



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
September 28, 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. 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.
 - Old Time Saturday will be on October 2nd.
 - The Recycle Center will be closed on October 2nd due to Old Time Saturday.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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, Main Street & FCDC Joint Minutes for 7-27-21
- B. City Council Minutes for 9-14-21
- C. City Financial Report

V. INFORMATIONAL ITEMS

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

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

- A. City Amenities Board
 - 1. Minutes
 - 2. Possible Council Liaison Report

- B. Farmersville Community Development Board (Type B)
 - 1. Minutes
 - 2. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Minutes
 - 2. Possible Council Liaison Report
- D. Main Street Board
 - 1. Minutes
 - 2. Possible Council Liaison Report
- E. Parks & Recreation Board
 - 1. Minutes
 - 2. 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 the Concrete Batch Plants Development Agreements
 - Update on Code Enforcement
 - Update on Collin Parkway

VI. REGULAR AGENDA

- A. Presentation and possible discussion regarding an overview of the TIRZ.
- B. Discussion and possible direction regarding the sign ordinance and painting signs on walls.
- C. Discussion and possible direction regarding an ordinance relating to food trucks and pop-up vendors.
- D. Consider, discuss and act regarding resignations and appointments of persons to City's Boards and Commissions.
- E. Discussion and possible action regarding inhabitants study and possible Home Rule Charter election.
- F. Discussion and possible action regarding the J.W. Spain Complex and the Little League contract.
- G. Consider, discuss and act upon Resolution #R-2021-0928-001 regarding the designation of the official newspaper for city publications of notices.
- H. Consider, discuss and act concerning street project capital priority list.
- I. Consider, discuss and act on possible public works covered parking for equipment.

- J. Consider, discuss and act upon a concept plan for Kingston Apartments.
- K. Consider, discuss and act upon a preliminary plat for Kingston Apartments.
- L. Consider, discuss and act upon a possible increase in water and wastewater fees.

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 23rd day of September, 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 September 23, 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

SEPTEMBER 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 Parks & Recs Board Meeting 5:00 pm	3	4 Farmersville Market 9:00 am Recycle Center Closed
5	6 City Hall Closed – Labor Day	7	8	9	10	11
12	13 Main Street Meeting 4:30 pm FCDC (4B) Meeting 6:00 pm	14 City Council Meeting 6:00 pm	15	16 FEDC (4A) Meeting 6:30 pm	17	18
19	20 P&Z Meeting 6:00 pm (Cancelled – No quorum)	21	22	23 City Amenities Board Meeting 4:00 pm	24	25
26	27	28 City Council Meeting 6:00 pm	29	30		

OCTOBER 2021

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

NOVEMBER 2021

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

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

Agenda Section	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
Section Number	II
Subject	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 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	September 28, 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, Main Street & FCDC Joint Minutes for 7-27-21
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	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



**JOINT SPECIAL SESSION OF THE
FARMERSVILLE CITY COUNCIL,
FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION, &
MAIN STREET BOARD
AGENDA
July 27, 2021, 5:00 P.M.
Council Chambers, City Hall
205 S. Main Street**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 5:00 p.m. Council members Craig Overstreet, Ted Wagner, Lance Hudson, Terry Williams and Mike Henry were in attendance.
- Farmersville Community Development members present were Stephen Caspari, John Garcia, Tonya Mercer, Melody Hudson, Donna Williams and Aaron Destefano. Richard Holbrook was not in attendance.
- Main Street Board members present were Doris Cooks, Jason Acevedo, Clifford James Moss, Gwen Snyder and Katherine Hershey. Bruce Woody and Tracey Wolf were not in attendance.
- City staff members present were Ben White, Sandra Green, Paula Jackson, Daphne Hamlin and City Attorney Alan Lathrom were also present.
- Prayer was led by Councilmember Mike Henry followed by the pledges to the United States and Texas flags.

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

- Dwain Mathers, who resides at 109 College Street, recommended the Main Street Manager be under the direction of FCDC (4B). He explained since the 4B board pays for the salary of the Main Street Manager they should hire and direct the person in the position as well. He said it would also give citizens who sit on the 4B board a chance to have input as to what is going on in the city.
- Allison Mathers, who resides at 109 College Street, said that ever since the former Main Street Manager, Adah Leah Wolf, resigned the Main Street Program has not functioned properly. She said it would hurt the program if it was staff-driven because the manager would get projects from the city to complete instead of focusing on Main Street. She said she feels the Main Street Manager should be directed by the FCDC (4B) and stay autonomous from the city.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one came forward to speak.

IV. CITY COUNCIL WORKSHOP WITH THE COMMUNITY DEVELOPMENT CORPORATION AND THE MAIN STREET BOARD

- A. Discussion regarding the recruiting and hiring of the Main Street Manager as well as the funding, responsibilities, and supervision for the Main Street Manager.
- Donna Williams, FCDC (4B) member, stated she believes the city needs a Main Street Manager that interacts with the merchant's downtown and they need to be funded by the Community Development Board.
 - Aaron Destefano, FCDC (4B) member, stated he learned from recent training that the board could not pay for the salary of the Main Street Manager unless they were conducting 4B or Main Street work. He explained they could not pay them using their funds if they were doing any work for the city that is outside the perimeters of what the 4B board and Main Street can do.
 - Doris Cooks, Main Street board member, said in her research she found a number of Main Street Programs do not receive direction from a 4B Board. She believes that most programs are covered by the city and directed by the City Manager.
 - Stephen Caspari, FCDC (4B) member, explained that according to the training they received from the City Attorney's Office, if they fund the position a performance agreement with benchmarks and penalties has to be made and they are required to have that person report to them for the Main Street program.

- Doris Cooks stated Main Street reports are monthly reports given to the 4B board and the Main Street board. She said the Main Street Manager is not a director and does not supervise the Main Street board, they work in conjunction with them. She said the Main Street Manager does not have a vote.
- Mayor Wiebold asked if the title Main Street Manager or Main Street Director matters.
- Alan Lathrom stated it depended on the duties they perform.
- Jason Acevedo, Main Street board member, said that reporting to a committee or board seems like it would make it more difficult. He explained that being part of a committee that meets once a month would make it hard to get an answer right away. If they are reporting to 4B and only working on 4B projects, how are they going to handle tasks they would perform for the Main Street that do not fall under the 4B.
- Doris Cooks said after researching other cities she found the salary is paid through the city and the position overseen by the City Manager or Assistant City Manager.
- Donna Williams said if the city funds the position the city directs it. She said for day to day operations the Manager should rely on the Main Street Program online to learn how to direct the position and then the Main Street Manager directs the board.
- Mayor Wiebold asked if it was legal for volunteers of a board to supervise the Main Street Manager.
- Alan Lathrom said the code of ordinances says the City Manager is responsible for overseeing and supervising the city employees. He said it could present a potential problem when you have members of Council or members of other boards directing the work of a city employee because it could result in a hostile work environment if they were given directions that were in conflict with one another.
- Stephen Caspari said the board is not looking at day to day operations of the person. The person needs to be doing work for 4B and Main Street projects. He said a Main Street Director in the past told the board they did not have time to get the board a report.
- Mike Henry stated he has been through the training and legally the members of the 4B board have a responsibility to make sure the funds they are spending are being used for projects that are associated with the FCDC or Main Street. If the City Manager asks the person to do work outside of those projects the city has to pay the 4B board back for the work that was done. He explained they have to have something shown monthly that justifies the expense they are expending. He said that way if the board or the city is ever audited it would show where those funds went.
- Doris Cooks said it is a requirement that the Main Street Manager submit monthly reports to the Main Street board and quarterly reports and annual reports to the State.

- Alan Lathrom stated the Main Street Manager has to perform functions related to 4B operations and Main Street Program. They cannot be doing work for the city on other projects because that gets into violations of using tax funds that are allocated for 4B.
- Mike Henry said if they do work for the city the city has to reimburse those funds to 4B.
- Alan Lathrom explained the city would have to reimburse those funds to the 4B board for time that was spent purely on city projects.
- Mike Henry said there is a city office space being allocated for the Main Street Manager and the 4B should pay for that office, equipment and time for Daphne Hamlin handling the financials for the 4B board. If the documents are filled out for the time they spent working on projects for the city, then all transparency is there and everything is in proper order.
- Mayor Wiebold asked if the Main Street Manager does a lot of city work.
- Ben White stated they do not. He said their primary focus is related to economic development in the downtown.
- Stephen Caspari said he has concerns because the previous Main Street Director said he did what the boss told him to do.
- Clifford James Moss, Main Street board member, said we are all going to have to adjust to a new Main Street Manager. He suggested a contract position and they would need to have a clear list of duties from the boards and the city. He said let the Main Street Manager do their job, but the board can say what they are going to fund. He does not think telling them one board or person they are going to report to only is going to solve the problem.
- Ben White said his daily focus with the Main Street Manager is to ask them to perform job duties that are related to Main Street. He stated his daily direction for that position is to support people that are involved in businesses within the Main Street district and support those with a lot of passion and enthusiasm for that.
- Mayor Wiebold said the focus of Main Street should be economic development downtown, preservation of the historic sites and other items similar.
- Doris Cooks said the Main Street Program is based on four points; economic development, promotion, design and organization. She said there are attributes under each point that the Main Street Program needs to adhere to. She indicated that as the board develops their goals and adjectives they look to those four points, along with the Main Street Manager. She said if you look at the roles and responsibilities of Main Street and 4B they are very similar.
- Donna Williams stated the topic has gotten off of legally who directs the Main Street Program. If 4B funds it then they will follow the Main Street Program that is on the websites. She said she knows there were things the Main Street Manager was doing for the city, such as working on grants

and Christmas lights. The original issue is who does the Main Street Manager report to and who pays them. If the city pays them they should report to the city and if 4B pays for them they should report to 4B. She said 4B will direct that person to follow the Main Street Program and the Texas Historical part of the program.

- Mayor Wiebold asked her what she felt like the purpose of the Main Street Program was.
- Donna Williams stated it is for the economic aspect and to bring businesses to downtown. She said 4B would fund them and give them a scope of work and the person would report back to the board.
- Doris Cooks asked what the point of the Main Street board would be if 4B is going to formulate the projects for the Manager.
- Aaron Destefano said 4B has a wider scope than just the Main Street Program. He said the 4B board is not only about the downtown, but all of Farmersville. The Main Street Program is geared toward downtown and we are looking to hire someone that is trained on those specifics. He said the 4B board would oversee the Manager and they would report back to them and then the board would have other economic projects for them.
- Jason Acevedo wanted to know how much money, or what percentage, the 4B board gave to the Main Street Program last year, excluding the Main Street Manager position. He said the concern he has is if the person is reporting to the 4B board and Main Street is only receiving 3% of its funding from 4B, then why would the board want to oversee that position since it would be such a small portion of what they would actually do.
- Mayor Wiebold said essentially the 4B board could say they are not funding the Main Street Manager. He asked Ben White if the city could fund it.
- Ben White stated we possibly could, but it is a matter of budget.
- Mayor Wiebold said what bothers him is that the Council and board members are all volunteers and we have to do what is best for Farmersville. He explained that based on conversations he has had with the last three Main Street Managers there were issues with them feeling verbally abused and unwelcome. He said we have a Main Street board and have people who work tirelessly to keep the Main Street designation alive. He stated what he hears from Stephen Caspari and the 4B board is if they fund the position they should get reported to, but he said he does not believe the 4B should control them. He said all the board members should get into unity and do their individual role and love the town and each other and create an environment that someone would be welcome in to. He said he believes we could do a better job of hiring someone to do the proper reporting and make sure they report to 4B and the Main Street board. He explained everything needs to stay in place as it is and we need a process to where we are legal with the state, get the reporting done and if cross funding takes place have record of it. He said the emotion has to be removed. He explained if 4B decides not to fund the

position they can do that.

- Mike Henry stated his intent when asking for the meeting was to lay it on the table. He said typically there is a contract between 4B and the city and a job description for the position. He said then the rest of it is reporting to the Main Street board and the 4B board.
- Mayor Wiebold asked if the 4B board would be fine taking the route Mike Henry was suggesting.
- Tonya Mercer, FCDC (4B) member, said she has been on the board for a year, but she is still trying to understand if the Main Street Manager is a city employee and the city just asks the board to fund the position.
- Mike Henry said the position is considered a city employee because the city covers the employees' benefits.
- Tonya Mercer asked if it would be wrong to ask the Main Street Manager for a report to show what they are working on.
- Mike Henry told her no it would not be wrong to ask for that.
- Tonya Mercer also asked when the hiring processes takes place can the whole board be used in the interview. She suggested that when a person leaves the city an exit interview be conducted so we can see the reasons for their departure.
- Mayor Wiebold said if all the board members get together for the interview it is considered a public meeting and has to be conducted in an open forum. He said no one would want to be interviewed that way.
- Ben White explained that in the past a representative from both the 4B board and Main Street board would sit in on the interview.

V. REGULAR AGENDA

- A. Consider, discuss and act regarding the commitment necessary for the recruiting, hiring, supervision, and funding required for the City of Farmersville to maintain the position of a Main Street Manager.

- Motion to draw up a contract between 4B and the city for hiring the Main Street Manager and make sure we are all in agreement regarding the job description made by Mike Henry
- 2nd was made by Terry Williams
- All council members voted in favor

VI. ADJOURNMENT

- Meeting was adjourned by the Farmersville Community Development Corporation at 5:59 p.m.

- Meeting was adjourned by the Main Street Board at 5:59 p.m.
- Meeting was adjourned by the Farmersville City Council at 5:59 p.m.

Richard Holbrook, President FCDC

Paula Jackson, Assistant to the City Manager



Doris M. Cooks, Main Street Board President



Paula Jackson, Assistant to the City Manager

APPROVE:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

Warning Signs: Why Main Street Programs Go Inactive

1. Four points and eight principles of Main Street disregarded.
2. Lack of leadership rotation.
3. Wrong leaders as volunteers.
4. Lack of strong leadership from the Main Street Advisory Board.
5. Organization run by committees instead of board of directors.
6. Duplication of roles and activities of other organization—community perceives that efforts overlap.
7. Lack of long-term planning for downtown.
8. Poor relationship with other economic development entities.
9. Unrealistic expectations of Main Street Program—"Not a big fix or quick fix"
10. Tacking large projects early in the program's existence.
11. Board unwillingness to raise funds.
12. Staff-driven program.
13. Frequent staff changes.
14. Changes in political climate.
15. Poor handling of crises.

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	City Council Minutes for 9-14-21
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	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
September 14, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:01 p.m. Council members Craig Overstreet, Ted Wagner, Lance Hudson, Terry Williams and Mike Henry were in attendance. City staff members Ben White, Sandra Green, Paula Jackson, Rick Ranspot, Kim Morris, 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 for boards and commissions. An application can be found on the city's website or at City Hall.

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

- Jason Acevedo, who owns a business at 115 S. Main Street suggested that an interim Main Street Manager should be hired until a full time person is selected. He said that would ensure the Main Street Program would continue in the meantime.

IV. CONSENT AGENDA

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- A. City Council Minutes
- B. Public Works Report
- C. City Manager’s Report

- Mike Henry pulled the Public Works Report.
 - Motion to approve A & C made by Craig Overstreet
 - 2nd was made by Terry Williams
 - All council members voted in favor
- Mike Henry asked questions about the Collin Parkway and the timeframe to complete.
- Ben White indicated the contractor has substantially completed their contract. He said they do have the median work they are still completing, but he has not talked to them to see specifically what the timing of that is.
 - Motion to approve the Public Works Report made by Mike Henry
 - 2nd was made by Craig Overstreet
 - All council members voted in favor

V. INFORMATIONAL ITEMS

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

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- A. City Amenities Board
 - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
 - 1. Financials
 - 2. Possible Council Liaison Report
 - Mike Henry stated they approved past minutes and discussed their August financials. They tabled the discussion on the Architect and Engineer for parks projects and the performances agreements for each grant recipient. He said they also reviewed short and long term goals.
- 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 explained the discussion regarding drainage repairs was tabled. He said they discussed some of the 4B grants and Little League banners for the fields. He stated they tabled a list of stuff for the architect for Rambler Park and discussed Winter Music in the Park. They also talked about J.W. Spain cleanup.
- F. Planning & Zoning Commission
 - 1. Possible Council Liaison Report
- G. TIRZ Board
 - 1. Financials
 - 2. Possible Council Liaison Report
 - Craig Overstreet stated they approved the budget for the upcoming year, but they asked that Council come up with the top ten streets that need to be repaired within the TIRZ.

H. City Manager's Verbal Report

- Update on Boundary Agreements
 - Ben White explained we have approved agreements with Princeton and Nevada, but Blue Ridge did not agree with the boundaries. He said he will be meeting with Caddo Mills soon.
- Update on Home Rule Charter inhabitants study and information
 - Ben White stated he would have the figures at the next Council meeting.
- Update on Food Truck and Pop-Up Vendor Ordinance
 - Ben White explained the City Attorney is developing an ordinance.
- Update on Sign Ordinance changes regarding painting on walls
 - Ben White said the Historic Preservation Ad Hoc Committee is to review and make suggested changes to Council after they finish reviewing the Historic Preservation Ordinance.
- Update on development agreement with concrete batch plants
 - Ben White indicated there has been a lot of activity and they have started going through the zoning process. He said sales tax continues to be an issue and not being sent to Farmersville even though the payments are being made to the state. He explained Reliable Concrete still has outstanding invoices for the road and water that need to be paid and he is working on that. He said they do have an escrow in the amount of \$125,000.00, but he cannot pay the money out of the escrow until all items have been taken care of.
 - Craig Overstreet asked if we received sales taxes from the previous owner.
 - Ben White stated we did, but they had trouble with it initially too.
 - Mike Henry asked if the retaining walls were completed.
 - Ben said they were.
- Update on the Wastewater Treatment Plant #1 trickling arm filter
 - Ben White stated it is on schedule to be delivered in early October. They have until December to complete it, but he thinks it will be done sooner than that.
 - Craig Overstreet asked if the trickling arm has been down about two years now.
 - Ben White indicated that it has been about two years.

- Update on who owns property south of City Hall
 - Ben White said he researched the land with the assistance of Matt Busby with Boundary Solutions, but it does appear the city owns the two properties to the south. The paperwork seems to be very old and we may have to go back to Kansas City Southern Railroad Company to receive better copies and possibly engage in boundary agreements with them.
- Update on Code Enforcement
 - Ben White explained he has not been able to get with Charles Kirk regarding code enforcement recently since he has been out of the office. He said there are still signs in the downtown area that have outstanding violations and some of those are going to court.
 - Craig Overstreet indicated Council did receive extensive reports in the council packet before OpenGov and he does not see anything that shows code enforcement is being taken care of.
- Update regarding the downtown gazebo repair
 - Ben White stated the gazebo is complete.

VI. PUBLIC HEARING

A. Public hearing on the Fiscal Year 2021-2022 proposed budget to allow proponents and opponents of the proposed budget to present their views.

- Mayor Wiebold opened the public hearing at 6:28 p.m. and asked if anyone wanted to speak for or against the proposed budget.
- No one came forward so he closed the public hearing at 6:29 p.m.

B. Public hearing on Tax Rate to allow proponents and opponents of the tax rate to present their views.

- Mayor Wiebold opened the public hearing at 6:29 p.m. and asked if anyone wanted to speak for or against the proposed tax rate.
- No one came forward so he closed the public hearing at 6:29 p.m.

VII. READING OF ORDINANCES

A. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-001 adopting and approving the budget for FY 2021-2022.

- Mayor Wiebold read the caption of the ordinance.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR INTRA- AND INTER-DEPARTMENTAL FUND TRANSFERS; AMENDING AND ADOPTING THE REVISED FISCAL YEAR 2020-2021 BUDGET; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

- Mike Henry stated "I move to approve the Budget for the Fiscal Year beginning on October 1, 2021 and ending on September 30, 2022."
- 2nd was made by Lance Hudson
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes
- Mike Henry stated "I move to RATIFY the Adopted Budget for the Fiscal Year beginning on October 1, 2021 and ending on September 30, 2022, as required by and in accordance with Texas Local Government Code Section 102.007(c)."
- 2nd was made by Lance Hudson
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes

B. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-002 adopting the FY 2021-2022 tax appraisal roll.

- Mayor Wiebold read the caption of the ordinance.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE FISCAL YEAR 2021 – 2022 TAX APPRAISAL ROLL FOR THE CITY OF FARMERSVILLE, TEXAS; PROVIDING FOR SEVERABILITY; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HERewith; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

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

- Motion to approve made by Craig Overstreet
- 2nd was made by Mike Henry
- All council members voted in favor

C. Consider, discuss and act upon the first and only reading Ordinance #O-20201-0914-003 adopting the tax rate for FY 2021-2022.

- Mayor Wiebold read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING A TAX RATE AND FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF FARMERSVILLE, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE TAX YEAR 2021 (FISCAL YEAR BEGINNING ON OCTOBER 1, 2021 TO AND INCLUDING SEPTEMBER 30, 2022); APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSES; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

- Mike Henry stated "I move to approve a tax rate of \$0.464574 on each one hundred dollars (\$100) of assessed value of all taxable property including real, personal and mixed situated within the corporate limits of the City of Farmersville, Texas, and not exempt by the Constitution of the State and valid state laws that will be used to fund the City's maintenance and operations component of the tax rate for the Tax year 2021, same being from October 1, 2021 to and including September 30, 2022, and for each tax year thereafter until otherwise provided, upon all taxable property."
- 2nd was made by Terry Wagner
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes
- Mike Henry stated "I move to approve a tax rate of \$0.247470 on each one hundred dollars (\$100) of assessed value of all taxable property including real, personal and mixed situated within the corporate limits of the City of Farmersville, Texas, and not exempt by the Constitution

of the State and valid state laws that will be used to pay the City's Debt Service component of the tax rate for the Tax year 2021, same being from October 1, 2021 to and including September 30, 2022, and for each tax year thereafter until otherwise provided, upon all taxable property."

- 2nd was made by Terry Williams
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes
- Mike Henry stated "I move that the property tax be increased by the adoption of a tax rate of \$0.712044 on each one hundred (\$100) assessed value, which is effectively a 6.38 percent increase in the tax rate."
- 2nd was made by Terry Williams
- Council members voted as follows:
 - Lance Hudson – yes
 - Mike Henry – yes
 - Ted Wagner – yes
 - Craig Overstreet – yes
 - Terry Williams – yes

D. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-004 adopting the General Obligation Bond Series 2012 annual budget for FY 2021-2022.

- Mayor Wiebold read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2012 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

- Motion to approve made by Craig Overstreet
- 2nd was made by Mike Henry
- All council members voted in favor

- E. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-005 adopting the General Obligation Bond Series 2017 annual budget for FY 2021-2022.

- Mayor Wiebold read the caption of the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2017 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

- Motion to approve made by Terry Williams
- 2nd was made by Ted Wagner
- All council members voted in favor

- F. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-0914-006 adopting the General Obligation Bond Series 2019 annual budget for FY 2021-2022.

- Mayor Wiebold read the caption to the ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, ADOPTING THE GENERAL OBLIGATION BOND SERIES 2019 ANNUAL BUDGET FOR THE CITY OF FARMERSVILLE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR INTRA-DEPARTMENTAL TRANSFERS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

VIII. REGULAR AGENDA

- A. Consider, discuss and act upon a request from the Centennial Committee on whether or not to hold Old Time Saturday due to Covid-19.

- Eddy Daniel and Dustin Tarrant, representatives of the Centennial Committee explained they are wanting the Council's guidance on whether to host Old Time Saturday this year because of Covid. All proceeds from the event goes back to the community.
 - Chief Sullivan said he looks at the Covid numbers every day. He feels the Committee should do their part by having masks and hand sanitizer available. He explained the concern with Audie Murphy Day being cancelled was because of the number of senior citizens that would attend.
 - Council basically agreed it comes down to personal choice for each individual citizen to attend and take the proper precautions. They did suggest the Committee contact other cities that have been holding events to see how they are handling safety protocols.
- B. Consider, discuss and act upon the Tax Increment Refinancing Zone proposed projects and budget for Fiscal Year 2021-2022.
- Bob Collins, board member, went over the TIRZ budget that was approved by the TIRZ Board. He asked City Council to give the board a list of top ten streets they would like to be done in the TIRZ area.
 - Motion to approve made by Mike Henry
 - 2nd was made by Terry Williams
 - All council members voted in favor
- C. Consider, discuss and act upon the Economic Development Corporation proposed projects and budget for Fiscal Year 2021-2022.
- Matt Crowder, President of the board, addressed Council and went over the budget the EDC board approved. He said they will update their community profile this year and they have allotted some money to start on the path of hiring an EDC Director as soon as they can.
 - Motion to approve made by Terry Williams
 - 2nd was made by Mike Henry
 - All council members voted in favor
- D. Consider, discuss and act upon the Community Development Corporation proposed projects and budget for Fiscal Year 2021-2022.

- Donna Williams, Chairman of the Board, presented the budget their board approved. She explained they lowered the Main Street Manger salary and they set aside \$150,000.00 for the City Park bridge repair. They funded other items such as the museum and other monthly related expenses.
- Craig Overstreet asked whether the board had discussions with the Parks & Recreation Board regarding their needed projects and priority.
- Donna Williams stated the CDC put the money in the budget before they spoke to the Parks & Recreation Board so they would have the money set aside for the bridge.
- Mayor Wiebold explained he is not convinced a quality employee, with Main Street experience, could be hired for \$50,000.00. He said the City Manager had conducted a survey of other cities a year or so ago and City Council had directed the salary amount of \$62,500.00 for the Main Street Manager.
- Donna Williams said she called other cities to research the salary for Main Street Manager's and the salary the CDC chose was in line with the other cities.
- Craig Overstreet said he believes Donna William's numbers are more in line with the salary because some of the functions of the Main Street Manager were given to the Chamber. He indicated he was concerned about the amount of money that was allocated for the bridge repair and asked if they spoke to an engineer about it.
- Mike Henry explained they had a contractor give the board bids for the project.
- Ben White stated him and Eddy Daniel, City Engineer, was going to meet at the bridge to get an accurate cost of repair.
- Miranda Martin, Chairman of the Parks & Recreation Board, said they had an item on their last agenda about the bridge, but no one from the CDC showed up to discuss it. She said they are currently working on the resurfacing for the ADA swings at Rambler Park and the Chaparral Trail.
- Mike Henry explained Ben White told the board he would not be able to do the ADA swing project until after 2022. He said he told them he wanted to hire the architect and then it would probably be a year before he would start the project. So, the board moved the funds to other areas.
- Ben White said he believes the board misunderstood. He said we are trying to get a sewer line repaired and then we would be in the next fiscal year 2021 – 2022. He explained he wanted the architect to redesign the new equipment area of the park to make it more harmonious with the surrounding area, but the architect would only take a matter of weeks.

- Mayor Wiebold said the bridge project should have come through the city offices first and then go through the proper channels because the bridge belongs to the city. He does not believe the process was handled properly.
- Terry Williams stated he could not support the money for improvements to the park bridge since it did not go through the proper channels at the city and the Parks & Recreation Board.

- Motion to approve made by Mike Henry
- No second was given so the motion failed

- Mayor Wiebold explained he feels the money should be given to the Park & Recreation Board to finish the projects that were already underway. He said he was not against the bridge project, but he believes it should have been presented differently.
- Mike Henry said he disagreed because the safety risk and the liability with the park bridge is massive.
- Alan Lathrom said the Council has the ability to approve or disapprove projects that are proposed by the 4B Board. They also have the ability to disapprove line items in the budget. City Council also has the ability to make recommendations to the FCDC.

- Motion to approve the budget with the exception of removing the Main Street personnel line item, the park bridge repair line item and the possible restoration of the Parks & Recreation items for further discussion made by Craig Overstreet
- 2nd was made by Terry Williams
- All council members voted in favor

E. Consider, discuss and act upon Resolution #R-2021-0914-001 regarding an application to the Texas Department of Housing and Community Affairs for HOME funds.

- Ben White summarized this resolution is for the first step to get a HOME Program started with the city. He said the program is not formulated yet and does not show in next year's budget.

- Motion to approve made by Lance Hudson
 - 2nd was made by Ted Wagner
 - All council members voted in favor

- F. Consider, discuss and act upon whether to seek requests for qualifications for Engineering Professional Services.
 - Mike Henry explained the process of going out for Request for Qualifications does not allow you to competitively bid. The price is negotiated after the firm has been selected.

- G. Discussion and possible action regarding OpenGov software.
 - Craig Overstreet said he is not satisfied with the OpenGov software.
 - Lance Hudson said he thinks it is a really good system if people know how to use the software. It could even be used for plan review.
 - Ben White and Daphne Hamlin explained it is excellent for finances and budget and they suggested a workshop training session for Council.

- H. Consider, discuss and act upon an interlocal agreement with Collin County for Animal Services.
 - Motion to approve made by Mike Henry
 - 2nd was made by Ted Wagner
 - All council members voted in favor

- I. Consider, discuss and act upon a water line on McKinney Street and Baker Lane for use by Fisd.
 - Ben White explained the school district bought the old Feagin's supermarket building and the old Joker's Wild building to use as a robotics classroom and offices. They are putting in a sprinkler system and need to update the water lines.
 - Eddy Daniel, City Engineer, explained the school district needs to extend the 8 inch line down McKinney Street to accommodate the sprinkler system.
 - Ben White said it would improve the city's system to have the line looped in the future and provide better fire flows for the area now with a fire hydrant. He suggested completing the first phase this upcoming budget year and phase 2 in the following year. He indicated that phase 1 allows the fire hydrant to be in place, but the loop would be in phase 2. He explained the

school district was asking the Council to pay 50% of the cost for phase 1. Phase 2 only benefits the city, so it would cost the city the full amount.

- Motion to split phase one 50%/50% with the school district and hold out on phase 2 until the city is ready made by Terry Williams
- 2nd was made by Craig Overstreet
- All council members voted in favor

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet asked for the following to be placed on future agendas:
 - Concrete plants development agreements
 - Update on sign ordinance
 - Update on code enforcement and more information needed
 - Workshop of street repairs
 - Workshop on OpenGov
- Ted Wagner wants to discuss the Little League contract and organization.
- Mike Henry wanted to know where we are at on the median in Collin Parkway.

X. ADJOURNMENT

Meeting was adjourned at 8:23 p.m.

APPROVE:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

Agenda Section	Consent Agenda
Section Number	IV.C
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	City Financial 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>

MEMO

To: Benjamin White, City Manager

From: Daphne Hamlin, City Accountant

Date: September 17th, 2021

Subject: August 2021 Budget Report

Financial Reporting is available for review on the City website. www.farmersvilletx.com. Press OpenGov button ;> Press Stories button at the top under City logo; Press City of Farmersville August 2021 Financial Report.

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

	2020-2021 Budget	Revenues vs. Expenses	2020-2021 to Date	2019-2020 Actual	2018-2019 Actual
General Fund Revenue	4,164,042	Revenue to Date	3,801,621	3,307,701	3,385,178
General Fund Expense	4,164,042	Expenses to Date	3,830,960	3,229,658	3,184,114
Water Fund Revenue	1,830,906	Revenue to Date	1,755,581	1,724,144	1,350,917
Water Fund Impact Fee Revenue	84,310	Revenue to Date	96,947	54,172	112,280
Water Fund Expense	1,915,216	Expenses to Date	1,486,865	1,651,280	1,470,44
Wastewater Fund Revenue	1,397,304	Revenue to Date	1,276,778	1,063,933	916,022
Wastewater Fund Impact Fee Revenue	120,336	Revenue to Date	318,794	61,261	295,771
Wastewater Fund Expense	1,517,640	Expenses to Date	1,334,978	1,447,716	1,197,341
Electric Fund Revenue	4,954,363	Revenue to Date	4,468,866	3,542,775	3,327,700
Electric Fund Expense	4,954,363	Expenses to Date	4,309,065	3,829,035	3,453,470
Refuse Fund Revenue	510,058	Revenue to Date	480,768	463,152	432,759
Refuse Fund Expense	510,058	Expenses to Date	437,681	426,553	410,626

Cash Summary

The cash summary and revenue vs. expenses for the General Fund and Enterprise Funds are attached.

SUMMARY OF CASH BALANCES AUGUST 2021

ACCOUNT: CBTX (0815)	Interest Earned	Restricted	Assigned	Account Balance
Clearing Accounts				
General Fund			\$ (161,640.96)	
Refuse Fund			\$ 24,102.80	
Water Fund			\$ 84,509.31	
Wastewater Fund			\$ 76,616.27	
Electric Fund			\$ (536,200.01)	
Cares Act Funding		\$ 489,728.90		
CC Child Safety		\$ 18,719.40		
Park Fund		\$ 44,506.00		
2012 Bond		\$ (1,883.25)		
Waterwaste Bond Fund		\$ 2,549.76		
Law Enf Training		\$ 2,959.96		
Disbursement Fund		\$ 2,143.33		
LakeHaven Mud		\$ 5,000.00		
Library Donation Fund		\$ 2,775.50		
Court Tech/Sec		\$ 21,608.55		
JW Spain Grant		\$ 47,129.02		
Radio Note		\$ 6,082.79		
CC Bond Farmersville Parkway		\$ 130,333.11		
2019 Farmersville Parkway		\$ -		
Equipment Replacement		\$ 5,322.29		
Interest Earned	\$ 81.20			
TOTAL:	\$ 81.20	\$ 776,975.36	\$ (512,612.59)	\$ 264,362.77
Debt Service Accounts				
County Tax Deposit (cbtx 0807)(Debt Service)	\$ 22.15	\$ 151,166.98		
Debt Service Reserve (Texpool 0014) (2 months rsv)	\$ 9.02	\$ 479,575.36		
TOTAL:	\$ 31.17	\$ 630,742.34		\$ 630,742.34
Appropriated Surplus Investment Accounts				
Customer meter deposits (Texpool 0008)	\$ 2.08	\$ 113,988.55		
Water Dev. Board (Texstar 1110)	\$ 4.30	\$ 499,777.54		
2019 C/O Street (Texstar 0190)	\$ 7.09	\$ 706,896.94		
Listcon Escrow(Texstar 0300)	\$ 0.97	\$ 125,151.24		
Police Seized Funds	\$ -	\$ 1,831.05		
Summit Property Sewer Escrow (cbtx 231)	\$ 0.29	\$ 16,711.43		
TOTAL:	\$ 14.73	\$ 1,464,356.75	\$ -	\$ 1,464,356.75
Unassigned Surplus Investment Accounts				
Gen Fund Acct. (Texpool 0004)(Reso. 90 Day Reserve)	\$ 32.23	\$ 1,173,874.40		
Water/WW Fund (Texpool 0003)(Operating 90 day)	\$ 1.44	\$ 576,971.88		
Water/WW Fund (Texpool 00017)(Capital)	\$ 6.25	\$ 832,044.98		
Elec. Fund (Texpool 0005) (Operating)	\$ 0.93	\$ 50,000.00		
Elec. Fund (Texpool 0016)(Capital)	\$ 6.40	\$ 339,344.24		
Elec. Surcharge (Texpool 0015)	\$ 2.39	\$ 128,104.73		
Money Market Acct. (cbtx 092)	\$ 6.51		\$ 74,245.20	
TOTAL:	\$ 56.15	\$ 3,100,340.23	\$ 74,245.20	\$ 3,174,585.43
Contractor Managed Accounts Nonspendable				
NTMWD Sewer Plant Maint. Fund	\$ -			
TOTAL APPROPRIATED SURPLUS	\$ -	\$ -	\$ -	\$ -
TOTAL CASH & INVESTMENT ACCOUNTS		\$ 5,972,414.68	\$ (438,367.39)	\$ 5,534,047.29

SUMMARY OF CASH BALANCES AUGUST 2021

FEDC 4A Board Investment & Checking Account					
FEDC 4A Checking Account(Independent Bank 7909)	\$	53.78	\$	229,309.77	
FEDC 4A Checking Account(Independent Bank 452)	\$	923.26	\$	1,812,701.85	
FEDC 4A Investment Account (Texpool 0001)	\$	1.39	\$	72,416.92	
TOTAL:	\$	978.43	\$	2,114,428.54	\$ - \$ 2,114,428.54

FCDC 4B Board Investment & Checking Account					
FCDC 4B Checking Account (Independent Bank 9724)	\$	10.92	\$	272,088.54	
FCDC 4B Investment Account (Texpool 0001)	\$	10.31	\$	546,867.58	
TOTAL:	\$	21.23	\$	818,956.12	\$ - \$ 818,956.12

TIRZ Account					
County Tax Deposits (cbtx 01276)	\$	1.56	\$	35,838.81	
TIRZ Texpool Account (xxx019)	\$	15.70	\$	818,732.43	
TOTAL:	\$	17.26	\$	854,571.24	\$ - \$ 854,571.24

Note: Standard & Poor's Rating Service assigned A+/long-term stable rating to Farmersville, Texas, 11-2018

I hereby certify that the City of Farmersville's Investment Portfolio is in compliance with the City's investment strategy as expressed in the City's Investment Policy (Resolution 99-17, and with relevant provisions of the law.

The Public Funds Investment Act (Sec.2256.008) requires the City's Investment Officer to obtain 10 hrs. of continuing education each period from a source approved by the governing body. Listed below are courses Daphne Hamlin completed to satisfy that requirement:

Daphne Hamlin

Daphne Hamlin, City Investment Officer

10-2019 NCTCOG - Public Funds Inv Act.

