perimeter

Purple/Opague= Treatment Area (estimated 40 acres)



1000 ft

33.137252°, -96.344183°

South Lake

Google Earth

© 2021 Google

Agenda Section	Regular Agenda
Section Number	VIII.H
Subject	Consider, discuss and act upon Covid-19 funding for small businesses.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	December 2020 ILA with Collin County
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to a future agenda. _____ • No motion, no action

INTERLOCAL COOPERATION AGREEMENT
[MUNICIPAL DIRECT PUBLIC SAFETY EXPENSE FUNDING]

As provided for by Chapter 791 of the Texas Government Code, this Interlocal Cooperation Agreement ("Agreement") is entered into by and between Collin County, Texas (hereinafter "County") and the City of Farmersville, Texas (hereinafter "City") under the County's Emergency Program for Direct public safety costs expended by Municipalities located in Collin County to address and respond to COVID-19.

1. Program Description. The County has received federal funding under the Coronavirus Aid, Relief, and Economic Security Act (hereinafter "CARES ACT") to address and respond to the effects of the COVID-19 emergency. Assisting municipalities within the County in recovering their costs directly incurred in responding to the COVID-19 emergency is a legitimate and lawful use of the CARES ACT funding, including the cost of public safety employees, which includes, police officers, city marshals, fire marshals, emergency management, firefighters, emergency medical responders, correctional and detention officers, environmental health officers, and those who directly support such employees such as dispatchers and supervisory personnel.
2. Incorporation of Program. The Order of the Collin County, Texas Commissioners Court establishing a COVID-19 Emergency Program for Direct Public Safety Costs Expended by Municipalities located in Collin County to Address and Respond to COVID-19 (hereinafter "Direct Costs Program") is attached hereto and incorporated by reference herein.
3. Grant and Funding to City. Subject to the terms and conditions of this Agreement, the County agrees to grant and transfer to the City the sum of \$101,677.36 of its CARES ACT funding ("Municipal Funds"). The City agrees to deposit these Municipal Funds into a separate, segregated account created solely for holding and dispersing these Municipal Funds. The account must be an interest-bearing account and similarly insured and protected as the City's other funds.
4. Use of Municipal Funds. The City may use its Municipal Funds for reimbursing itself for COVID-19 expenditures already paid and incurred **related to public safety employees, which includes, but is not limited to, police officers, fire marshals, emergency management, firefighters, emergency medical responders, correctional and detention officers, environmental health officers, and those who directly support such employees such as dispatchers and supervisory personnel.**
5. City's Obligations relating to its Use of the Municipal Funds. The City agrees to:
 - a) only use the Municipal Funds in compliance with this Agreement and for eligible expenditures hereunder;
 - b) reimburse and return to the Municipal Funds account within thirty days any portion of the Municipal Funds that the County, the U.S. Department of Treasury, or their designee, deems were not used for COVID-19 purposes, or not used pursuant to the terms of this Agreement, or if the City's Municipal Funds account is already closed out, the reimbursement and return of the ineligible expenditure shall be made to the County;
 - c) document and justify that each expenditure from its Municipal Funds was an eligible expenditure under this Agreement. All documentation shall be delivered to the County no

later than January 15, 2021, and shall be kept by the City for a minimum of four years from the close of the Direct Public Safety Costs Program;

- d) allow inspection of all documentation and records related to its expenditure of its Municipal Funds by the County or the U.S. Department of Treasury upon reasonable request;
- e) use the Municipal Funds only for eligible expenditures made between March 1, 2020 and 11:59 p.m., December 30, 2020;
- f) return and re-pay within thirty days to the County any Municipal Funds not expended by 11:59 p.m., December 30, 2020;
- g) acknowledge and recognize that the source of these Municipal Funds is Collin County and its CARES ACT allocation for any public programs or initiatives using these Municipal Funds;
- h) coordinate with the County any public programs or initiatives so that no duplication of services, initiatives or programs occurs; and
- i) impose similar terms and conditions upon any sub-recipient of its Municipal Funds.

6. Reports. The City shall provide periodic reports relating to the use of the Municipal Funds as requested or required by the County.

7. Eligibility Issues. If the City is not sure that an expenditure will qualify, it should seek an opinion from its City Attorney prior to making the expenditure.

