



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
June 8, 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."

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.

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

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

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

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

IV. CONSENT AGENDA

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes
- B. Public Works Report
- C. City 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. Possible Council Liaison Report

- C. Farmersville Economic Development Board (Type A)
 - 1. Possible Council Liaison Report
- D. Main Street Board
 - 1. Possible Council Liaison Report
- E. Parks & Recreation Board
 - 1. Possible Council Liaison Report
- F. Planning & Zoning Commission
 - 1. Possible Council Liaison Report
- G. TIRZ Board
 - 1. Possible Council Liaison Report
- H. City Manager's Verbal Report
 - Update on Collin Parkway and Farmersville Parkway
 - Update on the permit for Nelson Bros. Concrete
 - Update on boundary agreements

VI. REGULAR AGENDA

- A. Presentation by Kevin Meguire regarding the activities and status of the Chamber of Commerce.
- B. Consider, discuss and act upon Resolution #R-2021-0608-001 regarding submission of an application to become a Reservation System Participant for "Home" funds with the Texas Department of Housing and Community Affairs.
- C. Consider, discuss and act upon recommendations for city audit services.
- D. Discussion of matters relating to code enforcement.
- E. Discussion and possible direction of matters related to zoning standards and regulations for MF-1 - Multifamily Residence – 1 and MF – 2 - Multifamily Residence – 2.
- F. Discussion and possible direction regarding duties, funding and supervision of the Main Street Manager position.

VII. EXECUTIVE SESSION

DISCUSSION OF MATTERS PERMITTED BY TEXAS GOVERNMENT
CODE CHAPTER 551 AS FOLLOWS:

- A. SECTION 551.074, DELIBERATION REGARDING PERSONNEL MATTERS AS FOLLOWS:
 - 1. Discussion regarding the job performance and compensation/benefits package of the City Manager.

VIII. RECONVENE FROM EXECUTIVE SESSION

IX. DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION

- A. Any matters related to and arising out of the discussion of the job performance and compensation/benefits package of the City Manager.

X. REQUESTS TO BE PLACED ON FUTURE AGENDAS

XI. ADJOURNMENT

Dated this the 4th day of June, 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 June 4, 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

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 Historic Preservation Ad Hoc Committee Meeting 5:30 pm	24 City Amenities Board Meeting 4:00 pm	25	26
27	28	29	30			

JULY 2021

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

AUGUST 2021

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

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

Agenda Section	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
Section Number	II
Subject	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 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	June 8, 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	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
May 25, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members, Craig Overstreet, Ted Wagner and Mike Henry were in attendance. Terry Williams and Lance Hudson were absent. City staff members Ben White, Sandra Green, Rick Ranspot, Kim Morris, Michael Sullivan, Daphne Hamlin, Kevin Lisman and City Attorney Alan Lathrom were also present.
- Prayer was led by Kim Morris, Fire Chief, followed by the pledges to the United States and Texas flags.
 - 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.
 - City Hall will be closed Monday, May 31st in observance of Memorial Day.
 - Citywide Clean Up Day will be held on Saturday, June 26th from 7 a.m. to 1 p.m.

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

- No one came forward to speak.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one came forward to speak.

IV. CONSENT AGENDA

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- A. Board of Adjustment Meeting Minutes
- B. City Council Special Meeting Minutes
- C. City Council Regular Meeting Minutes
- D. City Financial Report

- Craig Overstreet pulled the City Financial Report.
 - Motion to approve items A-C made by Craig Overstreet
 - 2nd was made by Mike Henry
 - All council members voted in favor
- Craig Overstreet asked questions regarding the Financial Report. He asked Daphne Hamlin about the city water sales and indicated that it was below budget and wanted to know why.
- Daphne Hamlin stated sales usually increase in July and August.
- Craig Overstreet asked how the Wastewater Treatment Plant 1 repair was going to be handled and if it was coming out of the wastewater account.
- Daphne Hamlin indicated that would be coming from the bond that was through the Texas Water Development Board.
- Craig Overstreet also asked about the impact fees and wanted to know why the amount has gone up.
- Daphne Hamlin explained it was from Camden Park Phase 3 being built.
- Craig Overstreet stated there was a transfer out of the electric fund for \$800,000.00 and asked if that was for.
- Daphne Hamlin stated it was the bond the city received to pay off the cost to Garland Power & Light for the winter storm we had in February.
 - Motion to approve City Financial Report made by Craig Overstreet
 - 2nd was made by Mike Henry
 - All council members voted in favor

V. INFORMATIONAL ITEMS

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

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

- A. City Amenities Board
 - 1. 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. Possible Council Liaison Report
 - Mayor Wiebold said he spoke to Matt Crowder with 4A who stated they are still working with the consultant, Mr. Glass, regarding the possibility of hiring an EDC Director. He said they are continuing to work on their budget.
- D. Main Street Board
 - 1. Possible Council Liaison Report
- E. Parks & Recreation Board
 - 1. Minutes
 - 2. Possible Council Liaison Report

F. Planning & Zoning Commission

1. Minutes
2. Possible Council Liaison Report
 - Mike Henry stated they held a public hearing regarding the zoning case for the 12 acres on U.S. Highway 380 from Commercial to Multifamily Residence 2 and it was approved by a 3-2 vote. He said they also reviewed and approved the concept plan for Lakehaven MUD, a preliminary plat for Lakehaven MUD, and a preliminary plat for the HCG Addition, Lot 1 & 2.

