



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
August 10, 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, Lance Hudson, Terry Williams and Mike Henry were in attendance. City staff members Ben White (via Zoom), Sandra Green, Paula Jackson, Rick Ranspot, Kevin Lisman, Michael Sullivan, Daphne Hamlin and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, Warrant Officer, followed by the pledges to the United States and Texas flags.
  - Announcements
    - Calendar of upcoming holidays and meetings.
    - The city is still accepting applications to fill vacant board seats.
    - City Hall will be closed on Monday, September 6<sup>th</sup> in observance of Labor Day.
      - Mayor Wiebold announced Fire Chief, Kim Morris, is planning to retire in October.

**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

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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
  - Motion to approve made by Terry Williams
  - 2<sup>nd</sup> was made by Ted Wagner
  - 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
  - Mike Henry said they elected officers, reviewed and approved monthly payments and their financial statement. He said they tabled the discussion on billboards and scheduled a budget workshop. They put off the discussion regarding the Main Street Manager until the September meeting.
- C. FEDC Farmersville Economic Development Board (Type A)
  1. Financials
  2. Possible Council Liaison Report
- D. Main Street Board
  1. Possible Council Liaison Report
- E. Parks & Recreation Board
  1. Minutes
  2. Possible Council Liaison Report
    - Ted Wagner said they discussed a recommendation to City Council in regards to appointing a new board member. They reviewed the 4B grants and discussed the Rambler Park layout and reviewed some architectural drawings. He said they discussed the J.W. Spain ball park and are looking into a possible liaison to the ballpark.
- F. Planning & Zoning Commission
  1. Possible Council Liaison Report
- G. TIRZ Board
  1. Financials
  2. Possible Council Liaison Report

## **VI. READING OF ORDINANCES**

- A. Consider, discuss and act upon the second reading of Ordinance #O-2021-0810-001 regarding special events permits.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED THROUGH THE AMENDMENT OF CHAPTER 60, "SPECIAL EVENTS," BY AMENDING SECTION 60-2 "DEFINITIONS," BY DELETING THE DEFINITION OF THE PHRASE "TRADITIONAL SPECIAL EVENT" IN ITS ENTIRETY AND ADOPTING A NEW DEFINITION FOR THE PHRASE "TRADITIONAL SPECIAL EVENT"; REPEALING ALL CONFLICTING ORDINANCES;**

**PROVIDING A REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING FOR 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 required by law.

- Ben White said this is the second reading of the ordinance and it is designed to take care of the wording of the events.
- Craig Overstreet asked if there is any liability for the city as it relates to police and protection at the events.
- Alan Lathrom said this is a clean-up of the ordinance and identifies the names of the special events that are hosted from year to year by whole or in part by the city. Each special event is required to provide its own security and having an ordinance does not put liability on the city regarding the people participating in the events.
  - Motion to approve made by Mike Henry
  - 2<sup>nd</sup> was made by Lance Hudson
  - All council members voted in favor

- B. Consider, discuss, and act upon the first and only reading of Ordinance #O-2021-0810-002 regarding Steven & San Juanita R. Hernandez' petition requesting inclusion of land into the City of Farmersville's Extra Territorial Jurisdiction (ETJ).

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ACCEPTING A PETITION FOR THE INCLUSION OF CERTAIN CONTIGUOUS LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR TERMS AND CONDITIONS REGARDING ACCEPTING SAID LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH THE COLLIN COUNTY CLERK AND THE UPDATING OF THE CITY'S OFFICIAL MAP TO REFLECT THE INCLUSION OF SAID LAND IN THE CITY OF FARMERSVILLE'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND SETTING AND PROVIDING FOR AN EFFECTIVE DATE.**

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

- Sandra Green explained that right now a portion of their property falls within Collin County. To avoid having to plat in both the city and the county they petitioned the city to include all of their land in the city's extraterritorial

jurisdiction. She indicated the applicant has stated they are wanting to eventually develop the property into one acre lots.