8. Nature of Funding. The CARES ACT funding is being received from the County to the City as a sub-recipient. As a sub-recipient of CARES ACT funding the City acknowledges that its use of the funds is subject to the same terms and conditions as the County's use of such funds. The City hereby agrees to comply with all terms and conditions of the CARES ACT funding, and to hold the County harmless against any repayments, penalties, or interest incurred as a result of the City's failure to comply with all terms and conditions of the CARES ACT funding. Funds spent in non-compliance with the CARES ACT are subject to recapture by the County for return to the Direct Costs Program or for return to the U.S. Treasury Department. **The sole purpose of this funding is for the cost of public safety employees, which includes, but is not limited to, police officers, fire marshals, emergency management, firefighters, emergency medical responders, correctional and detention officers, environmental health officers, and those who directly support such employees such as dispatchers and supervisory personnel. Such costs are the only costs eligible for this funding.**

9. Attorney's Fees and Costs. In accordance with the Program, the County shall be entitled to recover its reasonable and necessary attorney's fees and costs against the City if it is required to undertake litigation to enforce the terms of this Agreement to the extent allowed by law.

10. Law and Venue. The laws of the State of Texas shall govern this Agreement, except where clearly superseded by federal law. Venue of any dispute shall be in a court of competent jurisdiction in Collin County, Texas.

11. No Assignment. The City may not assign this Agreement.

12. Entire Agreement. This Agreement supersedes and constitutes a merger of all prior oral and/or written agreements and understandings of the parties on the subject matter of this Agreement and is binding on the parties and their legal representatives, receivers, executors, successors, agents and assigns.

13. Amendment. Any Amendment of this Agreement must be by written instrument dated and signed by both parties.

14. Severability. No partial invalidity of this Agreement shall affect the remainder unless the public purpose to be served hereby is so greatly diminished thereby as to frustrate the object of this Agreement.

15. Waiver. No waiver by either party of any provision of this Agreement shall be effective unless in writing, and such waiver shall not be construed as or implied to be a subsequent waiver of that provision or any other provision.

16. Signature Authority. The signatories hereto have the authority and have been given any approvals necessary to bind by this Agreement the respective parties for which they sign.

COLLIN COUNTY, TEXAS

By:

Chris Hill, County Judge

Date

By:
Mayor

Bryon Wiebold
Printed Name

Mayor
Printed Title

December 21, 2020
Date

Attest:

City Secretary



Agenda Section	Regular Agenda
Section Number	VIII.I
Subject	Consider, discuss and act upon a beneficiary letter for the Bain-Honaker House.
To	Mayor and Council Members
From	Ben White, City Manager
Date	April 13, 2021
Attachment(s)	
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	• Motion/second/vote ☐ Approve ☐ Approve with Updates ☐ Disapprove • Motion/second/vote to continue to a later date. _____ ☐ Approve ☐ Disapprove • Move item to a future agenda. _____ • No motion, no action

**TRUST AGREEMENT BY AND BETWEEN
THE FARMERSVILLE HISTORICAL SOCIETY AND
THE CITY OF FARMERSVILLE REGARDING
THE BAIN-HONAKER HOUSE AND PROPERTY**

This Trust Agreement ("Agreement") is entered into by and between the **CITY OF FARMERSVILLE, TEXAS**, a Texas Municipal Corporation, ("City") and the **FARMERSVILLE HISTORICAL SOCIETY**, a Texas Non-Profit Corporation, ("Society") acting by and through their respective duly authorized representatives.

WITNESSETH:

WHEREAS, the Society is a non-profit corporation dedicated to the preservation and restoration of the historic Bain-Honaker House built in 1865 on College Street in Farmersville, Texas; and

WHEREAS, the Society participates in local Historic Marker Programs including area cemetery markers, city markers, and assists local property owners with historic marker applications seeking to preserve historic properties in the Farmersville area; and

WHEREAS, the Society provides a variety of programs for the public benefit including, but not limited to, exhibits, publications, lectures, oral history interviews, and educational programs; and

WHEREAS, the Society owns the Bain-Honaker House and supports major City-wide events including Old Time Saturday, the Christmas Tour of Homes and Audie Murphy Day by opening the Bain-Honaker House during such events for public tours; and

WHEREAS, the City Council of the City of Farmersville, Texas, finds that the Society provides a valuable public service and benefit to the citizens of the City of Farmersville, Texas; and

WHEREAS, the City Council of the City of Farmersville, Texas, further finds that supporting the work and efforts of the Society is in the best interest of the citizens of the City of Farmersville, Texas and serves a vital public purpose;

WHEREAS, the Society desires to fulfill its legal obligations through the establishment of a mechanism whereby the title to the Bain-Honaker House, its contents, and the property on which the Bain-Honaker House is constructed (collectively the "Bain-Honaker Property") will be conveyed to the City in the event that the Society should ever become insolvent or dormant or be dissolved.