G. TIRZ Board

1. 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-2021-0525-001 regarding an application requesting a change in zoning on approximately 12 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 the back of 2144 West Audie Murphy Parkway., and generally located in the Farmersville West Addition, being a portion of Lot 1, out of the W.B. Williams Survey, Abstract-952, of Farmersville, Collin County, Texas.
- Mayor Wiebold opened the public hearing at 6:08 p.m.
 - Traci Gardner stated she is the owner of the property and is requesting a zoning change on the back of her property to multifamily 2. She explained they are wanting to build a 240 unit apartment complex. She stated her vision was to bring in the apartment complex along with medical facilities, restaurants, and commercial businesses on the entire property. She said she already has the zoning in place at the front of the property for those uses because it is zoned HC – Highway Commercial. She explained there was an Atmos pipeline down the middle of her property and she is planning on using that as a nature trail. She stated she has worked with TxDOT and they have three entrances onto the property. She said the zoning is important to her because she wants to bring in the rest of the development. She explained she is asking for MF-2 and not a Planned Development.
 - Alex Cavender, with Cavender Homes, stated they are limited to what they can do on the back of the property because of the nature trail and the requirement of a water easement for retention. He explained this project is going to bring \$90 million in infrastructure including doctor's offices, businesses and other items. He indicated that Traci Gardner has been invested in Farmersville for over 30 years and they are not going to change their vision of what they see for the property.

- Mayor Wiebold asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:14 p.m.
- Mike Henry asked why she is asking for MF-2 and not a MF-1.
- Traci Gardner stated MF-2 allows 24 units per acre while MF-1 only allows 18 units per acre. She explained that under MF-2 with 12 acres she could have up to 288 units. She said they are proposing 240 units which falls right in between the two.
- Mike Henry reminded Council that in MF-2 a developer could build up to four stories and in MF-1 they could build three stories.
- Craig Overstreet asked if a traffic study has been done.
- Alex Cavender stated they conducted a traffic study and they have been working with TxDOT on their deceleration lanes on U.S. Highway 380. He said the traffic study indicated they could accommodate up to 290 units.
- Craig Overstreet asked if Cavender Homes has built any multifamily complexes before.
- Alex Cavender stated he has built several in Las Vegas, Nevada.
- Craig Overstreet stated his concern was the density. He said he is concerned how residents would handle the traffic.
- Alex Cavender stated they have had discussions with TxDOT about getting a red light at the middle entrance to the property.
- Traci Gardner asked Craig Overstreet what specifically he was so concerned about regarding density.
- Craig Overstreet said that area has a lot of housing and Camden is building over a hundred rental units. He explained Council just recently approved a zoning case for another apartment complex down the road. He stated the property was zoned commercial for a reason and he is concerned about the impact on the school district.
- Traci Gardner said she was very thankful the bond was passed for the school district. She stated she has a team of people that she has been working with at Atmos and she has a three member team at TxDOT working with her on the project. She explained she hired development companies to help her with the due diligence and the planning for the site. She said the development will not happen overnight and it would be a two to four year plan. She explained this has been a passion of hers for some time and she sees the vision and she wants to carry it out.
- Mayor Wiebold asked if they have spoken to the school district.
- Traci Gardner said she has spoken with the ISD and Dr. Diana Hopes at Collin College. She indicated the students would be able to use the development as part of their education.
- Mayor Wiebold asked what they are planning to do with the large easement on their property.
- Traci Gardner said it would be a nature path and she is putting in a lake area with fountains.

- Craig Overstreet stated he is concerned the proposed multifamily zoned property could be sold to someone else and they might want to build more units.
 - Traci Gardner explained she has done her due diligence with TxDOT and they are okay with the density.
 - Alan Lathrom stated TxDOT does not have anything to do with the density of the project. The City Council has control of the land uses since it is in the city limits.
- Motion to deny the zoning change due to density concerns made by Craig Overstreet
 - 2nd was made by Mike Henry
 - All council members voted in favor

VII. READING OF ORDINANCES

- A. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0525-002 regarding a budget amendment for the Electrical Department.
- Mayor Wiebold read the caption of the ordinance.
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.
 This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.
 - Ben White stated the ordinance is an amendment for the bond we took out to pay for electrical charges due to the winter storm.
- Motion to approve made by Mike Henry
 - 2nd was made by Ted Wagner
 - All council members voted in favor

VIII. REGULAR AGENDA

- A. Consider, discuss and act upon the city audit report.
- Louis Breedlove with Brooks Watson stated his firm conducted the city audit. He gave an overview of the audit process and went over the audit results. He stated it was a successful and good audit. He explained the city received an unmodified/clean report which is the highest level of assurance.

- Craig Overstreet asked if the firm looked at the Covid funds to see if they were spent like they were supposed to.
- Louis Breedlove stated they did and they conducted detailed testing on those.
- Craig Overstreet stated in the findings letter there were some repeat findings.
- Louis Breedlove said a few of them were repeats.
- Craig Overstreet stated that nine pages of adjusted entries was a lot.
- Louis Breedlove stated the adjustments were less than last year. A number of them were specialty entries. He said pension entries are common in all cities. He said he works with a lot of cities and Ben White is the most involved City Manager they deal with. He explained Daphne Hamlin wants to get things right and she is constantly trying to fix everything on the recommendation list.
 - Motion to approve made by Craig Overstreet
 - 2nd was made by Ted Wagner
 - All council members voted in favor

B. Consider, discuss and act upon a recommendation from the Parks & Recreation Board regarding changes to the Subdivision Ordinance Section 65-61 Park Land Dedication.

- Miranda Martin, Chairman of the Parks & Recreation Board, stated Farmersville is growing and we have to grow with it and protect our greenspaces. She said we need to get the appropriate land and/or money for parks. She read from the current Subdivision Ordinance as to what is currently required for parkland dedication. She explained the Parks & Recreation Board stated they do not believe enough money is coming to the city for parks. She indicated the City of Princeton takes cash in lieu of land too and they charge \$1,500.00 per unit. She explained the Parks Board wants to start charging per unit and that would allow us to receive funds for purchasing land or updating parks.
- Ben White suggested Sandra Green research other cities and present the results to Council at a later date.
- Alan Lathrom stated a lot of cities make developers donate so many acres for each unit they are building.
- Direction was given by Council to research other cities.