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	4,164,042	243,698.64	3,801,621.64	0.00	362,420.36	91.30
TOTAL REVENUES	4,164,042	243,698.64	3,801,621.64	0.00	362,420.36	91.30
<u>EXPENDITURE SUMMARY</u>						
<u>00-TRANSFER OUT</u>						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	222,086.70	0.00	(222,086.70)	0.00
TOTAL 00-TRANSFER OUT	0	0.00	222,086.70	0.00	(222,086.70)	0.00
<u>11-MAYOR & CITY COUNCIL</u>						
PERSONNEL SERVICES	2,040	170.00	1,870.00	0.00	170.00	91.67
CONTRACTS & PROF. SVCS	1,000	0.00	0.00	0.00	1,000.00	0.00
MAINTENANCE	500	0.00	72.00	0.00	428.00	14.40
PERSONNEL RELATED ITEMS	13,760	0.00	8,970.53	0.00	4,789.47	65.19
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 11-MAYOR & CITY COUNCIL	17,300	170.00	10,912.53	0.00	6,387.47	63.08
<u>12-ADMINISTRATION</u>						
PERSONNEL SERVICES	515,934	26,727.16	382,611.98	0.00	133,322.02	74.16
CONTRACTS & PROF. SVCS	286,182	16,341.39	256,519.20	0.00	29,662.80	89.63
CONST. MATL./TOOLS/EQUP	0	0.00	0.00	0.00	0.00	0.00
MAINTENANCE	134,844	15,827.49	134,677.18	54.99	111.83	99.92
UTILITIES	22,750	2,498.97	25,110.28	0.00	(2,360.28)	110.37
SUPPLIES	26,000	3,096.92	12,611.27	0.00	13,388.73	48.50
PERSONNEL RELATED ITEMS	49,700	1,785.93	32,080.10	0.00	17,619.90	64.55
CAPITAL EXPENDITURES	0	0.00	0.00	(0.01)	0.01	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 12-ADMINISTRATION	1,035,410	66,277.86	843,610.01	54.98	191,745.01	81.48
<u>13-DEVELOPMENT SERVICES</u>						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTS & PROF. SVCS	0	0.00	0.00	0.00	0.00	0.00
MAINTENANCE	0	210.00	210.00	0.00	(210.00)	0.00
UTILITIES	0	0.00	0.00	0.00	0.00	0.00
SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
PERSONNEL RELATED ITEMS	0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 13-DEVELOPMENT SERVICES	0	210.00	210.00	0.00	(210.00)	0.00
<u>14-MUNICIPAL COURT</u>						
PERSONNEL SERVICES	158,380	11,758.26	144,805.86	0.00	13,574.14	91.43
CONTRACTS & PROF. SVCS	26,400	1,250.00	18,237.50	0.00	8,162.50	69.08
MAINTENANCE	19,482	1,194.30	19,790.18	0.00	(308.18)	101.58
UTILITIES	1,740	112.77	1,548.57	0.00	191.43	89.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SUPPLIES	7,500	482.44	4,855.32	0.00	2,644.68	64.74
PERSONNEL RELATED ITEMS	9,410	475.03	8,737.12	0.00	672.88	92.85
CAPITAL EXPENDITURES	1,750	0.00	0.00	0.00	1,750.00	0.00
TOTAL 14-MUNICIPAL COURT	224,662	15,272.80	197,974.55	0.00	26,687.45	88.12
<u>15-LIBRARY</u>						
PERSONNEL SERVICES	103,567	7,799.86	91,081.01	0.00	12,485.99	87.94
CONTRACTS & PROF. SVCS	200	0.00	0.00	0.00	200.00	0.00
MAINTENANCE	27,945	608.43	26,408.67	0.00	1,536.33	94.50
UTILITIES	11,000	1,091.64	10,328.92	0.00	671.08	93.90
SUPPLIES	3,650	151.32	701.78	0.00	2,948.22	19.23
PERSONNEL RELATED ITEMS	6,532	159.00	4,634.69	0.00	1,897.31	70.95
CAPITAL EXPENDITURES	15,000	2,016.01	12,258.61	0.00	2,741.39	81.72
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 15-LIBRARY	167,894	11,826.26	145,413.68	0.00	22,480.32	86.61
<u>16-CIVIC/CENTER</u>						
CONTRACTS & PROF. SVCS	4,641	0.00	0.00	0.00	4,641.00	0.00
UTILITIES	14,900	1,037.42	19,528.40	0.00	4,628.40	131.06
TOTAL 16-CIVIC/CENTER	19,541	1,037.42	19,528.40	0.00	12.60	99.94
<u>21-POLICE DEPT.</u>						
PERSONNEL SERVICES	969,844	70,808.91	826,592.14	0.00	143,251.86	85.23
CONTRACTS & PROF. SVCS	87,734	182.82	75,765.22	0.00	11,968.78	86.36
CONST. MATL./TOOLS/EQUP	1,000	0.00	0.00	0.00	1,000.00	0.00
MAINTENANCE	106,865	4,643.35	88,537.40	4,738.62	13,588.98	87.28
UTILITIES	41,500	3,081.33	32,231.94	0.00	9,268.06	77.67
SUPPLIES	71,100	3,463.94	48,607.97	0.00	22,492.03	68.37
PERSONNEL RELATED ITEMS	32,372	537.83	25,983.00	0.00	6,389.12	80.26
CAPITAL EXPENDITURES	104,783	619.32	103,310.11	0.00	1,472.89	98.59
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 21-POLICE DEPT.	1,415,198	82,098.86	1,201,027.78	4,738.62	209,431.72	85.20
<u>22-FIRE DEPT.</u>						
PERSONNEL SERVICES	235,807	15,561.28	202,140.98	0.00	33,666.02	85.72
CONTRACTS & PROF. SVCS	72,560	7,045.21	59,720.84	0.00	12,839.16	82.31
CONST. MATL./TOOLS/EQUP	500	0.00	1,142.87	0.00	642.87	228.57
MAINTENANCE	37,650	858.98	27,136.24	83.52	10,430.24	72.30
UTILITIES	2,640	87.60	1,557.50	0.00	1,082.50	59.00
SUPPLIES	26,200	3,665.85	14,224.23	0.00	11,975.77	54.29
PERSONNEL RELATED ITEMS	25,600	0.00	26,307.57	0.00	707.57	102.76
CAPITAL EXPENDITURES	2,500	0.00	0.00	0.00	2,500.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 22-FIRE DEPT.	403,457	27,218.92	332,230.23	83.52	71,143.25	82.37
<u>31-STREET</u>						
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 31-STREET	0	0.00	0.00	0.00	0.00	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

100-GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
34-STREET SYSTEM						
PERSONNEL SERVICES	88,904	17,414.25	173,148.44	0.00 (	84,244.44)	194.76
CONTRACTS & PROF. SVCS	8,800	0.00	20,575.77	0.00 (	11,775.77)	233.82
CONST. MATL./TOOLS/EQUP	161,811	15,344.11	110,730.69	1,694.26	49,386.05	69.48
MAINTENANCE	3,500	0.00	1,686.02	0.00	1,813.98	48.17
UTILITIES	12,850	425.83	5,100.60	0.00	7,749.40	39.69
SUPPLIES	500	520.31	5,348.18	0.00 (	4,848.18)	1,069.64
PERSONNEL RELATED ITEMS	1,500	0.00	81.54	0.00	1,418.46	5.44
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 34-STREET SYSTEM	277,865	33,704.50	316,671.24	1,694.26 (	40,500.50)	114.58
60-PUBLIC WORKS BLDG						
PERSONNEL SERVICES	91,465	8,858.70	125,125.84	0.00 (	33,660.84)	136.80
CONTRACTS & PROF. SVCS	23,500	1,824.00	19,935.23	0.00	3,564.77	84.83
CONST. MATL./TOOLS/EQUP	41,336	0.00	68,857.47	0.00 (	27,521.47)	166.58
MAINTENANCE	6,500	847.51	12,405.91	0.00 (	5,905.91)	190.86
UTILITIES	22,750	1,796.78	20,587.79	0.00	2,162.21	90.50
SUPPLIES	500	0.00	789.00	0.00 (	289.00)	157.80
PERSONNEL RELATED ITEMS	300	0.00	0.00	0.00	300.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 60-PUBLIC WORKS BLDG	186,351	13,326.99	247,701.24	0.00 (	61,350.24)	132.92
39-PARKS						
PERSONNEL SERVICES	60,173	1,214.29	46,869.76	0.00	13,303.24	77.89
CONTRACTS & PROF. SVCS	51,750	2,810.00	45,405.72	0.00	6,344.28	87.74
CONST. MATL./TOOLS/EQUP	20,000	55.76	15,495.47	0.00	4,504.53	77.48
MAINTENANCE	16,500	130.21	12,146.74	0.00	4,353.26	73.62
UTILITIES	75,000	9,274.87	58,825.56	0.00	16,174.44	78.43
SUPPLIES	4,500	520.31	1,437.98	0.00	3,062.02	31.96
PERSONNEL RELATED ITEMS	500	0.00	0.00	0.00	500.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 39-PARKS	228,423	14,005.44	180,181.23	0.00	48,241.77	78.88
71-DEBT SERVICE						
DEBT SERVICE	187,941	6,921.15	113,412.83	0.00	74,528.17	60.34
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 71-DEBT SERVICE	187,941	6,921.15	113,412.83	0.00	74,528.17	60.34
TOTAL EXPENDITURES	4,164,042	272,070.20	3,830,960.42	6,571.38	326,510.32	92.16
REVENUE OVER/(UNDER) EXPENDITURES	(0)	(28,371.56)	(29,338.78)	(6,571.38)	35,910.04	5,133.33

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

100-GENERAL FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>00-REVENUE</u>						
100.00.5711.000 AD VALOREM TAX	1,394,591	9,386.06	1,361,501.04	0.00	33,089.96	97.63
100.00.5712.000 CC CONV FEE COURT	0	0.00	0.00	0.00	0.00	0.00
100.00.5713.000 DEL. TAX, PEN. & INT.	39,947	738.20	32,164.80	0.00	7,782.20	80.52
100.00.5714.000 CC CONV FEE UTILITY	0	0.00	0.00	0.00	0.00	0.00
100.00.5715.000 TIRZ	0	0.00	0.00	0.00	0.00	0.00
100.00.5721.000 SALES TAX	600,621	61,212.26	575,048.68	0.00	25,572.32	95.74
100.00.5722.000 BEVERAGE TAX	6,100	2,155.26	10,412.85	0.00	4,312.85	170.70
100.00.5723.000 HOTEL OCCUPANCY TAX	0	0.00	195.65	0.00	195.65	0.00
100.00.5730.000 FRANCHISE FEES - GARBAGE	35,655	3,029.88	32,439.42	0.00	3,215.58	90.98
100.00.5731.000 FRANCHISE FEES - GAS	33,000	0.00	29,789.33	0.00	3,210.67	90.27
100.00.5732.000 SKYBEAM	58,320	4,836.30	53,412.60	0.00	4,907.40	91.59
100.00.5733.000 ELEC. FUND FRANCHISE FEE	7,200	60.60	9,554.12	0.00	2,354.12	132.70
100.00.5734.000 FRANCHISE FEES - TELE.	3,000	818.36	1,820.72	0.00	1,179.28	60.69
100.00.5735.000 FRANCHISE FEES - CABLE	19,000	5,963.86	23,185.45	0.00	4,185.45	122.03
100.00.5736.000 FRANCHISE FEES - OTHER	0	0.00	0.00	0.00	0.00	0.00
100.00.5740.000 ANNEXATION FEE	0	0.00	0.00	0.00	0.00	0.00
100.00.5741.000 PERMITS & INSPECTIONS	100,817	9,407.85	212,374.25	0.00	111,557.25	210.65
100.00.5741.001 ALCOHOL BEVERAGE PERMIT	200	0.00	357.50	0.00	157.50	178.75
100.00.5742.000 PLANNING & ZONING FEES	50,000	4,060.33	88,393.64	0.00	38,393.64	176.79
100.00.5743.000 FEES (ANIMAL REG)	200	0.00	165.00	0.00	35.00	82.50
100.00.5744.000 PENALTIES	150,000	9,644.37	116,978.32	0.00	33,021.68	77.99
100.00.5745.000 CNTY FIRE RUNS	114,132	0.00	113,272.02	0.00	859.98	99.25
100.00.5746.000 ONION SHED RENTAL	500	50.00	600.00	0.00	100.00	120.00
100.00.5747.000 COUNTY LIBRARY FUND	31,100	0.00	28,330.50	0.00	2,769.50	91.09
100.00.5748.000 MICRO CHIP PROGRAM	0	0.00	0.00	0.00	0.00	0.00
100.00.5752.000 SENIOR CENTER DONATIONS	0	0.00	0.00	0.00	0.00	0.00
100.00.5753.000 DONATIONS	0	0.00	0.00	0.00	0.00	0.00
100.00.5754.000 GRANT PROCEEDS	102,593	0.00	102,592.54	0.00	0.46	100.00
100.00.5758.000 T-MOBLIE LEASE	16,747	3,001.48	18,008.88	0.00	1,261.88	107.53
100.00.5759.000 GAMING MACHINE LICENSE	1,200	0.00	0.00	0.00	1,200.00	0.00
100.00.5762.000 INTEREST EARNED	15,000	117.66	1,237.36	0.00	13,762.64	8.25
100.00.5763.000 FEDC 4A STAFF SUPPORT	1,000	0.00	0.00	0.00	1,000.00	0.00
100.00.5765.000 RENT E. TX. MED CTR.	12,000	2,000.00	11,000.00	0.00	1,000.00	91.67
100.00.5766.000 FEDC IMPROVEMENT FUND	0	0.00	0.00	0.00	0.00	0.00
100.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
100.00.5768.000 S W BELL LEASE	7,200	0.00	2,051.82	0.00	5,148.18	28.50
100.00.5769.000 OTHER INCOME	27,956	5,880.86	13,880.26	0.00	14,075.74	49.65
100.00.5769.001 CARES ACT REFUND	0	0.00	0.00	0.00	0.00	0.00
100.00.5769.002 FARMERSVILLE LIGHTS DONA	0	519.00	50,469.00	0.00	50,469.00	0.00
100.00.5769.003 FVILLE LIGHT CARRIAGE RI	0	0.00	1,125.00	0.00	1,125.00	0.00
100.00.5771.000 ATHLECTIC COMPLEX	0	0.00	1,400.00	0.00	1,400.00	0.00
100.00.5772.000 PUBLIC WORKS REVENUE	0	0.00	0.00	0.00	0.00	0.00
100.00.5774.000 ALARM FEE	500	50.00	575.00	0.00	75.00	115.00
100.00.5775.000 TEXAS FOREST SERVICE GRA	0	0.00	4,499.23	0.00	4,499.23	0.00
100.00.5777.000 BRICK CAMPAIGN	0	0.00	0.00	0.00	0.00	0.00
100.00.5778.000 PARK DEDICATION FEE	0	0.00	0.00	0.00	0.00	0.00
100.00.5791.000 4B SUPPORT REVENUE	1,000	0.00	0.00	0.00	1,000.00	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

100-GENERAL FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
100.00.5792.000 ADM.SUPPORT CHARGES	20,710	1,725.82	18,984.02	0.00	1,725.98	91.67
100.00.5793.000 RENT RECEIVED	3,600	300.00	3,300.00	0.00	300.00	91.67
100.00.5794.000 CIVIC RENT	5,500	50.00	2,950.00	0.00	2,550.00	53.64
100.00.5795.000 4B SALARY	85,000	0.00	51,246.37	0.00	33,753.63	60.29
100.00.5799.000 CAPITAL LEASE REFUNDING	0	0.00	0.00	0.00	0.00	0.00
100.00.5899.000 SALE OF EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
100.00.5939.000 FORESTRY SVC GRANT	0	0.00	0.00	0.00	0.00	0.00
100.00.5940.000 INSURANCE CLAIM REFUND	0	0.00	0.00	0.00	0.00	0.00
100.00.5991.000 TRANSFERS IN-OTHER FUNDS	1,464,286	118,690.49	1,305,595.39	0.00	158,690.61	89.16
100.00.5992.000 SALE OF FIXED ASSESTS	115,572	0.00	18,272.12	0.00	97,299.88	15.81
100.00.5994.000 LEASE PURCHASE PROCEEDS	0	0.00	0.00	0.00	0.00	0.00
100.00.5995.000 TRANSFERS-RESERVE	0	0.00	0.00	0.00	0.00	0.00
100.00.5998.000 TRANS.IN- GEN.FND.SURPLU	0	0.00	0.00	0.00	0.00	0.00
100.00.5999.000 TRANS.IN-PARK IMP.SURPLU	0	0.00	0.00	0.00	0.00	0.00
100.00.5999.001 TIRZ TRANSFER OUT	(360,205)	0.00	(495,561.24)	0.00	135,356.24	137.58
TOTAL 00-REVENUE	4,164,042	243,698.64	3,801,621.64	0.00	362,420.36	91.30
TOTAL REVENUE	4,164,042	243,698.64	3,801,621.64	0.00	362,420.36	91.30

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

700-WATER FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	1,915,216	202,101.71	1,852,528.53	0.00	62,687.47	96.73
TOTAL REVENUES	1,915,216	202,101.71	1,852,528.53	0.00	62,687.47	96.73
<u>EXPENDITURE SUMMARY</u>						
<u>00-TRANSFER OUT</u>						
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
<u>12-ADMINISTRATION</u>						
PERSONNEL SERVICES	140,572	8,243.78	102,317.30	0.00	38,254.70	72.79
CONTRACTS & PROF. SVCS	500	0.00	99.60	0.00	400.40	19.92
MAINTENANCE	35,333	931.31	57,982.93	0.00	22,649.93	164.10
UTILITIES	5,750	473.31	5,285.45	0.00	464.55	91.92
SUPPLIES	3,000	59.24	1,955.81	0.00	1,044.19	65.19
PERSONNEL RELATED ITEMS	18,000	1,655.97	21,894.08	0.00	3,894.08	121.63
TOTAL 12-ADMINISTRATION	203,155	11,363.61	189,535.17	0.00	13,619.83	93.30
<u>52-STORM WATER SYSTEM</u>						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTS & PROF. SVCS	0	0.00	0.00	0.00	0.00	0.00
CONST. MATL./TOOLS/EQUP	0	0.00	0.00	0.00	0.00	0.00
UTILITIES	0	0.00	0.00	0.00	0.00	0.00
SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
PERSONNEL RELATED ITEMS	0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 52-STORM WATER SYSTEM	0	0.00	0.00	0.00	0.00	0.00
<u>35-WATER DEPT.</u>						
PERSONNEL SERVICES	257,116	18,000.95	237,501.82	0.00	19,614.18	92.37
CONTRACTS & PROF. SVCS	120,405	4,501.14	80,407.42	0.00	39,997.58	66.78
CONST. MATL./TOOLS/EQUP	282,170	9,206.13	106,480.68	11,970.24	163,719.08	41.98
MAINTENANCE	5,500	2,773.64	10,134.69	0.00	4,634.69	184.27
UTILITIES	32,750	5,487.37	35,607.62	0.00	2,857.62	108.73
SUPPLIES	847,596	70,428.69	706,976.83	0.00	140,619.17	83.41
PERSONNEL RELATED ITEMS	22,150	81.33	8,503.24	0.00	13,646.76	38.39
CAPITAL EXPENDITURES	22,500	0.00	0.00	0.00	22,500.00	0.00
TRANSFERS	121,874	10,156.17	111,717.87	0.00	10,156.13	91.67
TOTAL 35-WATER DEPT.	1,712,061	120,635.42	1,297,330.17	11,970.24	402,760.59	76.48
TOTAL EXPENDITURES	1,915,216	131,999.03	1,486,865.34	11,970.24	416,380.42	78.26
REVENUE OVER/(UNDER) EXPENDITURES	0	70,102.68	365,663.19	(11,970.24)	(353,692.95)	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

700-WATER FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>00-REVENUE</u>						
700.00.5714.000 CC CONV. FEE	0	0.00	0.00	0.00	0.00	0.00
700.00.5743.000 CONNECT FEE	11,500	1,857.50	15,417.50	0.00 (	3,917.50)	134.07
700.00.5744.000 PENALTIES	15,000	0.00	17,099.60	0.00 (	2,099.60)	114.00
700.00.5745.000 AGREEMENTS AND CONTRACTS	179,000	23,134.61	170,121.51	0.00	8,878.49	95.04
700.00.5746.000 IMPACT FEE	84,310	0.00	96,947.00	0.00 (	12,637.00)	114.99
700.00.5751.000 CITY WATER SALES	1,612,836	177,099.36	1,442,469.48	0.00	170,366.52	89.44
700.00.5752.000 CHANGE IN UTILITY DEPOSIT	0	0.00	0.00	0.00	0.00	0.00
700.00.5753.000 WATER TAP FEES	10,570	0.00	8,883.00	0.00	1,687.00	84.04
700.00.5762.000 INTEREST EARNED	2,000	10.24	247.76	0.00	1,752.24	12.39
700.00.5767.000 OTHER REVENUE	0	0.00	27,542.68	0.00 (	27,542.68)	0.00
700.00.5769.000 OTHER REVENUE	0	0.00	73,800.00	0.00 (	73,800.00)	0.00
700.00.5800.000 CONTRIBUTED CAPITAL	0	0.00	0.00	0.00	0.00	0.00
700.00.5993.000 TRANSFER IN	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	1,915,216	202,101.71	1,852,528.53	0.00	62,687.47	96.73
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TOTAL REVENUE	1,915,216	202,101.71	1,852,528.53	0.00	62,687.47	96.73

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

705-WASTEWATER
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	1,517,640	130,513.90	1,595,572.93	0.00 (	77,932.93)	105.14
TOTAL REVENUES	1,517,640	130,513.90	1,595,572.93	0.00 (	77,932.93)	105.14
<u>EXPENDITURE SUMMARY</u>						
<u>00-TRANSFER OUT</u>						
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
<u>12-ADMINISTRATION</u>						
PERSONNEL SERVICES	56,143	4,371.21	54,768.98	0.00	1,374.02	97.55
TOTAL 12-ADMINISTRATION	56,143	4,371.21	54,768.98	0.00	1,374.02	97.55
<u>36-WASTEWATER SYSTEM</u>						
PERSONNEL SERVICES	149,337	3,315.44	59,313.83	0.00	90,023.17	39.72
CONTRACTS & PROF. SVCS	38,900	638.31	22,556.72	0.00	16,343.28	57.99
CONST. MATL./TOOLS/EQUP	62,933	2,941.66	34,661.23	0.00	28,271.77	55.08
MAINTENANCE	602,185	44,519.06	517,095.39	0.00	85,089.61	85.87
UTILITIES	25,275	2,378.66	23,383.69	0.00	1,891.31	92.52
SUPPLIES	5,500	520.31	6,167.50	0.00 (	667.50)	112.14
PERSONNEL RELATED ITEMS	5,000	0.00	0.00	0.00	5,000.00	0.00
DEBT SERVICE	319,587	0.00	354,291.00	0.00 (	34,704.00)	110.86
CAPITAL EXPENDITURES	0	0.00	9,959.70	0.00 (	9,959.70)	0.00
TRANSFERS	252,780	21,065.00	252,780.00	0.00	0.00	100.00
TOTAL 36-WASTEWATER SYSTEM	1,461,497	75,378.44	1,280,209.06	0.00	181,287.94	87.60
TOTAL EXPENDITURES	1,517,640	79,749.65	1,334,978.04	0.00	182,661.96	87.96
REVENUE OVER/(UNDER) EXPENDITURES	0	50,764.25	260,594.89	0.00 (	260,594.89)	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

705-WASTEWATER

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>00-REVENUE</u>						
705.00.5741.000 SEWER SALES	1,374,804	130,507.65	1,258,988.95	0.00	115,815.05	91.58
705.00.5743.000 FEES	0	0.00	0.00	0.00	0.00	0.00
705.00.5744.000 PENALTIES	15,000	0.00	13,326.09	0.00	1,673.91	88.84
705.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
705.00.5746.000 IMPACT FEE	120,336	0.00	318,794.00	0.00	(198,458.00)	264.92
705.00.5753.000 SEWER TAP FEE	5,000	0.00	4,307.00	0.00	693.00	86.14
705.00.5762.000 INTEREST EARNED	2,500	6.25	156.89	0.00	2,343.11	6.28
705.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
705.00.5800.000 CONTRIBUTED CAPITAL	0	0.00	0.00	0.00	0.00	0.00
705.00.5995.000 TRANSFER IN RESERVES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	1,517,640	130,513.90	1,595,572.93	0.00	(77,932.93)	105.14
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TOTAL REVENUE	1,517,640	130,513.90	1,595,572.93	0.00	(77,932.93)	105.14

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

715-ELECTRIC FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	4,954,363	469,875.76	4,468,866.10	0.00	485,496.90	90.20
TOTAL REVENUES	4,954,363	469,875.76	4,468,866.10	0.00	485,496.90	90.20
<u>EXPENDITURE SUMMARY</u>						
<u>00-TRANSFER OUT</u>						
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-TRANSFER OUT	0	0.00	0.00	0.00	0.00	0.00
<u>12-ADMINISTRATION</u>						
PERSONNEL SERVICES	77,005	5,026.21	62,324.86	0.00	14,680.14	80.94
TOTAL 12-ADMINISTRATION	77,005	5,026.21	62,324.86	0.00	14,680.14	80.94
<u>37-ELECTRIC DEPT.</u>						
PERSONNEL SERVICES	482,695	36,294.88	459,031.33	0.00	23,663.67	95.10
CONTRACTS & PROF. SVCS	89,000	452.00	34,202.61	0.00	54,797.39	38.43
CONST. MATL./TOOLS/EQUP	161,575	1,775.33	104,242.69	48.66	57,283.65	64.55
MAINTENANCE	30,342	3,758.91	15,232.97	33,470.02 (	18,360.99)	160.51
UTILITIES	13,750	1,099.81	11,054.83	0.00	2,695.17	80.40
SUPPLIES	2,937,791	225,884.56	2,628,317.00	0.00	309,474.00	89.47
PERSONNEL RELATED ITEMS	24,868	1,706.91	13,929.01	0.00	10,938.99	56.01
DEBT SERVICE	40,631	2,622.04	69,473.83	0.00 (	28,842.83)	170.99
CAPITAL EXPENDITURES	157,500	7,068.59	50,317.94	0.00	107,182.06	31.95
TRANSFERS	939,206	78,267.16	860,938.76	0.00	78,267.24	91.67
TOTAL 37-ELECTRIC DEPT.	4,877,358	358,930.19	4,246,740.97	33,518.68	597,098.35	87.76
TOTAL EXPENDITURES	4,954,363	363,956.40	4,309,065.83	33,518.68	611,778.49	87.65
REVENUE OVER/(UNDER) EXPENDITURES	0	105,919.36	159,800.27 (	33,518.68) (	126,281.59)	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

715-ELECTRIC FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>00-REVENUE</u>						
715.00.5743.000 FEES	9,500	417.50	6,807.50	0.00	2,692.50	71.66
715.00.5744.000 PENALTIES	40,000	0.00	31,674.93	0.00	8,325.07	79.19
715.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
715.00.5751.000 ELECTRICITY SALES	3,488,861	342,816.09	2,754,062.10	0.00	734,798.90	78.94
715.00.5752.000 CHANGE IN ELECTRIC DEPOS	0	0.00	0.00	0.00	0.00	0.00
715.00.5755.000 SURCHARGE	150,000	15,383.26	116,576.08	0.00	33,423.92	77.72
715.00.5757.000 PCA (POWER COST ADJ)	459,502	111,249.19	759,500.61	0.00	299,998.61	165.29
715.00.5762.000 INTEREST	6,500	9.72	244.88	0.00	6,255.12	3.77
715.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
715.00.5770.000 SALES TAX REVENUE	0	0.00	0.00	0.00	0.00	0.00
715.00.5991.000 TRANSFER IN	0	0.00	0.00	0.00	0.00	0.00
715.00.5995.000 TRANSFER IN ELEC NOTE	800,000	0.00	800,000.00	0.00	0.00	100.00
715.00.5998.000 TRANSFER IN RESERVES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	4,954,363	469,875.76	4,468,866.10	0.00	485,496.90	90.20
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TOTAL REVENUE	4,954,363	469,875.76	4,468,866.10	0.00	485,496.90	90.20

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

720-REFUSE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
00-REVENUE	510,058	45,433.41	480,768.21	0.00	29,289.79	94.26
TOTAL REVENUES	510,058	45,433.41	480,768.21	0.00	29,289.79	94.26
<u>EXPENDITURE SUMMARY</u>						
<u>32-REFUSE DEPT.</u>						
PERSONNEL SERVICES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTS & PROF. SVCS	397,232	35,966.50	334,257.73	0.00	62,974.27	84.15
CONST. MATL./TOOLS/EQUP	110,426	9,202.16	101,223.76	0.00	9,202.24	91.67
MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00
UTILITIES	2,400	200.00	2,200.00	0.00	200.00	91.67
PERSONNEL RELATED ITEMS	0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 32-REFUSE DEPT.	510,058	45,368.66	437,681.49	0.00	72,376.51	85.81
<u>35-WATER DEPT.</u>						
SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 35-WATER DEPT.	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	510,058	45,368.66	437,681.49	0.00	72,376.51	85.81
REVENUE OVER/(UNDER) EXPENDITURES	0	64.75	43,086.72	0.00 (	43,086.72)	0.00

CITY OF FARMERSVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2021

720-REFUSE FUND

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>00-REVENUE</u>						
720.00.5743.000 FEES	0	0.00	0.00	0.00	0.00	0.00
720.00.5744.000 PENALTIES	7,500	0.00	4,673.66	0.00	2,826.34	62.32
720.00.5745.000 AGREEMENTS AND CONTRACTS	0	0.00	0.00	0.00	0.00	0.00
720.00.5751.000 RESIDENTIAL TRASH COLL	234,297	21,945.26	225,555.12	0.00	8,741.88	96.27
720.00.5752.000 COMMERCIAL TRASH COLLECT	182,691	15,351.75	165,855.85	0.00	16,835.15	90.78
720.00.5755.000 RECYCLE	79,436	7,482.40	77,875.08	0.00	1,560.92	98.03
720.00.5755.001 RECYCLE FRANCHISE FEE	6,134	654.00	6,808.50	0.00	674.50)	111.00
720.00.5762.000 INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00
720.00.5767.000 OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
720.00.5768.000 BRUSH AND CHIPPING AND P	0	0.00	0.00	0.00	0.00	0.00
720.00.5770.000 HHW	0	0.00	0.00	0.00	0.00	0.00
720.00.5995.000 TRANSFER IN RES	0	0.00	0.00	0.00	0.00	0.00
TOTAL 00-REVENUE	510,058	45,433.41	480,768.21	0.00	29,289.79	94.26
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TOTAL REVENUE	510,058	45,433.41	480,768.21	0.00	29,289.79	94.26

V. Informational Items

Agenda Section	Informational Items
Section Number	V.A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	<ol style="list-style-type: none"> 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
June 24, 2021**

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

I. PRELIMINARY MATTERS

Meeting was called to order by Randy Smith at 4:02 p.m.

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

There were none.

III. APPROVAL OF MINUTES

May 27, 2021 Minutes.

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

IV. SENIOR CITIZEN CENTER

A. Consider, discuss and act upon preparations for re-opening and open house day.

There was discussion about the re-opening of the Senior Center and the planned open house day set for September 18, 2021. Trisha is to investigate the pest extermination schedule, HVAC and air filter checked, and to see if a more thorough clean of the building and furniture can be performed. The board also discussed having the re-opening date printed on the city utility bills for residents to see.

B. Consider, discuss and act upon the cleaning of the Senior Center.

Randy asked the board about the cleaning of the Senior Center and Regina responded that she had been present and discussed what had been removed, moved, or kept.

C. Comments and Concerns.

None.

V. CIVIC CENTER

A. Update on Civic Center

There was no report, but Trisha relayed the information that the Civic Center renovations have been completed.

B. Comments and Concerns.

There were none.

VI. LIBRARY

A. Report from Trisha Dowell.

Trisha gave an update on the library; preparing for Summer Reading Club that starts on June 30 with a petting zoo.

B. Comments and Concerns

There was some discussion by the board about directional signage for the library and the senior center.

VII. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- Opening of Senior Center on Sept. 18 – finalizing plans.
- Alternative uses for Senior Center – Fire Department training
- Senior Citizen age range, targeted users, suggestion box questionnaire
- Update on grant info

VIII. ADJOURNMENT

Regina made a motion to adjourn the meeting. Karen seconded; all were in favor. The meeting adjourned at 5:00 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	September 28, 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 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

Minutes – June 14, 2021

6:00 P.M. Farmersville City Hall

205 S. Main St., Farmersville, TX 75442

I. PRELIMINARY MATTERS

Meeting called to order at 6:23 p.m.

The following board members were present: Melody Hudson, Blake Mounger, Aaron Destefano and Stephen Caspari. Jesse Nelsen, Tonya Mercer, and Richard Holbrook were absent. Staff present were Sandra Green and Daphne Hamlin Finance Director.

Recognition of visitors: No visitors in attendance

II. PUBLIC COMMENT

- No one came forward to speak.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider for approval the minutes from the May 10, 2021, meeting

- Aaron Destefano stated the minutes showed the meeting was called to order at 5:05 p.m. and needs to be changed to 6:05 p.m.
 - Motion made to approve with correction noted by Aaron Destefano
 - Seconded by Melody Hudson
 - All members voted in favor

B. Consider for approval APRIL and MAY 2021 Financials

- Daphne Hamlin stated she had met with Stephen Caspari, and they have added to the financial statement stated the information on the items to be paid for that month. She also stated sales tax is looking for good right now because they received \$34,000.
- Aaron Destefano asked about the \$20,000.00 to the City of Farmersville for reimbursement for the salary of the Main Street Manager.

- Daphne Hamlin stated there will be at least one more reimbursement made to the City of Farmersville for the Salary paid to the Main Street Manager.
- Daphne Hamlin stated his last check went out on May 28, 2021.
- Aaron Destefano asked about the items in the budget that had no payments sent out like for Rambler Park and Historical Society.
- Daphne Hamlin stated she is not sure where the Parks & Recreation Board is on ordering those items.
- Stephen Caspari asked about the amount spent for the Cops and Rodders event.
- Daphne Hamlin stated she thinks it was for the bounce house and possibly balloons.

- Motion to approve made by Blake Mounger
- Seconded made by Aaron Destefano
- All members voted in favor

C. Consider for approval monthly payments

- Daphne Hamlin gave a list of all the payments that were asking for payment this month.
 - Motion to approve made by Melody Hudson
 - Seconded made by Blake Mounger
 - All members voted in favor

D. Consider, discuss, and act upon concerns of the Billboard signs from Main Street Board

- Check on at next meeting because no one was at the meeting for the Main Street Board.
 - No action taken.

E. Consider, discuss, and act upon contract with Reiss Billboards changes

- Stephen Caspari explained that April 2021 was the last payment on the west billboard go toward McKinney. On the East there are somethings that can be done to change the sign. We can get them what we want to see on it and Reiss will have their graphic designers work it and get it back to the board for approval.
- They did agree to clean the brush along the fence line.
- Aaron Destefano mentioned that Main Street wanted to know what happened to the vinyl they took down.
- Stephen Caspari stated he forgot to ask, but he will call them and get that information.
- Melody Hudson asked if there was a cost for using their designer.
- Stephen Caspari said he explained it would be \$2.00 a square foot or \$500.00.
- Aaron Destefano stated there is one 1 year contract at this time and we can call them at any time to get the vinyl.
- Stephen Caspari stated that was correct. Currently we are month to month but if the Board wishes to go for 1 year, they will do that.
 - Motion to go with the 1-year Contract
 - Motion made by Aaron Destefano

- Seconded made by Blake Mounger
- All members voted in favor

F. Consider discuss and act upon Training and Legal Training

- Stephen Caspari stated we have an attorney that can come in and give a training to the board and conduct a Q&A session.
- Aaron Destefano would like to see an automatic training each year for new board member and update the current members.
 - Motion to establish an annual training session with the attorney and then for a subsequent training if someone is removed from and a new member appointed to the board made by Aaron Destefano
 - Seconded made by Blake Mounger
 - All members voted in favor

G. Consider discuss and act upon Budget Amendment for expense of Sparks of Freedom Charlie Peters to speak.

- No action taken

IV. BUDGET WORKSHOP

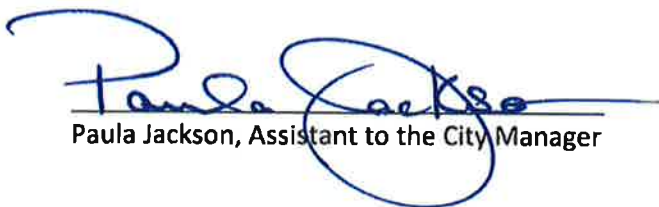
- Aaron Destefano asked where the Grant Application is located and how does it get out to the groups needing to apply.
- Daphne Hamlin stated that it is on the website. And usually, they will approach this Board.
- Melody Hudson asked what happens to the money if some of the items are never invoiced and paid
- Daphne Hamlin stated it goes back into the reserves.
- Aaron Destefano asked if a group comes in with receipts to be paid after the fact and the money has already been placed back into reserves what happens
- Daphne Hamlin stated this will be up to the Board weather or not to except them.
- Stephen Caspari stated it would be case by case based.

V. ITEMS TO BE PLACED ON FUTURE AGENDAS

- Aaron Destefano asked for the Main Street Board opinions and what they want to see on the billboard.
- Melody Hudson asked for an item to look at the Job Duties of the Main Street Director

VI. ADJOURNMENT

The meeting was adjourned at 7:04 p.m.



Paula Jackson, Assistant to the City Manager



Vice-President, Stephen Caspari



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

Minutes

August 23, 2021, 6:00 P.M.

Farmersville City Hall

205 S. Main St.

Farmersville, TX 7442

PRELIMINARY MATTERS

Meeting was called to order by Donna Williams at 6:00

The following members were present: Donna Williams, Steven Caspari, Melody Hudson, Tonya Mercer, Aaron Destefano, Richard Holbrook, and John Garcia. Also, present Paula Jackson Staff, and Daphne Hamlin Financial.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider for approval the minutes from the June 14th, 2021, meeting, Training Meeting June 30th, 2021, July 12th, 2021, meeting, and July 27th Special meeting
 - Motion to approve only the July 27th Special Meeting was made by Steven Caspari
 - Motion to seconded by Richard Holbrook
 - Motion carried all in favor
- B. Consider, discuss, and act upon appointing a liaison for the Main Street Board.
 - Motion to appoint Donna Williams the Liaison to the Main Street Board was made by Stephen Caspari.
 - Motion seconded by Richard Holbrook
 - Motion carried
- C. Consider, discuss, and act upon the Performance Agreement for each Grant.
Stephen Caspari has performance agreement from McKinney. This will be placed on another agenda later.
- D. Consider, discuss, and act upon increasing budget for city staff.
This item will drop down to the Budget Workshop for discussion.

BUDGET WORKSHOP

GRANT REQUESTS

Donna Williams started the workshop off to go through the grants one at a time decide what to agree to fund this year.

Due to the big items coming up it's a good idea to review closely.

Rotary Club they have requested \$5160.00 for Projector and PA system repairs is \$550.00.

Request Granted

Farmersville Historical Society they have requested \$10,000.00.

Amount granted for painting the exterior of the Bain-Honaker House is \$10,000.00.

IOOF Cemetery they requested 10k to 15k the scope of work would be to prep and paint of the south and east side of the fence.

Request was Denied.

Farmersville Main Street Program they requested several items

1. Downtown Farmersville Beautification for \$2500.00
2. Juneteenth Celebration for \$5000.00
3. Seating for the downtown open area for \$2500.00
4. Farmersville Health and fitness day for Seniors for \$2500.
5. Custom Window Murals for \$1500.00
6. Farmersville Volunteer Board Recognitions for \$3500.00

Requests were Denied.

Farmersville Heritage Museum they requested \$10,000.00 plus, roll forward \$10,000.00 from last year, making a total of \$20,000 for Exterior Renovations. The Museum may go ahead and use the \$10,000.00 that is for this year for minor repairs.