- Mike Henry asked if they platted the property into one acre lots would it fall under the Subdivision Ordinance of the city.
- Alan Lathrom indicated it would.
  - Motion to approve made by Mike Henry
  - 2<sup>nd</sup> was made by Terry Williams
  - All council members voted in favor

## **VII. REGULAR AGENDA**

A. Consider, discuss and act upon a water line on McKinney Street and Baker Lane for use by FISD.

- Ben White said FISD bought the Feagin Building and they are trying to provide fire flows for an overhead fire sprinkler system. Right now they have 2 inch water lines that will not be sufficient to support the sprinkler system. He said they are proposing an 8 inch line be constructed to help support it. He said there would be an option to extend the water line to Maple Street in the future. He stated Eddy Daniel, with Dunaway|DBI Engineering, gave him cost estimates for both phases. He said FISD has asked if the city would participate and pay half the cost of Phase I. He said we have the money in the water funds to help with half of Phase I. He explained they are planning to have the line installed by October.
- Craig Overstreet asked if there are additional commercial businesses that could be brought on to that line.
- Ben White stated there could be if the line was extended north to Maple Street.
- Mike Henry asked what the benefit would be to the city if they paid for half of the line.
- Ben White stated the ISO coverage for the fire hydrant would benefit the buildings around there. He said fire fighting in that area is somewhat problematic.
- Craig Overstreet asked if the 2 inch line would even work for what they need it for.
- Ben White explained it would not provide the fire flows required for the building.
- Mike Henry stated the city's cost for the first phase would be about \$46,200.00 and asked when he planned on doing the second phase.

- Ben White said he is going to have an impact fee analysis study done fairly soon and he would include all the water projects together as part of that. He said he would complete phase two three to five years down the road. He said if property developed to the east then the developer would have to pay for the line.
- Craig Overstreet explained if the city is going to put out money for this he feels it should be supported by a cost benefit analysis.
- Mayor Wiebold asked how long a cost benefit analysis would take.
- Ben White stated it would be provided at the next meeting.
- Alan Lathrom stated the city would have to have an interlocal agreement with the school district to lay out the obligations for the parties in the design, construction and payment for the water line. He said it would have to be an interlocal agreement since we are talking about 50% of the cost and not 1/3. He said it would also be subject to the competitive bid statute whether the city or the school district builds the line.
- Mayor Wiebold suggested the cost analysis and interlocal agreement be worked on for the next Council meeting.
- Mike Henry stated he wants Ben White to negotiate the city's cost with the school district to see if it could be lower. He said the benefit of phase one would be the Feagin Building only and the benefit comes for the city later if we tie on to the waterline in the future. He asked Ben White if that was accurate.
- Ben White stated it was except it would also help the fire hydrant to support the area.

B. Consider, discuss and act upon extension of water system on County Road 611 and possible need for a variance.

- Ben White said Mr. Justiss is asking City Council for a variance to allow a 4 inch water line instead of an 8 inch water line as required by ordinance. He indicated Eddy Daniel, with Dunaway|DBI Engineering, gave him possible wording that would help change the ordinance. He said changing the ordinance would allow the city to review these types of projects on a case by case basis. He said he recommends allowing Mr. Justiss to construct a 4 inch water line and change the ordinance to accommodate these situations in the future.
- Craig Overstreet said he would move to approve the variance by Mr. Justiss and then we can come back at a later date to change the ordinance.