C. Consider, discuss and act upon a business plan for fiber.

- Ben White explained several steps he has taken to learn more about fiber and running it through the city. He stated he applied for a grant in October of 2020 and the city was allocated \$2.9 million in December with a \$730,000.00 match. He explained that before we receive the funds we have to finish some environmental documents for the government. He indicated he formed a City Manager Fiber Advisory Committee in 2020 to discuss the possibility of placing fiber in the city. He said at the beginning of this year the American Rescue Plan (ARP) funding was allocated for the city in the amount of approximately \$800,000.00. He stated a citizen survey was given again in 2021 and there were 187 respondents. He explained his take away was that 56% of the respondents were willing to pay the same or more to get speed and reliability. He said we may need market research to determine if installing fiber is warranted. He said he was predicting the feasibility study to cost \$50,000.00.
- Craig Overstreet stated we have surveyed this to death and there has not been a true feasibility study conducted. He said the wildcards are the Home Rule Charter and President Biden has proposed an infrastructure plan so that rural America has access to broadband. He asked if the ARP funds had anything to do with the infrastructure plans President Biden has proposed.
- Ben White stated that ARP and Cares Act Funding is on top of those programs. He explained that he has heard about two more grants from the USDA that will be coming available soon. He said one of the grants is a partnering grant where the city would partner up with a private entity. He said he has a meeting with Spectrum to see if they have any interest in partnering. He said sometimes private businesses do not like to do that because they will get audited by the federal government.
- Mayor Wiebold stated there is no question that this would help our Economic Development.
- Craig Overstreet stated he is not in favor of spending the city's direct budget money or money from 4A to fund the feasibility study. He indicated he does not mind if we use the ARP funds.
 - Motion to move forward with the feasibility study using the ARP funds up to \$50,000.00 made by Mike Henry
 - 2nd was made by Ted Wagner
 - All council members voted in favor

D. Consider, discuss and act upon the election of Mayor Pro-Tem and Treasurer.

- Mike Henry nominated Craig Overstreet for Mayor Pro-Tem.
 - All council members voted in favor
 - Ted Wagner made a motion to make Mike Henry treasurer.
 - 2nd was made by Craig Overstreet
 - All council members voted in favor

- E. Consider, discuss and act upon Resolution #R-2021-0525-001 regarding signatories for all accounts for the city with Commercial Bank of Texas, Farmersville Branch.
 - Ben White stated we need to have the correct names on the resolution for the bank.
 - Motion to change signatories to be in agreement with those who should be on the accounts now made by Mike Henry
 - Alan Lathrom clarified the signatories would be: Mayor Wiebold, Mike Henry, Paula Jackson, and Sandra Green.
 - Mike Henry stated that was correct.
 - 2nd was made by Ted Wagner
 - All council members voted in favor

- F. Consider, discuss and act upon the assignment of Council liaisons to City boards and commissions.
 - Mayor Wiebold and Council decided on the following assignments:
 - Mike Henry: P&Z, B&PS, and Capital Improvements Committee
 - Craig Overstreet: Main Street, TIRZ
 - Terry Williams: 4A
 - Ted Wagner: Parks & Recs., City Amenities
 - Lance Hudson: 4B
 - Mayor Wiebold: School Board
 - Motion to approve made by Craig Overstreet
 - 2nd was made by Mike Henry
 - All council members voted in favor

G. Consider, discuss and act upon proposed Hunt County Emergency Services District No. 1.

- Ben White said because of Covid and other issues they have to go back through the notifications and public hearing for the Emergency Services District. They are looking for confirmation the city is okay with them setting up a district.
 - Motion to approve made by Mike Henry
 - 2nd was made by Craig Overstreet
 - All council members voted in favor

H. Consider, discuss and act upon a concept plan for Lakehaven MUD.

- Ben White stated the original concept plan was expired and had to be resubmitted for consideration. He explained there were a few minor changes from the original version.
 - Motion to approve subject to the recommendations of the City Engineer requiring them to complete a Traffic Impact Analysis (TIA) made by Mike Henry
 - 2nd was made by Ted Wagner
 - All council members voted in favor

I. Consider, discuss and act upon a preliminary plat for Lakehaven MUD.

- Ben White stated the preliminary plat also expired and they had to resubmit. He said approval should be subject to the developer completing a Traffic Impact Analysis (TIA) as well.
 - Motion to approve subject to the recommendations of the City Engineer requiring them to complete a Traffic Impact Analysis (TIA) made by Mike Henry
 - 2nd was made by Craig Overstreet
 - All council members voted in favor

J. Consider, discuss and act upon a preliminary plat for the HCG Addition, Lot 1 & 2 Block A.

- Ben White stated the owner had let the preliminary plat expire and they had to resubmit, but the engineer is recommending approval.
 - Motion to approve made by Mike Henry
 - 2nd was made by Ted Wagner
 - All council members voted in favor

K. Consider, discuss and act upon Resolution #R-2021-0525-002 amending Resolution #R-2021-0413-001 regarding an application to the Texas Department of Agricultural for a sanitary sewer grant to an application for street improvements and ratifying submission thereof to the Texas Department of Agricultural.

- Ben White stated there was a minor error in the previous resolution the Council approved. He said the previous resolution stated it was for sewer improvements and it is actually for street improvements.
 - Motion to approve made by Craig Overstreet
 - 2nd was made by Mike Henry
 - All council members voted in favor

L. Discussion regarding the contract for solid waste and recycling.

- Ben White stated approximately every five years we go through the process of bidding. He just wanted to let the Council know we are going out for bids this year.

IX. EXECUTIVE SESSION

- Mayor Wiebold stated the Council would go into executive session at 8:12 p.m. to discuss the following:

DISCUSSION OF MATTERS PERMITTED BY TEXAS GOVERNMENT
CODE CHAPTER 551 AS FOLLOWS:

A. SECTION 551.074, DELIBERATION REGARDING PERSONNEL MATTERS AS FOLLOWS:

1. Discussion regarding the job performance and compensation/benefits package of the City Manager.

X. RECONVENE FROM EXECUTIVE SESSION

- Mayor Wiebold stated the Council would reconvene from executive session at 8:35 p.m.

XI. DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION

A. Any matters related to and arising out of the discussion of the job performance and compensation/benefits package of the City Manager.