Request was Denied. (Museum can come back to 4B to be considered for funds in the form of a budget amendment after they have received bid and outside grants for the Exterior Renovation)

Farmersville Fire Department they requested \$8000.00 for Sparks and Freedom

Request Granted

Farmersville Police Association requested \$5,530.00 Cops and Rodders.

Request Granted

Farmersville Parks and Recreation Board requested several Items

1. Funds for Opening day event for Chaparral Trail 2022 for \$500.00

Request Granted

2. Funds for Rambler Park Swing Sets finish out for pour in place rubber \$21,500.00 to be moved over to the next budget.

Request Denied (May come back with this request again, when ready to do the project)

3. Funds for Parks Architectural Planning 2021/2022 for \$30,000.00.

Request Denied

4. Funds for Music in the Parks Summer Series 2022 for \$3,500.00

Request Granted

5. Funds for Music in the Parks Winter Series 2021 for \$3,000.00

Request Denied

6. Funds for Chaparral Trail Upgrade Project, move to 2022. \$150,000.00.

Request Granted

7. Funds for Chaparral Trail Upgrade Project, move to 2022.
\$50,000.

Request Granted

City Park Bridge this request came from Donna Williams to the board with 4 estimates from Alvarez Construction. This would be a Project for 4B. \$98,108.00 + Engineering Cost of \$51,892.00 making the total for project \$150,000.00

Request Granted. (Board to like to meet with the Parks Board to share this with them.)

Farmersville Chamber of Commerce request \$25,000.00 for Business Development/Retention & Tourism.

Request Granted (the board placed \$3,600.00 Promotions and Publications and \$21,400.00 placed in Tourism, Infrastructure, and job Retention.)

The Board discussed the other items on the budget starting with Maintenance/Professional Services.

Melody Hudson stated that she would like to see the reimbursement for City Staff increased, they spend a lot of time.

Aaron Destefano agreed and stated that he would start it at \$5,000.00.

Legal Service/FCDC Board Training

Donna Williams stated that she would like to see the Legal increased.

The Board discussed what would incur the cost for this item and training may not go up but legal will with the performance agreements. And agreed to raise to \$10,000.00.

Main Street program

Donna Williams stated that she would like to see the Personnel Decreased and the Supplies/Training/Dues decreased. Also, the Events need to go away those are not Main Street Events.

Aaron stated there is nothing in the budget for rental space for the office for the Main Street.

Daphne Hamlin stated at this time we do not charge rent for the space.

Donna Williams said back to the Main Street Personal who still reports to 4B and the City Manager if we leave it that way.

Aaron Destefano stated as an outsider looking into this the 4B doesn't hire or fire and can't tell them what to do they just give a report on what they are doing. That just doesn't work, this person will wear many hats. It's not just the Main Street Manager. We need to look further out.

Stephen Caspari what this the 4B is funding a city employee.

Aarron Destefano stated that we are fund this person and if the City uses them, they should reimburse the 4B for the hours uses.

Stepen Caspari explained what we had before the last three that 4B funded everything rent and personal expenses, but this person didn't have insurance. And we can do that, but that is a big responsibility. And in the training, it was pointed out if we reimburse the city for this employee there are stipulations.

With that said they should reduce this to \$70,000.00.

And for the Supplies/Training/Dues will be changed to \$5,000.00.

Next 4B will meeting on August 30th, 2021, at 6 PM with a Budget

Workshop meeting first and then the Public Hearing.

VI. ITEMS TO BE PLACED ON FUTURE AGENDAS

VII. ADJOURNMENT

Meeting adjourned at 9:20

Approved by:


Donna Williams

Attest


Paula Jackson, Assistant to the City Manager



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

Minutes

August 30TH, 2021 6:00 P.M.

Farmersville City Hall

205 S. Main St.

Farmersville, TX 7442

PRELIMINARY MATTERS

Call to order at 6PM

Roll Call Stephen Caspari, Tony Mercer, Donna Williams, Richard Holbrook and Aaron Destefano. Absent were Melody Hudson and John Garcia. Also, present Daphne Hamlin Finance, Paula Jackson Staff and Mike Henry Council Liaison

BUDGETWORK SHOP

Donna Williams stated the board has worked on the budget.

Aaron Destefano said he would like to look at Parks and doesn't feel like we need to move on without architectural planning we need to know what it is going to look like before we go off into this project.

Donna Williams stated that Mr. Alvarez can get an architectural drawing, and the way the bridge right now is a hazard with a lawsuit.

Miranda Martin the chairperson for the Parks and Recreation Board

Miranda Martin stated she just wanted to make the 4B Board understand this is very important but the need to be looked at by a professional. And this is a job for an architect for the parks to be drawn and addressed. The Parks and Recreation would like to have this talk with at the Parks Board Meeting. This will be for the Historic rights.

Richard Holbrook asked how will this impact the budget if we put the architect back in?

Aaron Destefano said if you go back the board took the funding from the Rambler Park and placed it in City Park to take care of this issue.

Miranda Martin stated if you do that there will be a very upset public. The ADA Swing play area has been a long time coming.

Stephen Caspari stated these funds have been allocated for the last 3 years. And now we still have this money that still has not been spent. So, this board just wanted to complete the need at hand and then come back look at the need you have at Rambler.

Aaron Destefano stated that the funds can help the with the City Park now and then later budget for Rambler.

Stephen Caspari stated that we never wanted to just take the funding away. You can come back if you get ready for this, and we will do what we need to help.

Mike Henry stated that he would like to know if the swings have been reimbursed for.

Daphne Hamlin yes in 2020.

Miranda Martin stated the balance of \$21,000.00 is for the concrete base that will go under the pour in rubber and the sidewalks.

Aaron Destefano wants to get a professional engineer to draw the parks for this to be right and playground safe.

Miranda stated if you have any complaints about the playground, please let the Parks Board know.

Donna Williams stated if an Engineer for the Parks I think we need to use the same person we used for JW Spain.

Donna Williams also stated that for the Main Street Director lower \$70,000.00 and then \$1,500.00 to reimburse the city, this will help balance the budget. There are a lot of people that will not be happy we did not fund there grants but we are a 4B board are responsible for the sales tax dollars.

Donna Williams also stated we need to work on long- and short-term goals. And save money for projects.

Stephen Caspari stated we have not had a Main Street Director in a while and Main Streets do serve their purpose and it may be time to move on. And currently, we are not affecting anyone's employment. Maybe we need to put this money somewhere else. Looking at Parks and Parking that a lot. The city is working on getting money for the street, and one way would be to reduce the amount of 4B and 4A tax dollars. And we have an employee, and we have no other money to help anyone else. But it would take an election to make this change with the tax dollars, but we just need to be aware, that just one of the ways that the City Council can do.

Aaron Destefano stated that he was thinking about this also.

Donna Williams said she understands feeling about doing away with Main Street Director. When you have one that functions properly it is great for Downtown. Once we loss it is it will be hard to get it back. I hate to see the program go. Director works with the Chamber and it's valuable when it works.

Donna Williams maybe it needs to go down to parttime.

Miranda maybe looks at looking at an intern for the Main Street person. And groom this person.

Donna Williams said just because we have a budget, we don't have to use it.

Richard is going to be for a full year at this time, and stated that he would be opposed to doing away with the Main Street position

Doris Cook has been in the Main Street for several years and knows that it is not like it should be. She also thanks that we hired people that are not qualified. We just need to get better qualified people.

Donna Williams stated there will have a performance agreement.

Donna Williams went over several cities and the salary's that they have for their Main Street Director.

Richard Holbrook stated that he doesn't have a problem with reducing the Salary, because we are not paying anyone.

Donna Williams stated so that keeps it at \$70,000.00.

Stephen the performance agreement will be in play this year and we will need the attorney fees.

Aaron Destefano asked, do we really think we will need \$10,000.00 for legal; we should reduce that to \$7,500.00.

Donna Williams stated 4B has a Budget.

- Motion to approve the Budget for 2021-2022 was made by Richard Holbrook
- Motion Seconded by Aaron Destefano
- Motion carried all in favor.

Donna Williams closed the Workshop at 7:20 PM

PUBLIC HEARING Open at 7:20 PM

A. Consider, discuss, and act upon Fiscal Year 2021-2022 proposed budget to allow proponents and opponents of the proposed budget to present their views.

B. Consider, discuss, and act upon adopting and approving the budget for Fiscal Year 2021-2022

- Motion to adopt and approve the Budget 2021-2022 Richard Holbrook
- Motion to Seconded by Aaron Destefano
- Motion carried all in favor.

Public Hearing Closed at 7:22 PM

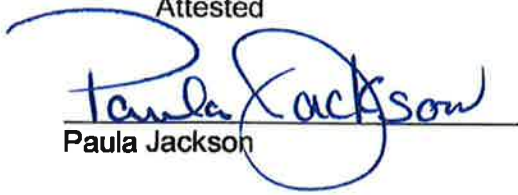
ADJOURNMENT

Motion to Adjourn by Tonya Mercer

Approved by


Donna Williams

Attested


Paula Jackson



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

Minutes – August 09, 2021

6:00 P.M. Farmersville City Hall

205 S. Main St., Farmersville, TX 75442

PRELIMINARY MATTERS

Meeting called to order at 6:02 p.m.

The following board members were present: Richard Holbrook, Aaron Destefano, Stephen Caspari, John Garcia, Tonya Mercer. Donna Williams, Melody Hudson was absent. Staff present were Paula Jackson Staff Liaison, Daphne Hamlin Finance Director, and City Manager Ben White.

Recognition of visitors: No visitors in attendance

ELECTION OF OFFICERS

- A. Elect President
 - Motion made by Stephen Caspari to nominate Donna Williams
 - Seconded by Richard Holbrook
 - Motion Carried all in favor
- B. Elect Vice President
 - Motion made by Stephen Caspari to nominate Aaron Destefano
 - Seconded by Richard Holbrook
 - Motion Carried all in favor
- C. Elect Secretary
 - Motion made by Aaron Destefano to nominate Stephen Caspari
 - Seconded by John Garcia
 - Motion Carried all in favor

PUBLIC COMMENT

Doris Cooks of the Main Street Board invited the 4B Board to attend a training meeting on August 12th at 5PM. The meeting will need to be posted for possible quorum 72 hours in advance. With this being the August 9th there is not enough time to post for possible quorum for the Training.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider for approval the minutes from the June 14th, 2021, meeting, Training Meeting June 30th, 2021, July 12th, 2021, meeting, and July 27th Special meeting

- Motion by Stephen Caspari to table all minutes and bring back to the next meeting due to corrections that are needed.
 - Motion Seconded by Richard Holbrook
 - Motion Carried all in favor
- B. Consider for approval monthly payments.
- Motion made by Richard Holbrook
 - Motion Seconded by John Garcia
 - Motion Carried all in favor
- C. Consider, discuss, and act upon the July 2021 Financial Report.
- Motion to approve was made by Richard Holbrook
 - Motion seconded by Stephen Caspari
 - Motion Carried all in favor
- D. Consider, discuss, and act upon 4B and Main Street Billboards.
- Aaron Destefano stated the board us looking for input from the Main Street for the new updated Billboard.
 - Stephen Caspari spoke with Mr. Acevado, and he agreed to meet and go over what the Main Street would like but this meeting has not happened at this time. But Mr. Caspair stated he has one other question regarding the vinyl signs. The question is, does the Main Street really want the vinyl back.
 - Doris Cooks with the Main Street spoke and stated that the board would like to have it back if they can find it.
 - Stephen Caspari stated he may have a source within the Chamber of Commerce some possibilities for ideas. And if the 4B Board could get information from the Chamber and Main Street of what want to see to help promote Farmersville this is what we are looking for.
- E. Consider, discuss, and act upon receiving applications for 4B Grant Program for the Budget
- Ben White went over the Grant Budget with the board to clarify any project the board may have questions on.

Chamber of Commerce

- Jake Buchanan speaking for the Chamber of Commerce. The Chamber will use this grant to improve an already well-established community involvement, but focus being on business development attention, as well as increasing tourism to Farmersville. With the 4B's help, the Chamber can foster Better Business climate, create opportunities for tourism, and improve business possibilities.
- Stephen Caspari stated last year I think 4B budgeted 20K and that is due to Covid. This year the Chamber is asking for 25K.
- Jake Buchanan stated, yes that is correct, so we've increased our requests from 20K to 25K. One reason being the COVID and, we have taken on more programs and events. Big one being market and then a few other ones as well. And the Music Fest.
- Stephen Caspari stated, the market was a fundraiser, correct?
- Jake Buchanan replied yes, it is a money maker.
- Stephen Caspari stated, but you're needing money for that.
- Jake Buchanan stated, Chamber are needing money to service that.
- Richard Holbrook asked, is this everything for the year?
- Jake Buchanan stated, yes is this pretty much everything it's the bigger events that we have. The main list that you have is basically all our events that we do.

- Stephen Caspari stated, for some folks, that may not know, can you explain the lunch and learn?
- Jake Buchanan "Lunch and Learning" is a great opportunity. It's one of our biggest educational programs for businesses. Chamber brings in people and we must obviously compensate them. Like social media and marketing this is explained to the businesses to help get them out there.
- Aaron Destefano asked how many of the Chamber Directories were and printed and given out?
- Jake Buchanan stated over 500. The Chamber Office has them and try to have at the businesses to promote.
- Aaron Destefano asks, do the Chamber gives out Welcome bags from there office.
- Jake Buchanan stated yes, the chamber does hand out welcome bags. Those bags provide a lot of business information.
- Richard Holbrook stated he just needs to make sure he understands. Out of the Chamber lunch and learn 85% of it is towards business retention, 15% towards, marketing and promotion.
- Jake Buchanan stated the retention is to educate businesses and then hopefully they take that back and retain their business and employ those practices that were taught.
- Richard Holbrook brought up that he is trying to figure is how much of that \$25,000 is going to be used for that.
- Jake Buchanan stated business retention 46%. tourism 40% and the remaining 14% marketing promotions. That would be 46 percent 25,000.
- Richard Holbrook stated that the 4B Board only have a 10% of our overall budget could be towards promotional.
- Jake Buchanan, Chamber of Commerce, is here to educate businesses to retain businesses and then to hopefully bring in tourism to those businesses.
- Stephen Caspari added the board will need to be careful so and you guys, there's a good job breaking this down, but that's what we do have to look at overall.
- Aaron Destefano stated we need performance agreement to go along with this, so maybe that's part of our performance agreement, is that this money is allocated totally toward certain items that don't fall into an amount that they can't spend.
- Tonya Mercer asked Aaron Destefano, we will sort of picking and choosing which events were funding out of their total budget.
- Aaron Destefano stated, we're saying funding this money, but we want it to go towards these items. So that it limits the Monies that are being spent towards strictly promotional type of items. It helps us to better gauge our percentage for what's the promotional versus what's not.
- Aaron Destefano stated, we may need to look at each one and choose the ones that we should grant to help the Chamber.
- Jake Buchanan added that marketing will be for the city and the Chamber, 4B and the trail. We have another of events that the chamber promotes and come into the city and use the Trail and shop downtown. Trick it up Bike Ride, Ultra-Runners, Gravel Grinder, and other groups
- Chamber of Commerce director Lisa Crowder stated we try to promote Farmersville as a whole. The city has new groups all the time coming in just to ride the trail.

Rotary

- Aaron Destefano read the Grant request from Rotary asking for furnishing to finish the Civic Center after the remodel.
- Aaron Destefano asked if anybody here from the Rotary Club Organization.
- Ben stated we got some information from Chad Engbrock that said he wanted to do projects on the order of \$5167 for this year. Rotary is a Civic Organization doing projects for the good of the community in the area. This request is for refurbishing the Civic Center. 4B Board funded the

Rotary Club 2 years ago now are wanting to finish that project.

- Tonya Mercer stated his project there's a project he has the project down he wants to do this the furniture he wants to buy some furniture, projector, and folding tables and chairs. So, the total project \$9198. Basically, he's requesting \$5167.
- Aaron Destefano asked what are the organizations and events are held in that center?
- Paula Jackson, we have several civic organizations that use it. Boy Scouts, Girl Scouts, Quilt Guild, Rotary every Tuesday, we also rent it out for Birthday parties, Anniversaries, or weddings.
- Aaron Destefano asked what is a typical three-to-four-hour rental?
- Paula Jackson answered a four-hour rental is 150 with a \$50 deposit. If they clean up afterwards, they get that deposit back. If they rented all day, it's a \$200 deposit and \$300 rent and in same way they cleaned up they get that deposit back.
- Stephen Caspari asked where the money goes to who?
- Paula Jackson the money comes back into the city fund to pay for utilities and monthly cleaning of the building. Because we have someone that cleans it every week goes through and mops and wipes down.
- Stephen Caspari asked if the kitchen was gone.
- Paula Jackson stated that the kitchen is getting back in there the oven and stove were removed but the dishwasher, refrigerators and ice maker are back in. No cooking at this point just reheating and catering.
- Ben White stated that the Centennial Committee paid for all the remodeling and the Civic Center this last time.

Main Street

- Doris Cooks covered all the Grant request that she has made and explained each one.

Historical Society

- Bertie Neu talked about the Grant request and what the Historical House is about we have picture and stories of the families. Also, the repairs – HVAC is being done as we speak, Painting, and Window replacement 13 windows still need to be replaced.
But today she is asking for money to paint the House.

100F

- Request for Painting the Fence on the east side next to Windom St.

Heritage Museum

- Misty Wiebold spoke to the Commission and went over the repairs that will be done: the west and the south sides of the building, water is getting into the building. Mold is on the building and will, but they will salvage what lumber they can.
- Aaron Destefano asked how long since the siding has been treated on the building.
- Ben White stated 2015
- Misty Wiebold added they plan on opening the Museum more and would like to improve the building. Also, the ADA ramp needs the repairs. The Windows need to be repaired and sealed.
- Stephen Caspair asked if Guillermo Alvarez 's bid was the only bid that was received.
- Misty Wiebold stated yes, but they will be getting another to compare.

Farmersville Fire department:

- The Fire Department has asked for more this year than last year. It went from 6500. To 8000.

Farmersville Police Department

- Frank Gonzalez- the Cops and Rodders Event. This year they are only asking for \$5530. Last year they asked for \$6000.00 and had 240 plus entry's this year. A lot of the people are not from Farmersville and that is the mission to get people into town.

- Tonya Mercer asked if he would keep it on the square?
- Frank Gonzalez added he wants to keep it on the square. The point is to help bring in people in town to help the businesses.

Parks and Recreation

- Miranda Martin spoke to the Commission and covered the Grants items requested items as:
 - Batting Cage Netting will be purchased this current budget.
 - Playground surfacing for the already purchased swing sets
 - Parks Architectural planning which will help with the designs of all parks
 - Music in the Park Summer series. Which went great this year.
 - Music in the Park Winter Series. This will be our first Winter but look forward it being around Christmas for all to enjoy.
 - Tony Mercer asked how long it will take for the planner to do this.
 - Ben White stated that this will take only a few months.
 - Aaron Destefano stated that he doesn't have an issue with giving money to parks but when we hear fall and maybe spring.
 - Miranda Martin stated that she knows the frustration, but we don't want to stick something out there. A planner can put something together for an all-inclusive playground would be the greatest.
- F. Consider discuss and act upon the Main Street Manager
- Aaron Destefano stated that we have the job description. Has there been any changes?
 - Ben White stated no.
 - Aaron Destefano asked Steve Caspari if he wanted to say anything regarding this.
 - Steve Caspari stated that this is a touchy subject, and it will take a while.
 - John Garcia stated, he was at the meeting and who is over the Main Street Manager
 - Tonya Mercer stated that this is what we are trying to figure out at this point.
 - Aaron Destefano stated that we just need the chain of command. Because we have the 4B, City, and Main Street Board buying for that person's time for a reason. But Mr. Destefano stated that he does have a problem with paying for a person we do not hire, and we cannot fire and don't control.
 - Doris Cooks that after the Main Street Training both Main Street and 4B will have a better understanding about the job duties.

BUDGET WORKSHOP

Stephen Caspari stated that since we just received the grant information, we will need another meeting so we can make good decisions.

Ben White stated that the board will need to set a date for a public hearing for the budget.

Stephen Caspari stated, we need a budget workshop to finalize the budget before the public hearing.

Stephen Caspari stated maybe meet on the 17th at 6pm for the budget meeting. And we will have the public hearing will be on the 23rd at 6 pm.

ITEMS TO BE PLACED ON FUTURE AGENDAS

Liaison for the Main Street Board
Performance agreement
Budget Workshop
Short Term and Long-Term Goals
Billboard September 13th
Main Street Manager

ADJOURNMENT

The meeting was adjourned at 9:04 p.m.



Paula Jackson, Assistant to the City Manager



Vice President, Aaron Destefano



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

Minutes

August 30TH, 2021 6:00 P.M.

Farmersville City Hall

205 S. Main St.

Farmersville, TX 7442

PRELIMINARY MATTERS

Call to order at 6PM

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Aaron Destefano asked, do we really think we will need \$10,000.00 for legal; we should reduce that to \$7,500.00.

Donna Williams stated 4B has a Budget.

- Motion to approve the Budget for 2021-2022 was made by Richard Holbrook
- Motion Seconded by Aaron Destefano
- Motion carried all in favor.

Donna Williams closed the Workshop at 7:20 PM

PUBLIC HEARING Open at 7:20 PM

A. Consider, discuss, and act upon Fiscal Year 2021-2022 proposed budget to allow proponents and opponents of the proposed budget to present their views.

B. Consider, discuss, and act upon adopting and approving the budget for Fiscal Year 2021-2022

- Motion to adopt and approve the Budget 2021-2022 Richard Holbrook
- Motion to Seconded by Aaron Destefano
- Motion carried all in favor.

Public Hearing Closed at 7:22 PM

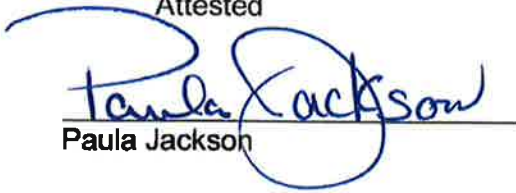
ADJOURNMENT

Motion to Adjourn by Tonya Mercer

Approved by


Donna Williams

Attested


Paula Jackson

Agenda Section	Informational Items
Section Number	V.C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 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



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
July 15th, 2021, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street
Farmersville, TX 75442**

CALL TO ORDER

The Farmersville EDC met in regular session on July 15th, 2021, at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Matt Crowder, Jason Lane, and Randy Rice. Absent Elise Bobitt and Robbie Tedford.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Audrey Rubadue City Staff and Councilman Terry Williams.

CONSENT AGENDA:

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR JUNE 17TH, 2021

- Motion to approve meeting minutes as submitted for June 17th, 2021 made by Mr. Rice
- Second by Mr. Crowder
- Motion passed unanimously.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR JUNE 2021

- Motion to approve financials as submitted for June 2021 made by Mr. Crowder
- Second by Mr. Rice
- Motion passed unanimously.

REGULAR AGENDA:

CONSIDER, DISCUSS AND ACT UPON EDC BOARD TRAINING FROM MR. LAST

- Mr. Last began with his presentation with "Ramping up Your Economic Development Program"
- Topics to Cover: Organizational structures, coordination of Allies, Establishing a direction, Administration of an EDO, Existing business support, resource development, marketing and promotion, and incentives

- **Formal Definition of Economic Development:** The process of influencing and economic well-being of a jurisdiction through.
 - Creation or enhancement of employment opportunities
 - Increasing the economic base
 - Providing the goods and services desired by the stakeholder of the jurisdiction
- Mr. Last gave common acronyms we need to be familiar with, (attached)
- One thing this board needs to get clear on is what is your primary purpose. Whether it is to increase employment opportunities/increase sales tax/provide goods and services/community enhancement/infrastructure.
- Infrastructure is a real common item with 4A to help fund and existing business support.
- Mr. Lane stated the quantity and quality of jobs/property tax/ is important. I don't feel we do as much as we should do, we can do more. We do some items such as façade grants.
- Mr. Crowder stated he feel the boards' purpose is sales tax and property tax to generate funds to help support projects on what we need to do. The gap we need to fill is supporting existing businesses. Figure out how we start framing up to draw people to the city.
- Mr. Lane stated feels we need to start partnering with Schools, Collin College. We have opportunities there.
- Mr. Last stated you need these allies before you start any projects. Might think about what your purposes and goals are.
- **Municipal Department:** director of ED reports to the City Manager.
- **Type A Economic Development Board Uses:** Restricted, mostly primary jobs. Pros to ED Board is autonomy and confidentiality. Most Cities go to the ED board to help with infrastructure cost.
- **Municipal Development District (MDD)** can receive funds from the ETJ as well. They have broader programs.
- Mr. Crowder asked is there a situation where there is only MDD.
- Mr. Last stated they are new and rare, but they are increasing. Migration from EDC to MDD.
- Mr. Crowder stated we have a big ETJ. Maybe something to think about down the road.
- Mr. Last stated the legislation has changed the law regarding annexation. Some Cities have made agreements with businesses in the ETJ to annex into the city.
- Mr. Last stated you can change ED by an election that A can do B projects. Lots of options available.
- Mr. Crowder asked what is the preferred organization that a business would go to Either EDC or CDC. How do you streamline what we do and make it more effective? We struggle at what we do on EDC or CDC. Does a MDD make it more streamline.

- Mr. Last stated you want to make sure you don't lose focus. This is a whole lot to do when you start combining.
- Mr. Last stated he keeps a link on his website of all the statutes.
- Mr. Lane asked if you have a bed and breakfast does it fall in line as a hotel and collect hotel tax.
- Mr. Last stated there is a lot of guidelines to go thru. Typically, EDC is not over the Hotel Tax, City takes care of that.
- Mr. Last stated typically businesses go thru EDC to communicate with the County, Chamber, etc. Need to have county commissioner or judge come and talk about tax incentives. There are benefits for them to do this.
- Mr. Last talked about adopting plans. Comprehensive Plan, EDO Strategic Plan – more detailed analysis / research, 3–8-year horizon. EDO Action Plan – 1-to-3-year horizon, what do we do next? EDO Work Plan – Implementation of fiscal year project. My recommendation for this board is to develop Mission, Goals, and objectives. Mission is the purpose of an organization. Goal - an entity would like to achieve. Should be clear and concise and are reached through accomplishment of objectives. Objective- identifies actions necessary to accomplish the goals. Typically, more detailed as to target, timing, ability to finish. Objectives should be realistic and obtainable, something you can complete. I have examples of mission statements on my website
- Example of Objectives – Develop a website – Develop a Site and Buildings Summary. Then take the objectives and establish a progress report.
- Talked about board administration: Appointments: need diversity in age, education, race, skills, training. Roles and Responsibilities, direction, policies, etc. Have a agenda development on my website. Staffing, director manages the day-to-day operation of the EDO. Administrative Secretary manages the administrative functions, BRE Specialist, focuses on engaging the existing business community. Marketing Specialist, programs to market the jurisdiction represented by the EDO. Need to establish roles and responsibilities when staff develops.
- There are a lot of policies the board should adopt. Public Fund investment policy, ethics policy, conflict of interest, code of conduct policy, finance management, confidentiality policy, operating guidelines, whistleblower. This list you are not ready for yet.
- Reporting- typically the Director reports to the board, Board reports to council.
- Business Retention and Expansion programs. Need a list of major employers use for communication, post to your website. Need a shopping and dining guide.
- Resources that you will need: website to me is the most important tool, available real estate, mapping, sewer maps etc. Demographics is important to the website. List taxes/school districts of surrounding Cities as well. Housing very few EDO address housing availabilities. List all different types of business, Data on utilities all the details. The profile EDC already has you may need to just update.
- Mr. Lane asked on the census info the 2020 numbers will be out next year. The council of government's has good population estimates. Would it be better to use

that data? Mr. Last stated the key is keeping it consistent but keep it up to date. I receive all my information from several websites. Just as long as it is consistent.

- Any mapping you can provide is a good tool and information
- Some of the conduits that are out there though you may not be ready yet. But attend closer to where you are at it is better instead of traveling outside your territory
- Mr. Lane stated a couple items very interesting to me. The project report it breaks it down into bite size pieces. We are struggling with data.
- Copy of presentation attached. (Exhibit A)

**CONSIDER, DISCUSS AND ACT UPON PARKING AT WEST WATER TOWER ON
TEDFORD DRIVE AND WELCH DRIVE**

- Mr. White discussed people in the area are upset with traffic and parking near Welch Drive. Truck trailers are parking along the street. Now that the city has more residential traffic not commercial in this area. My thought is there is some land available around the west water tower. The driveway up to the tower could provide parking. If this board would invest in concrete in this area for parking and lease out to the companies in the area for parking. Might be something this board may be interested in.
- Mr. Lane asked if there are any numbers on this.
- Mr. White stated just wanted to see if this board is interested before I ran any numbers.
- Mr. Rice stated he is interested in looking at the numbers.
- Mr. Crowder stated he is interested in reviewing
- Mr. Lane not opposed to looking into the parking idea.

BUDGET WORKSHOP

- Motion made by Mr. Crowder to submit budget for approval.
- Second, by Mr. Rice
- All in favor

REQUEST TO BE PLACED ON FUTURE AGENDAS

Discuss future training

Update Water tower parking

Feedback on budget from Council

ADJOURNMENT

Mr. Lane adjourned the meeting at 8:34 p.m.

ATTEST:



Randy Rice, Secretary

APPROVE:



Matt Crowder, Chairman



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
August 19th, 2021, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street
Farmersville, TX 75442**

I. PRELIMINARY MATTERS

Jason Lane opened the meeting at 6:30 p.m. on August 19, 2021, in the City Hall Council Chambers with the following board members present: Matt Crowder, Jeff Sydney, Randy Rice and Robbie Tedford. Absent Elise Bobitt. City staff present, City Secretary Sandra Green and Councilman Terry Williams.

ELECTION OF OFFICERS

- Elect President
 - Robbie Tedford nominated and motioned for Matt Crowder to be President
 - Motion passed unanimously
- Elect Vice President
 - Randy Rice nominated and motioned Robbie Tedford
 - Motion passed unanimously
- Secretary
 - Robbie Tedford nominated and motioned for Randy Rice as Secretary
 - Motion passed unanimously

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

- No one came forward to speak.

III. CONSENT AGENDA

A. CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR JUNE 17TH, 2021

- Sandra Green explained the minutes for July 15th could not be considered for approval since the agenda was posted for June 17th minutes. She indicated they would be on the next agenda.

B. CONSIDER, DISCUSS AND ACT UPON FINANCIAL REPORT JULY 2021

- Robbie Tedford asked staff to move \$100,00.00 from operating to now account.
 - Motion to approve the financial report and move \$100k from operating to now account made by Robbie Tedford
 - Second by Randy Rice
 - Motion passed unanimously.

IV. PUBLIC HEARING

**A. CONSIDER, DISCUSS AND ACT UPON FICAL YEAR 2021-2022
PROPOSED BUDGET TO ALLOW PROPONENTS AND OPPONENTS
OF THE PROPOSED BUDGET TO PRESENT THEIR VIEWS.**

- Matt Crowder opened the public hearing at 6:39 p.m. and asked if anyone wanted to speak regarding the budget.
- No one came forward so he closed the public hearing at 6:40 p.m.

**B. CONSIDER, DISCUSS AND ACT UPON ADOPTING AND APPROVING
FISCAL YEAR PROPOSED 2021-2022 BUDGET.**

- Matt Crowder opened the public hearing at 6:40 p.m. and asked if anyone wanted to speak regarding the budget.
- No one came forward so he closed the public hearing at 6:40 p.m.
 - Motion to approve the budget and forward to City Council for approval made by Robbie Tedford
 - Second by Randy Rice
 - Motion passed unanimously.

V. REGULAR AGENDA

**A. CONSIDER, DISCUSS AND ACT UPON PARKING AT THE WEST WATER TOWER
ON TEDFORD DRIVE AND WELCH DRIVE. MR SHITE TO PROVIDE UPDATE.**

- Board postponed discussions until Ben White could update the board on numbers and cost.

B. CONSIDER, DISCUSS, AND ACT UPON FUTURE EDC TRAINING.

- Matt Crowder said that Mr. Last did a great job on the training last time. He said there was a lot of information given and it was beneficial.
- Robbie Tedford asked if he had a recommendation of what the board should do next.
- Matt Crowder stated he did not give direction as what we should do next. He said we could ask Mr. Last his views on future training.
- Randy Rice said Mr. Last gave them a lot of things to think about. He said the board does need more training.
- Robbie Tedford asked if the board would like to have another session at the next board meeting. He asked Matt Crowder to contact him and find out if he would come and present at the next meeting.

C. CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

- Motion made by Randy Rice to approve payments for (ED Best Practice Invoice 077-021-06-30 and 077-2021-08-11- \$1,120.00).
- Second made by Robbie Tedford
- Motion passed unanimously

VI. REQUESTS TO BE PLACED ON FUTURE AGENDAS

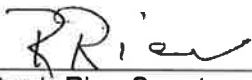
Parking at the West Water Tower

Training from Greg Last

VII. ADJOURNMENT


The meeting was adjourned at 6:51 p.m.

ATTEST:



Randy Rice, Secretary

APPROVE:



Matt Crowder, Chairman

Agenda Section	Informational Items
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 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 TEXAS MAIN STREET BOARD

Minutes – June 14, 2021

4:30 P.M. Farmersville Texas City Hall

205 South Main Street, Farmersville, TX 75442

I. PRELIMINARY MATTERS

Call to order: The meeting of the Farmersville Main Street Board was called to order at 4:36 p.m. by Doris Cooks, President.

Roll Call: The following board members were present: Doris Cooks, Billie Goldstein, Bruce Woody, and Tracy Wolf. Clifford Moss, Katherine Hershey and Jason Acevedo were not in attendance. Staff present was Sandra Green and Council liaison Craig Overstreet was also absent.

Recognition of visitors: There were no visitors.

II. PUBLIC COMMENT

No one came forward to speak.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider for approval the May 10th Meeting Minutes

- Motion made by Billie Goldstein
- Seconded by Bruce Woody
- All members voted in favor

B. Consider for approval the April 2021 Financial Statements

- Motion made by Billie Goldstein
- Seconded by Bruce Woody
- All members voted in favor

C. Consider, discuss and act upon Work Plan, goals and objectives of the Main Street Board

- Doris Cooks stated Debra Dresser is going to conduct a training for the Main Street Board, possibly the Mayor, a member of 4B and the City Manager.
- The board discussed maybe having her come in August after the new board members are appointed by Council.
- Doris Cooks asked what the board would like to see downtown.
- Billie Goldstein stated she would like the flowers to be planted in all the planters downtown. She also said it would look good to have a place to get their picture made in front of a piece of artwork or to place a picture on a building. She even suggested placing dog bowls

around the downtown so people would be encouraged to bring their dogs downtown or even create a dog park.

- Tracey Wolf stated she agrees with anything that encourages dogs to be involved. She likes the idea of dog park.
- Bruce Woody stated right now he does not see a lot of dogs downtown right now. He said unfortunately we do not have a lot of open space for a dog park around the downtown.
- Tracey Wolf stated Wood and Time is pet friendly.
- Bruce Woody wondered if most business owners would allow dogs in their buildings. He also said we do not have a good resting area for people to sit with their dog and rest in the shade.
- Billie Goldstein said a veteran memorial would be nice in the park as well.
- The board discussed the concern with planting the pots on the sidewalks and how those plants would get watered.
- The board stated they need to maintain the music downtown and make sure it is on all the time.
- Doris Cooks brought up volunteer recruit and wanted to see how they get people to volunteer.
- Billie Goldstein stated each board member had their own committee and they would call those people to do certain tasks.
- Doris Cooks asked if the board wanted to send a representative of the board to the Audie Murphy Day planning committee and the Old Time Saturday planning committee.
- Bruce Woody asked about more arts events downtown if we had some venues to hold the event.
- Doris Cooks stated the board needs to go on the state website and look at the transformational categories and we can redesign our program. She said when they meet again they will be looking at goals and objectives, the mission statement and a few other items so she recommended they review them so they can revise them at the next meeting.

○ No action was taken

D. Update from Jason Acevedo on the 4B discussion on the 2 Farmersville signs.

- This item was not discussed. Jason Acevedo was not in attendance.

IV. ITEMS TO BE PLACED ON FUTURE AGENDAS

- Doris Cooks wanted to discuss fundraising.

V. ADJOURNMENT - The meeting was adjourned at 5:50 p.m.

SIGNATURES:


Doris M. Cooks, President

ATTEST:


Paula Jackson

Agenda Section	Informational Items
Section Number	V.E
Subject	Parks & Recreation Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	<ol style="list-style-type: none"> 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 PARKS AND RECREATION BOARD
MINUTES FOR
August 5th, 2021**

Present for the meeting: Miranda Martin, Jason Casada, Byan Wood, Beverly Mondy, Misty Wiebold, Kiel Cathey. Absent: Also present: Paula Jackson as staff, Ben White City Manager and Ted Wagner as Council Liaison.

PRELIMINARY MATTERS

Meeting was called to order by 5:07

Approval of Minutes from June 3rd, 2021

- Motion made by Kiel Cathey
- Motion seconded by Misty Wiebold
- Motion Carried all in favor

REGULAR AGENDA

A. Consider, discuss, and act upon the letter of resignation from John Young, with a recommendation to City Council to appoint a new member to the park and recreation board.

Motion made Kiel Cathey

Motion to second by Jason Casada

Motion Carried all in favor

B. Consider, discuss, and act upon items for 4B Grants

- Miranda Martin stated that we need to add more funds to Music in the Park.
- Misty Wiebold asked, can we thinking of expanded into the Holidays to go along with Farmersville Lights?
- Miranda Martin stated, she would love to look at expanded maybe December Friday nights.
- Misty Wiebold asked, what was a band and the turn out in years past?
- Miranda Martin stated, in the past we have had a great turn out. The first year we had a Jazz Band cost the board \$1,100.00 dollars for have 50 people in the park. For July that year it was the Collin College Band there were not many in attendance. In August we had the Bandele's and there were over 100 people. The music in the park has grown to have on an average 150 and more at each music event.

So, at this point we need to get the thoughts of the funds to get bands and update the bands so if the board can bump up the Money for Music in the Park and 2 Banners

- Miranda Martin \$3500. 00 For summer concerts (June, July, and August) and \$3000.00 Winter concerts (December 3rd, 10th, and 17th.)
- The board discussed doing three concerts for the winter series and having one named band and then the other two Friday nights have local church choirs or School Band.
- Ben White stated that he will help fill out the Project Sheets. One for Winter Concerts for \$3000. And one for Summer Concert in the P
- Ben White went over each one of the Grants that will be going to 4B for the board. He also stated that the liberty to fill out grant request for a few items for the Park and Recreation. Such as Architect grant for 30K which was asked to move to the next budget. Ben White stated the ADA surfacing and playground surfacing will need to be move over from this budget to next years. Also, the new Chaparral trail Grants matching funds which is 50K
- Opening day funds Banner, vender, \$500.