- Ben White stated he is just looking for Council to tell him if the spirit of the wording seems like the way the city should go.
  - Mayor Wiebold asked Alan Lathrom if they could approve the variance at this meeting.
  - Alan Lathrom stated an approval of a variance is required to have a recommendation from the Planning & Zoning Commission according to section 65-9 (a) of the Subdivision Ordinance.
  - Craig Overstreet said he would withdraw his motion.
  - Mayor Wiebold said Council would follow the steps of approval through Planning & Zoning with a recommendation to City Council.
- C. Consider, discuss and act upon Resolution #R-2021-0810-001 regarding a negotiated settlement between the Atmos cities Steering Committee and Atmos Energy Corp., for the Company's 2021 rate review mechanism filing declaring existing rates to be unreasonable.
- Ben White stated these types of resolution's come up from time to time. He explained the Atmos Steering Committee negotiates for the different cities. He said they are recommending the city approve the rates because they feel it is a reasonable request.
  - Terry Williams asked how much of an increase overall this would be from what we are currently paying.
  - Ben White said he would have to go through the Steering Committee to get that information.
  - Terry Williams explained he would like Ben White to get that information.
  - Craig Overstreet wanted the record to reflect the 2.78 is millions of dollars and not a percentage increase.
  - Council wanted to revisit this at the next Council meeting.
- D. Discussion and possible direction regarding development ordinances in our extraterritorial jurisdiction (ETJ) as it relates to safety concerns and how that might affect the city.
- Craig Overstreet said he brought this item before Council because he is concerned about safety. He explained a 900 foot cell tower is being constructed in the city's extraterritorial jurisdiction off County Road 2194. He wants to know if we have any ordinances from a safety standpoint that would address this. He said he understood the property did not have to be platted, but it is right at the city's door.

- Alan Lathrom said the city does not have the authority to regulate the use of land in their ETJ. He explained there are very few areas where cities, whether they are home rule or general law cities, have the ability to extend their ordinances beyond their corporate limits. He said there are some exceptions that apply with respect to fire concerns, but when you look at a cell tower or an antenna tower then the city does not have the authority to enforce its ordinances in the ETJ. He stated counties do not have zoning authority. He said the owner of the land could have deed restrictions to follow, but the city cannot enforce those deed restrictions.
- Craig Overstreet asked if the city is providing the tower electricity and should we not have some review of the structure in that case.
- Alan Lathrom stated we cannot because it gets back to the use of the land. He said we have the ability to see where the electrical lines tie into the structure, whether the meter was properly attached and whether the service line to the meter was appropriate.
- Ben White said Jeramy Jones conducts the inspections on the connections.
- Craig Overstreet asked who in the State of Texas would review the plans to make sure it is tethered and built properly.
- Ben White said the professional engineer who stamps the plans would be responsible for the safety and design.
- Alan Lathrom said the State of Texas is generally preempted and it falls within the purview of the Federal Government under the Federal Communications Commission.

E. Consider, discuss and act regarding donations for Farmersville Lights.

- Ben White said in order to accept donations for the upcoming year we need to have a method of accepting the money as it comes in. There was an agreement among Council last year that allowed the city to accept the donations throughout the time period. He said he is recommending a similar type of agreement now.
- Mike Henry said he is not in agreement with that until there is a plan in place and a budget for it. He said we need to have a better plan in place this year so we know where the money is being spent.
- Ted Wagner asked if the money last year was spent on the lights.
- Mike Henry said it was spent on lights and other items needed for the event.
- Alan Lathrom said there is no requirement saying they spend money that is donated to the city on a specific item. If money is donated it goes in to the



city's general fund and then it can be expended at the Council's discretion. He said in order for the money to be designated for a specific use the City Council has to make a determination what the money would go toward in its acceptance.

- Mike Henry said he wants the city to do a better job of justifying the expenses. He explained a lot of lights were bought last year and asked if anyone knew what the inventory was from last year, or how many extension cords there were. Money was spent last year that we should not have to expend this year. Then, it could go toward something else.
- Mayor Wiebold said everything that was purchased is in inventory.
- Ben White stated everything is stored, but not all things are reusable. He said we could do an inventory if we need to.
- Mayor Wiebold said we need to obtain an inventory of what we have and then we can inventory everything we purchase this year. He explained last year was a bit rushed because we started receiving donations in October. He indicated people have already approached us regarding donating this year.
- Terry Williams said Jeramy Jones and his crew did a great job of putting up all the lights and cords after the event.
- Ben White said it seems like we need direction of how to receive and accept the donations.
- Mike Henry asked if the donations should just be designated for Farmersville Lights.
- Alan Lathrom stated that any donations that are specifically designated for Farmersville Lights must be utilized for that purpose.
- Mike Henry asked Daphne Hamlin if she had a financial code that is just for Farmersville Lights donations.
- Daphne Hamlin stated she did.
  - Motion to receive donations for Farmersville Lights based on doing inventory made by Ted Wagner
  - Mike Henry asked to modify the motion to read donations that are received for Farmersville Lights will be placed in a designated account and shown on the financial statement as such.
  - Ted Wagner agreed to the modified motion.
  - 2<sup>nd</sup> was made by Terry Williams
  - All council members voted in favor