- No action was taken

X. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet asked for the following items to be addressed in the next City Manager's Report:
 - Status of the Historical Preservation Ordinance
 - Status of the food court ordinance
 - Street repair workshop status and setting a date
 - Status of boundary agreements
 - Update regarding the enforcement of the sign ordinance
- Ted Wagner wanted an update on code enforcement.
- Mike Henry asked for the following to be placed on the agenda:
 - Review of the Zoning Ordinance regarding the densities and heights of MF-1 and MF-2.
 - Update on Collin Parkway and Farmersville Parkway
 - Update on permit for Nelson Bros. Concrete
 - Update on the sanitary sewer trickling arm filter

XI. ADJOURNMENT

Meeting was adjourned at 8:38 p.m.

APPROVE:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary



May 13, 2021

Mr. Ben White, P.E.
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

RE: Lakehaven MUD, Concept Plan & Preliminary Plat
Dated May 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to final approval.

A Traffic Impact Analysis (TIA) is required for a development of this size. The developer has indicated a TIA will be provided once they begin working on final engineering plans. Once received, any necessary traffic requirements would be addressed.

It is recommended that the Concept Plan and Preliminary Plat be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads 'Jacob Dupuis'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jacob Dupuis, P.E.

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	Public Works Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ <p>No motion, no action</p>



Public Works Monthly Report

Metrics

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

1. Navigate to: www.farmersvilletx.com
2. Select <OPENGOV> button
3. Navigate within OpenGOV menu to select the metric of choice

Public Works General

1. Lost time accidents for the year.
 - a. Total Number for 2020-2021: 1
 - b. Accidents in Month: 0
2. Project progress below uses the following terminology in order of maturity: concept, engineering, preconstruction, construction, completed. Completion percentages shown are tracking overall project progress through all phases.

Street System

1. Currently active projects in priority order
 - a. Farmersville/Collin Parkway, 4-lane divided (phase: construction, completion percentage: 40%)
 - State-wide concrete shortage is impacting schedule. Current completion date is projected to be August 2021. The contractual end date is 21 August 2021.
 - 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. Welch Drive Panel Replacement divided (phase: preconstruction, completion percentage: 10%)
 - Bid package distributed however the date for bid delivery is being pushed back to avoid current high prices of concrete due to cement shortage.
 - c. Main Street area/bad and faded signs
 - Upcoming sign updates:

- Washington Street at Candy Street
- Washington Street at McKinney Street
- Main Street at Candy Street
- Main Street at Farmersville Parkway
- d. 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 complete, award notification November 2021 or November 2022
- e. 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 complete, 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. Working on drastically reducing problem codes associated with our water AMI system.
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%)
 - Parts ordered for long lead items

- Completion Dec 2021.
- b. WWTP #2 rerating. (phase: engineering only, completion percentage: 90%)
 - Dunaway/DBI has submitted report to TCEQ for approval. Currently answering secondary questions from TCEQ.
 - 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. Completed reconstruction of 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 (Grant: 4 X \$200K grant/\$50K match)
 - i. Received grant award for 4 grants from Texas Parks & Wildlife with a total project cost worth \$1M! Contracting is expected to take 6 months minimum. No work can be done until contracting is complete.
 - b. South Lake Prairie Restoration Project (Grant: \$14K). Moved start date back to August to allow ground to dry up and harden. This will allow heavy machinery to be used and not permanently damage the prairie. This project 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: 100%)
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. Charlie's Hamburger service connection. (30% complete)
- 4. Priority backlog projects
 - a. Copper primary replacement, North Rike from College to Houston

Refuse System

- 1. The refuse and recycle contracts will be recompeted this summer.

High Speed Internet Service

- 1. Received approval to proceed forward with feasibility study. Securing consultant to perform the study through Dunaway/DBI.
- 2. CARES Act Broadband Funds
 - b. Awaiting final environmental approval
 - c. \$2.9M grant, \$730K match

Agenda Section	Consent Agenda
Section Number	IV.C
Subject	City Manager's Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



City Manager 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

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. Completed city-wide satisfaction survey.
3. Street financial strategy workshop set tentatively for 13 July 2021.

Ordinances and Resolutions

1. CDBG Grant resolutions. (complete)
2. Budget amendment for Police vehicle sell. (complete)
3. Food Truck/Pop-up vendors ordinance (in-progress)
4. House renovation incentive program. (in-progress)
5. Modification to the Subdivision Ordinance regarding platting five or more acres in the ETJ. (in-progress)
6. Zoning document changes to accommodate Heavy Industrial 2. (complete)
7. Personnel Policy changes. (in-progress)
8. Create preservation ordinance. P&Z’s Historic Preservation Ad Hoc Committee will provide review and make suggestions for changes. (in-progress)
9. Subdivision ordinance change to accommodate increased park land dedication. (in-progress)
10. Zoning ordinance, zoning map. (backlog)

Contracts/Agreements/Grants

1. Explorer Pipeline easement. (in-progress)
 - a. Appraisal complete.
 - b. Agreement language in-progress.

2. South Lake Prairie Restoration Project. (complete)
 - 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. (complete)
4. Professional services agreement continuation and update for Dunaway/DBI. (in-progress)
5. Lake Haven development agreement amendment. (complete)
6. Boundary agreements with the Josephine and Caddo Mills. Josephine has elected not to enter into an agreement at this time. Caddo Mills is next on the list to contact. (complete)
7. Montgomery Farms development agreement for wastewater. (in-progress)
8. City architect contract. (in-progress)
9. CDBG Community Development Fund Grant. \$350K grant/\$52.5K match. Applied for in May 2021. Awaiting award. (in-progress)
10. CDBG Main Street Development Fund Grant. \$350K grant/\$52.5K match. Applied for in May 2021. Awaiting award. (in-progress)
11. Texas Department of Housing and Community Affairs Homeowner Reconstruction Assistance Program Grant Program. (in-progress)
 - 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.
12. Refuse and recycling contract. (backlog)
13. Collin County Open Space Grant. 50% grant/50% match. (backlog)
14. EDA Planning Grant. (backlog)
15. TP&W Small Communities Parks Grant 50% grant/50% match. (backlog)
16. TP&W Outdoor Recreation Grant. (backlog)
17. State of Texas Historical Preservation Grant. (backlog)

Planning

1. 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: October 2021
 - d. Planning and Zoning review and Public Workshop: November 2021
 - e. City Council review: December 2021
 - f. Planning and Zoning Public Hearing: January 2021
 - g. Public hearing and Council approval: February 2021