C. Consider, discuss, and act upon Rambler Park layout and moving forward with the swings and the groundwork.

- Beverly Mondy asked when will work start on the park.
- Miranda Martin stated that we have the swings, and we have in formation for the ground cover. But the new architect will help with the layout.
- Miranda Martin stated there is a little room for moving things around and plan for an all-inclusive park so every age will have a place. But to do something right it takes time and money.
- Miranda Martin stated that it really needs to hold off until we get the architect is on board.
- The board agrees with this. The board also discussed what they would like to do and see on this play area.
- Bryan Wood stated that it would be great if the board would get a plan together so that we have a good list of what we want and let the architect know what the board has been planning.
- The Board agreed and will come back to discuss this.

D. Consider, discuss, and act upon a recommendation to the City Council to add a liaison between JW Spain/Little League Board and the City Parks and Recreation Board.

- Kiel Cathey stated he was approached by the mayor that we have issues on the Little League Board and things are getting done. Mayor stated that Lyn McCrey would like to be a liaison to Little League and City Parks Recreation
- Miranda Martin stated that this is a good Idea but there is also a Football League. But can address that at another time.
With a motion to appoint Lyn McCrary as liaison for the Little League Board

Motion made by Kiel Cathey
Motion seconded by Jason Casada
Motion carried all in favor

CITY MANAGER: Ben White

Around town:

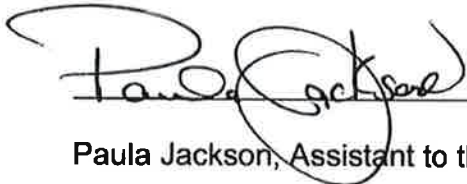
- **City of Farmersville has named Bruce Woody as our Architect**
- **Trees around town are looking dead but City has decided to leave them to see if they come back, city is in the process of getting an arborist**
- **Development is still coming.**
- **Comp Plan coming back around for the Boards review. (Recreation center)**

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- **Little League selling Adds**
- **Rambler Park (list of wants to put forth to the architect.**
- **Update on 4B grants**
- **Comp Plan Parks and Recreation section. (Recreation Center)**
- **Playing the Winter Music in the park**
- **JW SPAIN volunteer clean up paint and improve concession stand.
And having the liaison to ask the little league to help**

ADJOURNMENT: 6:15pm

ATTEST:


Paula Jackson, Assistant to the City Manager

APPROVE:


Miranda Martin, CHAIR

Agenda Section	Informational Items
Section Number	V.F
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 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	September 28, 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	September 28, 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 the Concrete Batch Plants Development Agreements • Update on Code Enforcement • Update on Collin Parkway <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 and possible discussion regarding an overview of the TIRZ.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 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	Discussion and possible direction regarding the sign ordinance and painting signs on walls.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 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 another agenda. _____ • No motion, no action

Agenda Section	Regular Agenda
Section Number	VI.C
Subject	Discussion and possible direction regarding an ordinance relating to food trucks and pop-up vendors.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	Draft Food Truck 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"/> 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

77-49 – USE SPECIFIC REGULATIONS

(n) *Food trucks, operation sites and food truck courts.*

(1) *Purpose.*

The purpose of this section is to establish regulations governing "Food Trucks," "Operation Sites" and the use of property or a tract of land as a "Food Truck Court." These regulations are intended to promote the health, safety, and welfare of the public, and to protect the property rights of the owners of land located adjacent to and within the vicinity of properties containing a Food Truck, an Operation Site or a Food Truck Court.

(2) *Definitions.*

- a. *Food Truck* means an operational motor vehicle and/or trailer from which food and associated non-alcoholic beverages, which food and beverages are not typically tied to a single season of the year, are prepared, served and sold on private property for a period of time which exceeds 60 minutes or two instances of 30 minutes or more each day. This definition shall also apply to any seating, garbage and/or recycling containers, gear or equipment that is associated with the Food Truck's operation and/or use.
- b. *Food Truck Court* means a commercially zoned property used or developed to accommodate one or more Food Trucks as the primary use of the property while possibly accommodating areas on the property for entertainment or recreational opportunities. Food Truck Courts must have a valid certificate of occupancy in addition to all other applicable permits and inspections.
- c. *Operation Site* means the geographic area, not located within a Food Truck Court, within which area the Food Truck will park and prepare and/or sell food and/or associated non-alcoholic beverages. This term also includes areas where the Food Truck's customers go to consume food and/or non-alcoholic beverages sold from the Food Truck. The sale of merchandise other than food and non-alcoholic beverages shall be prohibited. The owner and operator, if separate entities, operating a Food Truck must have a valid Food Truck temporary site permit for each Operation Site utilized by a Food Truck for any business purpose in addition to all other applicable permits and inspections.
- d. *Temporary Operation Site* means the geographic area, not located within a Food Truck Court, within which area the Food Truck will park and prepare and/or sell food and/or associated non-alcoholic beverages adjacent to a commercial construction site or designated locations along Farmersville Parkway. This term also includes areas where the Food Truck's customers go to consume food and/or non-alcoholic beverages sold from the Food Truck adjacent to a commercial construction site. The sale of merchandise other than

food and non-alcoholic beverages shall be prohibited. The owner and operator, if separate entities, operating a Food Truck must have a valid Food Truck temporary site permit for each Temporary Operation Site utilized by a Food Truck for any business purpose in addition to all other applicable permits and inspections.

(3) Required permits, plans and inspections.

- a. *Certificate of Occupancy (Food Truck Courts only).* Each Food Truck Court shall be required to receive a certificate of occupancy from the Chief Building Official or their designee. As part of the request for a certificate of occupancy, the following information, at a minimum, shall be provided:
 1. The name and address of the owner and/or operator;
 2. A description of the owner and/or operator;
 3. If the applicant represents a corporation, association, partnership or any other business entity, the names and addresses of the officers, partners or principals;
 4. The address and name under which the Food Truck Court will be operated; and
 5. Any other information reasonably required by the Chief Building Official to document the use and operation of the Food Truck Court.
- b. *Food Truck temporary site permit (for an Operation Site).*
 1. Except as part of a Food Truck Court, the owner or the owner's authorized representative of property containing an operation site where a Food Truck may be located from time to time must apply for a Food Truck temporary site permit from the Building Inspections Department prior to allowing a Food Truck to operate on their property. The permit application, which shall be verified in the same manner as required for a deed, shall include information that details where the Food Truck will be located on the property along with the location of any refuse receptacle(s), restroom(s), vehicle parking, dining area(s), and any other pertinent information regarding the operation of the Food Truck on and about the Operation Site. As part of the permit application, any necessary authorization letters from adjacent property owners and businesses shall be provided. Authorization letters that limit the allowance of Food Trucks to a specific type or style of food will not be accepted. Any additional information as may be deemed necessary by the Chief Building Official to thoroughly review the request shall also be submitted as part of the permit application.

2. A Food Truck temporary site permit for an Operation Site issued by the Building Inspections Department shall only remain valid for a maximum of six months and regardless of the date of issuance shall expire on June 30 or December 31 of such calendar year, whichever date occurs first following the issuance of the initial permit and then every six months thereafter.
 3. A Food Truck temporary site permit may accommodate any licensed Food Truck vendor that the property owner/temporary site permit holder deems acceptable for an Operation Site.
 4. The Chief Building Official, in approving or denying such application shall consider the nature of the use; existing uses in surrounding areas; noise, dust, light, and traffic generated; health and sanitary conditions; and compliance with other regulations of this chapter. The chief building official shall have the right, upon finding that a hazard or nuisance shall exist by continuing such use, to revoke any temporary use at any time or to deny any extension. After which revocation, such temporary use shall immediately cease and all temporary structures shall be removed within ten days of notification of such finding.
- c. *Food Truck vendor permit.* All Food Trucks shall be required to register and obtain all applicable permits in accordance with Chapter 32 of the Farmersville Code prior to operation.
 - d. *Health permit.* All Food Trucks must obtain a permit in accordance with Chapter 32 of the Farmersville Code prior to operating at a Food Truck Court.
 - e. *Inspections.* Food Truck Courts, Operation Sites and Food Trucks may be inspected from time to time by appropriate City or County personnel. Food Truck Courts, Operation Sites and Food Trucks shall immediately be made available for inspection upon request of such City or County personnel.
 - f. *Other permits required.* Food Trucks shall be responsible for identifying and obtaining all applicable permits and shall be responsible for conforming to all applicable city, county, state and federal regulations. Property owners shall be responsible for ensuring that any Food Truck which operates as part of the Food Truck Court or a temporary site permit for any Operation Site obtains all necessary permits prior to operation and conforms to all applicable city, county, state and federal regulations.
 - g. *Safety.* The Chief Building Official, Fire Marshal and/or the City Manager shall have the authority to require that additional safety measures be provided at a Food Truck Court, Operation Site or Food Truck to ensure the health, safety, and welfare of the general public. These additional safety measures may include, but are not limited to, limitations governing the provision of utilities (water, wastewater, electricity, gas, etc.) to the Food Truck, providing fire

extinguisher(s), and adding limitations to the use of deep fat fryers or flat top grills in specific instances.

- h. **Site plan required (food truck court only).** A site plan as specified in section 77-82 (Site Plan Approval Required for Commercial Development) of the Farmersville Code shall be required to be submitted and approved prior to the issuance of any permits for a Food Truck Court.

(4) Acceptable locations.

a. **Food Truck Courts.**

1. Food truck courts shall be a permitted land use with the City Council's discretionary approval of a specific use permit on property that is not located within 100 feet of any property used for single-family or duplex residential purposes in the following zoning districts of the City:
 - i. Multi-Family Residential Zoning Districts;
 - ii. Non-Residential Zoning Districts; or
 - iii. Agricultural Zoning Districts.
2. A specific use permit for a Food Truck Court may be revoked by the City Council if it finds that any condition imposed at the time of granting the permit is not met, or if thereafter ceases to exist. The City Council may deny a specific use permit for a Food Truck Court if the development of said use would be detrimental or offensive to the surrounding area or otherwise be contrary to the health, safety, or general welfare of the City and its inhabitants. In approving or denying a specific use permit for a Food Truck Court, the City Council shall consider:
 - i. The nature of the proposed use;
 - ii. Proximity to other Food Truck Courts;
 - iii. Proximity to existing "brick and mortar" restaurants;
 - iv. The number of Food Trucks allowed within the Food Truck Court at a single time;
 - v. Existing uses in surrounding areas;
 - vi. Noise, dust, light, and traffic generated;
 - vii. Health and sanitary conditions; and

viii. Compliance with other regulations of the Farmerville Code.

b. **Food Truck Operation Sites.**

1. Subsequent to all permits being issued, Operation Sites for Food Trucks may be located within any multi-family residential zoning district or non-residential zoning district assuming all applicable locational criteria and the following requirements are satisfied:
 - i. No Food Truck operations including, but not limited to food preparation, sales, or consumption shall be permitted within 100 feet of any door, window or outdoor dining area of any existing restaurant(s) or food service establishment(s). Food Trucks shall be exempted from this requirement with the express written permission of the restaurants' or food service establishments' owner or authorized representative.
 - ii. Only one Food Truck shall be permitted on each lot or property that is smaller than five acres in size.
 - iii. Lots or properties that are five acres in size or larger may have two Food Trucks for every five acres of land area with the maximum allowable number of Food Trucks on a particular lot or property being limited to no more than six Food Trucks.
 - iv. Food Trucks shall not be allowed to engage in sales operations within 100 feet of any property used for single-family or duplex residential purposes. This distance may be eliminated if unanimous written consent from each property owner located within the 100 foot buffer is provided.
2. Food Trucks and their customers shall be prohibited from utilizing the public rights-of-ways for food sales, preparation, and/or consumption.
3. Food Truck Courts and Operation Sites shall only be permitted on private property, save and except that Food Trucks may park and prepare and/or sell food and/or associated non-alcoholic beverages adjacent to a commercial construction site within the City's corporate limits and/or at designated locations along Farmersville Parkway.
4. All portions of a Food Truck and its associated Operation Site shall be located within 150 feet, as determined by the Fire Marshal, of a dedicated fire lane easement or a public street.

5. Food Trucks must be parked, situated, and operated in a manner that does not restrict orderly and/or safe vehicular and/or pedestrian movements.
6. Food Trucks and Operation Sites may not occupy required off-street parking or loading spaces.
7. All Food Trucks participating in a Food Truck Court shall remain fully mobile and operational unless a commissary is provided on site and said Food Truck is authorized to utilize the on-site commissary.
8. Food Trucks shall report to their designated commissary at least once per day for food, supplies, cleaning, and servicing.

(5) Hours of operation.

a. *Food Truck Courts.*

1. Food Truck Courts shall only be allowed to engage in sales operations between the hours of 7:00 am to 12:00 am.

b. *Food Truck Operation Sites.*

1. Food Trucks shall only be allowed to engage in sales operations between the hours of 8:00 am and 10:00 pm.

(6) Noise.

- a. Food Truck Courts and Operation Sites shall be subject to the noise requirements of Chapter 44, Article II (Noise Regulation) of the Farmersville Code.
- b. No amplified sound shall be permitted after 10:00 p.m.

(7) Refuse, recycling, litter and food preparation byproducts.

a. *Food Truck Courts.*

1. Food Truck Courts shall provide containers of sufficient size and number for the disposal of refuse and recyclables resulting from the Food Truck Court's operation and sales. The containers shall be identified as being for the disposal of refuse and/or recyclables.

b. *Food Truck Operation Sites.*

1. Food Trucks shall provide, on or within 20 feet of the Food Truck, containers of sufficient size and number for the disposal of refuse and recyclables

resulting from the Food Truck's operation and sales. The containers shall be identified as being for the disposal of refuse and/or recyclables.

- c. City-provided refuse and recycling containers shall not be used for the Food Truck's or Food Truck Court's refuse and/or recycling needs unless written authorization has first been obtained from the City for such use.
- d. Any refuse, recycling and/or litter on the ground at the Food Truck Court or Operation Site shall be immediately picked up and discarded appropriately by the Food Truck operator or the Food Truck Court's on-site manager. Refuse and/or recycling must be removed from the Operation Site or Food Truck Court at least daily or more frequently as needed to remove excess refuse and/or recycling from the property thereby avoiding the creation of an unsanitary or unhealthy condition or nuisance.
- e. Greases, oils, vapors and other similar food preparation byproducts shall be kept inside the Food Truck at all times. Dumping, or the improper disposal, of food preparation byproducts onto the ground, pavement or other surface or into a storm water collection system or other system not designed for that specific use is strictly prohibited and may result in the immediate revocation of all permits and licenses of the Food Truck, Food Truck Court and/or Operation Site in addition to the performance of any necessary remediation and the issuance of citations and fines.
- f. Sewage, liquid wastes and food preparation byproducts shall be removed from a Food Truck at an approved waste servicing area in such a way that a public health hazard or nuisance is not created.

(8) Signage.

All signage pertaining to or advertising a Food Truck and/or its menu shall be attached to the Food Truck. There shall be no limit to the amount of signage that is allowed on a Food Truck while the Food Truck is parked at a Food Truck Court or Operation Site. A Food Truck shall not be outfitted with a "changeable electronic variable message sign" or any manner of "prohibited signage" as defined and/or set forth in Chapter 56 (Signs and Advertising) of the Farmersville Code. Notwithstanding the foregoing, signage for the Food Truck Court shall be permitted as outlined in Chapter 56 (Signs and Advertising) of the Farmersville Code. Signage containing profanity or lewd or obscene images shall be prohibited.

(9) Off-street vehicle parking.

a. Food Truck Courts.

- 1. One off-street vehicle parking space shall be required for every 150 square feet of dining area. The minimum number of required customer parking

spaces may be reduced by the Planning and Zoning Commission as part of the site plan approval process should the Commission find that the full provision of required parking may not be necessary.

b. **Food Truck Operation Sites.**

1. One off-street vehicle parking space shall be required for each table that is provided for use by Food Truck customers. If no tables are provided, no off-street vehicle parking shall be required. Any customer parking that is provided must be finished with concrete or asphaltic surface materials.
- c. Required off-street vehicle parking and maneuvering shall adhere to the requirements of Chapter 71 (Traffic and Vehicles) of the Farmersville Code, except as otherwise specified herein.
- d. Food Truck Courts and Operation Sites must feature an area of sufficient size that is finished with a compacted gravel base, concrete or asphaltic surface materials on which any Food Trucks may park and operate. Customer parking must be finished with concrete or asphaltic surface materials.

(10) *Restrooms required.*

a. **Food Truck Courts.**

1. Permanent restrooms located within a permitted building or structure must be provided on-site within the Food Truck Court for the use of the Food Truck's and the Food Truck Court's customers, operators and employees. The minimum number and type of restrooms shall be determined based on the occupant load of the Food Truck Court. Such restroom(s) must remain open and available for use at all times during which the Food Truck Court is being used. No portable or temporary restrooms shall be allowed.

b. **Food Truck Operation Sites.**

1. Restrooms for each sex, or a gender neutral restroom(s), located within a permanent building that has been issued a valid certificate of occupancy shall be provided for the use of the Food Truck's customers, operators and employees at an Operation Site. Such restroom(s) must remain open and available for use at all times during which the Food Truck is situated on the Operation Site. No portable or temporary restrooms shall be allowed.

c. **Temporary Food Truck Operation Sites.**

1. Restrooms located within a permanent building that has been issued a valid certificate of occupancy shall not be required for the use of the Food Truck's customers, operators and employees at a Temporary Operation Site

located adjacent to a commercial construction site or designated locations along Farmersville Parkway provided that the Food Truck is not stopped at such location for more than two hours.

(11) *Utility services required at Food Truck Courts.*

- a. Each site at the Food Truck Court on which a Food Truck will be located and operated shall be provided hookups for electricity and potable water. Each individual Food Truck is not permitted to operate a generator at the site unless emergency circumstances necessitate the need for the use of a generator on a temporary basis not to exceed two hours within any given six hour period of time.

(12) *Exceptions.*

- a. These regulations shall not apply to Food Trucks that operate:
 1. At a special event that is properly licensed pursuant to a special event permit issued by the City, provided that the Food Truck is identified in the special event permit application as a participating concessionaire or caterer; or
 2. As a vendor at a properly permitted farmers' market for which the Food Truck has rented space from the farmers' market and/or its organizer(s); or
 3. On public property including, but not limited to a public park, public library, recreation or aquatics center, or performing art center at the request of and with the express written permission of the property owner.

(13) *Prohibited Locations.*

- a. Food Trucks shall not be allowed or operated at any location:
 1. Within the Central Business District;
 2. Within any single-family residential zoning district; or
 3. Along, about, or within:
 - i. Southlake Park;
 - ii. J.W. Spain; or
 - iii. The Riding Arena.

Agenda Section	Regular Agenda
Section Number	VI.D
Subject	Consider, discuss and act regarding resignations and appointments of persons to City's Boards and Commissions.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	Resignation letter from John Young
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

Dear Farmersville Parks & Recreation Board:

It is with great regret that I must submit this letter of resignation from my position as Vice Chair of the Farmersville Parks & Recreation Board as I am moving to Josephine, TX effective 7/30/2021 and will no longer be a resident of Farmersville, TX. This board has come a long way since I took the position and I am proud of all we have accomplished in the past 4 years through the Amenities Board and now through the Parks & Recreation board. We have truly laid the groundwork for some amazing projects that will be realized over the next 5 years. I have enjoyed my time in Farmersville serving the city and as a resident and am sad to be leaving. Even so I am excited for my own future plans as well as those of the city. I wish this board the best and look forward to seeing the growth of Farmersville Parks & Recreation driven by the efforts of this board.

Thank you,

A handwritten signature in cursive script that reads "John Hollis Young".

John Hollis Young

Agenda Section	Regular Agenda
Section Number	VI.E
Subject	Discussion and possible action regarding inhabitants study and possible Home Rule Charter election.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	1. Timeline for Election
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

TIMELINE FOR MAY CHARTER ELECTION

A Charter Election may be held on one of the following dates:

- (1) the first Saturday in May in an odd-numbered year;
- (2) the first Saturday in May in an even-numbered year, for an election held by a political subdivision other than a county; or
- (3) the first Tuesday after the first Monday in November.

Texas Election Code § 41.001 (a).

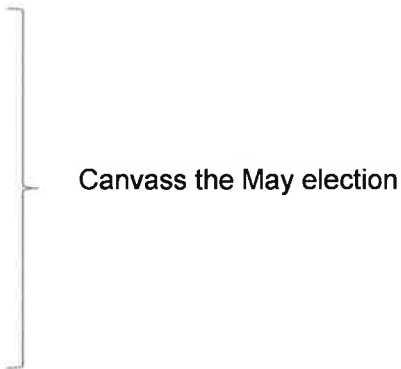
If the last day set out for performance, when calculated in accordance with the time frames set out below, falls on a Saturday, Sunday, or legal state or national holiday, the act is timely if performed on the next regular business day, except as otherwise provided by the Texas Election Code.

Texas Election Code § 1.006 (a).

If the last day for performance of an act is extended under the foregoing provision, the date so extended is used to determine any other dates and deadlines, and the dates or times of any related procedures, that are expressly required to be made on a date or at a time determined in relation to the last day for performance of the act.

Texas Election Code § 1.006 (b).

TIME FRAME	ACTION TO BE PERFORMED
At least 40 days before election date	Charter commission completes drafting charter
At least 78 days before election date (uniform election date)	City council orders charter election
At least 60 days before election date	Deliver notice of the election to the county clerk and voter registrar of each county in which the political subdivision is located
At least 31 days before election date	City secretary mails proposed charter to each registered voter of the city
TIME FRAME	ACTION TO BE PERFORMED
Between 10 and 30 days before election	Publish notice of the election at least one time in a qualifying newspaper
At least 21 days before election day	Post a copy of the notice, which must include the location of each polling place, on the bulletin board used for posting notices of the meetings of the governing body of the political subdivision that the authority serves.

At least 15 days before election day	Deliver to the presiding judge of each election precinct in which the election is to be held in the authority's jurisdiction written notice of: (1) the nature and date of the election; (2) the location of the polling place for the precinct served by the judge; (3) the hours that the polls will be open; (4) the judge's duty to hold the election in the precinct specified by the notice; and (5) the maximum number of clerks that the judge may appoint for the election.
At least 10 days before election day	Post at the polling place used in the preceding general election, notice of the precinct's consolidation and the location of the polling place in the consolidated precinct.
Election day	Deliver a copy of the notice of a consolidated precinct to the secretary of state
Between 8 and 11 days after a November election; OR, Not later than the 11 th day after a May election and not earlier than: (1) the third day after election day; (2) the date on which the early voting ballot board has verified and counted all provisional ballots, if a provisional ballot has been cast in the election; or (3) the date on which all timely received ballots cast from addresses outside of the United States are counted, if a ballot to be voted by mail in the election was provided to a person outside of the United States.	<div>  </div>
As soon as practical following canvassing of the election	Mayor sends to the Secretary of State a certified authenticated copy of the charter under the city's seal showing the approval by the voters of the city
As soon as practical following canvassing of the election	City Secretary records the charter adopted by the voters of the City in the City Secretary's office

Agenda Section	Regular Agenda
Section Number	VI.F
Subject	Discussion and possible action regarding the J.W. Spain Complex and the Little League contract.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	Little League Contract
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

**ATHLETIC COMPLEX JOINT USE AGREEMENT BETWEEN
THE CITY OF FARMERSVILLE
AND
THE FARMERSVILLE LITTLE LEAGUE BASEBALL ASSOCIATION**

This Athletic Complex Joint Use Agreement ("Agreement"), is entered into by and between the **CITY OF FARMERSVILLE, TEXAS** ("City") and **FARMERSVILLE LITTLE LEAGUE BASEBALL ASSOCIATION**, an unincorporated entity (the "Little League") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

WHEREAS the City of Farmersville owns the athletic facility located at the intersection of Murchison Street and Merit Street that is known as the J. W. Spain Athletic Complex ("Complex"); and,

WHEREAS the City of Farmersville wishes to maximize the use of the Complex for the benefit of Farmersville and area citizens by entering into this Agreement with the Farmersville Little League Baseball Association by defining and enumerating the duties and responsibilities of each entity regarding the maintenance and use of the Complex;

NOW THEREFORE, the City of Farmersville and the Farmersville Little League Baseball Association agree to the following user regulations concerning the J. W. Spain Athletic Complex:

Section 1. Designation of Fields and Field Use

A. Designation of Playing Fields

For purposes of clarity in this Agreement, the south field in the Complex (located closest to the intersection of Merit Street and Murchison Street) will be designated Field 1. The middle field of the Complex located immediately adjacent to the third-base side of Field 1 will be designated as Field 2. The north field of the Complex located immediately adjacent to the third-base side of Field 2 and closest to Merit Street will be designated as Field 3. The baseball fields on the northeastern most side of the Complex will be known as Fields 4 and 5, respectively, with the third-base line of Field 4 being adjacent to the outfield of Field 3 and the third-base side of Field 5 being adjacent to the first-base side of Field 4. Fields constructed after the date of this Agreement will be numerically designated at the time of construction. Fields 1 through 5, and any additional fields that may hereafter be constructed will hereafter be referred to singly and collectively as the "Playing Fields."

B. Scheduling of Playing Fields for Little League Usage

The Little League Baseball regular season begins in February and runs through November (the "Playing Season"). The Little League will have priority access to Fields 1 through 5 during all scheduled Little League games and team practices that are approved in advance and calendared on the City's schedule for the Complex by the City Manager or his designee.

At least thirty (30) days prior to the beginning of any Playing Season during which this Agreement is in full force and effect, the Little League shall provide the

following information to the City Manager, or his designee, for the City's concurrence and approval:

- (1) The Little League must provide the Little League's game schedule.
- (2) The Little League must also provide the Little League's practice schedule.

It will be the Little League's responsibility to meet with the City to discuss the scheduling of all league games, practices, and league related tournaments, if any.

C. The City's Scheduling Rights and Responsibilities

1. The City Manager, or his designee, has the final authority for scheduling all Complex and Playing Field events, and such decisions by the City are final.
2. The City will work with the Little League to schedule time periods for use of the Complex and the Playing Fields by the Little League for the Playing Season. Any scheduling conflicts should be brought to the attention of the City Manager, or his designee, as soon as practicable after any such conflict is discovered.
3. The City will communicate with the Little League regarding the closure of the Complex due to inclement weather or any outside factor that may hinder the Little League from utilizing the Complex or a specific Playing Field. Decisions by the City are final. The City will work with the Little League, at the Little League's request, to reschedule games, and league related events during the Playing Season for events impacted by the closure of the Complex or one or more Playing Fields under this clause.
4. At all times when the Complex or any of the Playing Fields are not scheduled for Little League use or are not then actually being used by the Little League for a Little League event the Complex and the Playing Fields not so in use shall be open for the public's use on a first-come first-use basis.
5. City specifically reserves the right to remove or exclude any person, group or organization from the Complex or City-owned or operated facilities based on conduct that the City determines, in its sole discretion, to be objectionable or violative of the City's ordinances, policies, rules or regulations and any State or Federal rule, regulation, law or statute.

D. Preparation of Playing Fields

The Little League may begin preparation of the Playing Fields for the Playing Season at any time before the beginning of the Playing Season after notifying the City Manager, or his designee, of the Little League's intent to begin such work.

Section 2. City Fees

The Little League shall collect and pay to the City an amount equal to One Hundred Dollars (\$100.00) for each team that signs up to participate in the then current Little

League Playing Season. The annual fee per team participating in a Playing Season shall be due and owing to the City no later than sixty (60) days after the first regularly scheduled game of the applicable Playing Season. Supporting documentation regarding the participating teams shall be made available to the City no later than sixty (60) days after the first regularly scheduled game of the applicable Playing Season.

Section 3. Grounds and Complex Maintenance

- A. In consideration of the privilege of using the Complex, the Little League agrees to be solely responsible for the inspection of the Complex and the Playing Fields for all Little League events. The Little League shall use its best efforts to prevent damage to any part or portion of the Complex and the Playing Fields. If, however, any part or portion of the Complex and/or the Playing Fields becomes damaged during the Little League's use of the Complex, Little League shall immediately notify the City Manager, or his designee, of such damage and cooperate with the City to arrange for the prompt repair of the Complex and/or the Playing Fields. The Little League shall also promptly notify the City Manager, or his designee, of any existing or developing hazardous or dangerous condition within and about the Complex and/or the Playing Fields.
- B. In further consideration for the privilege of using the Complex, the Little League specifically assumes any and all liability that may arise due to premises defects upon any or all improvements which exist within the Complex and the Playing Fields that are known to or become known to the Little League, or are related to or arise out of Little League's use of the Complex, excluding normal wear and tear. The Little League agrees to accept the Complex in the condition in which it is found. City hereby disclaims and the Little League hereby accepts City's disclaimer of any warranty, express or implied, of the conditions or fitness for use of any portions of the Complex and Playing Fields for other than outdoor recreational activities.
- C. The Little League shall prepare and maintain all Playing Fields for Little League events. All Playing Fields must meet high-quality, safe, and presentable playing conditions from the beginning to the end of the Playing Season.
- D. The Little League shall pick up and remove trash and litter from the Playing Fields and bleacher areas at the end of each day on which the Little League hosts or holds one or more scheduled Little League games and/or team practices (each such day being a "Playing Day"). In addition, periodic cleaning shall be performed by the Little League at intervals between Playing Days, if necessary, to prevent a buildup of trash and litter at and about the Complex. If the Little League does not comply with these requirements and allows trash and litter to be left on the Playing Fields after any Little League use, the City will impose a charge not to exceed \$200 per incident to the Little League. The Little League will be responsible to pay said trash and litter removal fees within thirty days after receipt of notice of such charge. If the City charges the Little League a third time for the same incident or a similar type of incident, the City may at its discretion, immediately terminate this Agreement and not allow the Little League to use all

or part of the facilities at the Complex for the remainder of the Playing Season and any subsequent Playing Season.

1. The City will provide adequate trash receptacles and trash removal for the purpose of keeping the Complex clean. Little League shall be responsible to have a designated area for trash pickup. The Little League will be billed for labor and materials for any needed follow-up cleaning provided at the Complex by the City.
- E. The City is responsible to provide for mowing, weed control, edging, and watering of the entire Complex including the Playing Fields and common areas.
- F. The Little League shall provide the City Manager a list of organization members with contact information that will be granted keyed lock and combination lock access to the Complex and its facilities (the "Access List"). This Access List will be posted on the City's website to facilitate access to and the use of the Complex. Little League activities shall not be conducted without the presence of at least one member who is identified on the Access List.

Section 4. Concession Stand Operation and Proceeds

The Little League is responsible to provide concession services during all scheduled Little League events at the Complex. All expenses associated with the operation of the concession stand for scheduled Little League events will be the responsibility of the Little League. The Little League shall retain all proceeds, after expenses, from concession stand sales for all scheduled Little League events. The concession stand must be cleaned by the Little League after each use specifically including, but not limited to, the grill/stove. All cooking oils and grease must be removed from the concession stand by the Little League and disposed of in a proper manner. The grill/stove and grease drip tray(s) and all counters must be totally cleaned and free from any remnants of cooking oils and grease after each use of the concession stand by Little League. The Little League must remove all trash and garbage from the concession stand and placed it in the appropriate trash receptacles provided by the City. The concession stand floors must be swept, mopped and cleaned by the Little League following each Little League use of the concession stand.

Section 5. Restroom and Concession Maintenance

- A. Restrooms are also under the control and maintenance of the Little League during their Playing Season. The Little League will open the restrooms on Playing Days for games and practice times, but must keep the restrooms locked at all other times. The Little League is responsible to the City for safeguarding, supplying, and thoroughly cleaning the restroom facilities after each Little League use of the Complex.

Winterizing of restrooms and the concession stand will be the responsibility of the City. The City will also be responsible for the normal maintenance, repair, and replacement of the City-owned facilities and equipment contained in the concession stand and the restrooms.

- B. The concession stand will be kept clean and sanitary **at all times** by the Little League when it is under the Little League's use and control and all equipment

used will meet applicable health and regulatory standards of the City and the County. If conditions exist in the restrooms or concession stand that require work by the City or if the City is required to hire a third-party to repair, maintain or replace any equipment or facilities as a result of ordinary wear and tear, the associated cost of such repair, maintenance, or replacement will be the responsibility of the City. Any costs related to or arising out of any intentional or wrongful conduct during a Little League event shall be the responsibility of the Little League.

Section 6. Equipment, Supplies, and Storage Facilities

In recognition of the Little League's need to protect and maintain its equipment and supplies, the City grants use of the detached storage facility located next to the south gate and one storage room inside the concession building to the Little League. The City will share the use of the storage room located on the south side of the concession building with the Little League. The City will have exclusive use of one storage room inside the concession building.

Section 7. Modifications or Improvements to Complex

Any suggested modification or improvements to the Complex must be presented to the City Manager, or his designee, for review and recommendation by the City's Parks & Recreation Board ("Board"). Following the Board's review, the Board will forward a recommendation to the City Council for its consideration and action. The Little League will share the costs of any modifications or improvements as may be agreed upon, and approved by the City Council, prior to the beginning of construction. The City will prepare invoices for the Little League's portion of the costs of such modifications or improvements and submit them to the Little League in advance of the City incurring any costs related to such expenditure. The Little League's payment is due to the City within 15 days. Non-payment will result in a 10% surcharge and possible termination of this Agreement.

Section 8. City Utilities

Until further notice, the City will continue its practice of providing water, sewer, electricity, and information technology services to the Complex at no charge to the Little League. The City retains the right to assess future charges for these services after giving notice at the end of the then current Playing Season and prior to the beginning of the next Playing Season for which such charges will begin to be assessed to and collected from the Little League. If the City finds that utilities are being wasted because the Little League failed to turn off all of the field lights or failed to turn off any of the water spigots in the Complex following a Little League event, the City may, in the City's sole discretion, charge the Little League for such incident on an hourly basis for each hour on each field that such incident continues after the Little League's last use of the Complex or the Playing Fields on any given day of the Playing Season based on the hourly rates for use of the lights as set forth in Appendix A of this Agreement for each such incident regardless of whether the incident involves field lighting or running water. Following the third type of this incident during any Playing Season, the City may in its sole discretion terminate this Agreement and not allow the Little League to use all or part of the facilities at the Complex.

Section 9. Ancillary Financial Matters

The Little League shall provide to City copies of the Little League's year-end financial statement ending January 31st for each year during the term of, and prior to the renewal of this Agreement and/or any extension of this Agreement. All financial obligations contracted for by the Little League in relation to its use of the Complex must be paid in return for the satisfactory delivery of goods and services, and failure to do so without just cause will be considered reason for the City to cancel this Agreement with the Little League. In no case will the City be responsible for expenses or obligations contracted for by the Little League for any reason unless by prior and specific agreement approved in writing by the City.

The City will not provide the Little League with any insurance coverage including, but not limited to, contents insurance coverage for the concession building. The Little League will be obligated to determine and provide the types and levels of insurance coverage that it believes to be necessary for Little League's use of the Complex beyond the insurance coverage required hereunder to protect the City.

Section 10. Insurance Required

- A. Without limiting any of the other obligations or liabilities of the Little League, the Little League shall, at its own expense, procure, pay for and maintain during the term of this agreement the hereinafter stipulated minimum insurance with companies duly licensed to write business in the State of Texas and approved by the City.
1. Commercial General Liability insurance, including, but not limited to Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum combined single limits of \$1,000,000 per-occurrence, \$1,000,000 Products/Completed Operations Aggregate and \$1,000,000 general aggregate. Such insurance shall cover, but not be limited to, the liability assumed under the indemnification provisions of this agreement, fully insuring the Little League's liability for injury to or death of owners, employees and third parties, extended to include personal injury liability coverage, and for damage to property of third parties including damage to the Complex. Coverage must be written on an occurrence form.
 2. When applicable by law, Workers' Compensation insurance with statutory limits; and Employers' Liability coverage with minimum limits for bodily injury: a) by accident, \$100,000 each accident, b) by disease, \$100,000 per employee with a per policy aggregate of \$500,000.
 3. Umbrella or Excess Liability insurance with minimum limits of \$1 million each occurrence and annual aggregate for bodily injury and property damage, that follows form and applies in excess of the above indicated primary coverage (1, 2 and 3). The total limits required may be satisfied by any combination of primary, excess or umbrella liability insurance provided all policies comply with all requirements. The Little League may maintain reasonable deductibles, subject to approval by the City of Farmersville.

The Little League shall furnish to the City Manager certificates of insurance on an "ACCORD" form executed by the insurer or its authorized agent stating the coverages, limits, expiration dates and compliance with all applicable required provisions prior to any use of the Complex by the Little League. Certificates shall reference this agreement and be addressed as follows:

City of Farmersville, Texas
c/o City Manager
205 S. Main Street
Farmersville, TX 75442

- B. With reference to the foregoing required insurance, the Little League shall endorse applicable insurance policies as follows:
1. In the event the Little League is required by law to obtain, or has otherwise obtained, Workers' Compensation insurance and Employers' Liability coverage the Little League and its insurers) shall provide a waiver of subrogation regarding such coverage in favor of the City of Farmersville and its officials, employees, and officers for losses arising from the activities under this contract.
 2. The City of Farmersville and its officials, employees and officers shall be named as additional insureds on the Commercial General Liability policy and all other required insurance policies.
 3. All insurance policies shall be endorsed to the effect that City of Farmersville will receive at least a thirty (30) day notice prior to cancellation, non-renewal, termination, or material change of the policies.
- C. All insurance shall be purchased from an insurance company that meets a financial rating of B+VI or better as assigned by the A.M. BEST Company or equivalent.
- D. Payment of any and all deductibles on each insurance policy shall be the responsibility of the Little League.

Section 11. Non-League Events

City approval is required for all Non-Little League events. Deposits and user fees generated from all non-Little League events will be assessed and collected in accordance with the Fee Schedule as set out in Appendix A of this Agreement, and shall be made payable to the City of Farmersville.

Deposits will be returned to the users, provided the Complex has been cleaned to the satisfaction of the City Manager. If the condition of the Complex requires work by City personnel, a charge of \$200 per hour will be deducted from the deposit until the deposit is exhausted. The non-league entity (team or private party) renting the Complex, will be billed for any additional costs that City may incur due to misuse of the Complex and termination of all or partial use of the Complex may be enforced by City.