## VIII. BUDGET WORKSHOP

- Daphne Hamlin said the only thing that changed on the budget was in the water fund. She said we added a project to use \$100,000.00 of the impact fees.
- Ben White stated it is for an impact fee study that is required about every five years.
- Craig Overstreet asked if the study really cost \$100,000.00.
- Ben White said that is what we are setting aside so it will not be short.
- Craig Overstreet asked what the impact fees can be used for.
- Ben White stated they have to go toward impact fee related uses.
- Alan Lathrom explained impact fees can only be used for new development. They are collected when building permits are issued and impact fees cannot be used for repair, rehabilitation, or redevelopment. He explained they have to be used for their own categories. For example, wastewater and water impact fees can only be used for wastewater and water projects. He said roadway impact fees can only be utilized for new roads to serve new development, whether it is a new road or an expansion of an existing road that is needed to serve new development.
- Daphne Hamlin said she received the certified totals from the county. She said the taxable value is \$239 million. Our no new revenue tax rate would be \$0.695445 which would bring \$1.07 million into the M&O. She said our rate would be \$0.247470 to bring in enough to pay for our bond payment in the I&S account. She said she calculated what it would be if we stayed at our current tax rate, which is \$0.712044, and it would bring in an additional \$39,000.00. She indicated if we brought to \$0.712789, it would bring in an additional \$41,000.00. She explained if we took it all the way up to \$0.729075 it would bring in an additional \$80,000.00. She said she is suggesting we do not go that high, but is recommending we stay with the current tax rate of \$0.712044 or the \$0.712789. She said we will vote on setting the tax rate at the next meeting so we can adopt it on September 14<sup>th</sup>.
- Craig Overstreet asked how the taxable value compared to last year.
- Daphne Hamlin said she believes it went up about \$40 million, but she would have to check for sure.
- Craig Overstreet asked if the increase was primarily due to Camden Park.
- Daphne Hamlin said she is assuming it is Camden Park, because TIRZ captured value this year is \$86 million. She is projecting TIRZ will receive approximately \$617,000.00 in ad valorem from the city. She said that would not include the county's portion.

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

- Craig Overstreet asked for the following to be on the next agenda:
  - Update on boundary agreements
  - Update on the home rule charter inhabitant's study
  - Update on the food truck ordinance
  - Update on the sign ordinance changes
  - Update on the development agreements with the concrete batch plants
  - Update on the Wastewater Treatment Plant #1 trickling arm filter
- Mike Henry wanted the following on the next agenda:
  - City Manager's Contract
  - Update on who owns the property south of City Hall
- Terry Williams asked that when we look at the Atmos rate increase again he would like to have the history over the past 10 years of when and how much the increase was.

**XI. ADJOURNMENT**

Meeting was adjourned at 7:00 p.m.

APPROVE:



Craig Overstreet, Mayor Pro-Tem

ATTEST:



Sandra Green, TRMC  
City Secretary



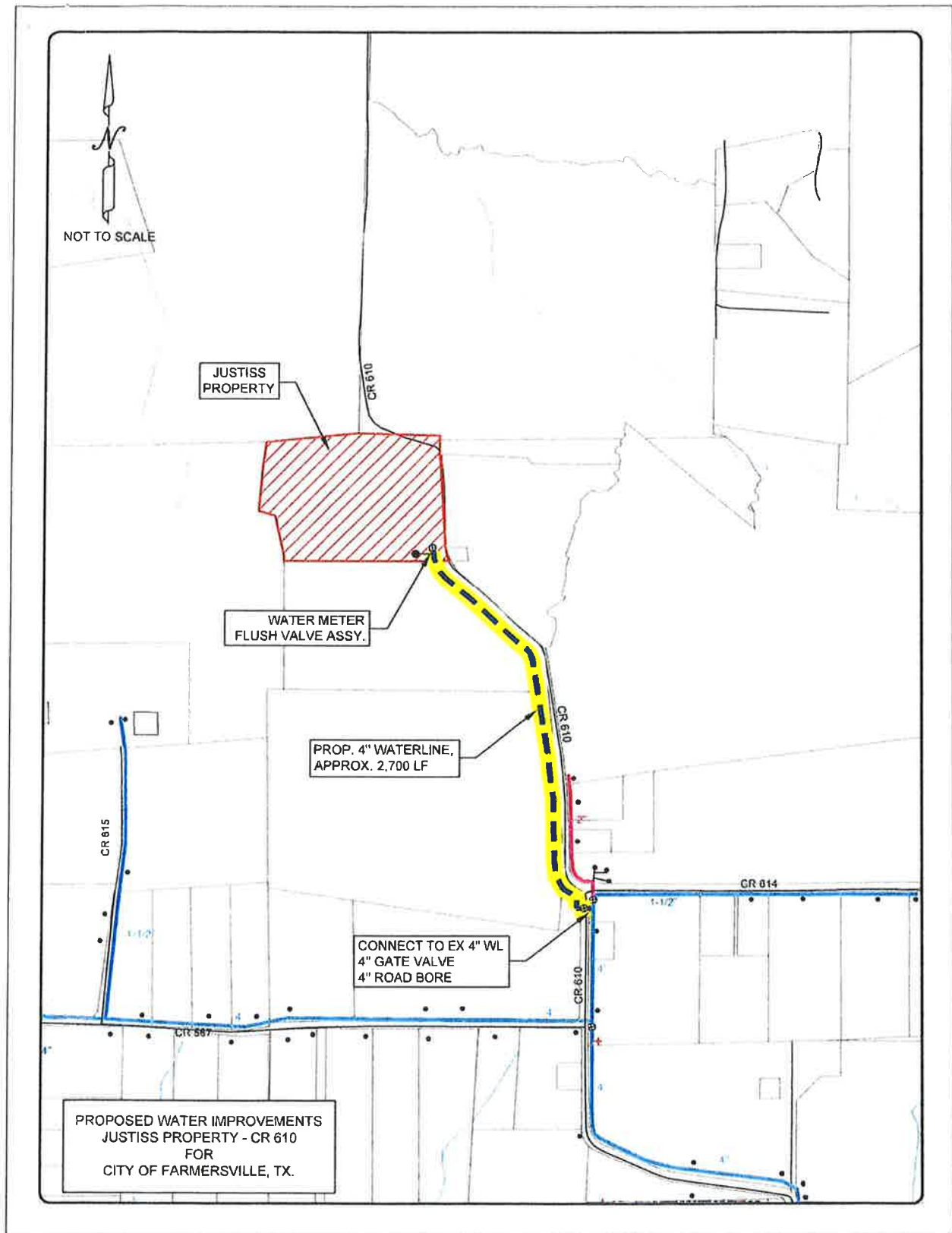
## Handout from Ben White Regarding Mr. Justiss Waterline

### **II - WATER MAINS**

In general, water mains are placed on the north and west sides of a street, as shown in the Standard Construction Details, or otherwise as directed by the City Engineer. Where applicable, line sizes will comply with the Water Distribution System Master Plan and shall be adequate to convey a fire flow. Fire flow analysis will be required on lines that are questioned by City staff. Starting pressures shall be obtained from the nearest junction node as stated in the City's Water Distribution Master Plan computer printouts or shall be provided by the City.