Policy/Procedural Changes

1. Website development and maintenance policy. (backlog)

Customer Service Window

1. No new news.

Personnel Related Matters

1. Opened personnel requisition for Main Street Manager.
2. Personnel requisition for Public Works position still open.

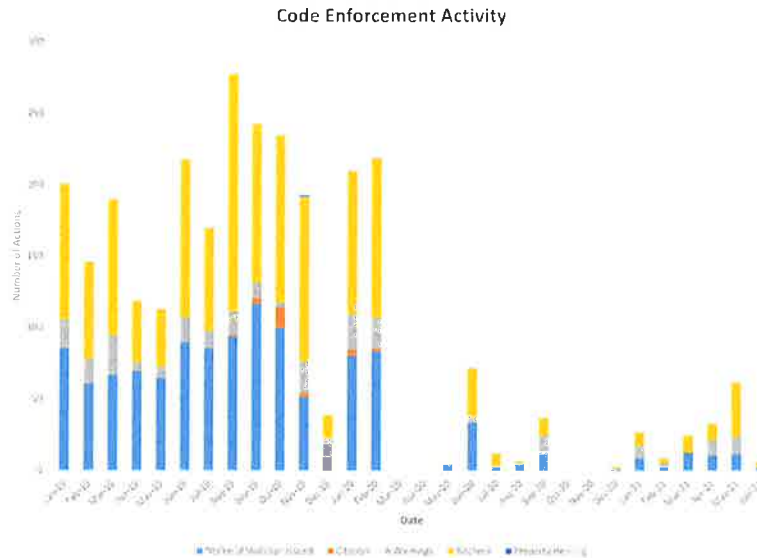
Budget/Finance

1. Completed and presented audit report.

2. Started implementing changes to OpenGov to accommodate new processes and procedures for documenting capital improvement projects.
3. Completed evaluation of City Auditor bids. Award on 11 May 2021.

Development Services

1. Code Compliance
 - a. Sign ordinance enforcement
 - Issued tickets to store owners/building owners that were non-compliant unless they showed steps taken to come into compliance. Three tickets issued.



2. Nelson Brothers Concrete
 - a. 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/zoning of property
 - Issue CO for operations building and maintenance building
 - Meet all requirements of performance criteria and development agreement
3. Completed Concept Plans and Plats
 - a. Lake Haven
 - b. Charlie's Hamburgers
4. 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, 136 total
 - Camden
 - Permitted: 86
 - Models: 0
 - Completed: 25
 - Sold: 42
 - Under Construction: 61
 - DR Horton
 - Permitted: 50
 - Models: 0
 - Completed: 31
 - Sold: 47
 - Under Construction: 19
- c. Phase IV infrastructure, 110 total
 - Platting approved
- 5. Pieville
 - a. 107 South Main Street continues under construction.

Information Technology

1. After on-boarding process is complete:
 - a. Reconfigure email system to the cloud (in-progress)
 - b. Deploy new firewall hardware to allow work at home (in-progress)

Special Events/Projects

1. Date set for next clean-up day, 26 June 2021, 7:00am to 1:00pm.
2. Codes of Compassion event held on 21 May 2021.
3. Codes of Compassion event scheduled for 11 June 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	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY AMENITIES BOARD
MINUTES FOR
April 29, 2021**

Present: Randy Smith, Regina Fryman, Karen Rice and Judy Brandon. Also present: Librarian Trisha Dowell as staff liaison.

I. PRELIMINARY MATTERS

Meeting was called to order by Randy Smith at 4:03 p.m.

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

Laura DeVoe, Director of Admissions with Lexington came and introduced herself to the Amenities Board. She gave an overview of what she does for Lexington and offered help host and plan events to help get the seniors of Farmersville involved.

III. APPROVAL OF MINUTES

March 25, 2021 Minutes.

Judy made a motion to approve the minutes. Regina 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 discussion about the goals, rules and guidelines. Judy made a motion to accept the revised Senior Center Rules and Regulations with the corrections mentioned. Karen seconded, all were in favor.

There was some discussion about the Goals of the Senior Center. Suggestions were made to have a survey asking what the seniors of Farmersville would like to do/see at the Senior Center. Also, having a list of goals and activities for a job/volunteer description. Other suggestions were having a Senior Center calendar on the City website. Regina mentioned that she would like to see the Senior Center open for at least 3 times a week for bingo, games, potluck, and/or exercise. Judy mentioned the need to clean the Senior Center of all the extra items that are taking up valuable space. Questions were raised about the exercise equipment and Randy wanted to get the input from the City Attorney. Regina mentioned again that she would like to know what the requirements are to open, and have a calendar of when the Senior Center is open, and what events to have when open.

B. Discuss Senior Center Donations

The board discussed donations to the Senior Center; such as those from the Order of Oddfellows and Rotary that had possibly been made within the last two years and would like to know what those were and where they went.

C. Comments and Concerns.

None.

V. CIVIC CENTER

A. Update on Civic Center

There was no report.

B. Comments and Concerns.

The board wanted to know if there were any more renovations that were in progress on the Civic Center or if the renovation was complete.

VI. LIBRARY

A. Report from Trisha Dowell.

Trisha gave an update on the library; preparing for Summer Reading Club, and preparing to reopen normal hours in May.

B. Comments and Concerns

There were none.

VII. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- Senior Center: thorough cleaning of Senior Center to prepare for re-opening.
- Attorney letter regarding exercise equipment for Senior Center.
- Trish to ask Daphne again about the donations from Rotary and IOOF donations.
- Trish to find out if the Senior Center has a TV service.