Section 12. Personal Conduct at Athletic Events

- A. The City recognizes that crowd noise is a part of any athletic activity and accepts a certain level of noise. However, the City requests that the Little League make a good faith effort to discourage any undue harassment of neighbors by participants or spectators at any activity for which Little League is responsible.
- B. The Little League will be responsible for the proper conduct of team members, coaches, fans, and other spectators during any activity sponsored or sanctioned by the Little League at the Complex and, if necessary, will ask the City for assistance in maintaining order.
- C. The sale or consumption of alcohol, illegal drugs, or illegal chemical substances at the Complex is a violation of city ordinances, **will not be permitted**, and will be punishable according to applicable law. The Complex is a non-smoking facility and **smoking shall not be allowed in, on and about the Complex**. Violators will be punished in accordance with the City's ordinances prohibiting smoking at the Complex.
- D. The City retains the right to restrict the times of use and conduct of all activities in and about the Complex. Such right may be exercised without notice in the case of substantial violation of the City's regulations but must be authorized by official City Council action after thorough investigation and verification of said violation. A list of Little League Board Members must be made available to the City Amenities Board along with the Little League Board Members' respective contact numbers and email addresses prior to the beginning of this Agreement and at least one time prior to the beginning of each calendar year during the term of this Agreement and any renewal terms. The Little League will be provided with the City Manager's contact information should any issue arise with the Complex that needs immediate attention.

Section 13. Hold Harmless and Indemnification

The Little League does hereby agree to waive any and all claims, release, indemnify, defend and hold harmless City and all of its officials, officers, agents and employees, in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action which may arise by reason of injury to property or persons occasioned by willful misconduct, error, omission, or negligent act of the Little League, its officers, agents, employees, invitees or other persons, arising out of or in connection with this agreement or any and all activity or use pursuant to this agreement, or on or about the Complex and the Little League will, at its own cost and expense, defend and protect City from any and all such claims and demands. Also, the Little League agrees to and shall indemnify, defend and hold harmless City and all of its officials, officers, agents and employees, in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suits and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for damage to any property arising out of or in connection with this agreement or any and all activity or use pursuant to this agreement, or on or about the Complex. Such indemnity shall apply whether the claims, losses,

damages, causes of action, suits or liability arise from the negligence of the City, its officers, officials, agents or employees and whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. City is responsible only for City's sole negligence.

Section 14. Term

- A. This agreement will be in force for a term of two years beginning on February 1, 2021 and running through January 31, 2023. Either party may cancel this Agreement by providing the other party at least thirty days' written notice of termination. However, a bona fide effort must be made to resolve any misunderstandings or disagreements leading to the cancellation.
- B. Two (2) months prior to the expiration of this Agreement, and provided no proposal has been offered by the Little League, it shall be the responsibility of the administrative staff of the City of Farmersville to initiate action to review the Agreement, taking into consideration any proposals from the Little League, and forward proposals to alter, amend, extend or cancel the Agreement to the City Parks & Recreation Board for consideration. Following consideration, the City Parks & Recreation Board shall make a recommendation to the City Council regarding any proposed modification or cancellation of the Agreement. The City Council shall consider the recommendation of the Parks & Recreation Board and make such determination as the City Council deems to be in the best interest of the City. Any cancellation or modification of this Agreement must be in writing and approved by the City Council.

Section 15. Notices

For the purposes of Notice, the addresses of the Parties will, until changed as provided below, be as follows:

Developer:

Farmersville Little League
Baseball Association

City of Farmersville:

Ben White
City Manager
205 S. Main Street
Farmersville, Texas 75442

The Parties will have the right from time to time to change their respective addresses upon written notice to the other Party. If any date or notice period described in this Agreement ends on a Saturday, Sunday or legal holiday, the applicable period for calculating the Notice will be extended to the first business day following such Saturday, Sunday or legal holiday.

[Signatures begin on following Page.]

This Athletic Joint Use Agreement has been approved by the governing bodies of each Party, as follows.

City of Farmersville



Bryon Wiebold, Mayor

Dated: 1/26/21



Attest:



Sandra Green, TRMC, City Secretary

Date: 1-26-2021

Farmersville Little League



Marvin Smith, Director

Date: 2-3-21

APPENDIX A

SCHEDULE OF USER FEES

Applicable to all Non-Little League events

Activity Description	Resident	Non-Resident
Deposit, any Combination of Fields	\$250	\$350
Use of Field 1,2, or 3	\$100	\$250
Use of Field 4 or 5	\$50	\$200
Use of Field 6 (football field)	\$150	\$200
Lights, Hourly Rate (per field)	\$20	\$40

All fees must be paid at the time the reservation is made or at least two weeks prior to the reserved date.

Deposit is refundable if the fields, restrooms and concession area is clean and in working order.

Agenda Section	Regular Agenda
Section Number	VI.G
Subject	Consider, discuss and act upon Resolution #R-2021-0928-001 regarding the designation of the official newspaper for city publications of notices.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	R-2021-0928-001
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 a future agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
RESOLUTION # R-2021-0928-001**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, DESIGNATING THE *FARMERSVILLE TIMES* AS THE CITY'S OFFICIAL NEWSPAPER and THE *DALLAS MORNING NEWS* AS THE CITY'S ALTERNATE OFFICIAL NEWSPAPER FOR THE FISCAL YEAR 2021-2022

WHEREAS, Section 52.004(a) of the Texas Local Government Code provides that the governing body of a municipality shall designate an official newspaper for the City as soon as practicable after the beginning of each municipal year and that such newspaper shall be a City's official newspaper until another newspaper is selected; and

WHEREAS, the governing body is also required to publish each ordinance, notice, or other matter required by law or ordinance to be published in the city's designated official newspaper; and

WHEREAS, the City Council of the City of Farmersville, Texas ("City Council") finds that the *Farmersville Times* and the *Dallas Morning News* satisfy the requirements of Chapter 2051 of the Texas Government Code for an official newspaper; and

WHEREAS, the City Council finds that the *Farmersville Times* and the *Dallas Morning News* are each public newspapers of general circulation in Collin County and the City of Farmersville, Texas ("City").

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

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

Section 2. The City Council of the City of Farmersville, Texas, hereby designates the *Farmersville Times* as the official newspaper for the City for the Fiscal Year 2021-2022. The *Farmersville Times* shall be the City's official newspaper until such time as another newspaper is selected.

Section 3. The City Council of the City of Farmersville, Texas, hereby designates the *Dallas Morning News* to be the City's alternate official newspaper and advertising source in the event publication or advertisement in the *Farmersville Times* will fail to meet and satisfy the statutory notice requirements for some action sought to be taken by the City. The *Dallas Morning News* shall be the City's official alternate newspaper until such time as another alternate newspaper is selected.

Section 4. The City Secretary is hereby directed to publish all required notices and advertisements in the *Farmersville Times* in accordance with the laws of the State of Texas save and except in such circumstances when due to time constraints, publication or advertisement in the *Farmersville Times* is otherwise rendered ineffective.

Section 5. When due to time constraints, publication or advertisement in the *Farmersville Times* is otherwise rendered ineffective, the City Secretary is hereby directed to publish such required notices and advertisements in the City's alternate official newspaper, the *Dallas Morning News*, in accordance with the laws of the State of Texas.

Section 6. This Resolution shall take effective immediately upon its passage.

DULY PASSED AND APPROVED, by the City Council of the City of Farmersville, Texas on this 28th day of September, 2021

APPROVED:

Bryon Wiebold, Mayor

ATTEST:

Sandra Green, TRMC
City Secretary

Agenda Section	Regular Agenda
Section Number	VI.H
Subject	Consider, discuss and act concerning street project capital priority list.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	CIP Streets List
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ol style="list-style-type: none"> 1. The attached Project Capital Priority List includes costs for street improvements only. Water, sewer, and storm water infrastructure cost is not included. 2. Costs do include the cost of sidewalk infrastructure. 3. Costs shown are rough estimates and are better used for comparative analysis. Once upper tier projects are chosen more detail estimates can be generated. 4. Possible TIRZ funded project are given high priority only since the projects have a more readily available funding source. Other priorities are assigned based on Public Works judgment and experience with roadwork repair and complaints. <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 a future agenda. _____ • No motion, no action

City of Farmersville Street Priority List

Priority	Project Name	Major Funding Entity	Street Design	Length (Feet)	Street (\$/Foot)	Cost Estimate
1	Street Reconstruction, Davis (Prospect), Rike to Austin	City	Local Street (50')	800	335	402,500
2	Street Construction, Concrete, Raymond, AMP to 600' North	TIRZ	Collector Street (65')	600	490	294,000
3	Street Construction, Concrete, Welch Drive, Panel Replacement	TIRZ	Collector Street (65')	750	490	367,500
4	Street Construction, Concrete, Hamilton, AMP to 400' North of Haislip	TIRZ/City	Collector Street (65')	1,400	490	1,686,000
5	Street Construction, Concrete, Orange, AMP to Beech	TIRZ/City	Local Street (50')	419	405	169,695
6	Street Reconstruction, Concrete, Beene to Beech	TIRZ/City	Local Street (50')	458	405	185,490
7	Street Construction, Concrete, South Rike, AMP to Beech	TIRZ/City	Local Street (50')	434	405	175,770
8	Street Construction, Concrete, South Rike, AMP to 190 Feet South	TIRZ	Local Street (50')	190	405	76,950
9	Street Construction, Concrete, Orange, AMP to 100 Feet South	TIRZ	Local Street (50')	100	405	40,500
10	Street Construction, Concrete, Farmerville Pkwy, SH78 to 250' West of Welch	TIRZ/City	Principal 4 Lane Divided (100')	3,250	815	2,648,750
11	Street Reconstruction, North Washington, North of Sycamore	City	Local Street (50')	549	196	107,604
12	Street Reconstruction, North Rike , Houston to Murchison	City	Local Street (50')	1,072	335	359,120
13	Street Construction, Johnson, McKinney to Maple	City	Local Street (50')	737	335	246,895
14	Panel Replacement, Concrete, Maple	City	Local Street (50')	1,000	405	405,000
15	Panel Replacement, Sycamore, SH78 to Main	City	Local Street (50')	1,000	405	405,000
16	Street Construction, Woodard	City	Local Street (50')	1,545	335	517,575
17	Street Reconstruction, Houston, Main to Merit	City	Local Street (50')	2,200	335	737,000
18	Street Reconstruction, Gaddy, King to Windom	City	Local Street (50')	1,400	335	469,000
19	Street Reconstruction, Hale	City	Local Street (50')	706	335	236,510
20	Street Construction, Hill, Railroad to Buckskin	City	Local Street (50')	1,547	335	518,245
21	Street Construction, Haughton, Maple to Gaddy	City	Local Street (50')	1,591	335	532,985
22	Street Construction, East Santa Fe, Orange to Buckskin	City	Local Street (50')	1,484	335	497,140
23	Street Reconstruction, Concrete, Old Josephine, Main to South Lake Park	City	Collector Street (65')	6,997	490	3,428,530
24	Street Reconstruction, Lee	City	Local Street (50')	458	335	153,430
25	Street Reconstruction, North Lincoln	City	Local Street (50')	704	335	235,840
26	Street Reconstruction, Merit, Houston to Murchison	City	Local Street (50')	1,098	335	367,830
27	Street Construction, Wilcoxson, Stadium to Farmersville Pkwy	City	Local Street (50')	4,030	335	1,350,050
28	Street Construction, Maple, SH 78 to Wilcoxson	City	Local Street (50')	927	335	310,545

City of Farmersville Street Priority List

Priority	Project Name	Major Funding Entity	Street Design	Length (Feet)	Street (\$/Foot)	Cost Estimate
29	Street Construction, North Washington, Maple to Pendleton	City	Local Street (50')	979	335	327,965
30	Street Construction, Orange, Summit to Hill	City	Local Street (50')	918	335	307,530
31	Street Construction, Concrete, Murchison, Main to County Line	City	Local Street (50')	2,969	490	1,454,810
32	Street Construction, Jouette, Pendleton to Gaddy	City	Local Street (50')	691	335	231,485
33	Street Construction, Concrete, Pendleton, Jouette to SH 78	City	Local Street (50')	1,542	490	755,580
34	Street Construction, Water, Raymond to SH 78	TIRZ	Local Street (50')	293	335	98,155
35	Street Construction, Bois D Arc	City	Local Street (50')	1,094	335	366,490
36	Street Construction, Live Oak	City	Local Street (50')	479	335	160,465
37	Street Construction, Walnut	City	Local Street (50')	1,453	335	486,755
38	Street Construction, Herron	City	Local Street (50')	971	335	325,285
39	Street Construction, Abby	City	Local Street (50')	1,276	335	427,460
40	Street Construction, Johnson, Sid Nelson to West Santa Fe	City	Local Street (50')	1,092	335	365,820
41	Street Construction, Yucca, Hamilton to SH 78	City	Local Street (50')	856	335	286,760
42	Street Construction, Sherry, Yucca to Gaddy	City	Local Street (50')	1,296	335	434,160
43	Street Construction, Mulberry	City	Local Street (50')	494	335	165,490
44	Street Reconstruction, South Rike, Summit to Beech	City	Local Street (50')	495	335	165,825
45	Street Reconstruction, Concrete, Gaddy, SH 78 to Wilcoxson	City	Collector Street (65')	1,191	490	583,590
46	Street Construction, 5th Alley	City	Alley (20')	548	180	98,640
47	Street Construction, 6th Alley	City	Alley (20')	718	180	129,240
48	Street Construction, 7th Alley	City	Alley (20')	1,139	180	205,020
49	Street Construction, 8th Alley	City	Alley (20')	1,139	180	205,020
50	Street Construction, 9th Alley	City	Alley (20')	1,139	180	205,020
51	Street Construction, Concrete, AMP to Summit	City	Collector Street (65')	1021	490	500,290
52	Street Construction, Concrete, Summit, Floyd to Farr Hill	City	Collector Street (65')	851	490	416,990
53	Street Construction, Concrete, SH 78, US Hwy 380 to Farmersville Parkway	TIRZ	Local Street (50')	3,309	1,015	3,358,635

Agenda Section	Regular Agenda
Section Number	VI.I
Subject	Consider, discuss and act on possible public works covered parking for equipment.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	Building Quote and Information
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ol style="list-style-type: none"> 1. Public Works would like to construct a 26' X 100' covered parking space for its equipment. Area will not be enclosed. Surface will be gravel. 2. There are funds available in this year's budget to afford the project. 3. The design will be such that in the future: <ol style="list-style-type: none"> a. It can be added onto easily. b. A slab can be added. c. The parking area can be enclosed and secured. 4. Public Works is experiencing expenses because equipment is left open to the elements with no cover. <ol style="list-style-type: none"> a. Hydraulic lines are exposed and start to crack. b. Water damage to our water jet truck. c. Truck computers exposed to high temperatures. 5. This is a start for what we can afford. There will not be enough room for all equipment (10 pieces of equipment). <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 a future agenda. _____ • No motion, no action

(877) 268-3553



Building Quotation

Steel Building Systems & Components

Salesperson: Michael Schaffer

Date: 9/16/2021

Quote #: CityFarmersville

Submittals

- ☐ Mueller Supplied Components Designed to meet TX Windstorm Criteria
- ☐ See Additional Architectural Drawings
- ☐ Request for Pre-Express
- ☐ Request for Pre-Approved Custom

Customer Data

Customer: City of Farmersville
Cust. No: _____
Mail Address: _____
City, State, Zip: Farmersville, TX 75442
Contact: Danny
Day Phone: _____
Home Phone: -
Cell Phone: -
Fax: -
Email: d.ruff@farmersvilletx.com

End User: City of Farmersville
Name: _____
Jobsite Address: _____
City, State, Zip: Farmersville, TX 75442
County: Collin
General Contr: _____
Address: _____
City, State, Zip: _____
Customer Type: Retail

Building Details

Building Type: ☐ RF ☒ SS ☐ LT
Width: 26.000' Peak Offset: 26.000'
Length: 100.000'
Sidewall Bay Spacing: 4 @ 25.0000'

	Eave Ht	Roof Slope	Girt Type
Front Side:	14.167'	0.000 in 12	ByPass
Back Side:	12.000'	1.000 in 12	Flush

Frame ID	Frame Type*	Col Type*	Rafter Type*	Frame Line	# Int Col's
1	Rigid Frame	Wide-Flange	Wide-Flange	2 3 4	-
2	Rigid Frame	Wide-Flange	Wide-Flange	1 5	-

* May change due to engineering requirements

Building Code (Provided by customer): Building Loads:

Design Code: IBC'15
Closed/Open: P
Exposure: C
Importance - Wind: 1.00
Site Class: D
Importance - Seismic: 1.00
Seismic Coefficient: 0.18
Importance - Snow: 1.00

Dead Load: 2.50 psf
Live Load: 20.00 psf
Load Reduction: Yes
Ground Snow: 5.00 psf
Collateral: 2.00 psf
Wind Load: 115.00 mph

Other Loads:

Crane Load? ☐ Yes ☒ No
Floor Load? ☐ Yes ☒ No
Parapet / Mansard? ☐ Yes ☒ No
(Attach Separate Data Sheet)

Stepped elevations or structures within 20 feet: ☐ Yes ☒ No

Building Use Classification: Standard Building
Description of building use: Cover

Frame Coating

Main Columns & Rafters

- ☒ Red oxide
- ☐ Hot-Dipped Galv'd

Purlins, Girts, Eave Struts

- ☒ Red oxide
- ☐ Pre-Galvanized
- ☐ Hot-Dipped Galv'd

Door Framing

- ☒ Red oxide
- ☐ Pre-Galvanized
- ☐ Hot-Dipped Galv'd

Base Angle

- ☒ Red oxide
- ☐ Pre-Galvanized
- ☐ Hot-Dipped Galv'd

End Frames

	Left	Right
Expandable	<input type="radio"/>	<input type="radio"/>
Non-Exp RF	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Std. Endwall	<input type="radio"/>	<input type="radio"/>
CF Endwall	<input type="radio"/>	<input type="radio"/>

Base Condition

- ☒ Angle
- ☒ Trim
- ☐ Channel
- ☐ Girt
- ☐ GZ Base Fixtrue

Wall Bracing

- Roof:
- Left Endwall:
- Front Sidewall:
- Right Endwall:
- Back Sidewall:

Bracing Details

- Diagonal Bracing**
- Rigid Frame**
- Other**
- Rigid Frame**
- Other**

Framed Openings

Note: Bolted Clips

Wall	Bay	Open Width	Header Ht	Sill Ht	Offset
None					

*Note on framed openings: Mueller, Inc will supply the necessary reinforcement to brace framed openings against necessary loadings. If the size of the framed openings are specified by the customer, Mueller, Inc will not be responsible for adaptability of fit-up of items installed in these framed openings other than stock overhead doors supplied by Mueller, Inc

Purlin Extensions

Wall	Surface	Length	Soffit
None			

Eave Extensions and Canopies

Wall	Bay St	Bay End	Height	Width	Slope	Soffit
None						

Open walls:

*Note: All open walls will contain necessary columns unless otherwise noted.

- Left Endwall ☐ Yes ☒ No
- Front Sidewall ☒ Yes ☐ No

Is the Front Sidewall going to remain open? Yes No

If No, what material will be in this wall? _____

- Right Endwall ☐ Yes ☒ No
- Back Sidewall ☐ Yes ☒ No

Partial Walls and Wainscot:

Wall	Wainscot	Bay Start	Bay End	Open Height	Base	Full Load
None						

Liner Panel

Location	Start	End	Height
None			

Sheets & Trim

Location	Color	Panel	Gauge	Quality	Trim	
Roof	Galvalume Plus	PBR	26	20 Yr.	Gable:	Tan
Walls	Tan	R	26	30 Yr.	Eave:	Tan
Soffit	---				Corner:	Tan
Roof Liner	---				Jamb:	Tan
Wall Liner	---				Liner:	---
Wainscot	---				Wainscot:	---

* see specific details at www.muellerinc.com.

Fasteners

Roof		Walls		Soffit	
Panel:	TEK1.25	Panel:	TEK1.25	Panel:	**
Lap:	LAPTEK	Lap:	LAPTEK	Lap:	**
Type:	Painted	Type:	Painted	Type:	**

Ridge Covering

- Peak Sheets
- Ridge Roll

Eave Condition

- | | |
|-----------------------|-------------------------|
| Front Sidewall | Back Sidewall |
| ○ Gutter & Downspouts | ● Gutter & 5 Downspouts |
| ● Eave Trim | ○ Eave Trim |

Accessories

** All accessories need to be applied to the base price as shown on the pricing page. **

<u>Item Description</u>	<u>Quantity</u>	<u>Price</u>
		\$0.00

Estimated Weight of Building: **14,362 lbs.**
(Subject to change after the building is Engineered and Detailed)

Special Requirements:

Notes: Anchor Bolts are not included with this Quotation.

Estimated Base Building Price: \$31,518.52
(FOB Ballinger TX, Accessories and Taxes are not included)

Accessories	\$0.00
Estimated Delivery Charge to Destination	\$250.00
Total without Tax	\$31,768.52
Estimated Tax (8.25%)	\$2,620.90
Estimated Total with Delivery and Tax *	\$34,389.42
Required Deposit:	\$0.00
Estimated Balance Due per Terms & Agreement	\$34,389.42

* Including tax if applicable

Delivery Option: ☐ Direct Ship ☐ Drop Ship ☒ Branch Delivery ☐ Common Carrier
☐ Will Call

Available Anchor Bolt Options:

<u>Item Description</u>	<u>Quantity</u>	<u>Weight</u>	<u>Price</u>	<u>Accept</u>	<u>Decline</u>
Hex Anchor Bolt 5/8"x12"	8	8.32	\$ 46.88	Accept	Decline
Hex Anchor Bolt 3/4"x 15"	44	82.72	\$ 477.40	Accept	Decline
Anchor Bolt Ship to Branch	0	-	-	Accept	Decline
Anchor Bolt Ground Shipping	0		\$ 182.08	Accept	Decline
Anchor Bolt Overnight Shipping	0		\$ 1,092.48	Accept	Decline
Anchor Bolt Template Sets	0	20.50	\$ 140.39	Accept	Decline
Template Ship to Branch	0	-	-	Accept	Decline
Template Ground Shipping	0		\$ 41.00	Accept	Decline
Template Overnight Shipping	0		\$ 246.02	Accept	Decline

Thank you for the opportunity to quote this project. To place this building order, please contact us at 1-877-2MUELLER and a Purchase Agreement detailing your building requirements will be sent. If the information is correct, please sign the agreement and return with a 25% deposit of the total purchase price. Balance of the order will be due on delivery. The delivery date of your project will be determined by the date we receive your Purchase Agreement and deposit.

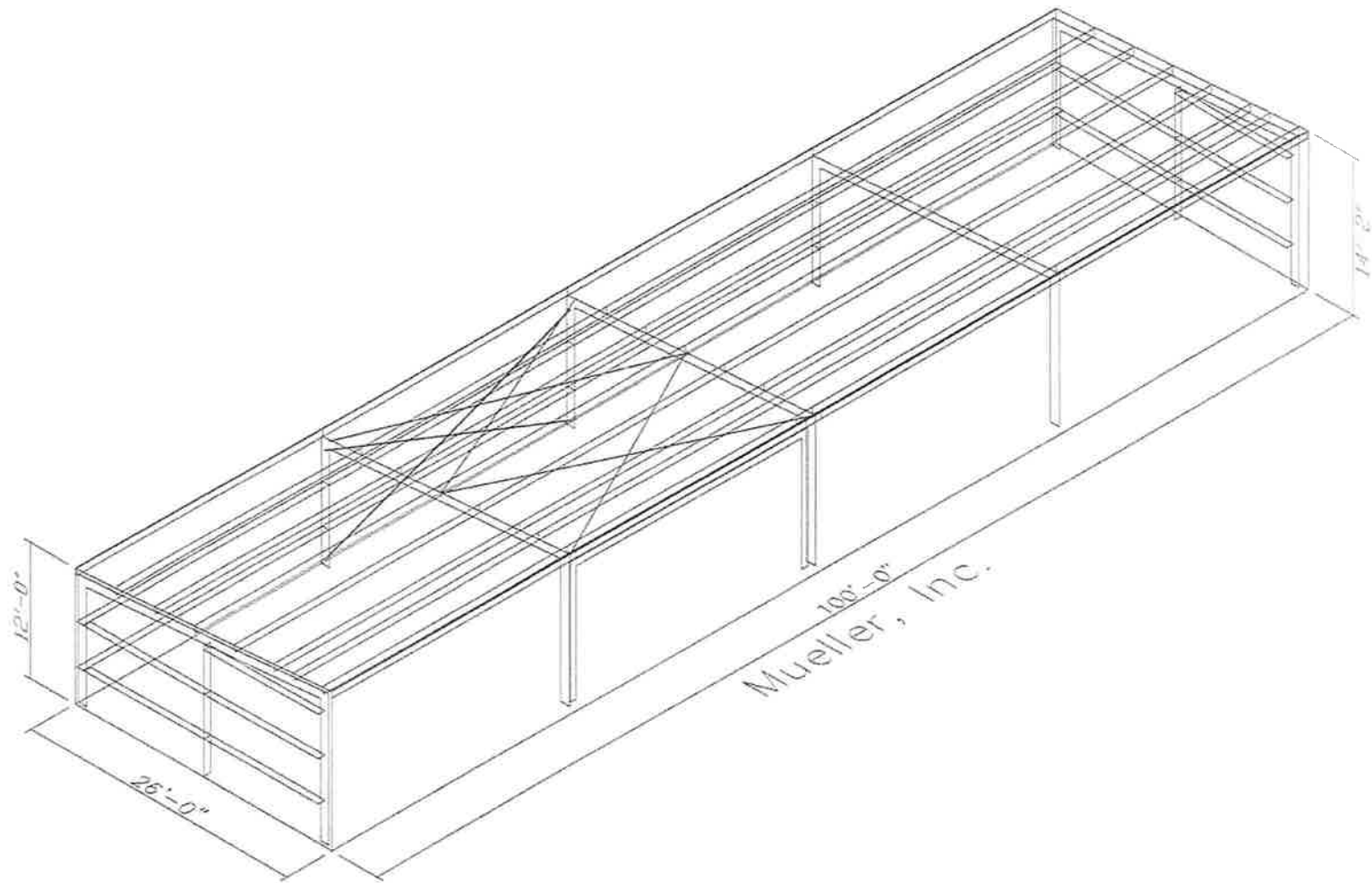
Price Subject to Change without Notice

- Quoted prices will be honored for 14 days unless specified otherwise by Mueller.
- Order pricing will be subject to price of steel increases if Customer delays Mueller's performance or if Customer does not take receipt of the materials within 30 days of the ready-to-ship or pick-up date.
- Pricing will not be affected if delivery schedule cannot be met by Mueller.
- Changes (change orders) applied to this Purchase Agreement will incur monetary changes, including but not limited to changes in scope of work and price of steel increases.

Thank you again for allowing Mueller to assist in this project.

Concrete slab and foundation engineering are the customer's responsibility to the extent required by local Codes and/or Ordinances.

MBS Version: 9/15/2021



Unless noted, drawings are for conceptual purposes only.
Please review for building dimensions and framed openings accuracy.
All other aspects such as wall girt and roof purlin spacing, wind
bracing locations, etc. may change during engineered design unless
noted in the "Special Requirements" section of the contract.

Agenda Section	Regular Agenda
Section Number	VI.J
Subject	Consider, discuss and act upon a concept plan for Kingston Apartments.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	<ol style="list-style-type: none"> 1. Application 2. Letter from Dunaway|DBI 3. Concept Plan
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



DEVELOPMENT APPLICATION

- ☐ Preliminary Plat
☐ Amended Plat
☒ Concept Plan
☐ Annexation

- ☐ Final Plat
☐ Minor Plat
☐ Specific Use Permit

- ☐ Replat
☐ Development Plat
☐ Site Plan
☐ Rezoning

Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)

The application fee of \$ _____, to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

1. Addition Name Kingston Apartments
2. Total Acreage 19 acre
3. Current Zoning Classification(s) PD SF-3
4. Proposed Zoning Classification(s) PD SF-3
5. Total Number of Lots, by Type 1, Multi-family
6. Proposed Use of Property multi family apartment complex
7. Location of Property S Collin Pkwy Farmersville, TX 75442
8. Geographic (Tax) ID Number R- 6952-002-2700-1 R- _____

B. Applicants: (List those persons you wish to be contacted about this request.) **PLEASE PRINT**

1. Owner FVF Property, LLC
Address 2150 S. Central Expy, Ste 200
City, State, Zip Mckinney, Tx 75070
Phone 214-205-8699
Email bmyers@myerspicard.com

2. Applicant/Representative CCM Engineering (Jeff Crannell)
Address 2470 Justin Rd
City, State, Zip Highland Village, TX 75077
Phone 972-691 6633
Email jeff@ccm-eng.com OR luke@ccm-eng.com

C. Variance Request: ☐ Yes ☒ No If yes, describe: _____

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner: 

Date: 7/28/2021



September 17, 2021

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

RE: Kingston Apartments – Concept Plan
Dated September 10, 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 approval:

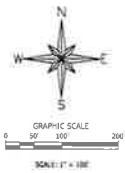
- The developer has requested a variance from screening wall regulations listed under Sec. 77-69 of the City Zoning Ordinances. The variance request will need to be reviewed and decided upon before the Concept Plan can be approved. The Concept Plan is required to show the screening according to a requirement under Sec. 65-28 of the Subdivision Ordinance.

It is recommended that the Kingston Apartments Concept Plan be denied due to the above-mentioned item. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Jacob Dupuis' in a cursive script.

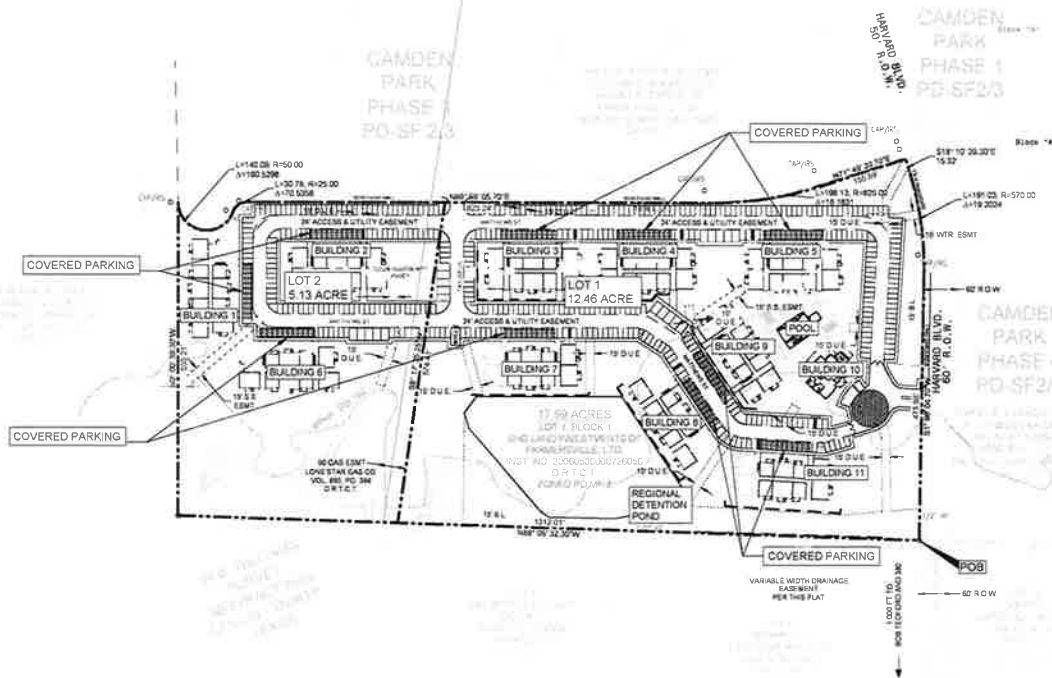
Jacob Dupuis, PE
Discipline Lead



VICINITY MAP

LEGEND

0.1/2" RS	BRINAC GAS PRELINE SCH
0.1/2" RF	IRON ROD SET
0 CAP/RS	IRON ROD FOUND
0 CAP/RS	CAPPED IRON ROD FOUND
DUC	BRINAC UTILITY EASEMENT
SS ESWT	SANITARY SEWER EASEMENT
WTR ESWT	WATER LINE EASEMENT



LEGAL DESCRIPTION

17.59 ACRES

Being all that certain lot, tract, or parcel of land that is situated in the W.B. Williams Survey, Abstract Number 952, Collin County, Texas, and being a remainder of 100.81-acre tract of land described in a deed to FVF PROPERTY, LLC, recorded in instrument Number 2020123100226015, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod found, being the Southeast corner of the herein described tract, and being the most Southerly Southwest corner of an 83.24-acre part of a tract of land described in a deed to SHG Investments of Farmerville, L.L.C., recorded in instrument Number 20060530000726050, of said Records, and being a point in the North line of Lot 9, Murphy's Crossing, Phase II, recorded in Cabinet Q, Page 432, Plat Records, Collin County, Texas;

THENCE North 88 Degrees 08 Minutes 32 Seconds West with the North line of said Lot 9, at 444.09 feet passing a 1/4 inch iron rod found bearing North 00 Degrees 31 Minutes 01 Seconds East, 1.04 feet, and continuing with the North line of Lot 1, Farmerville West, recorded in Document Number 2006011901000080, Official Public Records, Collin County, Texas, for a total distance of 1312.01 feet to a 1/4 inch iron rod found, being the Southwest corner of the herein described tract, and being the Southeast corner of a tract of land described in a deed to Thomas O. Midwell, IV, recorded in instrument Number 98-0055721, Official Property Records, Collin County, Texas;

THENCE North 00 Degree 00 Minutes 39 Seconds West with the most Southerly East line of said Midwell tract, 555.21 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears South 81 Degrees 39 Minutes 06 Seconds East, 98.56 feet;

THENCE along said curve whose radius is 50.00 feet with an arc length of 140.09 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the right whose long chord bears North 53 Degrees 20 Minutes 47 Seconds East, 26.87 feet;

THENCE along said curve whose radius is 25.00 feet and an arc length of 30.77 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 Degrees 58 Minutes 06 Seconds East, 823.74 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears North 79 Degree 31 Minutes 48 Seconds East, 197.30 feet;

THENCE along said curve whose radius is 825.00 feet with an arc length of 156.12 feet to a capped iron rod set stamped "KAZ";

THENCE North 71 Degrees 45 Minutes 21 Seconds East, 155.59 feet to a capped iron rod set stamped "KAZ";

THENCE South 18 Degrees 10 Minutes 39 Seconds East, 15.32 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears South 08 Degrees 57 Minutes 02 Seconds East, 190.14 feet;

THENCE along said curve whose radius is 570.00 feet and an arc length of 161.03 feet to a capped iron rod set stamped "KAZ";

THENCE South 01 Degree 03 Minutes 05 Seconds West, 476.32 feet to the PLACE OF BEGINNING containing 17.59 acres of land more or less.

1 MULTIFAMILY LOT

CONCEPT PLAN

Kingston Apartments

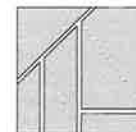
A 17.59 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
LOT 1, BLOCK 1
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER :

FVF PROPERTY, LLC

2150 S. Central Expressway, Suite 200
McKinney, Texas 75070

ENGINEER :



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

Scale: 1"=100'

August 20, 2021

Agenda Section	Regular Agenda
Section Number	VI.K
Subject	Consider, discuss and act upon a preliminary plat for Kingston Apartments.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	<ol style="list-style-type: none"> 1. Application 2. Letter from Dunaway|DBI 3. Preliminary Plat
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



DEVELOPMENT APPLICATION

- ☒ Preliminary Plat
☐ Amended Plat
☐ Concept Plan
☐ Annexation

- ☐ Final Plat
☐ Minor Plat
☐ Specific Use Permit

- ☐ Replat
☐ Development Plat
☐ Site Plan
☐ Rezoning

Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)

The application fee of \$ 400 , to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

1. Addition Name Kingston Apartments
2. Total Acreage 19 acre
3. Current Zoning Classification(s) PD SF-3
4. Proposed Zoning Classification(s) PD SF-3
5. Total Number of Lots, by Type 1, Multi-family
6. Proposed Use of Property multi family apartment complex
7. Location of Property S Collin Pkwy Farmersville, TX 75442
8. Geographic (Tax) ID Number R- 6952-002-2700-1 R-

B. Applicants: (List those persons you wish to be contacted about this request.) **PLEASE PRINT**

- | | |
|--|--|
| 1. Owner <u>FVF Property, LLC</u> | 2. Applicant/Representative <u>CCM Engineering (Jeff Crannell)</u> |
| Address <u>2150 S. Central Expy, Ste 200</u> | Address <u>2470 Justin Rd</u> |
| City, State, Zip <u>Mckinney, Tx 75070</u> | City, State, Zip <u>Highland Village, TX 75077</u> |
| Phone <u>214-205-8699</u> | Phone <u>972-691 6633</u> |
| Email <u>bmyers@myerspicard.com</u> | Email <u>jeff@ccm-eng.com OR luke@ccm-eng.com</u> |

C. Variance Request: ☐ Yes ☒ No If yes, describe: _____

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner: 

Date: 7/27/2021



1. Right-of-Ways to be dedicated at time of platting.
2. Easements such as drainage, water, sanitary, access to be dedicated at time of platting.
3. Areas with natural features or structures of any historical significance are not located on this site.
4. Subject property is located within the city limits of the City of Farmersville.
5. Subject property is located within the Farmersville ISD.
6. Subject property is not located within a floodplain. Subject property is located within Zone X, per FEMA FIRM map 48085C0320J, dated June 2, 2009.
7. Two permanent monuments and one property corner to be tied to City's approved vertical control monumentation upon preparation of Final Plat.

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES, BUILDING PERMITS, AND/OR CERTIFICATES.