NOW, THEREFORE, in consideration of the promises, covenants and agreements contained herein, the parties hereto mutually agree as follows:

Section 1. The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

Section 2. Society hereby deposits with the City, contemporaneously with the execution of this Agreement by City, a Special Warranty Deed conveying to the City the Bain-Honaker Property (the "Deed") to be held in trust until the earlier of the date on which the Society becomes insolvent or dormant or discontinues its operations or is dissolved (each occurrence being an "Event of Discontinuance").

Section 3. City hereby agrees to hold the Deed in trust until such time as an Event of Discontinuance occurs.

Section 4. City agrees that City will upon an Event of Discontinuance record the Deed in the Deed Records of Collin County, Texas, and take possession of the Bain-Honaker Property. City makes no other representations and assumes no other responsibilities regarding the Bain-Honaker Property.

Section 5. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this agreement. The parties agree that this agreement is performable in Collin County, Texas and that exclusive venue shall lie in Collin County, Texas.

Section 6. The provisions of this agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the agreement shall be enforced as if the invalid provision had never been included.

Section 7. This agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

Section 8. This agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this agreement without the written consent of the other party.

Section 9. It is expressly understood and agreed that, in the execution of this agreement, the City does not waive, nor shall it be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this agreement, the parties do not create any obligations, express or implied other than those set forth herein, and this agreement shall not create any rights in parties not signatories hereto.

Section 10. Each person signing this Agreement hereby confirms that he or she is duly authorized to execute this Agreement on behalf of that party.

ATTEST:

**FARMERSVILLE HISTORICAL
SOCIETY**

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

CITY OF FARMERSVILLE

By: _____
SANDRA GREEN, TRMC
City Secretary
Date: _____

By: _____
BRYON WEIBOLD
Mayor
Date: _____

EXHIBIT A
SPECIAL WARRANTY DEED

(Consisting of five (5) attached pages.)

After Recording, Please Return to:

City Manager
City of Farmersville
205 S. Main Street
Farmersville, Texas 75442

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

That the **FARMERSVILLE HISTORICAL SOCIETY**, Texas non-profit corporation ("Grantor"), for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by **CITY OF FARMERSVILLE**, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto said Grantee, all the following described real estate, to wit:

BEING 19,471 square feet or 0.4470 acres of land, more or less, and being Lot 14C, Block C of said Farmersville Original Donation, more commonly known as 108 College Street, in the City of Farmersville, Collin County, Texas, and being more particularly described in Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference for all purposes allowed by law (the "Property").

The warranty contained herein is subject to: (i) any and all mineral reservations, restrictions, covenants, conditions and easements, if any, relating to the above-described property, but only to the extent that they are still in effect and shown of record

in Collin County, Texas; and (ii) all zoning law regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relate to the above-described property.

The Property also contains and includes the Bain-Honaker House and all other improvements together with all other property, either real or personal, situated on the Property. As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking and accepts the Property "AS IS-WHERE IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition, but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

There are no liens, attachments, or other encumbrances which will affect the title or right of Grantor to convey this right-of-way to Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the right-of-way granted herein.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs and assigns forever; and, Grantor hereby binds Grantor, Grantor's heirs, executors and administrators, to the extent allowed by Texas law, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said

Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through, or under Grantor, but not otherwise.

EXECUTED this the _____ day of _____, 20__.

**FARMERSVILLE HISTORICAL
SOCIETY**, a Texas non-profit
corporation

Name: _____

Title: _____

THE STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before the undersigned authority this _____ day of _____, 202__ by _____, in their capacity as _____ of the Farmersville Historical Society.

Notary Public of the State of Texas

AGREED AND ACCEPTED:

CITY OF FARMERSVILLE, TEXAS,
a Texas municipal corporation

BRYON WIEBOLD
Mayor

THE STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before the undersigned authority this _____
day of _____, 20____ by **BRYON WIEBOLD**, Mayor of
the City of Farmersville.

Notary Public of the State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

Farmersville Original Donation, Block C, Lot 14C.

IX. Requests to be Placed on Future Agendas

X. Adjournment