VIII. ADJOURNMENT

Regina made a motion to adjourn the meeting. Karen seconded; all were in favor. The meeting adjourned at 4:59 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	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.C
Subject	Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.E
Subject	Parks & Recreation Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.F
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.G
Subject	TIRZ Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Informational Items
Section Number	V.H
Subject	City Manager's Verbal Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 2021
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • Update on Collin Parkway and Farmersville Parkway • Update on the permit for Nelson Bros. Concrete • Update on boundary agreements <p>City Council discussion as required.</p>
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

VI. Regular Agenda

Agenda Section	Regular Agenda
Section Number	VI.A
Subject	Presentation by Kevin Meguire regarding the activities and status of the Chamber of Commerce
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 2021
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • City Council discussion as required
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Regular Agenda
Section Number	VI.B
Subject	Consider, discuss and act upon Resolution #R-2021-0608-001 regarding submission of an application to become a Reservation System Participant for "Home" funds with the Texas Department of Housing and Community Affairs.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 2021
Attachment(s)	R-2021-0608-001
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION #R-2021-0608-001**

A RESOLUTION OF THE CITY OF FARMERSVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO BECOME A RESERVATION SYSTEM PARTICIPANT FOR "HOME" FUNDS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; GRANTING AUTHORITY TO THE MAYOR TO EXECUTE ANY AND ALL OTHER INSTRUMENTS REQUISITE IN IMPLEMENTING SAID APPLICATION; AND AUTHORIZING THE CITY SECRETARY TO AUTHENTICATE THE MAYOR'S SIGNATURE TO ANY AND ALL OTHER INSTRUMENTS REQUISITE IN IMPLEMENTING SAID APPLICATION.

WHEREAS, the City of Farmersville desires to continue to develop a viable urban community including the provision of decent housing and a suitable living environment principally for persons of low/moderate income; and

WHEREAS, certain substandard housing conditions exist which represent a health and safety threat to families residing in such structures; and

WHEREAS, circumstances have placed some households in positions where short-term assistance may be needed to obtain and even retain decent housing and a suitable living environment; and

WHEREAS, HOME Investment Partnerships Program ("HOME Program" or "HOME") is funded by the U.S. Department of Housing and Urban Development ("HUD") under the Cranston-Gonzalez National Affordable Housing Act; and

WHEREAS, the Texas Department of Housing and Community Affairs ("TDHCA") administers the HOME Program on behalf of the State of Texas, primarily in rural parts of the state; and

WHEREAS, TDHCA has established a partnership application process that allows local governments to become a Reservation System Participant to assist lower income families and persons with disabilities to obtain affordable housing through several different programs; and

WHEREAS, the Farmersville City Council supports the City's application to become a Reservation System Participant with TDHCA.

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

SECTION 1. An application to become a Reservation System Participant with TDHCA in the HOME Program is hereby authorized to be filed on behalf of the City.

SECTION 2. The submission will be intended primarily for participation in the Homeowner Reconstruction Assistance Program or the Homeowner Rehabilitation Assistance Program for assisting lower income households that own their home with rehabilitation, reconstruction, or new construction of their primary residence within the incorporated areas of the City. Project cost may include eligible hard and soft costs and allowable administration/operating funds, and in some instances may require a City match depending on the program funds involved.

SECTION 3. The City Council directs and designates Mayor Bryon Wiebold as the City's Authorized Representative to act in all matters in connection with this submission to become a Reservation System Participant in the HOME Program.

SECTION 4. Subject to the availability of funding designated for such purpose, the City will contribute project matches, either in-kind or in cash, as required by the particular program within the overall HOME Program.

SECTION 5. The City commits a cash reserve in the amount of Forty Thousand Dollars (\$40,000) designated for payment of the City's matching contributions and requested project expenses before receiving reimbursement from the State of Texas.

DULY PASSED AND APPROVED, by the City Council of the City of Farmersville, Texas on this 8th day of June 2021.

APPROVED:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

Agenda Section	Regular Agenda
Section Number	VI.C
Subject	Consider, discuss and act upon recommendations for city audit services.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 2021
Attachment(s)	Recommendation Letter and Evaluation 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	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



4 June 2021

Farmersville City Council
205 South Main Street
Farmersville, Texas 75442

Subject: City Auditor Proposal Evaluation

Dear Council Member:

The City Auditor Evaluation Team consisting of Daphne Hamlin, Paula Jackson, and Ben White received two responses from a Request for Qualifications (RFQ) for the position of City Auditor. The associated evaluation worksheets are attached to this letter. The results of the scoring are shown below.

BrooksWatson & Co., PLLC: Total Score 800 out of 900 points
Pattillo, Brown, & Hill, L.L.P.: Total Score 685 out of 900 points

The City Auditor Evaluation recommends BrooksWatson & Co., PLLC be selected as the Farmersville City Auditor.

Sincerely,

Benjamin L. White, P.E., CPM
City Manager, Public Works Director

RFQ - EVALUATION WORKSHEET

Team Member : Benjamin L. White; Daphne Hamlin; Paula Jackson

Vendor : Pattillo, Brown, & Hill

TOTAL POSSIBLE POINT: 950 TOTAL POINTS AWARDED: 685

Submittal and Quality of RFQ

(MUST PASS FOR CONTINUED CONSIDERATION)

		Pass/Fail
A.	Package submitted by deadline	<u>Pass</u>
B.	Package is complete - included all information requested	<u>Pass</u>
		Points
C	Offeror's Overall Ability to Provide the Services (Maximum Points 300)	
	1 Ability to meet project deadlines (Maximum Points 100)	<u>no calendar</u>
	2 Contains a work plan to accomplish the scope of services required (Maximum Points 100)	<u>pg 20-26 100</u>
	4 Available for technical assistance and guidance (Maximum Points 100)	<u>pg 2-3 100</u>
D	Summary of Firm's Qualifications (Maximum Points 350)	
	1 Average years of experience for key personnel proposed specifically (yrs of experience/number of key personnel)	<u>pg 8-15 185</u>
	10+ Years (50 Points)	
	5 to 9 Years (25 Points)	
	1 to 4 Years (10 Points)	
	3 Qualifications of the partner, audit manager, and supervisors who will work on the audit including relevant audit experience and continuing education (Maximum Points 100)	<u>pg 2-7 100</u>
	4 Indicates the firms most recent auditing experience similar to the type of audit being requested. Points awarded should be based on number of years served for each and has the client received the GFOA Certificate of Achievement for Excellence in Financial Reporting. (Maximum Points 100)	<u>pg 18-20 100</u>
	5 Describes the firm's ability to audit computerized systems including skilled personnel who will work on the audit (Maximum Points 50)	<u>pg 3 50</u>
	6 Describes professional affiliations and latest peer review (Maximum Points 50) pg 35	<u>50</u>

RFQ - EVALUATION WORKSHEET

Team Member : Benjamin L. White; Daphne Hamlin; Paula Jackson

Vendor : Brookswatson & Co.