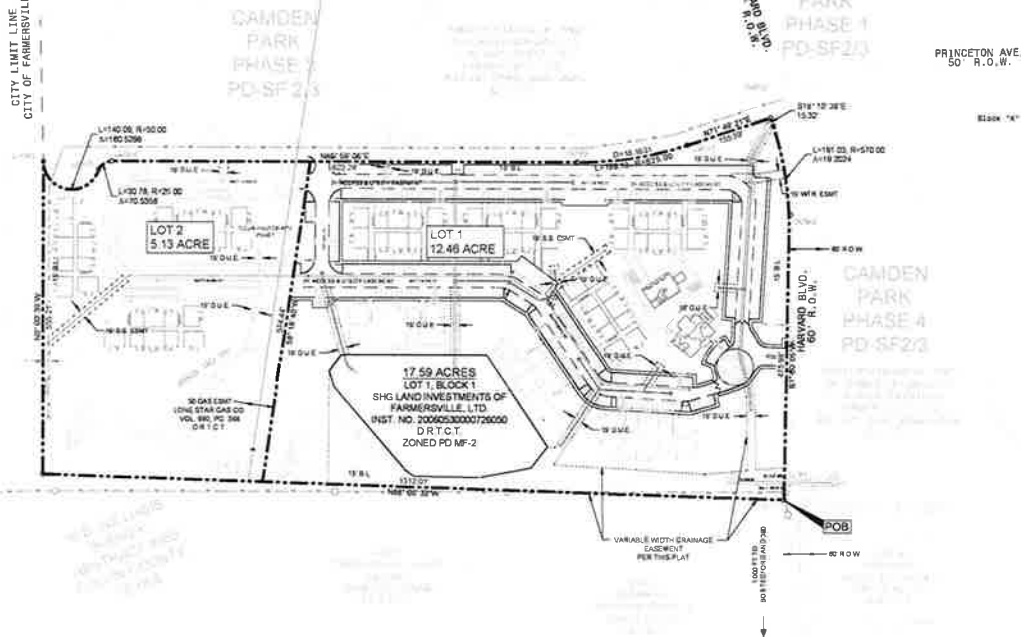


LEGEND

- DRINKING GAS PIPELINE SIGN
- IRON ROD SET
- IRON ROD FOUND
- CAPPED IRON ROD FOUND
- DRINKING UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT

Water and Sanitary Sewer: City of Farmersville
Electricity: Texas New Mexico Power Company
Communications: Verizon

CITY LIMIT LINE
CITY OF FARMERSVILLE



LEGAL DESCRIPTION

17.59 ACRES

Being all that certain lot, tract, or parcel of land that is situated in the W.B. Williams Survey, Abstract Number 952, Collin County, Texas, and being a remainder of 100.81-acre tract of land described in a deed to FVF PROPERTY, LLC, recorded in Instrument Number 20051231000368210, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod found, being the Southeast corner of the herein described lot; and being the most Southerly Southwest corner of an 89.24-acre part of a tract of land described in a deed to S-H Investments of Farmersville, LTD, recorded in Instrument Number 2006053000726050, of said Records, and being a point in the North line of Lot 9, Murphy's Crossing, Phase II, recorded in Cabinet Q, Page 432, Plat Records, Collin County, Texas;

THENCE North 88 Degrees 06 Minutes 32 Seconds West with the North line of said Lot 9 at 444.09 feet passing a 1/4 inch iron rod found bearing North 00 Degrees 31 Minutes 01 Seconds East, 1.04 feet, and continuing with the North line of Lot 1, Farmersville West, recorded in Document Number 500811101000090, Official Public Records, Collin County, Texas, for a total distance of 1312.01 feet to a 1/4 inch iron rod found, being the Southwest corner of the herein described tract; and being the Southeast corner of a tract of land described in a deed to Thomas D. Meek, IV, recorded in Instrument Number 98-0039721, Official Property Records, Collin County, Texas;

THENCE North 00 Degrees 00 Minutes 39 Seconds West with the most Easterly East line of said Meek tract 555.21 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears South 81 Degrees 38 Minutes 06 Seconds East, 96.96 feet;

THENCE along said curve whose radius is 50.00 feet with an arc length of 140.09 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the right whose long chord bears North 53 Degrees 20 Minutes 47 Seconds East, 28.87 feet;

THENCE along said curve whose radius is 25.00 feet and an arc length of 30.77 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 Degrees 59 Minutes 06 Seconds East, 823.24 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears North 79 Degree 31 Minutes 46 Seconds East, 197.30 feet;

THENCE along said curve whose radius is 625.00 feet with an arc length of 156.13 feet to a capped iron rod set stamped "KAZ";

THENCE North 71 Degree 49 Minutes 21 Seconds East, 155.59 feet to a capped iron rod set stamped "KAZ";

THENCE South 18 Degrees 10 Minutes 39 Seconds East, 15.32 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears South 03 Degrees 57 Minutes 02 Seconds East, 180.14 feet;

THENCE along said curve whose radius is 570.00 feet and an arc length of 191.03 feet to a capped iron rod set stamped "KAZ";

THENCE South 01 Degree 00 Minutes 05 Seconds West, 475.98 feet to the PLACE OF BEGINNING containing 17.59 acres of land more or less.

1 MULTIFAMILY LOT

PRELIMINARY PLAT Kingston Apartments

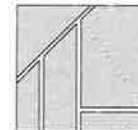
A 17.59 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
LOT 1, BLOCK 1
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER:

FVF PROPERTY, LLC

2150 S. Central Expressway, Suite 200
McKinney, Texas 75070

ENGINEER:



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

APPROVALS

CHAIRMAN OF THE PLANNING & ZONING COMMITTEE	DATE
CITY MANAGER	DATE
CITY ENGINEER	DATE
MAYOR	DATE
CITY SECRETARY	DATE

OWNER _____ DATE _____

NOTARY _____ DATE _____

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

Scale: 1"=100'

August 20, 2021



September 17, 2021

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

RE: Kingston Apartments – Preliminary Plat
Dated September 10, 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 approval:

- A complete set of Engineering Plans is required under Sec. 65-29 of the City Ordinances.

It is recommended that the Kingston Apartments Preliminary Plat be denied due to the above-mentioned item. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, PE
Discipline Lead

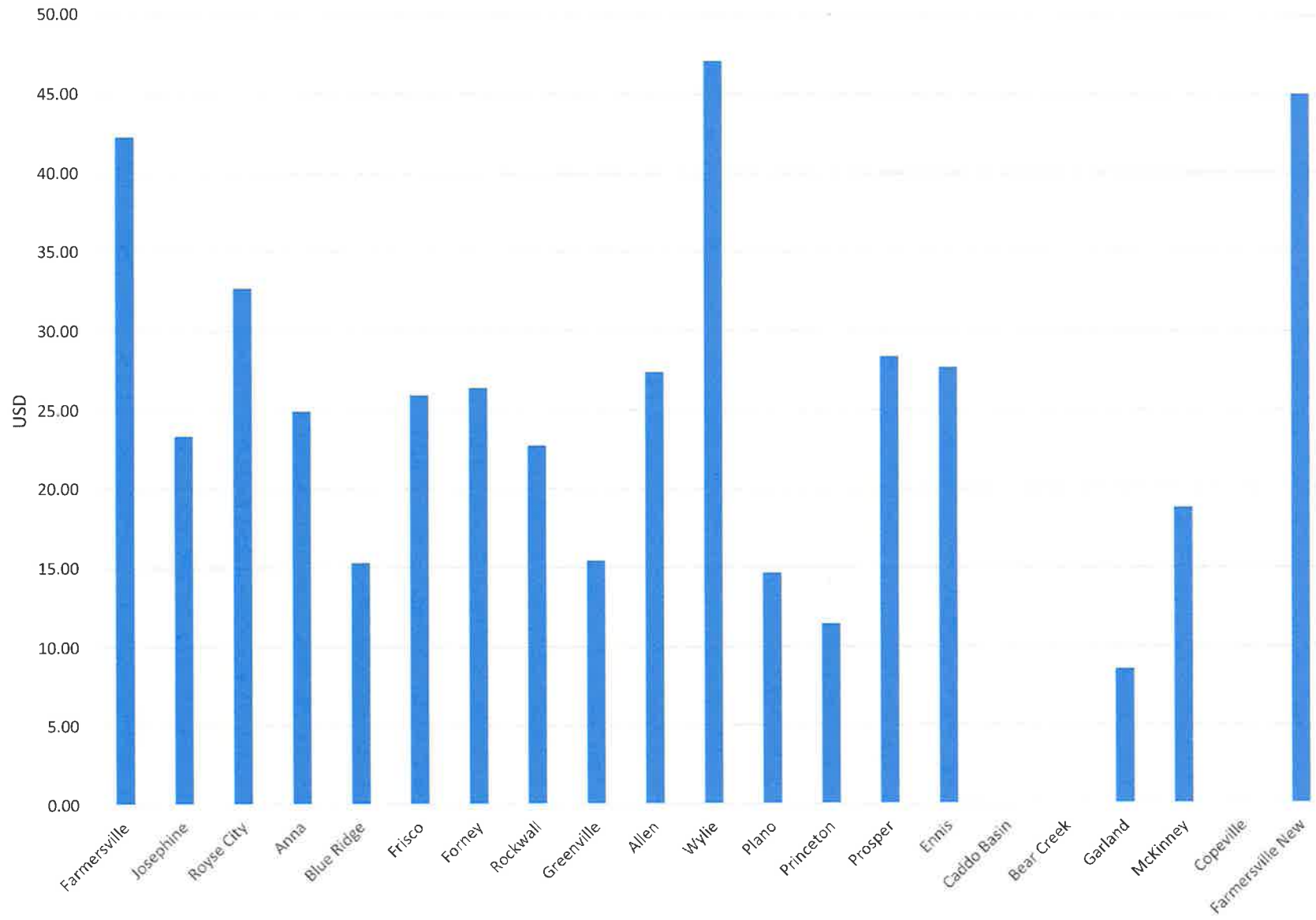
Agenda Section	Regular Agenda
Section Number	VI.L
Subject	Consider, discuss and act upon a possible increase in water and wastewater fees.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 28, 2021
Attachment(s)	<ol style="list-style-type: none"> 1. Wastewater Rate Study 2. Sewer Rate Matrix 3. Water Rate Study 4. Base and Minimum Use Comparison 5. Water Rate Matrix
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ol style="list-style-type: none"> 1. Recommend keep water rates the same. 2. Recommend changing the waste water base rate from \$42.25 to \$45.03 to offset increases from NTMWD for WWTP #1/#2 maintenance. Our maintenance costs went up by \$48,740. 3. Recommend a future change to our utility ordinance to more efficiently handle new customers without a sewer average and give these customers some rate relief. <ol style="list-style-type: none"> a. Change wording from: If a resident has no history for these three months, then his sewer usage for each month shall be based upon the actual water usage for the month, up to a maximum of 7,000 gallons. b. Change wording to: If a resident has no history to calculate an average winter water usage, the average winter water usage shall be set to 4,500 gallons. <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 a future agenda. _____ • No motion, no action

Area Waste Water Rates and Billing Information

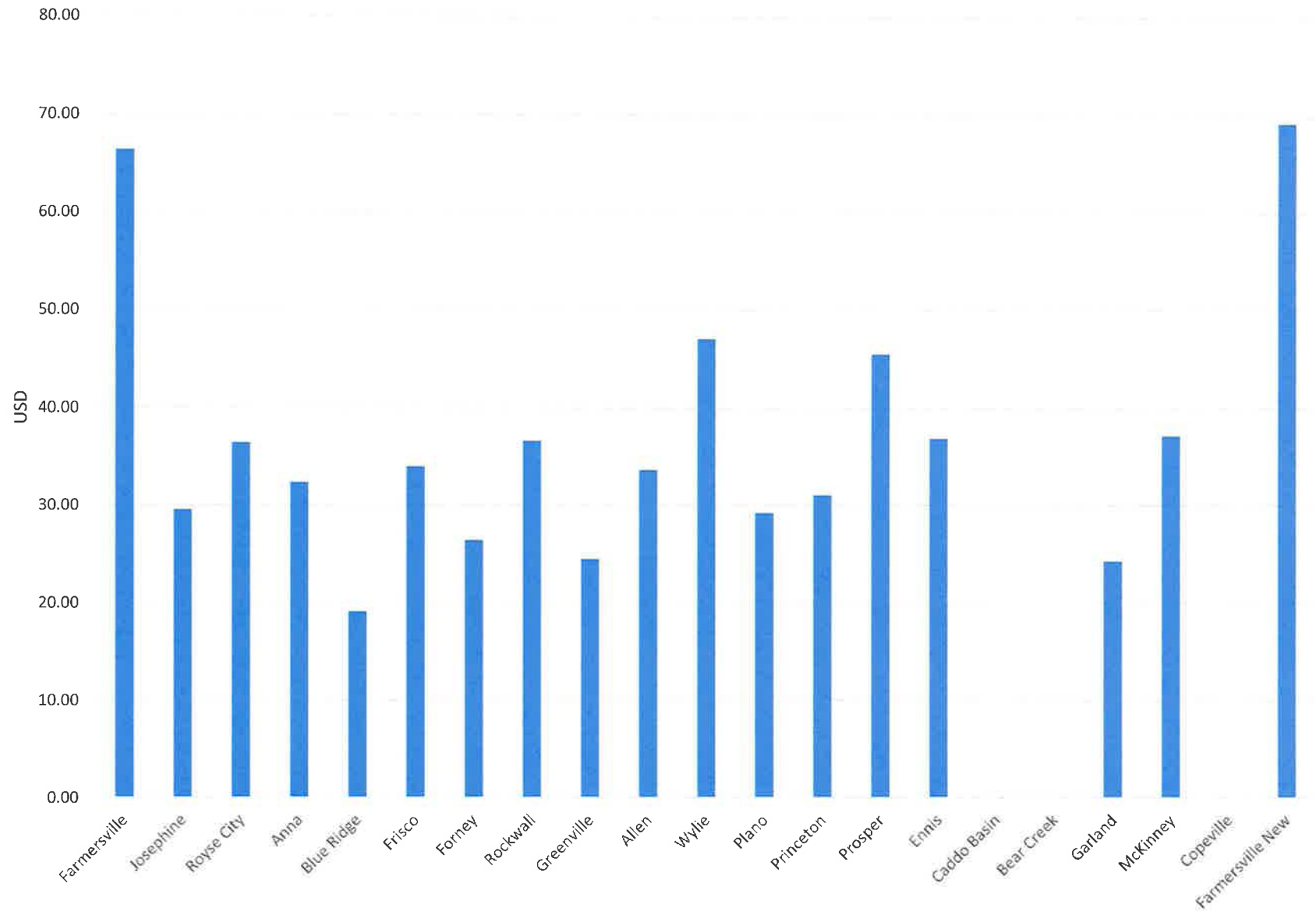
Entity	Base	Number of Gallons Included in Base	First Bracket		Second Bracket		Third Bracket		Forth Bracket		Fifth Bracket	
			Max	Rate	Max	Rate	Max	Rate	Max	Rate	Max	Rate
Farmersville	42.25	1,000		9.68								
Josephine	23.34	1,000	5,000	2.47		2.77						
Royse City	32.68	3,000		7.54								
Anna	24.94	2,000		4.93								
Blue Ridge	15.30	2,000	10,000	2.55		3.57						
Frisco	25.95	2,000		5.36								
Forney	29.04	0		6.97								
Rockwall	22.75			3.97								
Greenville	15.44	2,000		6.01								
Allen	27.43	1,500		3.10								
Wylie	50.60											
Plano	14.67	1,000		5.80								
Princeton	11.45	0	3,000	5.36	6,000	7.03	9,000	7.79		9.00		
Prosper	28.40	0		4.90								
Ennis	27.71	0		2.62								
Caddo Basin												
Bear Creek												
Garland	8.55	0		4.50								
McKinney	18.80	0		5.25								
Copeville												
Farmersville New	45.03	1,000		9.68								
Average	24.66			5.06								
Average Selected Cities	26.14			5.52								
Current Rate	42.25			9.68								
Proposed Rate	45.03			9.68								
Number of Meters	1460											
Subtotal Revenue Impact	4058.8											

	Monthly	Yearly	NTMWD charges 2020/2022, \$528,185
Total Revenue Impact (USD)	4,058.80	48,705.60	NTMWD budget for 2021/2022, \$576,925, Increase of \$48,740 (+9.2%)

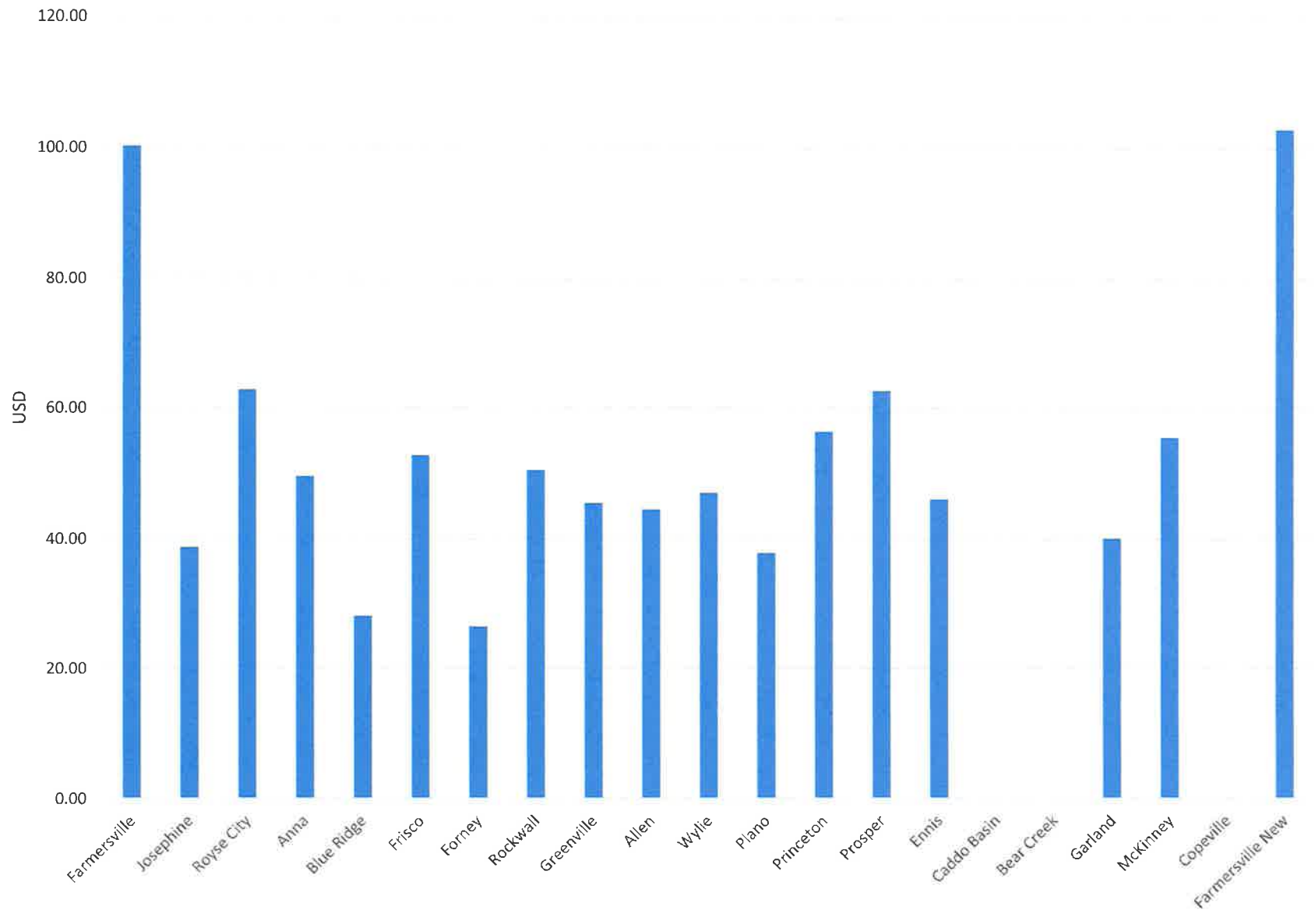
Zero Gallon Waste Water Consumption Cost Comparison



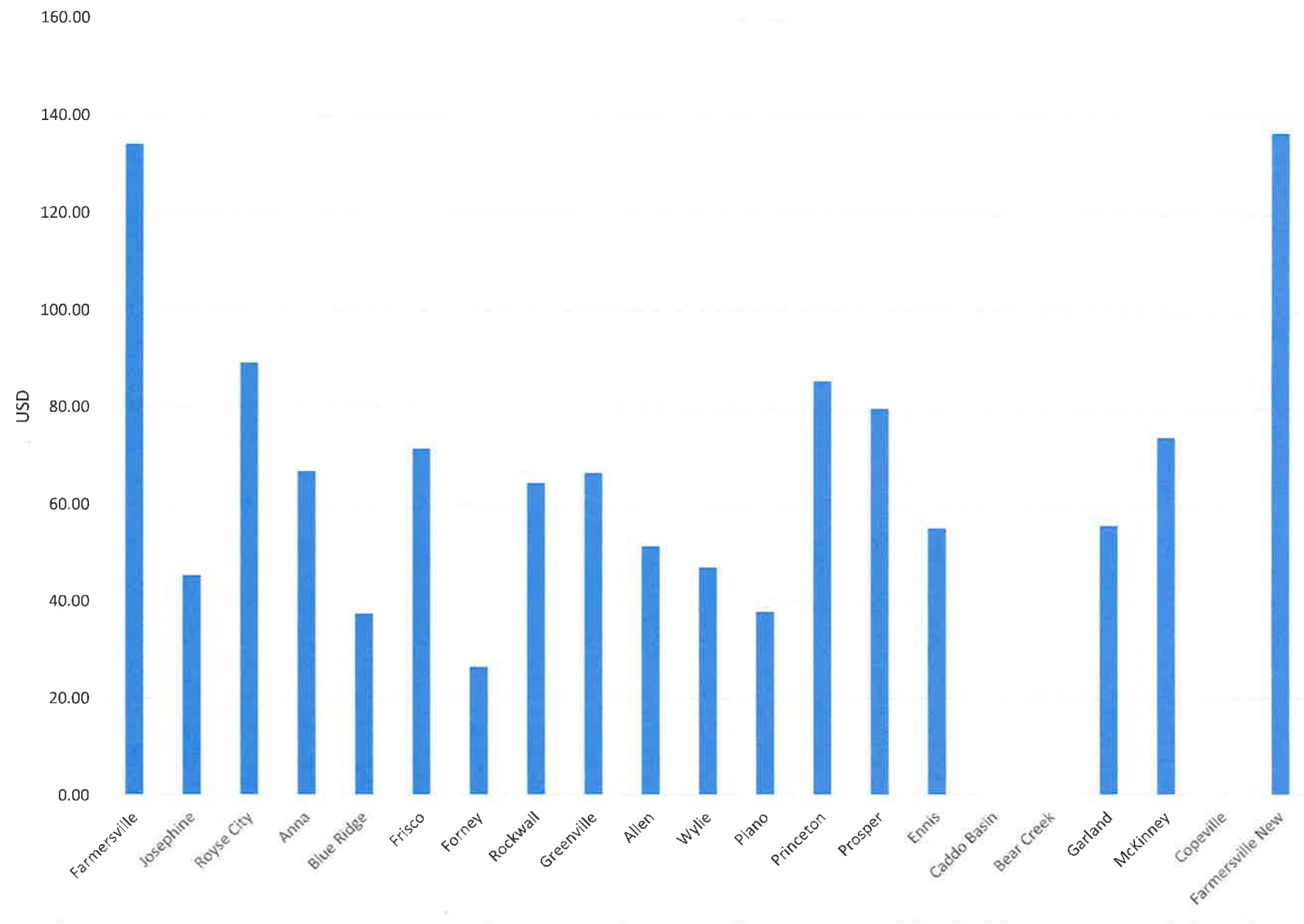
3,500 Gallon Waste Water Consumption Cost Comparison



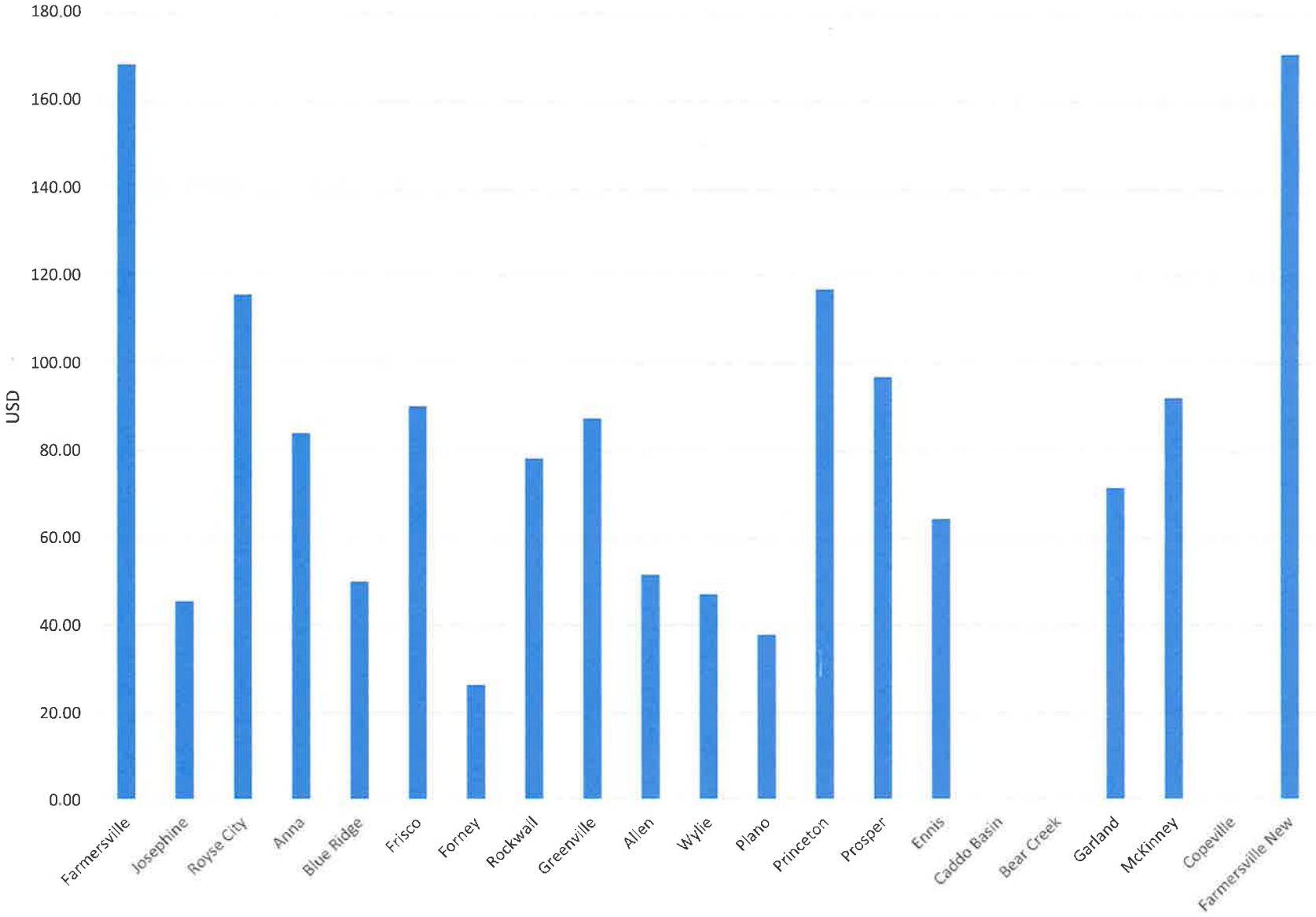
7,000 Gallon Waste Water Consumption Cost Comparison



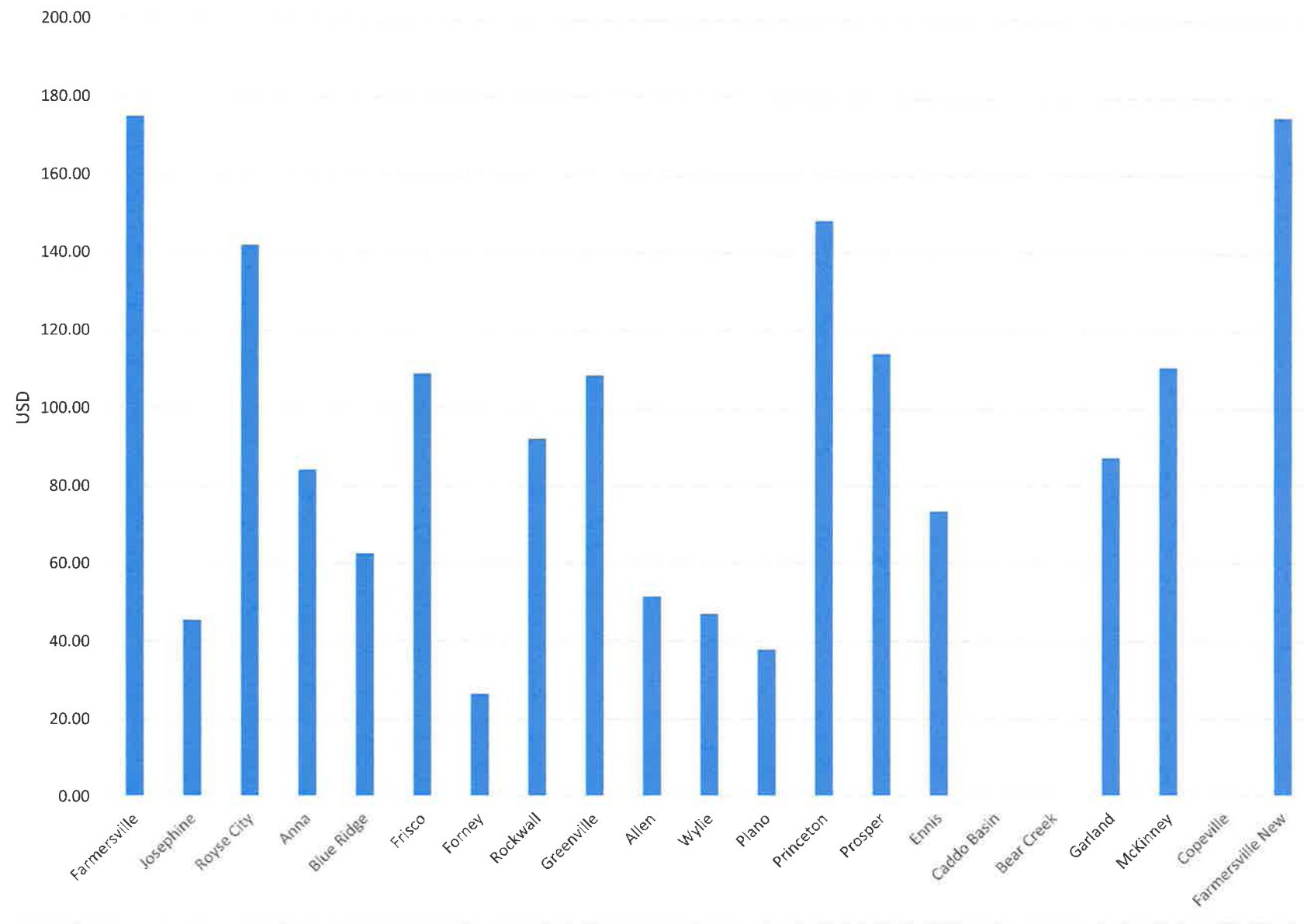
10,500 Gallon Waste Water Consumption Cost Comparison



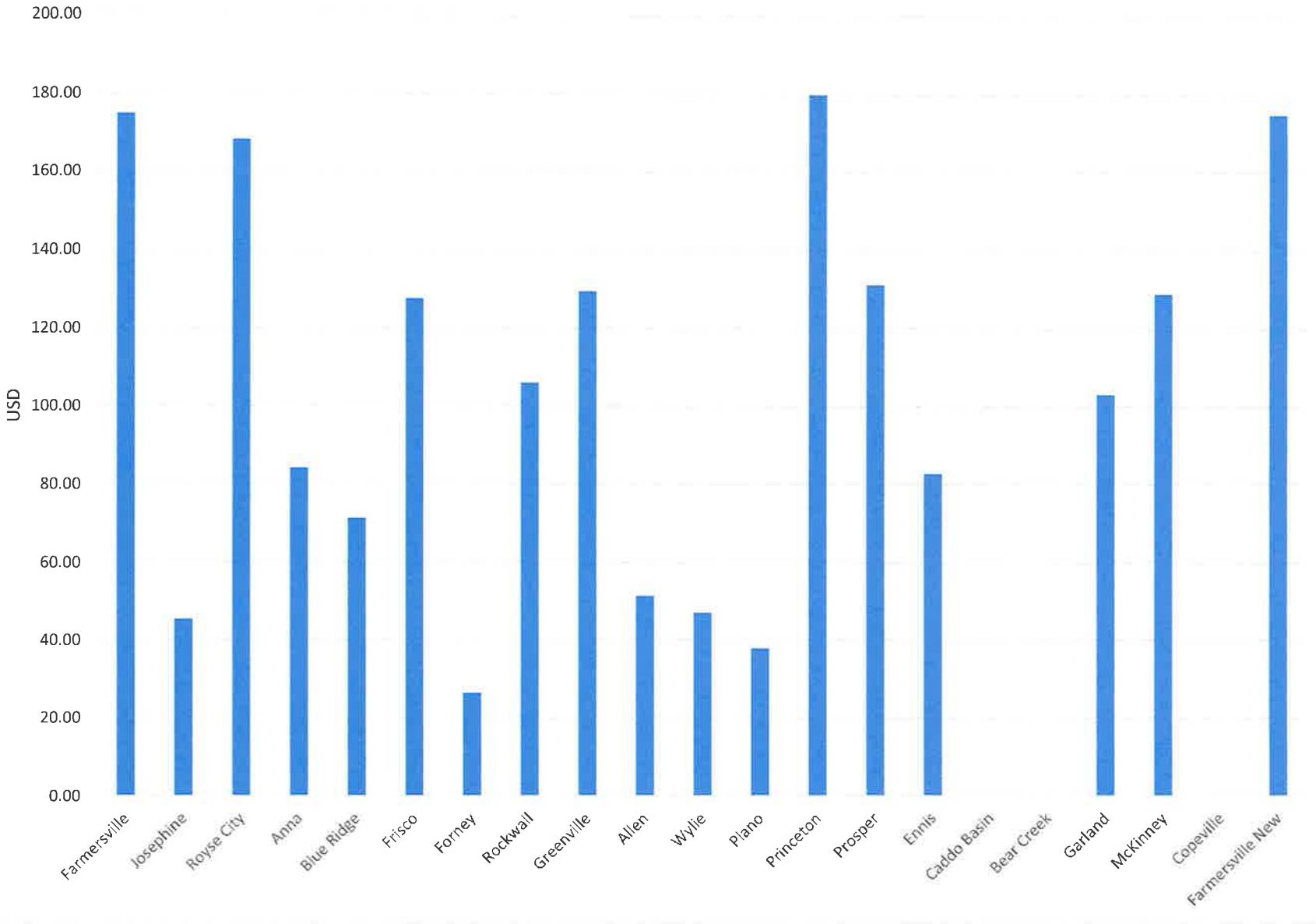
14,000 Gallon Waste Water Consumption Cost Comparison



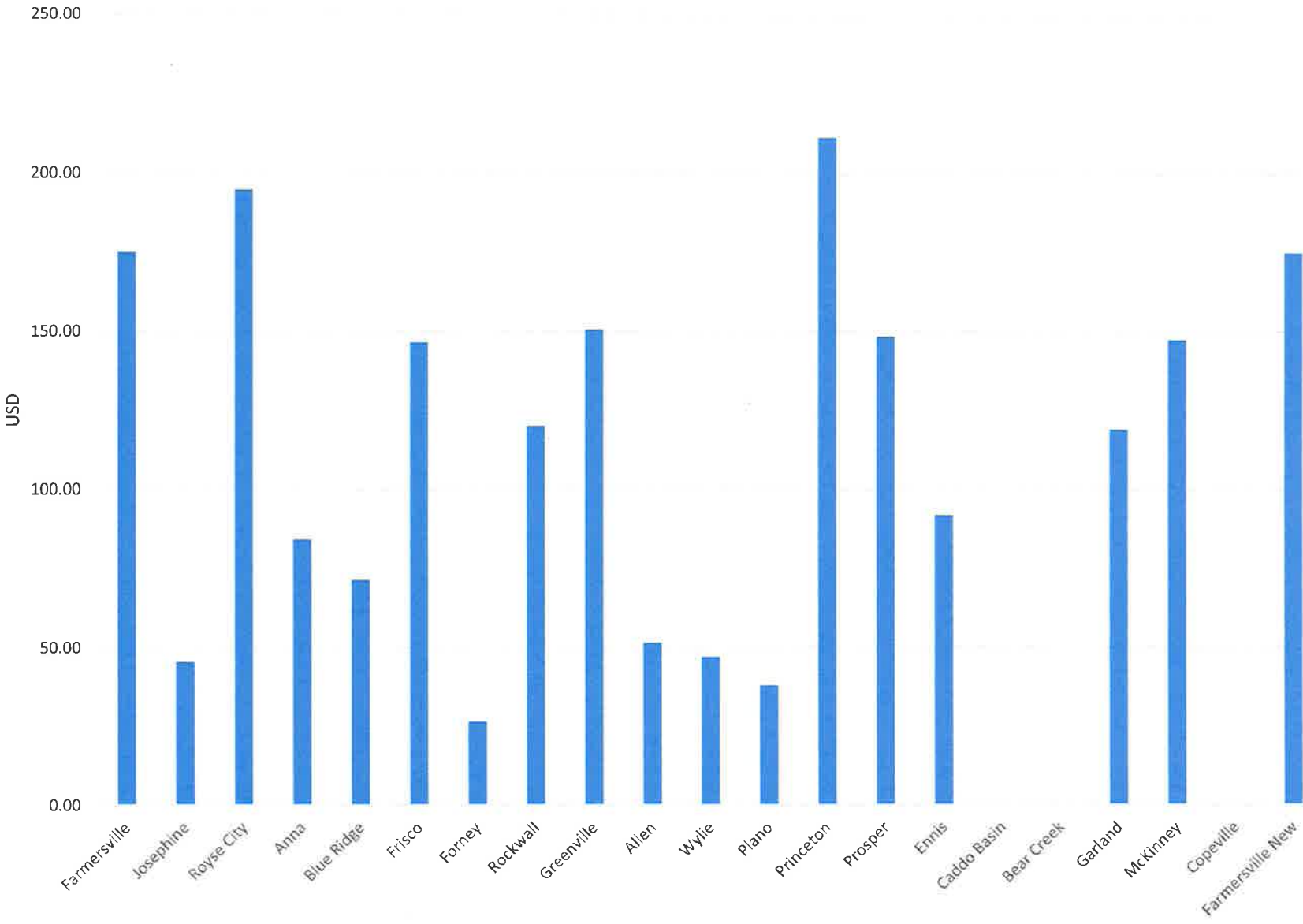
17,500 Gallon Waste Water Consumption Cost Comparison