- A. Minimum 8-inch pipe required in residential areas unless otherwise approved by the City Engineer or Authorized Representative in rural residential areas located outside the city limits.
- B. Minimum 12-inch pipe required on commercial, retail and industrial areas.
- C. The length of live water dead-end mains shall not exceed 150 feet unless otherwise approved by the City Engineer or Authorized Representative in rural residential areas located outside the city limits. A 2-inch blow-off (flush) valve will be required at the end of the main.
- D. No water main shall be located closer than 5-feet from any tree or structure.
- E. Crosses shall not be used without permission from the City Engineer or authorized representative.
- F. Water Main Specifications:
  - 1) City mains shall have a minimum diameter of 8-inches, unless a larger line size is required by the Comprehensive Plan, Water Master Plan or to meet fire protection needs as determined by analysis. City mains smaller than 8-inches may be approved by the City Engineer or Authorized Representative in rural residential areas located outside the city limits. All water lines shall meet the requirements of AWWA and NCTCOG under the following specifications:

Line Size	NCTCOG Item	AWWA Standard	Description
8" thru 12"	2.12.20	C900 DR18	PVC
Greater than 12" Pipe	2.12.5	C301 & C303	Reinforced Concrete Cylinder Pipe
	2.12.20	C905 DR18	PVC
	2.12.8	C151 Class 50	Ductile Iron Pipe



## **Additional Information for Farmersville Council Meeting on 10 August 2021**

- Answers for Mike Henry
    - Would the 2" line have to be replaced with an 8" line if others moved into that area in order to service them.
      - Highly likely. The 2" line only supplies enough capacity for approximately 10 standard meter services (5/8" X 3/4") assuming a short run with everything going through the 2" line. For comparison, you can add 100 standard services on a 4" line as long as length not too long..
    - If we approve a variance for Mr. Justiss for a 4" line and others built on the property to the south, they would then have to upgrade the lines for capacity. How that would hurt the city by granting the 4" to Mr. Justiss now.
      - I don't think it would, especially in the short term. The smaller line will actually help with maintenance costs since it will require less flushing to maintain chlorine residual. However, 4" lines will not deliver adequate fire flows. The 8" rule is put in place to prepare the City and lines that will be brought into the City in the near future for fire flows. It could wind up hurting our fire ISO rating as these smaller diameter areas are brought into the City in the future.
-

Handouts from Daphne Hamlin regarding Budget Workshop

<b>2021 Taxable Value</b>	<b>Tax Rate</b>	<b>M&amp;O</b>	<b>I&amp;S</b>	
\$ 239,145,567	\$ 0.695445	\$ 0.447975	\$ 0.247470	
		\$ 1,071,312	\$ 591,813	
\$ 239,145,567	\$ 0.712044	\$ 0.464574	\$ 0.247470	
		\$ 1,111,008	\$ 591,813	<b>39k</b>
<b>\$ 239,145,567</b>	<b>\$ 0.712789</b>	<b>\$ 0.465319</b>	<b>\$ 0.247470</b>	
		<b>\$ 1,112,789</b>	<b>\$ 591,813</b>	<b>41k</b>
\$ 239,145,567	\$ 0.729075	\$ 0.481605	\$ 0.247470	
		\$ 1,151,844	\$ 591,813	<b>80k</b>
<b>TIRZ 2021 Captured Value \$86,636,817 x .712789= \$617,537</b>				

### SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Additional Sales and Use Tax Worksheet	Amount/Rate
<b>51. Taxable Sales.</b> For taxing units that adopted the sales tax in November 2020 or May 2021, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>20</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2020, enter 0.	\$0
<b>52. Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>33</sup>  <b>Taxing units that adopted the sales tax in November 2020 or in May 2021.</b> Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>34</sup>  - or - <b>Taxing units that adopted the sales tax before November 2020.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$0
<b>53. 2021 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$239,145,567
<b>54. Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.	\$0/\$100
<b>55. 2021 NNR tax rate, unadjusted for sales tax.</b> <sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$0.695445/\$100
<b>56. 2021 NNR tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November 2020 or in May 2021.</b> Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2020.	\$0.695445/\$100
<b>57. 2021 voter-approval tax rate, unadjusted for sales tax.</b> <sup>36</sup> Enter the rate from Line 49, Line D49 (disaster), or Line 50 (counties), as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0.729075/\$100
<b>58. 2021 voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.	\$0.729075/\$100