TOTAL POSSIBLE POINT: 950 TOTAL POINTS AWARDED: 800

Submittal and Quality of RFQ

(MUST PASS FOR CONTINUED CONSIDERATION)

		Pass/Fail
A.	Package submitted by deadline	<u>Pass</u>
B.	Package is complete - included all information requested	<u>Pass</u>
		Points
C	Offeror's Overall Ability to Provide the Services (Maximum Points 300)	
	1 Ability to meet project deadlines (Maximum Points 100)	pg 39-40 <u>100</u>
	2 Contains a work plan to accomplish the scope of services required (Maximum Points 100)	pg 29-37 <u>100</u>
	4 Available for technical assistance and guidance (Maximum Points 100)	pg 11 <u>100</u>
D	Summary of Firm's Qualifications (Maximum Points 350)	
	1 Average years of experience for key personnel proposed specifically (yrs of experience/number of key personnel)	pg 21-28 <u>200</u>
	10+ Years (50 Points)	
	5 to 9 Years (25 Points)	
	1 to 4 Years (10 Points)	
	3 Qualifications of the partner, audit manager, and supervisors who will work on the audit including relevant audit experience and continuing education (Maximum Points 100)	pg 21-28 <u>100</u>
	4 Indicates the firms most recent auditing experience similar to the type of audit being requested. Points awarded should be based on number of years served for each and has the client received the GFOA Certificate of Achievement for Excellence in Financial Reporting. (Maximum Points 100)	pg 20 <u>100</u>
	5 Describes the firm's ability to audit computerized systems including skilled personnel who will work on the audit (Maximum Points 50)	<u>50</u>
	6 Describes professional affiliations and latest peer review (Maximum Points 50) pg 16	<u>50</u>

Agenda Section	Regular Agenda
Section Number	VI.D
Subject	Discussion of matters relating to code enforcement.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 2021
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

Agenda Section	Regular Agenda
Section Number	VI.E
Subject	Discussion and possible direction of matters related to zoning standards and regulations for MF-1 - Multifamily Residence – 1 and MF – 2 -Multifamily Residence – 2.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 2021
Attachment(s)	<ol style="list-style-type: none"> 1. Comparison Sheet 2. Excerpt from Zoning Ordinance
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

Multifamily Comparisons with other Cities

	Farmersville	Celina	Princeton	Greenville	Anna	Melissa	Prosper
MF-1	18 units/acre 3 stories (45')	18 units/acre 4 stories	16 units/acre 35' height	24 units/acre 3 stories	12 units/acre 45' height	15 units/acre 2 stories	15 units/acre 3 stories
MF-2	24 unites/acre 4 stories (55')	28 units/acre Min. 2 stories Max 6 stories	24 units/acre 3 stories	N/A	15 units/acre 45' height	N/A	N/A
MF-3	N/A	28 units/acre & Max 60 units/acre Commercial on 1 st floor Min. 4 stories	N/A	N/A	N/A	N/A	N/A

Sec. 77-52. Residential zoning district regulations.**(a) A — Agricultural.**

- (1) *Purpose.* The A district is primarily intended to accommodate agricultural uses, such as the keeping of livestock, dairy farming, pasturage and horticulture and the incidental uses necessary to support agricultural activities. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development.
- (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		2 acres
Minimum Lot Width		150 feet
Minimum Lot Depth		250 feet
Minimum Front Yard		40 feet
Minimum Side Yard	<i>Interior Lot</i>	20 feet
	<i>Corner Lot</i>	See section 77-63
Minimum Rear Yard		10 feet
Maximum Lot Coverage		20%
Maximum Height		Two stories, 40 feet
Minimum Floor Area per Dwelling Unit		750 square feet

- (4) See article IV, Development standards, for additional requirements and exceptions.

(b) ED — Estate Development.

- (1) *Purpose.* The ED district is intended primarily for the development of semi-rural, low density, single-family residential detached development and in areas where topography and/or utility capacities limit the use of the land.
- (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		One acre
Minimum Lot Width		150 feet
Minimum Lot Depth		200 feet
Minimum Front Yard		40 feet
Minimum Side Yard	<i>Interior Lot</i>	10% of lot width; minimum 15 feet
	<i>Corner Lot</i>	See section 77-63
Minimum Rear Yard		10 feet
Maximum Lot Coverage		20%
Maximum Height		Two stories, 40 feet
Minimum Floor Area per Dwelling Unit		750 square feet

- (4) See article IV, Development standards, for additional requirements and exceptions.

(c) SF-1 — Single Family Dwelling-1.

- (1) *Purpose.* The SF-1 district is primarily intended to provide for single-family development on large lots, in addition to religious facilities, schools and other institutional uses. The SF-1 district may also serve as a transitional zone between the ED district and urban uses or activities.
- (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		12,000 sq. ft.
Minimum Lot Width		80 feet
Minimum Lot Depth		125 feet
Minimum Front Yard		30 feet
Minimum Side Yard	<i>Interior Lot</i>	10% of lot width; minimum 10 feet
	<i>Corner Lot</i>	See section 77-63
Minimum Rear Yard		10 feet
Maximum Lot Coverage		40%
Maximum Height		Two stories, 35 feet
Minimum Floor Area per Dwelling Unit		750 square feet

- (4) See article IV, Development standards, for additional requirements and exceptions.

(d) *SF-2 — Single Family Dwelling-2.*

- (1) *Purpose.* The SF-2 district is primarily intended to provide for single-family development on medium-sized lots, in addition to religious facilities, schools and other institutional uses.
- (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		7,200 sq. ft.
Minimum Lot Width		60 feet
Minimum Lot Depth		100 feet
Minimum Front Yard		30 feet
Minimum Side Yard	<i>Interior Lot</i>	10% of lot width; minimum 6 feet
	<i>Corner Lot</i>	See section 77-63
Minimum Rear Yard		10 feet
Maximum Lot Coverage		45%
Maximum Height		Two stories, 35 feet
Minimum Floor Area per Dwelling Unit		750 square feet

- (4) See article IV, Development standards, for additional requirements and exceptions.