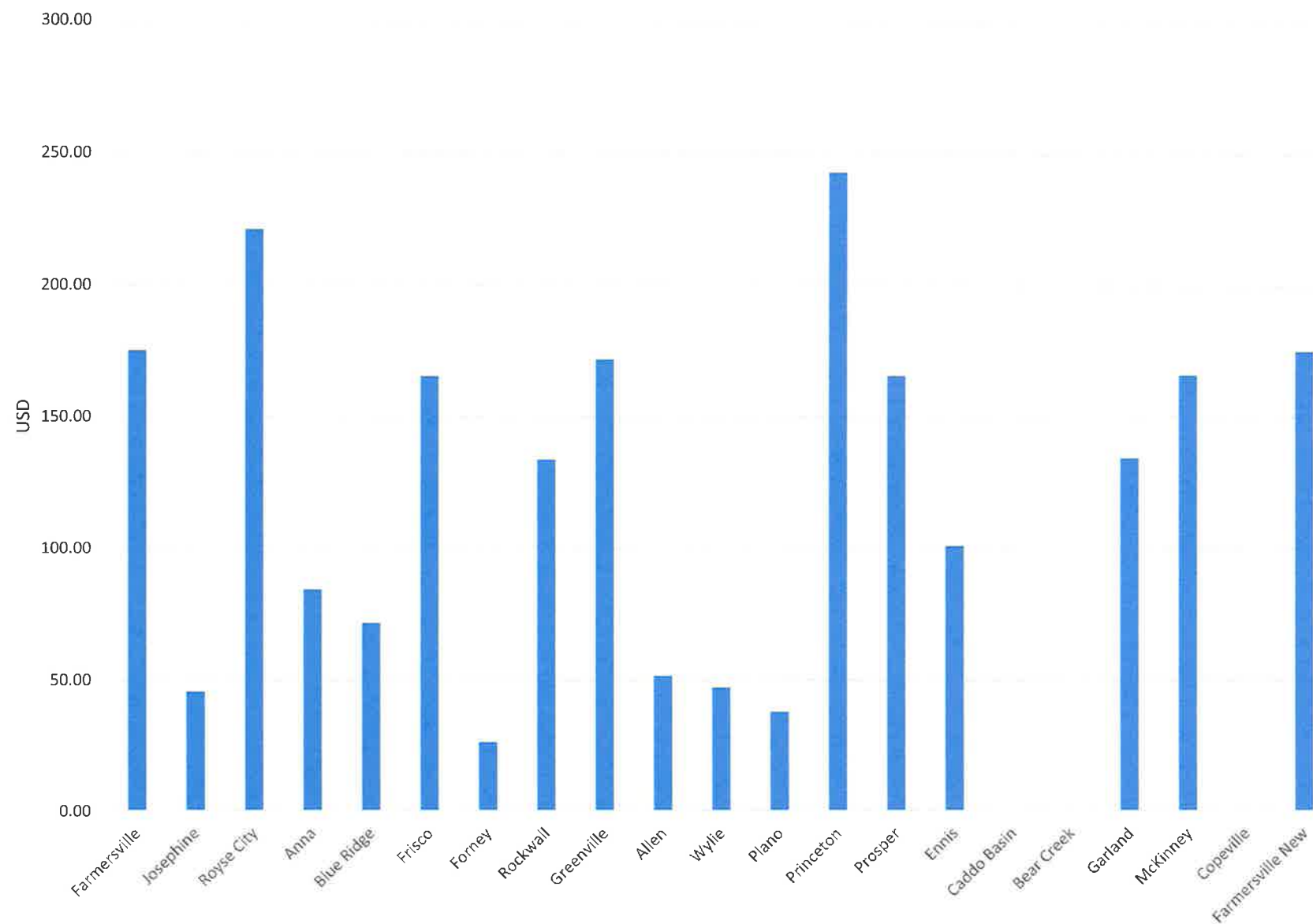
21,000 Gallon Waste Water Consumption Cost Comparison



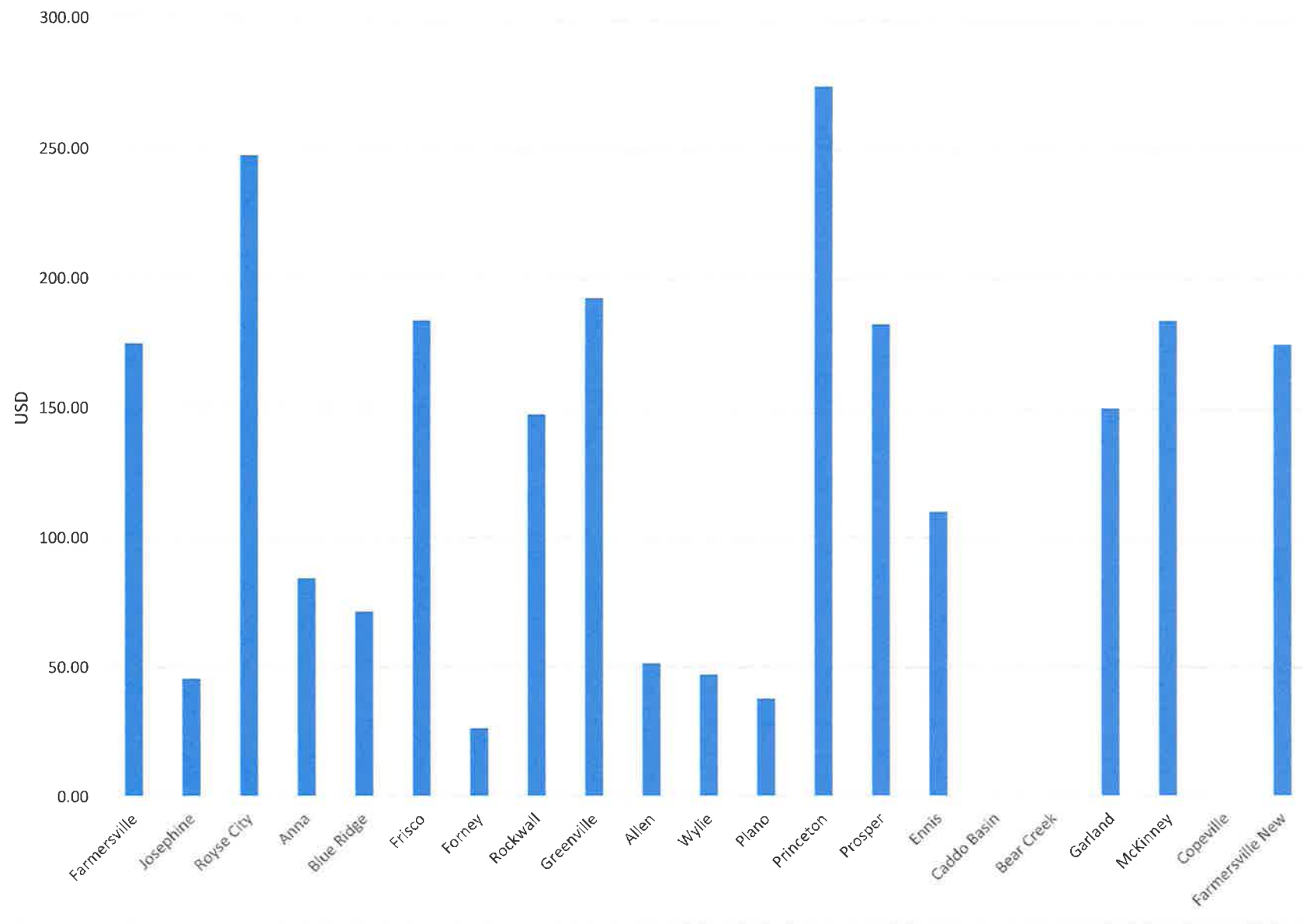
24,500 Gallon Waste Water Consumption Cost Comparison



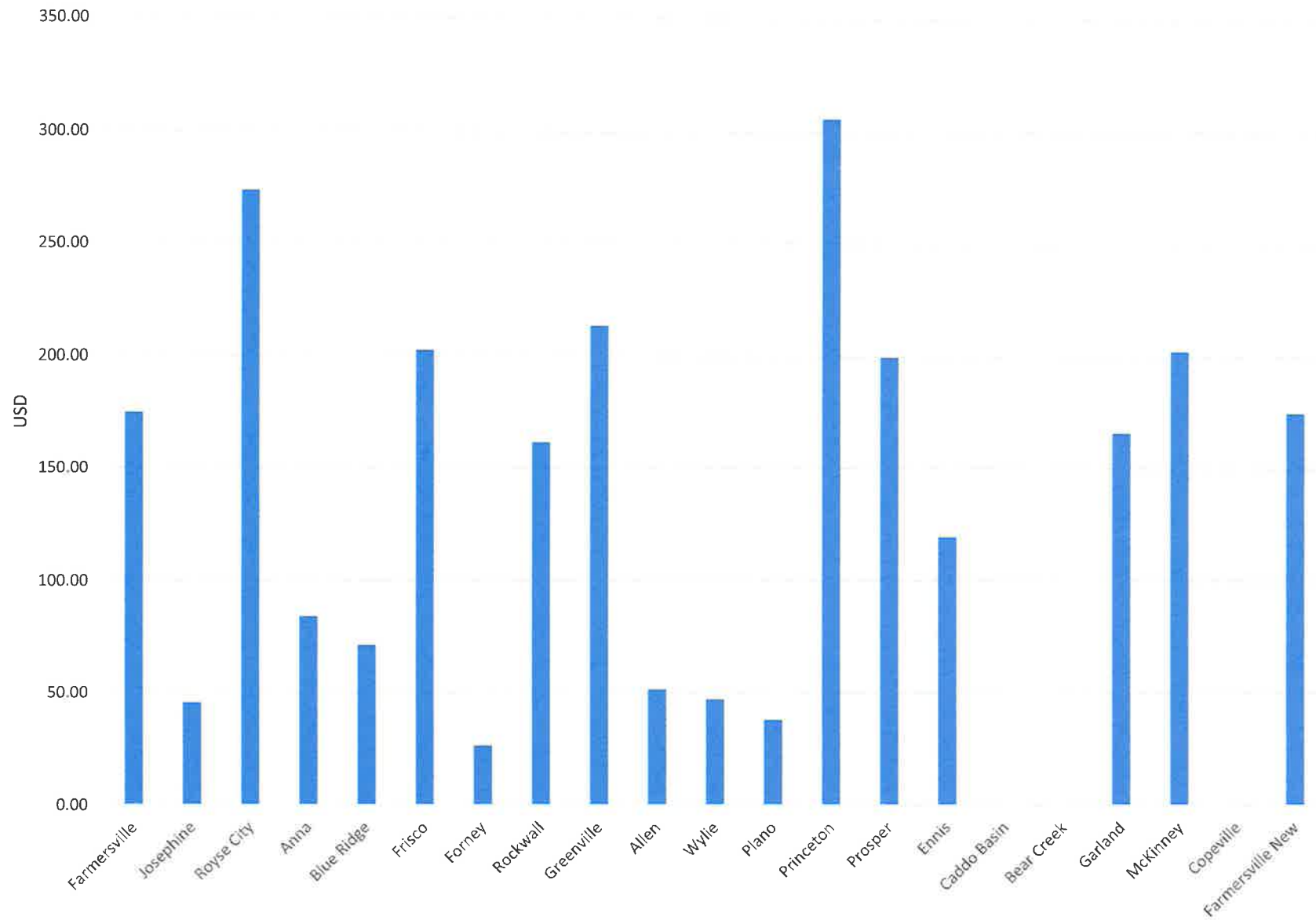
28,000 Gallon Waste Water Consumption Cost Comparison



31,500 Gallon Waste Water Consumption Cost Comparison



35,000 Gallon Waste Water Consumption Cost Comparison



Waste Water Rate Structure October 2021

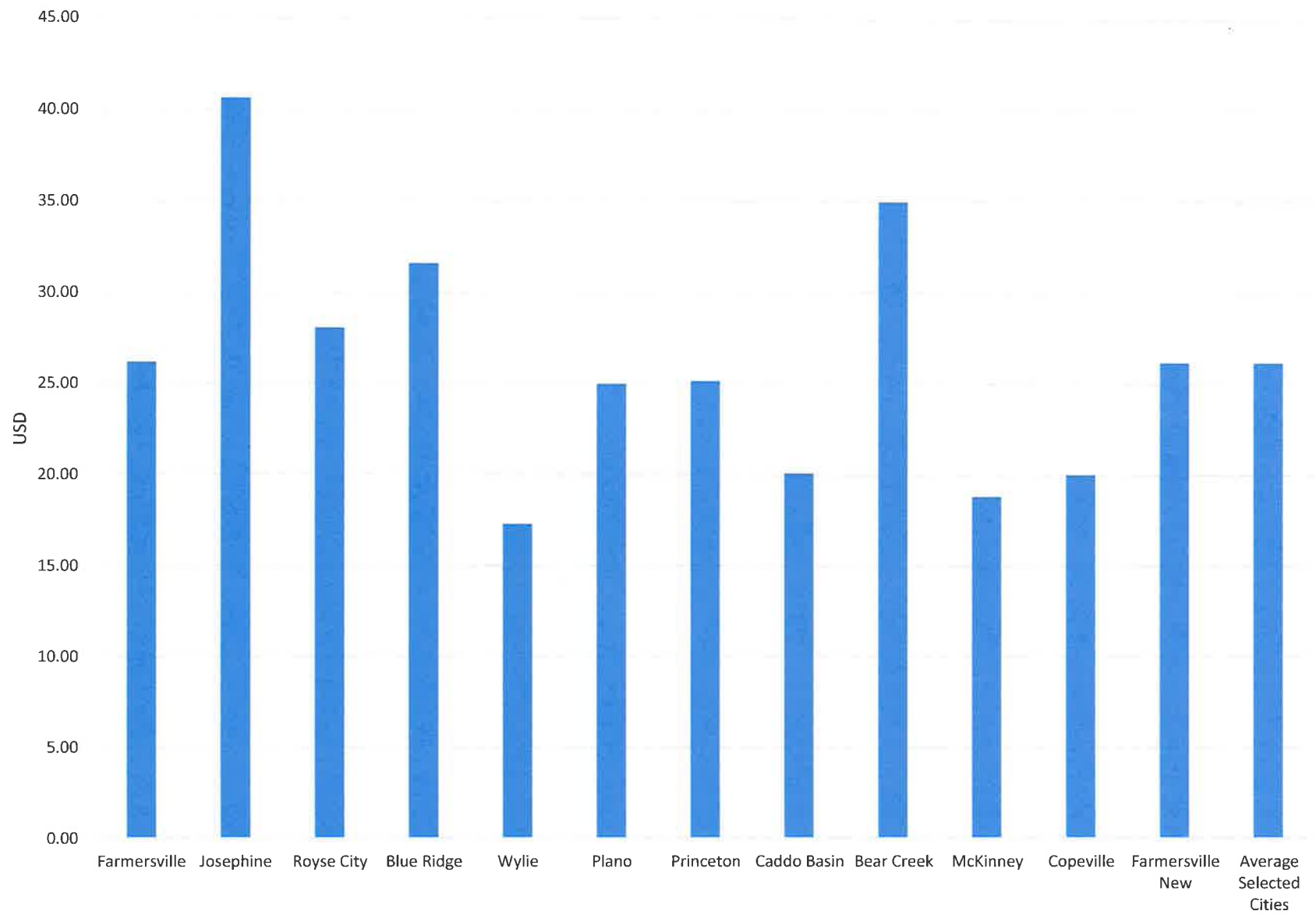
City of Farmersville

Description	Fee
Inside City with Averaging Residential Rate Information	
Minimum Monthly Charge, Water Average <= 1,000 Gallons	45.03
Volumetric Rate, 1,000 Gallons < Water Average<=Upper Limit	9.68
Volumetric Rate, Upper Limit < Water Average	
Upper Limit in Gallons	15,000
Volumetric Maximum in Gallons	
Maximum Volumetric Charge	190.23
Inside City Limit without Averaging, Residential Rate Information	
Minimum Monthly Charge, Water Consumption <= 1,000 Gallons	45.03
Volumetric Rate, 1,000 Gallons < Water Average<=Upper Limit	9.68
Volumetric Rate, Upper Limit < Water Average	
Upper Limit in Gallons	
Volumetric Maximum in Gallons	
Maximum Volumetric Charge	
Average Winter Water Usage Setpoint in Gallons	4,500
Inside City Limit Commercial Rate Information	
Minimum Monthly Charge, Water Consumption <= 1,000 Gallons	45.03
Volumetric Rate, 1,000 Gallons < Water Consumption <= Upper Limit	
Volumetric Rate, Upper Limit < Water Consumption	9.68
Upper Limit in Gallons	1,000
Volumetric Maximum in Gallons	
Maximum Volumetric Charge	

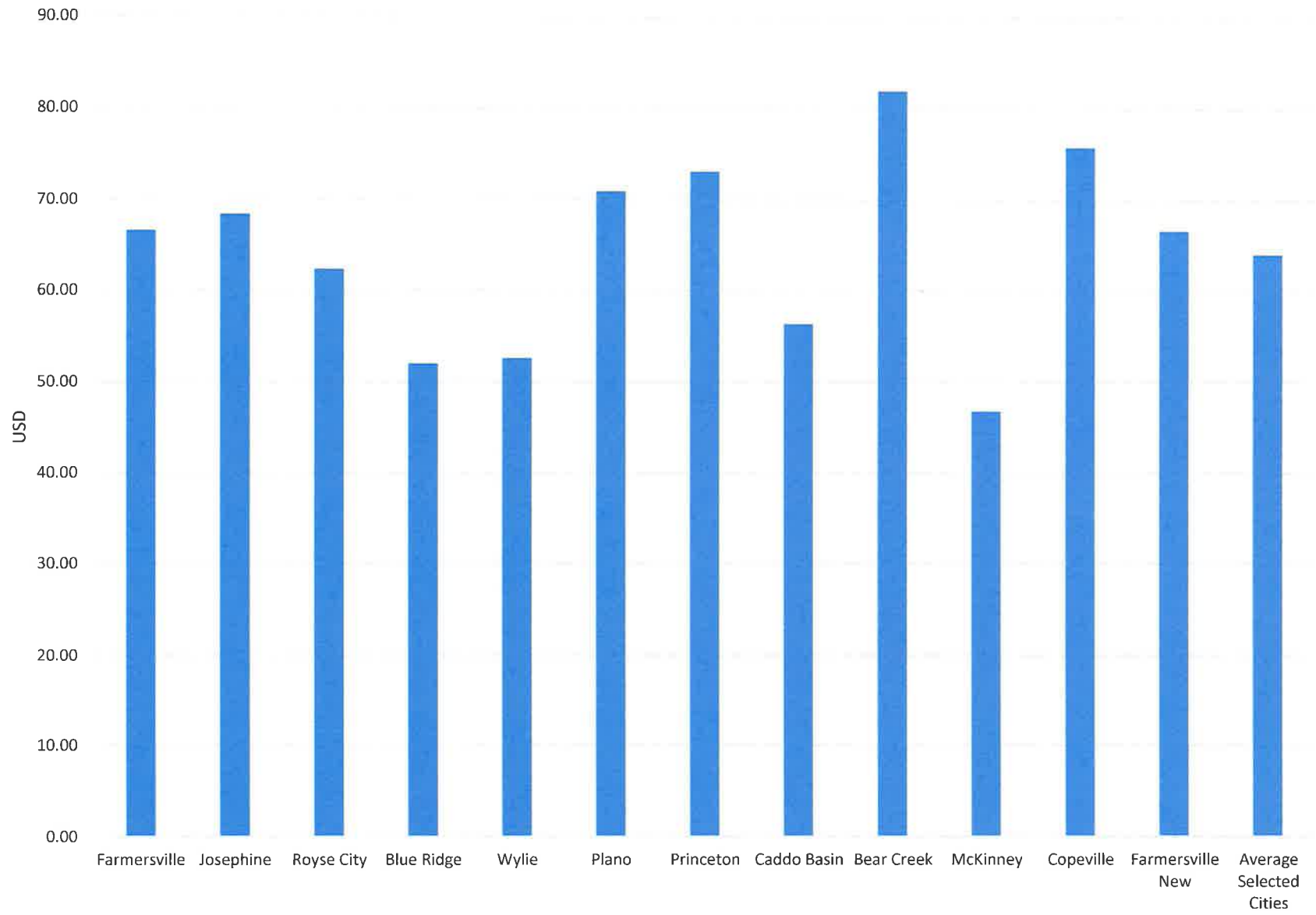
Area Water Rates and Billing Information

Entity	Base	Number of Gallons Included in Base	First Bracket		Second Bracket		Third Bracket		Fourth Bracket		Fifth Bracket	
			Max	Rate	Max	Rate	Max	Rate	Max	Rate	Max	Rate
Farmersville	26.19	1,000	10,000	6.74	20,000	8.59		10.42				
Josephine	40.66	3,000	10,000	6.95		9.11						
Royse City	28.06	1,000	10,000	5.72	15,000	7.15	25,000	8.95		10.28		
Blue Ridge	31.62	2,000	5,000	3.57	20,000	4.85	50,000	5.87		6.89		
Wylie	17.28	1,000	10,000	5.89	20,000	7.63	40,000	9.92		12.91		
Plano	25.00	1,000	5,000	4.00	20,000	15.00	40,000	20.00		2.50		
Princeton	25.17	0	4,000	6.00	6,000	7.50	10,000	9.00		10.50		
Caddo Basin	20.10	0	10,000	5.18		8.39						
Bear Creek	35.00	0	5,000	6.50	10,000	7.22	15,000	8.28	25,000	10.24		11.54
McKinney	18.80	0	7,000	4.00	20,000	5.50	40,000	6.95		8.35		
Copeville	20.00	0	5,000	7.12	10,000	10.11	20,000	10.71		11.29		
Farmersville New	26.19	1,000	10,000	6.74	20,000	8.59		10.42				
Average Selected Cities	26.17			5.49		8.25		9.96		9.12		11.54

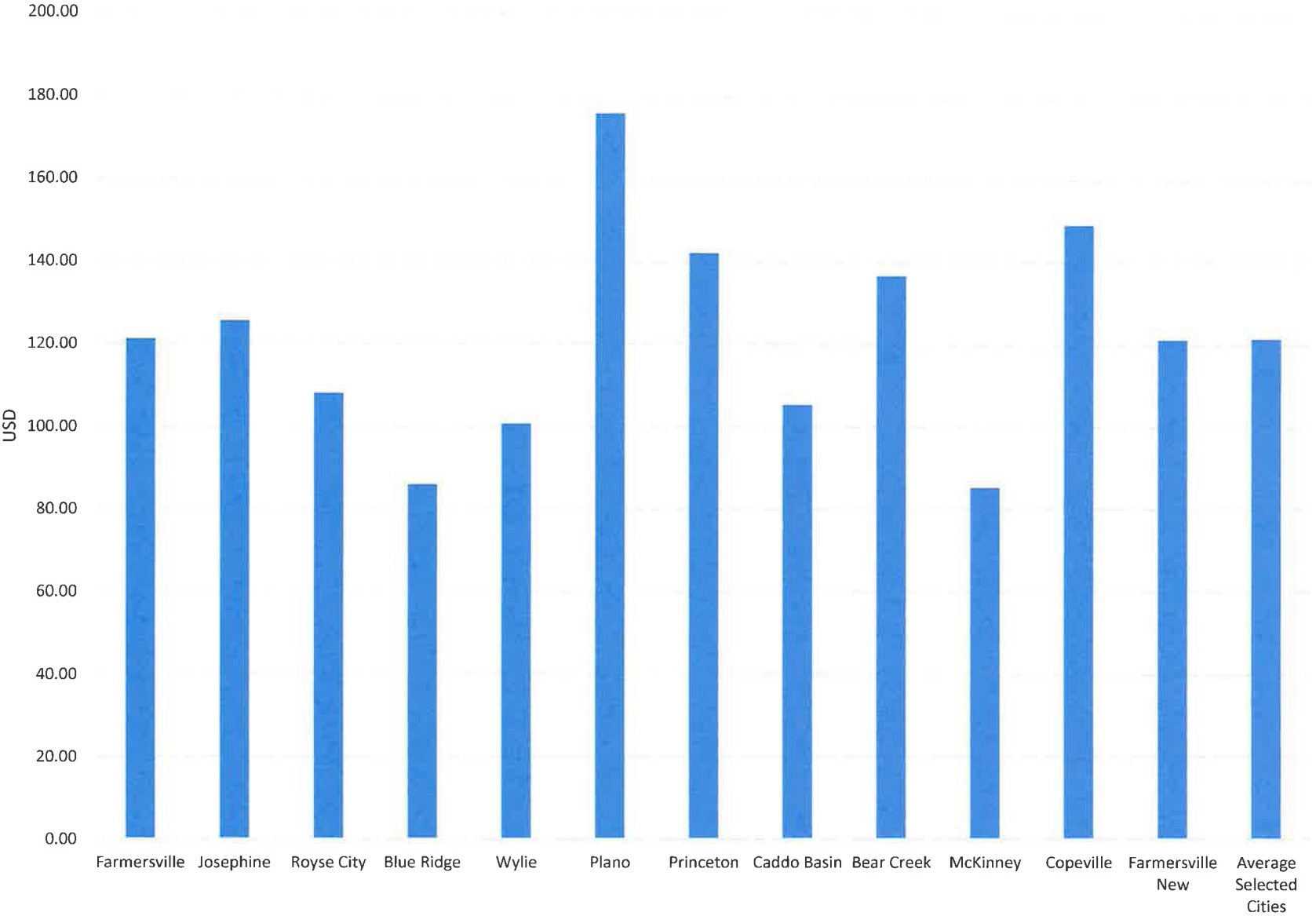
Zero Gallon Water Consumption Cost Comparison for 5/8" X 3/4" Meter



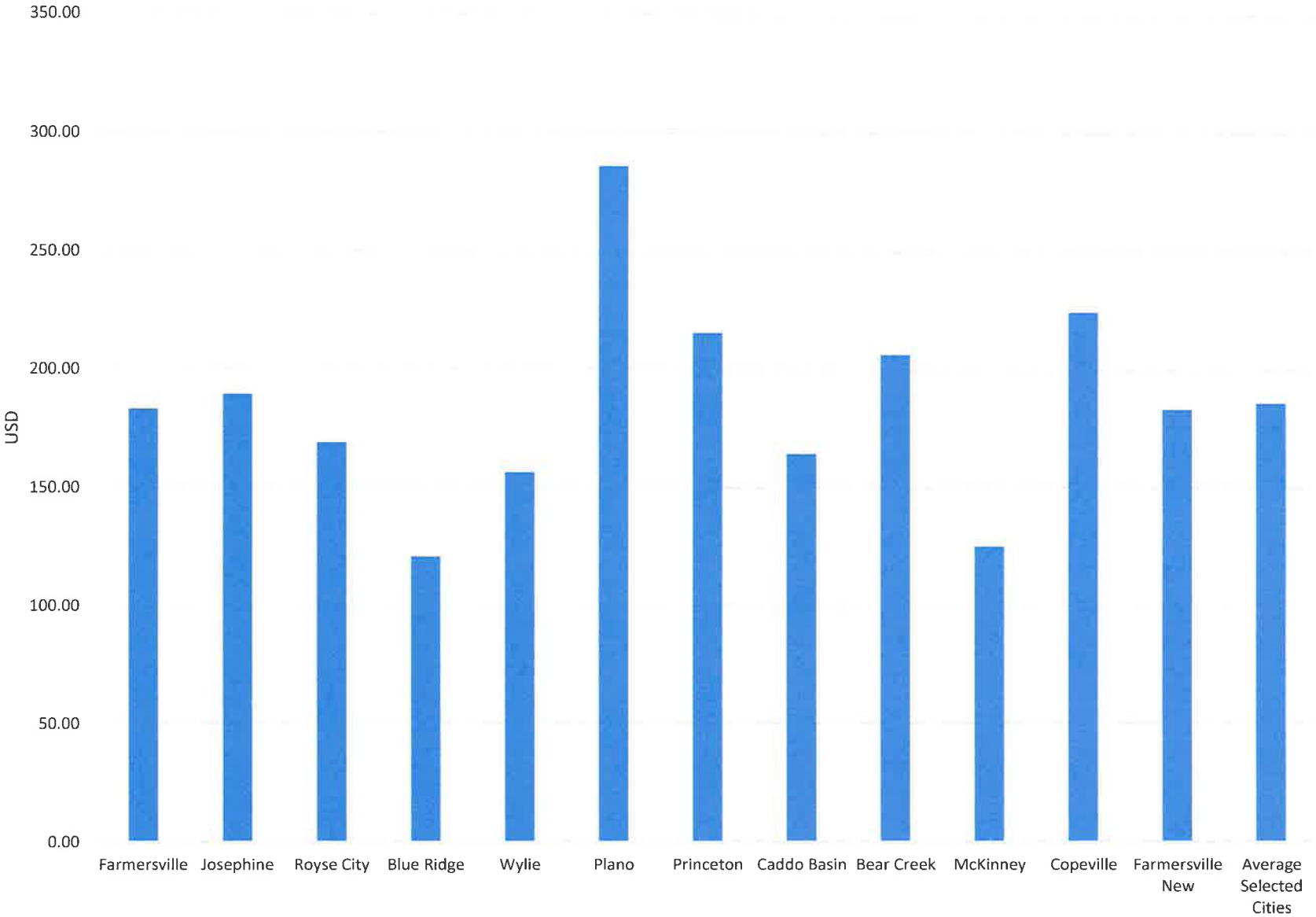
7,000 Gallon Water Consumption Cost Comparison for 5/8" X 3/4" Meter



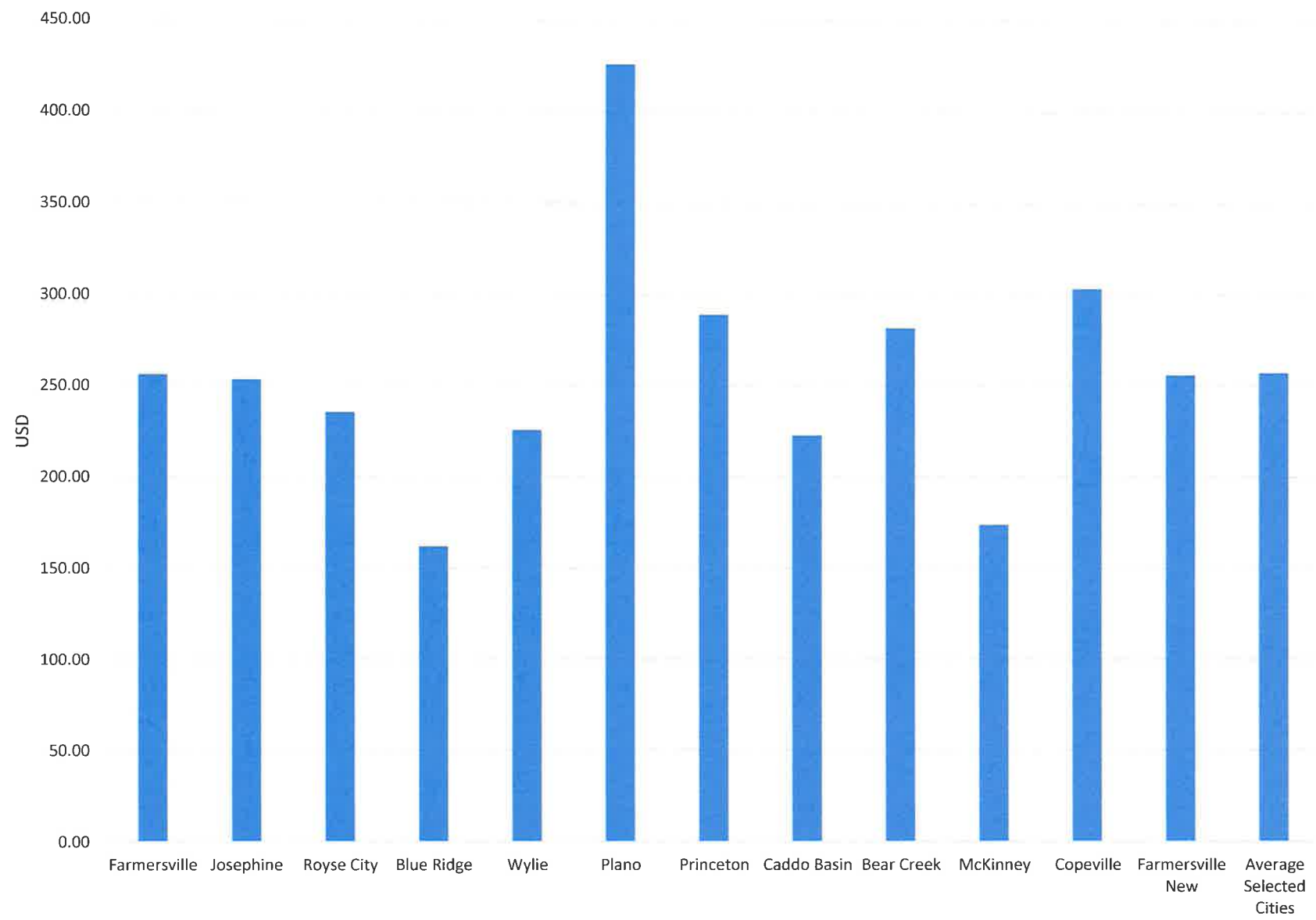
14,000 Gallon Water Consumption Cost Comparison for 5/8" X 3/4" Meter



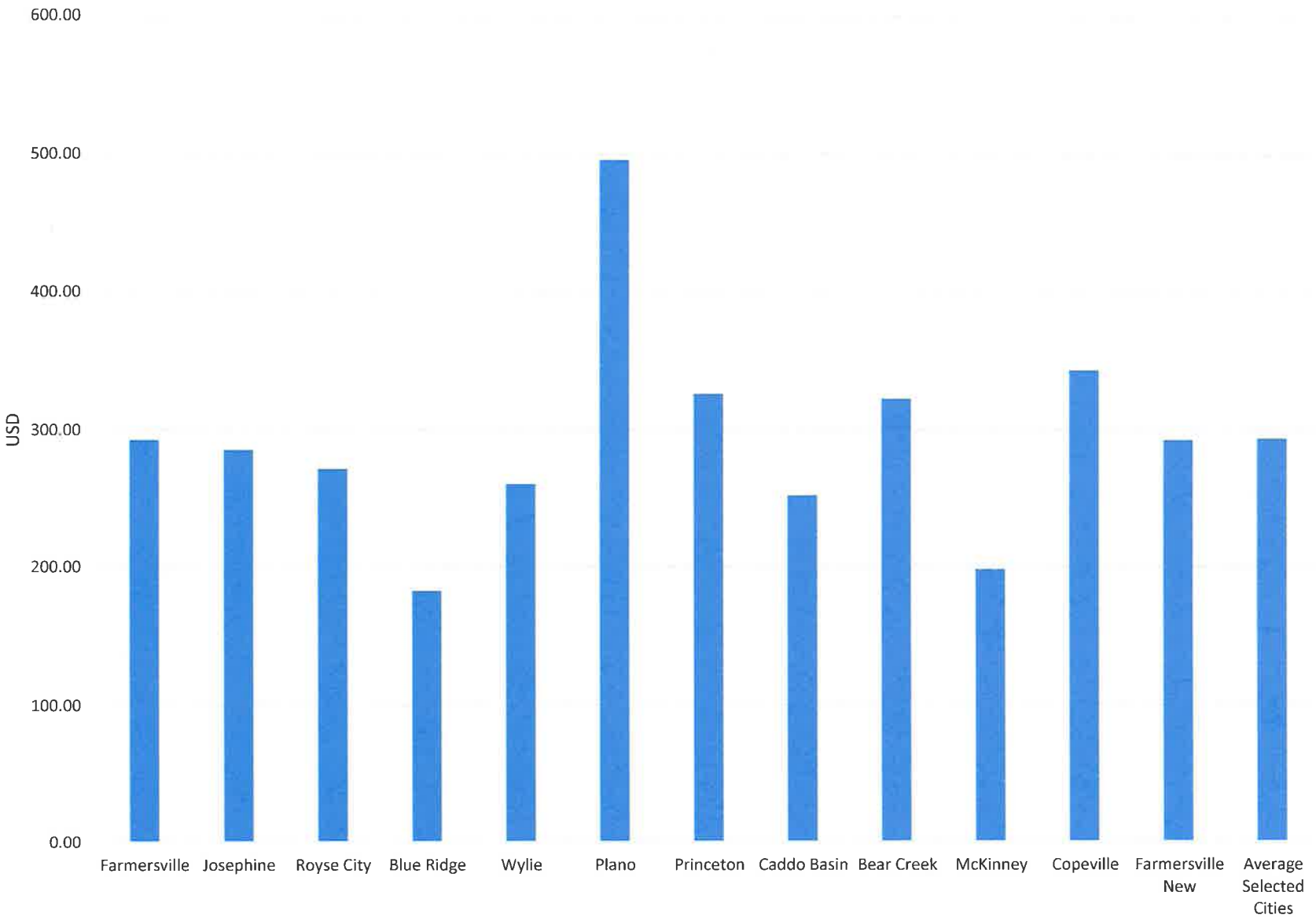
21,000 Gallon Water Consumption Cost Comparison 5/8" X 3/4" Meter



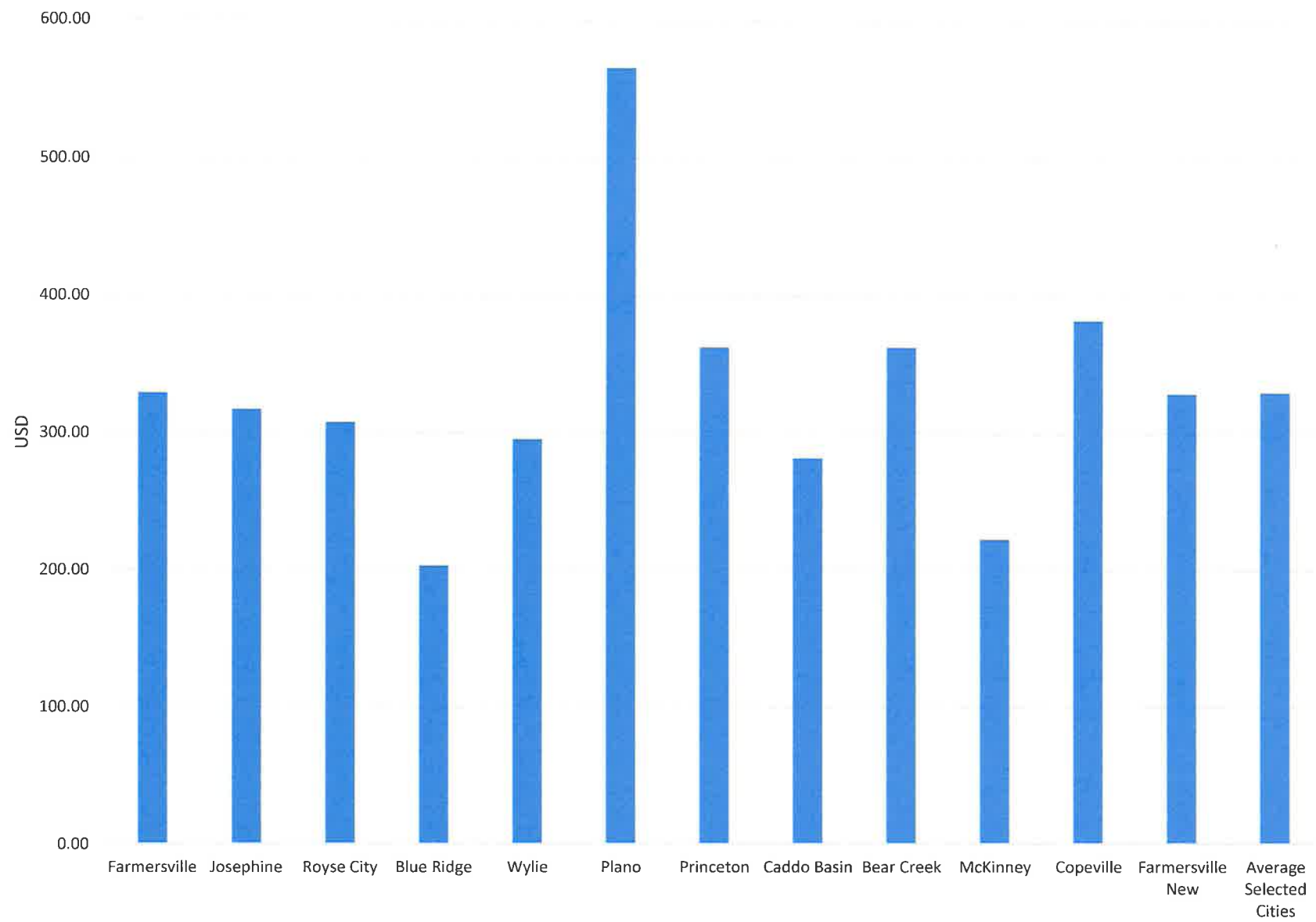
28,000 Gallon Water Consumption Cost Comparison 5/8" X 3/4" Meter