<sup>31</sup>Reserved for expansion

<sup>34</sup>Tex. Tax Code Section 26.041(d)

<sup>32</sup>Tex. Tax Code Section 26.041(d)

<sup>35</sup>Tex. Tax Code Section 26.04(c)

<sup>33</sup>Tex. Tax Code Section 26.041(i)

<sup>36</sup>Tex. Tax Code Section 26.04(c)



**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>42</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

<b>De Minimis Rate Worksheet</b>	<b>Amount/Rate</b>
<b>68. Adjusted 2021 NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$0.465319/\$100
<b>69. 2021 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$239,145,567
<b>70. Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 69 and multiply by \$100.	\$0.209077
<b>71. 2021 debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0.247470/\$100
<b>72. De minimis rate.</b> <sup>23</sup> Add Lines 68, 70 and 71.	\$0.921866/\$100

<sup>42</sup>Tex. Tax Code Section 26.012(8-a)

<sup>43</sup>Tex. Tax Code Section 26.063(a)(1)

<sup>44</sup>Tex. Tax Code Section 26.04(c)

by the taxing unit for tax years preceding tax year 2020. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. <sup>8</sup>	
<b>17. Adjusted 2020 levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>	\$1,595,376
<b>18. Total 2021 taxable value on the 2021 certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup>	
<b>A. Certified values:</b>	\$320,959,423
<b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office:	\$0
<b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	\$0
<b>D. Tax increment financing:</b> Deduct the 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2021 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. <sup>12</sup>	\$86,636,817
<b>E. Total 2021 value.</b> Add A and B, then subtract C and D.	\$234,322,606
<b>19. Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup>	
<b>A. 2021 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup>	\$4,822,961
<b>B. 2021 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup>	\$0  \$4,822,961
<b>C. Total value under protest or not certified:</b> Add A and B.	
<b>20. 2021 tax ceilings.</b> Counties, cities and junior colleges enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>	\$0
<b>21. 2021 total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>	\$239,145,567