(e) *SF-3 — Single Family Dwelling-3.*

- (1) *Purpose.* The SF-3 district is primarily intended to provide for single-family development on smaller lots, in addition to religious facilities, schools and other institutional uses.
- (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		Single-family (detached)	5,000 sq. ft.
		Zero lot line	4,000 sq. ft.
		Single-family (attached)	2,500 sq. ft.
Minimum Lot Width		Single-family (detached)	50 feet
		Zero lot line	50 feet
		Single-family (attached)	25 feet
Minimum Lot Depth		Single-family (detached)	90 feet
		Zero lot line	80 feet
		Single-family (attached)	100 feet
Minimum Front Yard		25 feet	
Minimum Side Yard	Interior Lot	Single-family (detached)	5 feet
		Zero lot line	0 feet on one side and 10 feet on other side
		Single-family (attached)	N/A
	Corner Lot	15 feet	
Minimum Rear Yard		10 feet	
Maximum Lot Coverage		Single-family (detached)	50%
		Zero lot line	55%
		Single-family (attached)	65%
Maximum Height		Two stories, 35 feet	
Minimum Floor Area per Dwelling Unit		750 square feet	

(4) See article IV, Development standards, for additional requirements and exceptions.

(f) *2F — Two Family Residence (Duplex).*

(1) *Purpose.* The 2F district is primarily intended to provide for areas of two-family development that are consistent in design and in development patterns with typical single-family detached development. This district may provide a transitional zone between lower density residential areas and higher density or non-residential areas.

(2) *Permitted uses.*

- See section 77-46, Schedule of permitted uses for a complete listing.
- Single family residential, zero lot line, and townhome development shall comply with the standards set forth in the SF-3 District.

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

Description		Requirements	
Minimum Lot Area		8,000 sq. ft.	
Minimum Lot Width		70 feet	
Minimum Lot Depth		100 feet	
Minimum Front Yard		25 feet	
Minimum Side Yard	Interior Lot	10% of lot width; minimum 5 feet	
	Corner Lot	See section 77-63	
Minimum Rear Yard		15 feet	
Maximum Lot Coverage		50%	
Maximum Height		Two stories, 35 feet	

Minimum Floor Area per Dwelling Unit	750 square feet
--------------------------------------	-----------------

(4) See article IV, Development standards, for additional requirements and exceptions.

(g) MF-1 — Multifamily Residence-1.

- (1) *Purpose.* The MF-1 district is primarily intended to accommodate condominiums and apartments at medium densities with usable open space and landscaping. MF-1 districts should be located along or near major thoroughfares and should not have principal access to standard residential streets.
- (2) *Permitted uses.*
 - a. See section 77-46, Schedule of permitted uses for a complete listing.
 - b. Single family residential, zero lot line, townhome, and duplex development shall comply with the standards set forth in the SF-3 and 2F Districts.
- (3) *Area, yard and bulk requirements.*

Description		Requirements
Minimum Lot Area		7,500 sq. ft. (1—3 dwelling units)
		1,500 sq. ft. each additional dwelling unit
Minimum Lot Width		70 feet
Minimum Lot Depth		120 feet
Minimum Front Yard		25 feet
Minimum Side Yard	<i>Interior Lot</i>	8 feet
	<i>Corner Lot</i>	15 feet
Minimum Rear Yard		15 feet
Maximum Lot Coverage		50%
Maximum Height		Three stories, 45 feet
Minimum Floor Area per Dwelling Unit	Studio	500 sq. ft.
	1 bedroom	600 sq. ft.
	2 bedroom	900 sq. ft.
	Each additional bedroom	150 sq. ft.
Maximum Residential Density		18 units per gross acre

(4) See article IV, Development standards, for additional requirements and exceptions.

(h) MF-2 — Multifamily Residence-2.

- (1) *Purpose.* The MF-2 district is primarily intended to accommodate condominiums and apartments at higher densities and taller heights in a park-like setting with usable open space and landscaping. MF-2 districts should be located along or near major thoroughfares and should not have principal access to standard residential streets.
- (2) *Permitted uses.*
 - a. See section 77-46, Schedule of permitted uses for a complete listing.
 - b. Single family residential, zero lot line, townhome, and duplex development shall comply with the standards set forth in the SF-3 and 2F Districts.
- (3) *Area, yard and bulk requirements.*

Description		Requirements	
Minimum Lot Area		7,500 sq. ft. (1—3 dwelling units)	
		1,500 sq. ft. each additional dwelling unit	
Minimum Lot Width		70 feet	
Minimum Lot Depth		120 feet	
Minimum Front Yard		25 feet	
Minimum Side Yard	<i>Interior Lot</i>	8 feet	
	<i>Corner Lot</i>	15 feet	
Minimum Rear Yard		15 feet	
Maximum Lot Coverage		50%	
Maximum Height		Four stories, 55 feet	
Minimum Floor Area per Dwelling Unit		Studio	500 sq. ft.
		1 bedroom	600 sq. ft.
		2 bedroom	900 sq. ft.
		Each additional bedroom	150 sq. ft.
Maximum Residential Density		24 units per gross acre	

(4) See article IV, Development standards, for additional requirements and exceptions.
(Ord. No. 2018-0508-001, § 3, 5-8-2018)

Agenda Section	Regular Agenda
Section Number	VI.F
Subject	Discussion and possible direction regarding duties, funding and supervision of the Main Street Manager position.
To	Mayor and Council Members
From	Ben White, City Manager
Date	June 8, 2021
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

VII. EXECUTIVE SESSION

VIII. RECONVENE FROM EXECUTIVE SESSION

**IX. DISCUSS/CONSIDER/ACT ON MATTERS
DISCUSSED IN EXECUTIVE SESSION**

X. Requests to be Placed on Future Agendas

XI. Adjournment