31,500 Gallon Water Consumption Cost Comparison 5/8" X 3/4" Meter



35,000 Gallon Water Consumption Cost Comparison 5/8" X 3/4" Meter



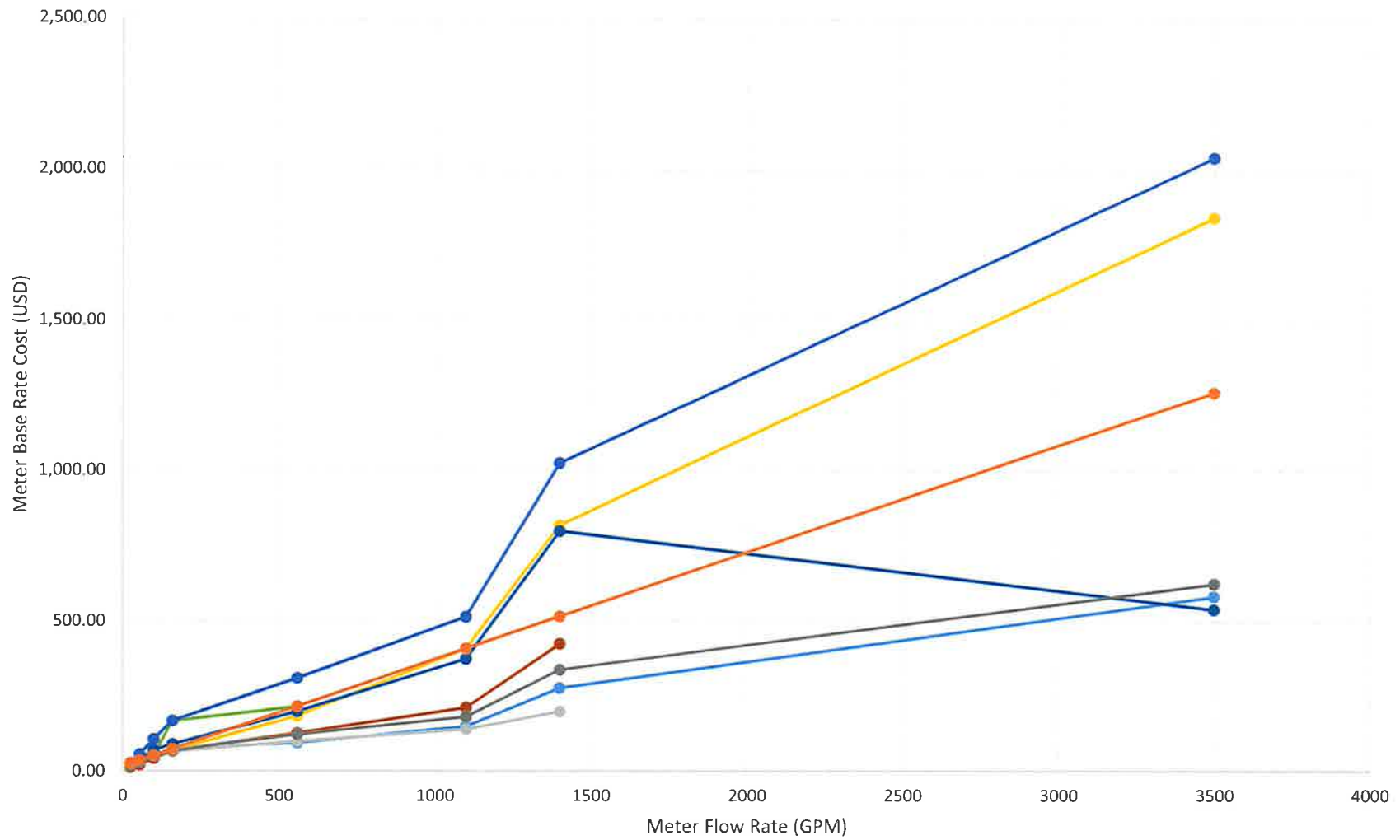
Base and Minimum Use Comparison

City	Gallons Included	5/8" X 3/4"	1"	1.5"	2"	3"	4"	6"	8"
Farmersville	1,000	26.19	36.88	52.91	74.29	216.80	409.19	516.07	
Josephine	3,000	40.66	65.14		76.01				
Royse City	1,000	28.06	46.00	54.00	65.00	100.00	140.00	200.00	
Anna	2,000	24.94	55.55	106.56	167.77	310.61	514.65	1,024.77	2,045.01
Blue Ridge	2,000	31.62	31.62	31.62	31.62	31.62	31.62	31.62	
Frisco	2,000	18.40							
Forney	2,000	17.14	15.94						
Rockwall	2,000	24.99	29.33	34.06	42.97				
Greenville	2,000	14.33	28.67	49.14	69.52	184.28	409.50	819.00	1,845.75
Allen	1,500	21.82	34.90						
Wylie	1,000	17.28							
Plano	1,000	25.00	25.00	11.68	174.68				
Princeton	0	25.17	35.00	70.00	90.00	200.00	375.00	800.00	539.98
Prosper	0	12.75	21.25	42.50	67.95	127.35	212.25	424.35	
Ennis	0	23.81							
Caddo Basin	0	20.10	20.10	20.10	20.10	20.10	20.10	20.10	
Bear Creek	0	35.00							
Garland	0	30.80	36.80	43.80	58.10				
McKinney	0	16.50	28.95	49.60	69.55	122.45	182.05	339.40	626.00
Copeville	0	20.00	50.00						
Farmersville New	1,000	26.19	36.88	52.91	74.29	216.80	409.19	516.07	
Average		23.73	36.39	51.43	86.89	180.21	320.38	589.08	1,264.19
Average Selected Cities		25.94	37.73	42.46	75.28	94.83	149.75	278.22	582.99
Current Rate		26.19	36.88	52.91	74.29	216.80	409.19	516.07	
Proposed Rate		26.19	36.88	52.91	74.29	216.80	409.19	516.07	
Number of Meters		1,662.00	41.00	4.00	50.00	3.00	1.00	0.00	
Subtotal Revenue Impact		0.00	0.00	0.00	0.00	0.00	0.00	0.00	

	Monthly	Yearly
Total Revenue Impact (USD)	0.00	0.00

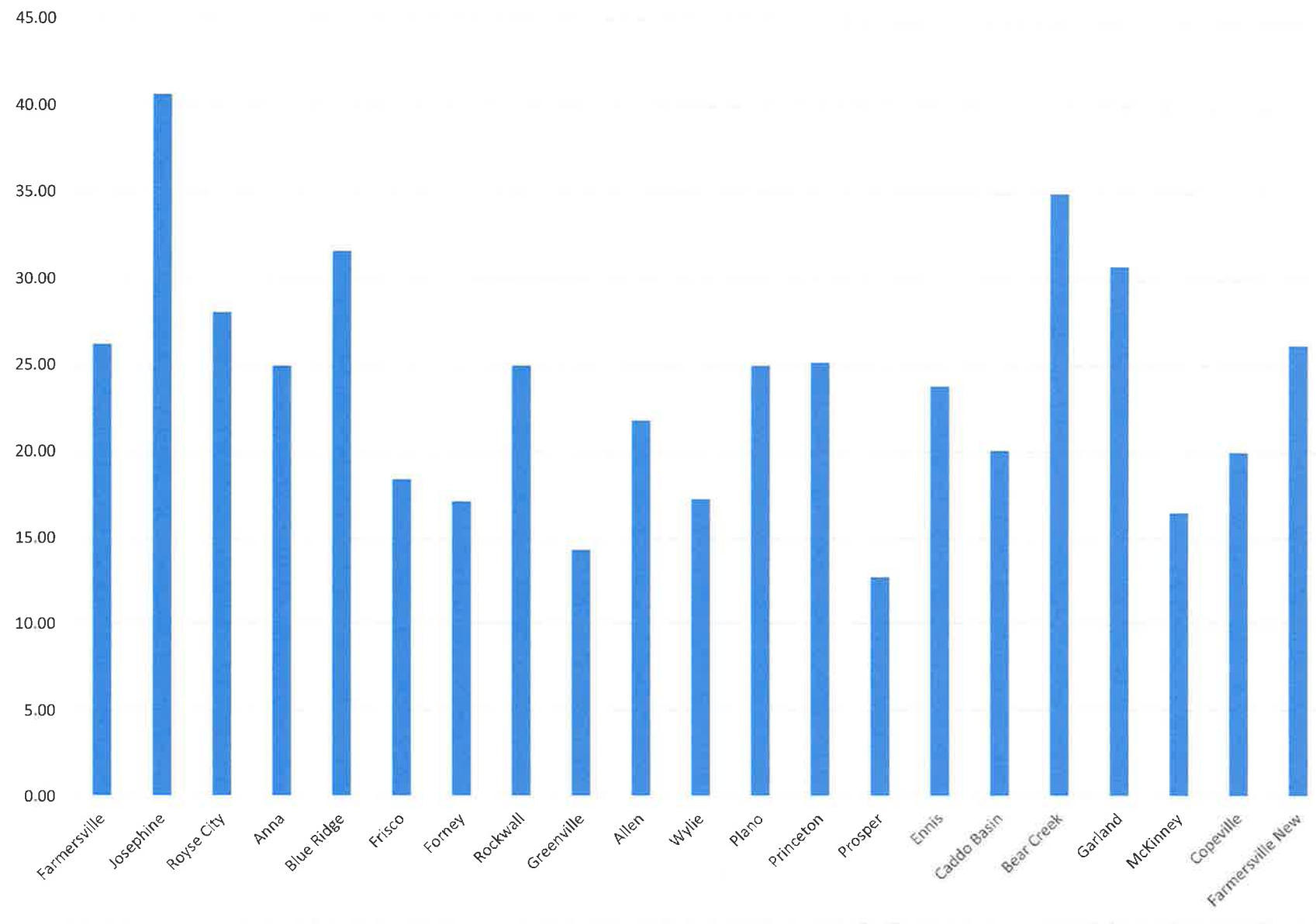
Average does not include Blue Ridge or Caddo Basin above a 5/8" X 3/4" meter due to nonprogressive rate structure

Meter Base Rate Cost Curve

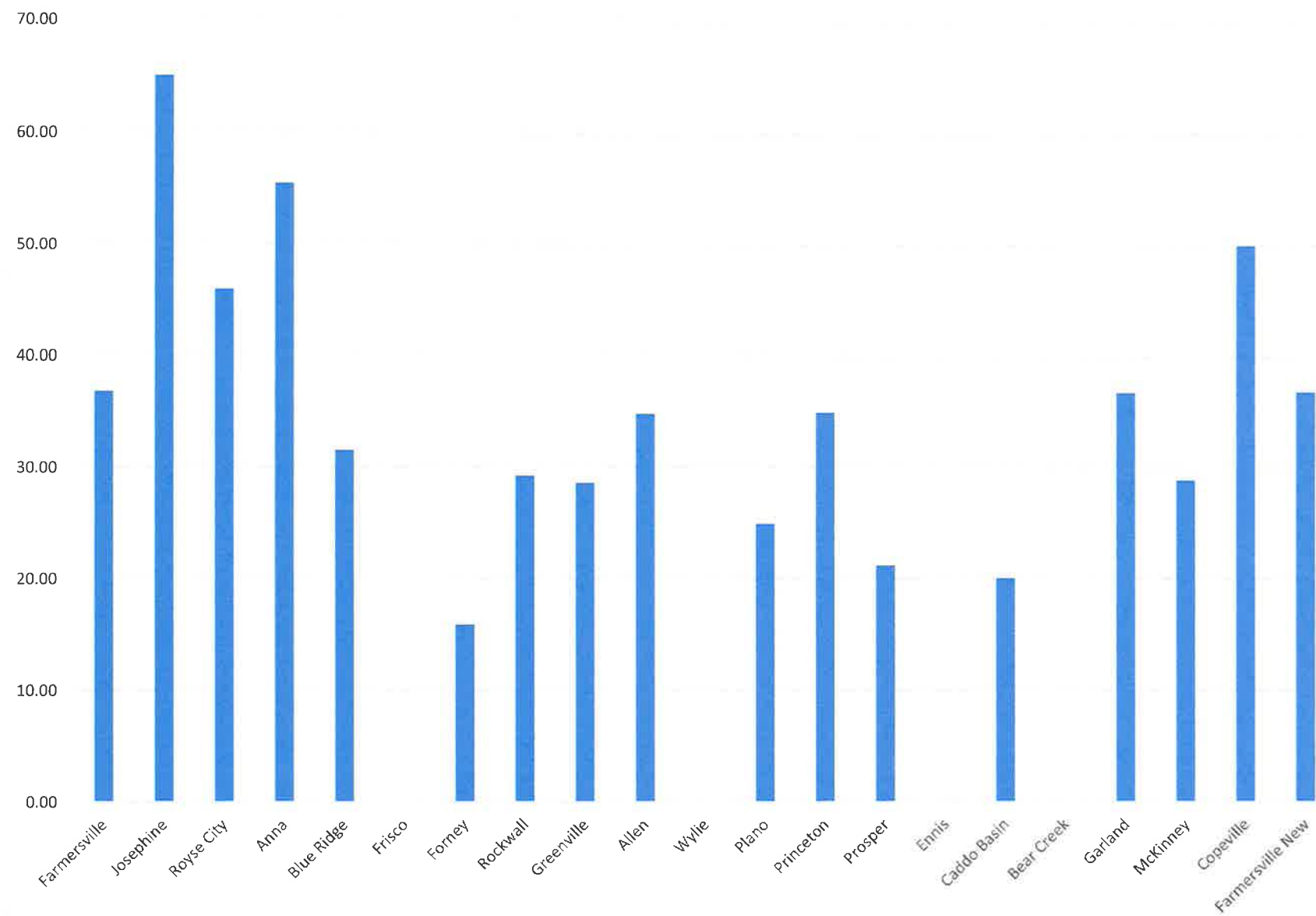


- Average Selected Cities Cost
- Anna
- Prosper
- Farmersville
- Greenville
- McKinney
- Royse City
- Princeton
- New Farmersville

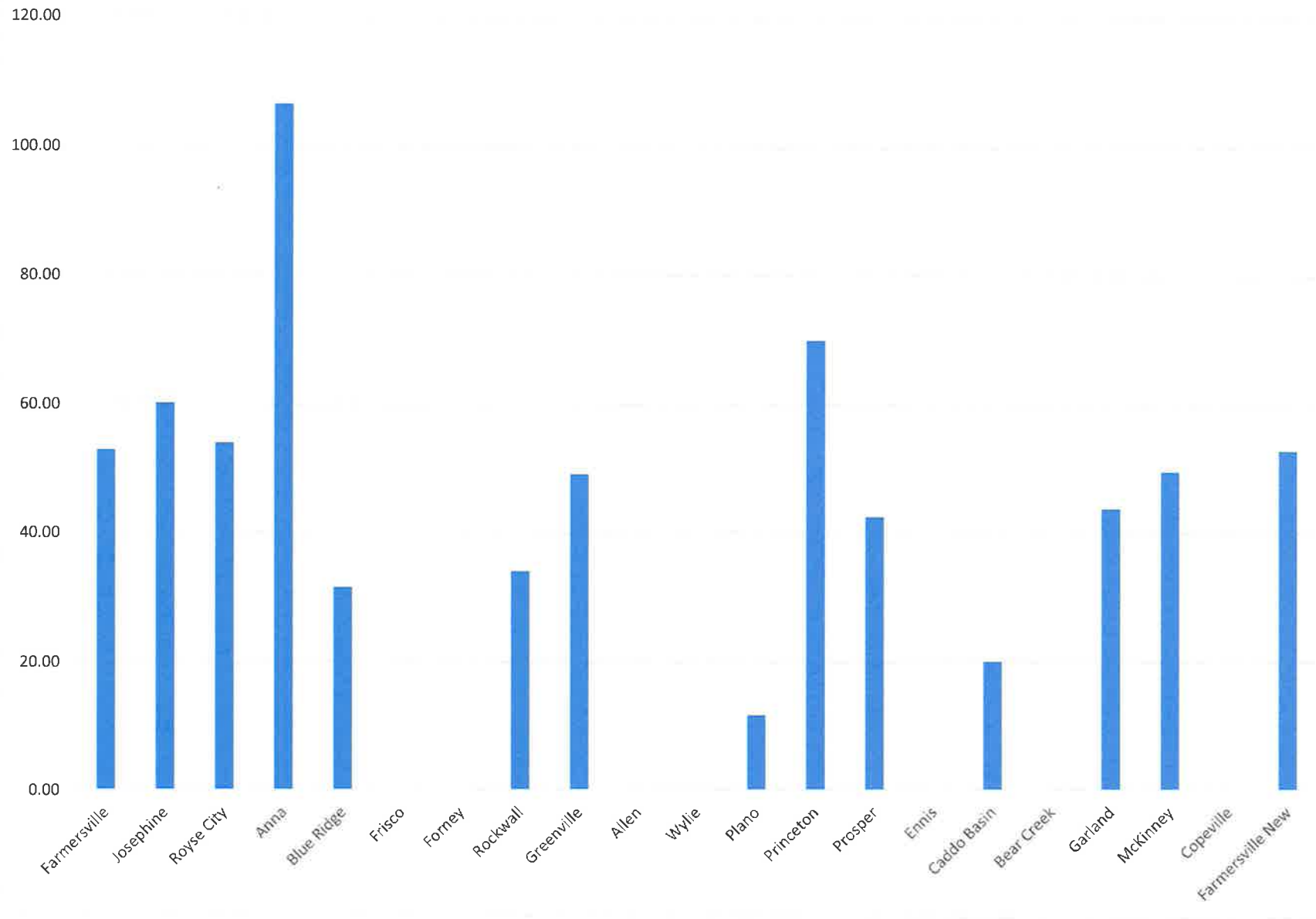
Base Rate Data: 5/8" X 3/4" Meters



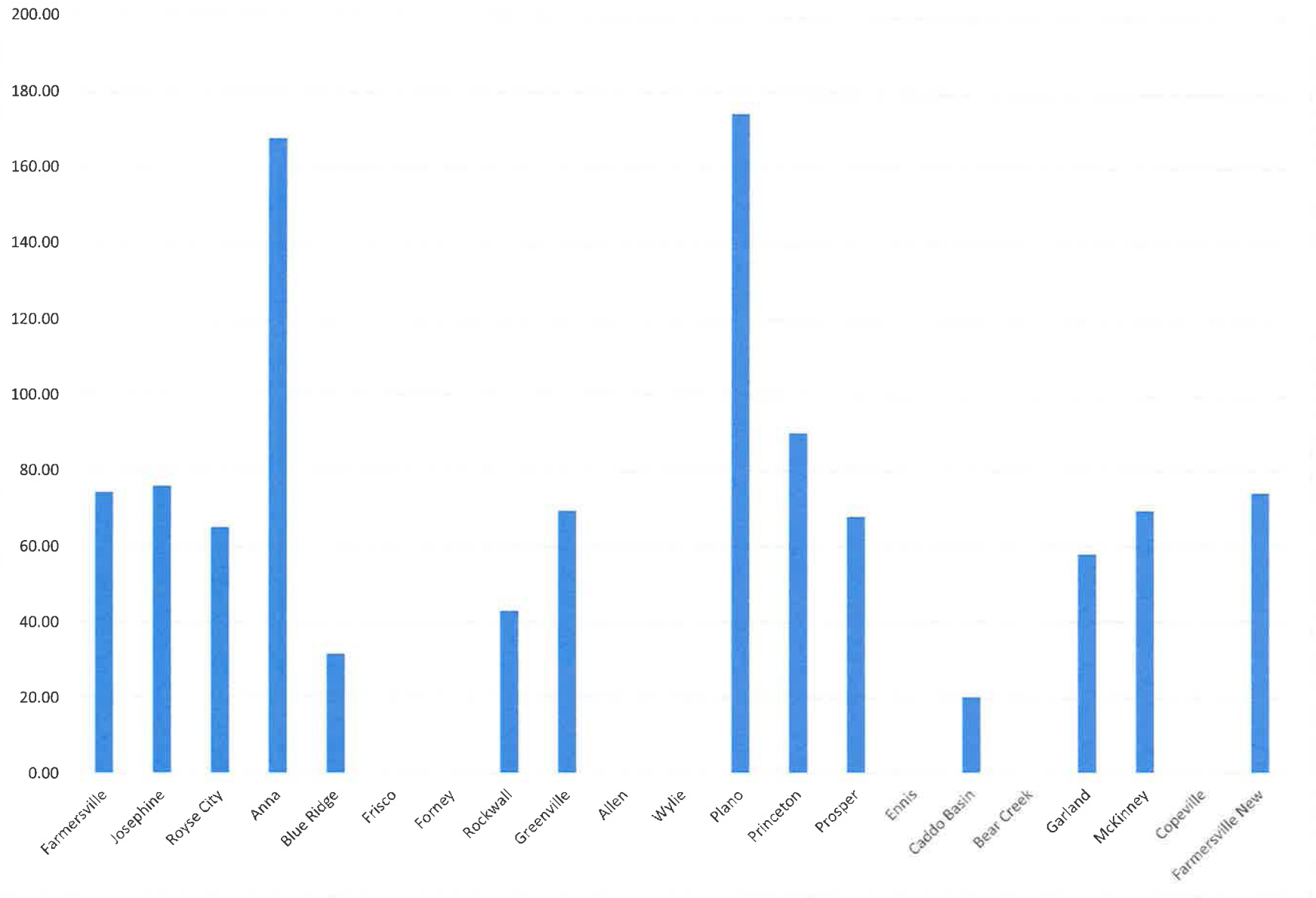
Base Rate Data: 1" Meters



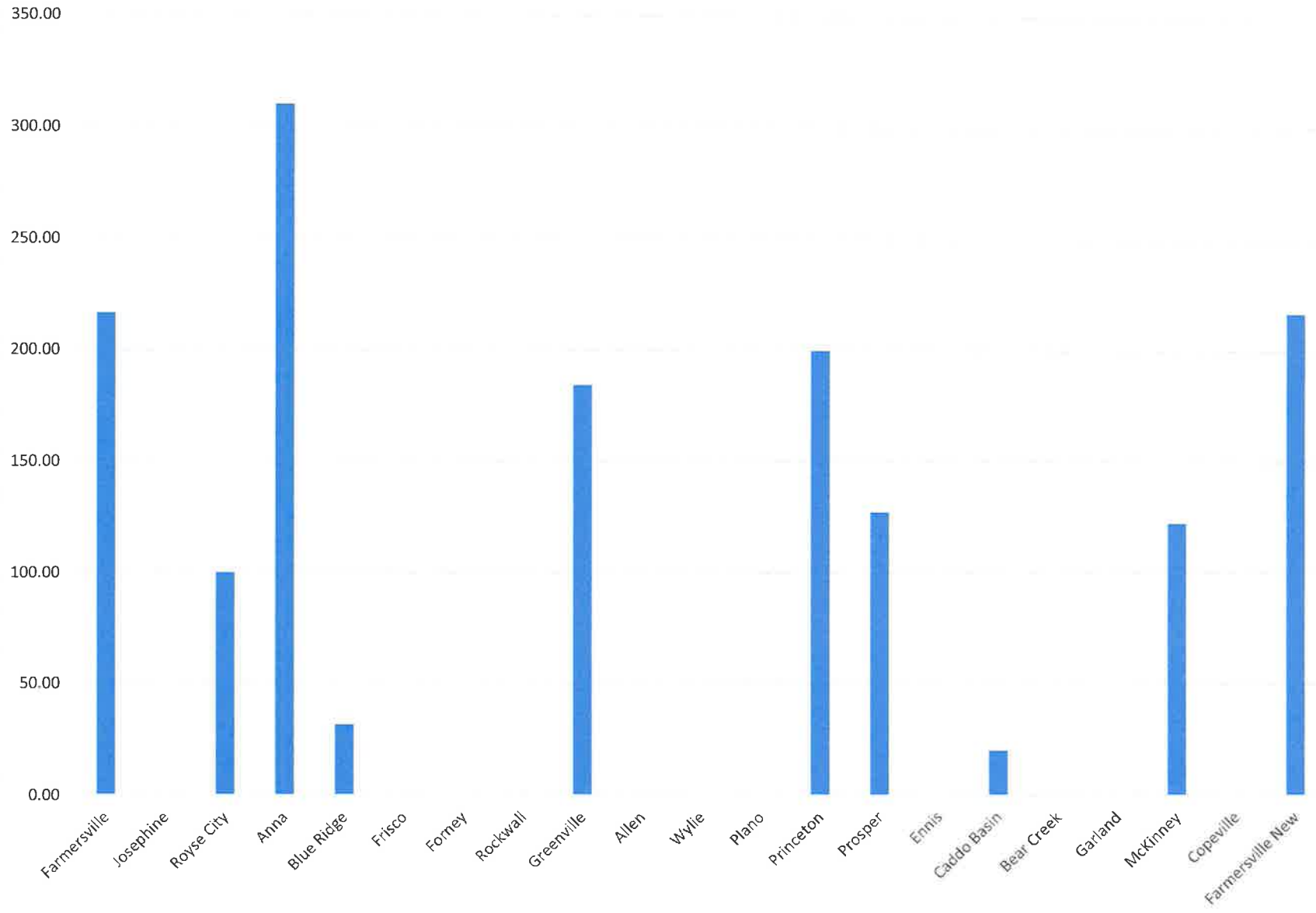
Base Rate Data: 1.5" Meters



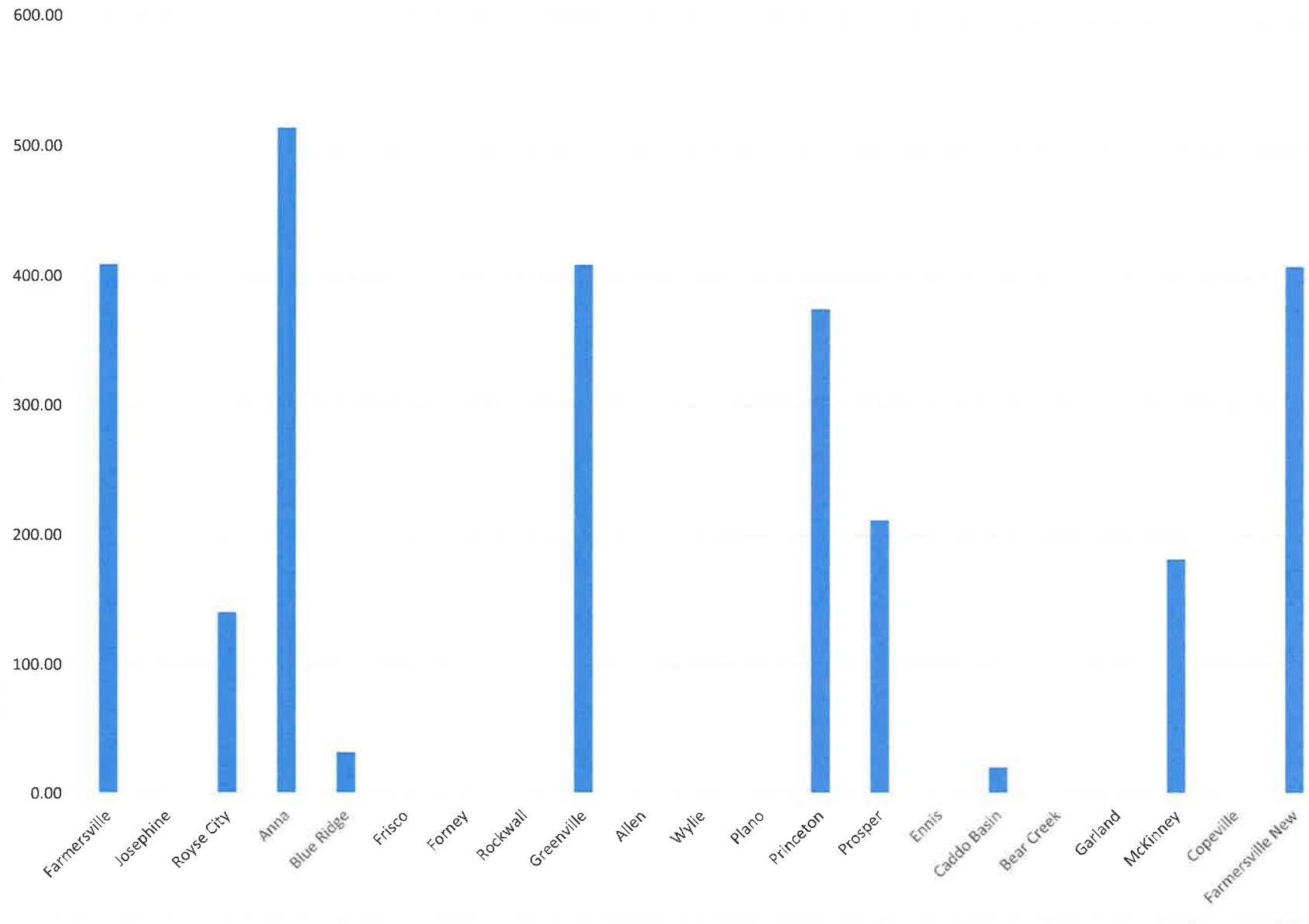
Base Rate Data: 2" Meters



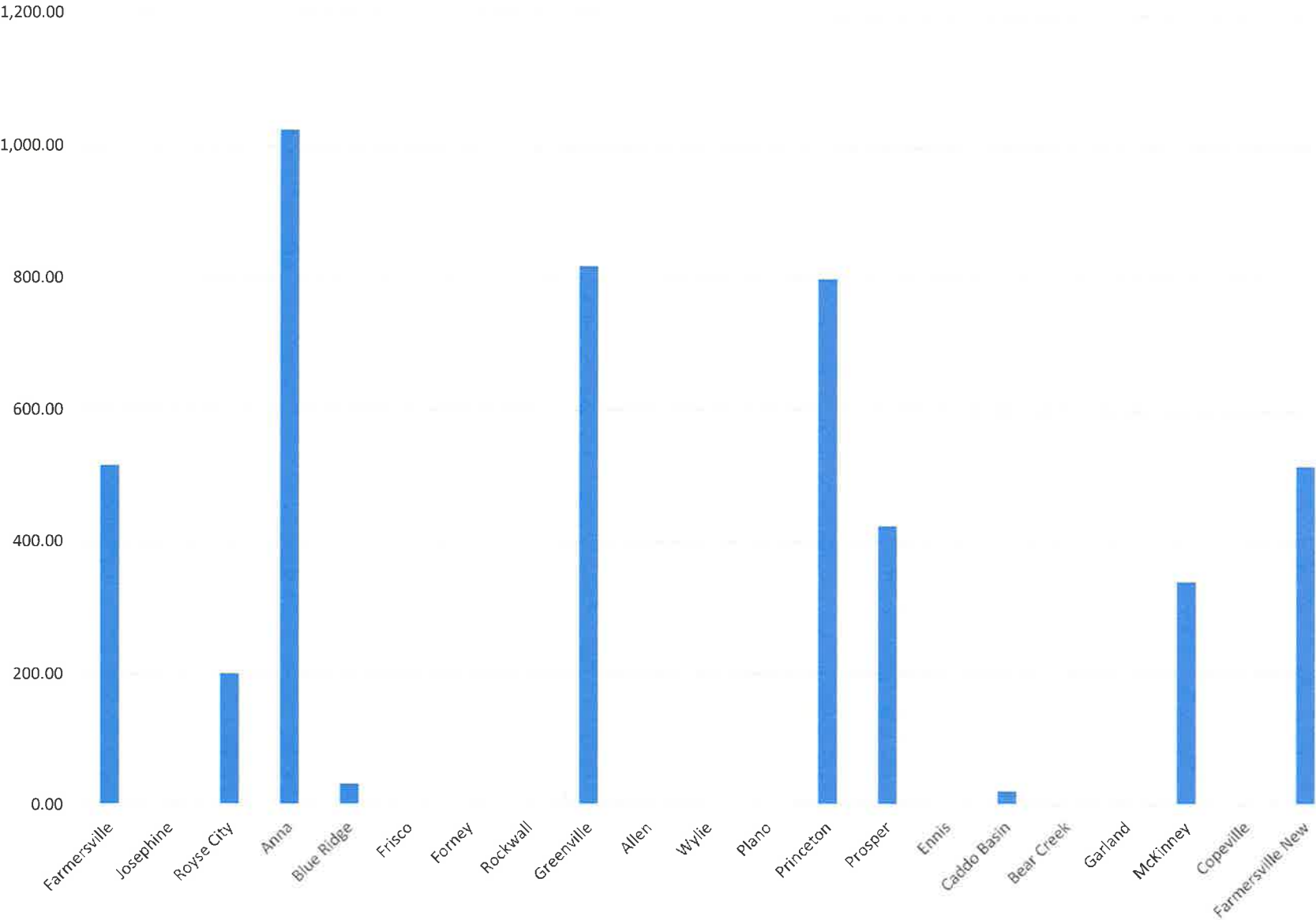
Base Rate Data: 3" Meters



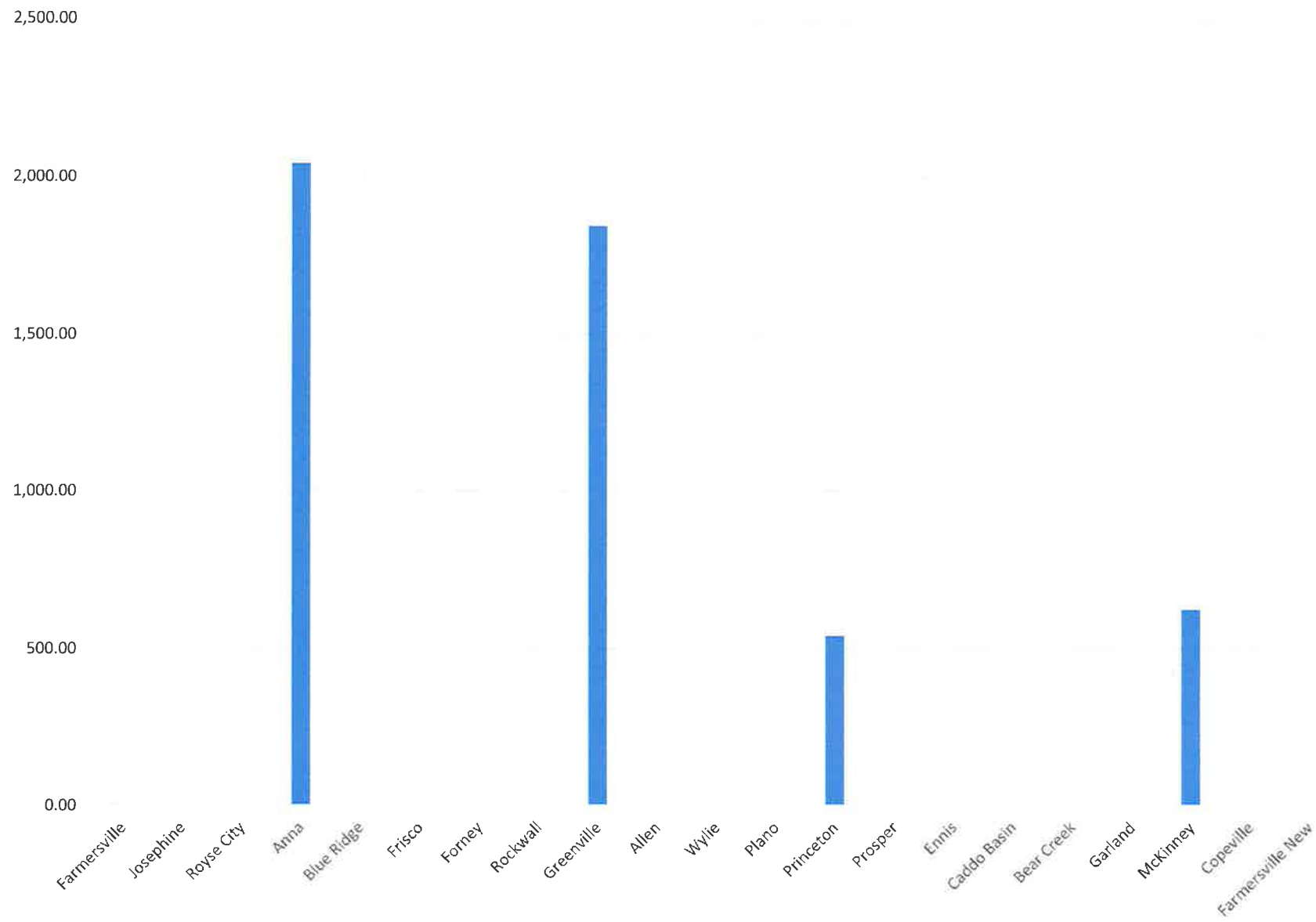
Base Rate Data: 4" Meters



Base Rate Data: 6" Meters



Base Rate Data: 8" Meters



Water Rate Structure Effective Oct 2020

City of Farmersville

Inside City Limits	
Meter Charge (first 1,000 gallons)	Rate
3/4 Inch or Less	26.19
1 Inch	36.88
1 1/2 Inch	52.91
2 Inch	74.29
3 Inch	216.80
4 Inch	409.19
6 Inch	516.07
Volumetric Charge	Rate
1,001 to 10,000 Gallons	6.74
10,001 to 20,000 Gallons	8.59
In Excess of 20,000 Gallons	10.42
Outside City Limits Customers	
Meter Charge (first 1,000 gallons)	Rate
3/4 Inch or Less	34.05
1 Inch	47.94
1 1/2 Inch	68.78
2 Inch	96.58
3 Inch	281.84
4 Inch	531.95
6 Inch	670.89
Volumetric Charge	Rate
1,001 to 10,000 Gallons	8.76
10,001 to 20,000 Gallons	11.17
In Excess of 20,000 Gallons	13.55

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