# **COLLIN CENTRAL APPRAISAL DISTRICT TIF or TIRZ CERTIFIED TAXABLE VALUE**

TIF or TIRZ NAME	ENTITY CODE	2020 TIF or TIRZ Taxable Value, as of 9-16-2020 Certification	Base Taxable Value to Exclude from TIF or TIRZ Captured Value	2020 Calculated TIF or TIRZ Captured Value	2021 Certified Taxable Value	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2021	2021 Calculated TIF or TIRZ Captured Value	2021 New Property Taxable Value (Included in Taxable Value)
ALLEN TIF #1	TA1	\$171,704,428	\$2,424,420	\$169,280,008	\$190,876,901	\$2,424,420	\$188,252,481	\$17,065,011
ALLEN TIF #2	TA2	\$655,131,275	\$81,267,393	\$574,863,882	\$768,595,613	\$81,267,393	\$687,322,220	\$64,872,002
ALLEN TIF #3	TA3	\$0	\$0	\$0	\$1,993,464	\$261,360	\$1,732,104	\$0
ANNA TIRZ #2	TAN02	\$2,737,807	\$15,118	\$2,742,688	\$13,084,020	\$15,118	\$13,068,902	\$0
CELINA TIRZ #2	TCL02	\$180,362,433	\$6,182,256	\$174,380,177	\$224,976,927	\$6,182,256	\$218,794,671	\$26,627,969
CELINA TIRZ #3	TCL03	\$103,611,697	\$127,312	\$103,484,385	\$168,794,170	\$127,312	\$165,666,858	\$36,440,010
CELINA TIRZ #5	TCL05	\$5,391,521	\$4,582,987	\$808,534	\$5,464,656	\$4,582,987	\$881,669	\$4,828
CELINA TIRZ #6	TCL06	\$49,416,718	\$1,672,560	\$47,744,158	\$75,096,824	\$1,672,560	\$73,423,264	\$19,411,157
CELINA TIRZ #7	TCL07	\$47,848,959	\$19,189	\$47,829,770	\$72,259,987	\$19,189	\$72,240,778	\$10,692,042
CELINA TIRZ #9	TCL09	\$14,111,758	\$7,838	\$14,103,920	\$30,208,074	\$7,838	\$30,201,236	\$14,704,518
CELINA TIRZ #10	TCL10	\$3,303,392	\$14,153	\$3,289,239	\$10,211,681	\$14,153	\$10,197,528	\$310,055
CELINA TIRZ #11	TCL11	\$115,828,322	\$86,443,673	\$29,384,649	\$127,901,282	\$86,443,673	\$41,457,589	\$1,988,670
DALLAS TIF #21	TD021	\$186,465,371	\$30,002,395	\$156,462,985	\$212,386,372	\$30,002,395	\$182,383,987	\$20,147,574
FARMERSVILLE TIF #1	TFC1	\$125,199,567	\$48,946,113	\$76,253,454	\$147,911,415	\$48,946,113	\$98,965,302	\$8,448,677
FAIRVIEW TIRZ #1	TFV1	\$350,998,100	\$172,852,785	\$178,145,315	\$378,138,573	\$172,852,785	\$206,286,788	\$27,830,908
FRISCO TIF #1	TF1	\$1,850,143,711	\$16,059,872	\$1,834,083,839	\$1,866,474,915	\$16,059,872	\$1,850,415,043	\$113,654,482
FRISCO TIF #5	TF5	\$539,081,847	\$0	\$539,081,847	\$524,939,771	\$0	\$524,939,771	\$0
MELISSA TIF #1	TM1	\$222,834,832	\$15,954,372	\$206,880,460	\$246,640,761	\$15,954,372	\$230,586,379	\$8,649,815
MCKINNEY TIF #1	TMC1	\$542,613,588	\$236,841,057	\$305,772,511	\$86,210,304	\$236,841,057	\$348,369,247	\$50,648,897
MCKINNEY TIF #2	TMC2	\$205,616,714	\$118,421,480	\$88,395,234	\$274,131,395	\$118,421,480	\$155,709,935	\$57,264,151
PLANO TIF #2	TP2	\$878,308,247	\$306,358,957	\$571,949,290	\$877,897,132	\$306,358,957	\$571,538,165	\$11,541,880
PLANO TIF #3	TP3	\$568,387,037	\$610,102,390	\$58,284,647	\$725,440,738	\$610,102,390	\$115,338,348	\$9,604,419
PLANO TIF #4 (2020 Base Year)	TP4	\$254,017,829	\$260,736,585	\$-6,718,756	\$250,695,180	\$260,736,585	-\$10,041,405	\$2,055,787
PRINCETON TIRZ #1	TPN1	\$194,727,182	\$8,282,770	\$186,444,412	\$250,939,376	\$9,282,770	\$241,656,556	\$41,052,304
PRINCETON TIRZ #2	TPN2	\$3,108,910	\$165,000	\$2,943,910	\$15,124,479	\$165,000	\$14,959,479	\$115,212
PROSPER TIF #1	TPR1	\$139,795,432	\$4,507,850	\$135,287,582	\$176,821,354	\$4,507,850	\$172,313,504	\$38,281,021
PROSPER TIF #2	TPR2	\$3,024,156	\$29,413	\$2,994,743	\$36,088,960	\$29,413	\$36,029,547	\$1,122,280
RICHARDSON TIF #2	TRC2	\$1,302,112,409	\$37,485	\$1,302,074,924	\$1,308,183,928	\$37,485	\$1,308,146,443	\$8,043,695
RICHARDSON TIF #3	TRC3	\$266,192,752	\$10,589,481	\$255,603,271	\$225,340,053	\$10,589,481	\$214,750,572	\$1,700,280