



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA**

October 26, 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.
 - City Hall will be closed November 25th and 26th for the Thanksgiving Holiday.

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

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

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

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

IV. CONSENT AGENDA

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes
- B. 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. 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. Minutes
 - 2. Possible Council Liaison Report
- G. TIRZ Board
 - 1. Possible Council Liaison Report

VI. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a request to change the zoning on approximately 5.050 acres of land, more or less, from A – Agricultural District Uses to HI – 2 - Heavy Industrial District– 2 Uses with a Specific Use Permit to allow a Concrete Batching Plant (Not Temporary) Automatically subject to the Highway Commercial (HC) Overlay District by its location on property generally situated at 91 County Road 699, and located in the W.B. Williams Survey, Abstract A - 954, Tract 35, of Farmersville, Collin County, Texas, and accompanying ordinance.
- B. Public hearing to consider, discuss and act upon a request from Scott and Donna Justiss for a variance from Section 65-72 of the Farmersville Code and the requirement to construct an eight-inch (8") diameter water line and instead allow the applicant to construct a four-inch (4") diameter water line from the nearest connection point to provide safe domestic water service only to their property located in the W.B. Williams Survey, Sheet 2, Tract 268, Abstract 952, more commonly referred to as 1351 County Road 610, Farmersville, Collin County, Texas, and accompanying ordinance.

VII. REGULAR AGENDA

- A. Consider, discuss and act upon a minor plat for Home Grown Addition, Lot 1, Block A.
- B. Consider, discuss and act upon traffic jams at Washington Street and Sycamore when school is in session.
- C. Consider, discuss and act upon planters in the Downtown Area

VIII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

IX. ADJOURNMENT

Dated this the 22nd day of October, 2021.

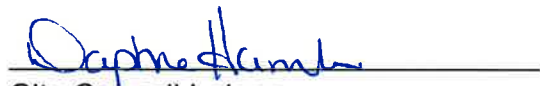


Bryon Wiebold, Mayor

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 October 22, 2021 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



City Council Liaison
Daphne Hamlin



I. Preliminary Matters

HOME CALENDAR

Calendar

[«Prior Month](#)**October 2021**[Next Month»](#)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	October, 1	2 <u>Old Time Saturday</u> <u>Recycle Center - Closed</u>
3	4	5	6	7 <u>5:00 pm Parks & Recreation</u> <u>Board Meeting</u>	8	9
10	11 <u>4:30 pm Main Street</u> <u>Meeting</u> <u>6:00 pm ECDC (4B)</u> <u>Meeting</u> <u>7:00 pm P&Z Special</u> <u>Meeting</u>	12 <u>6:00 pm City Council</u> <u>Meeting</u>	13	14	15	16
17	18 <u>6:00 pm Planning & Zoning</u> <u>Commission Meeting</u>	19 <u>6:00 pm Special City</u> <u>Council Meeting</u>	20	21	22	23
24	25 <u>4:30 pm Special Main Street</u> <u>Board</u>	26 <u>6:00 pm City Council</u> <u>Meeting</u>	27	28 <u>4:00 pm City Amenities</u> <u>Board Meeting</u> <u>6:00 pm Special EDC</u> <u>Meeting</u>	29	30 <u>5:00 pm scare on the</u> <u>square</u>
31	1	2	3	4	5	6

HOME CALENDAR

Calendar

[«Prior Month](#)**November 2021**[Next Month»](#)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	November, 1	2	3	4 <u>5:00 pm Parks & Recreation Board Meeting</u>	5	6 <u>Farmersville Market</u>
7	8 <u>4:30 pm Main Street Meeting</u> <u>6:00 pm FCDC (4B) Meeting</u>	9 <u>6:00 pm City Council Meeting</u>	10	11	12	13 <u>Audie Murphy Day (Cancelled)</u>
14	15	16 <u>6:00 pm Planning & Zoning Meeting</u>	17	18 <u>6:00 pm FEDC (4A) Meeting</u>	19	20
21	22	23 <u>6:00 pm City Council Meeting</u>	24	25 <u>City Hall Closed - Thanksgiving</u> <u>5:00 pm City Amenities Board Meeting (Cancelled)</u>	26 <u>City Hall Closed - Thanksgiving</u>	27
28	29	30	1	2	3	4

□□. 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	October 26 th , 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	October 26, 2021
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
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Action	NA

IV. Consent Agenda

Agenda Section	Consent Agenda
Section Number	IV.A
Subject	City Council Minutes
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 2021
Attachment(s)	Farmersville City Council Meeting Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
October 12, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Ted Wagner, Lance Hudson and Terry Williams were in attendance. Mike Henry was absent. City staff members Ben White, Sandra Green, Rick Ranspot, Kevin Lisman, Michael Sullivan and City Attorney Alan Lathrom were also present.
- Prayer was led by Kevin Lisman, Fire Chief, followed by the pledges to the United States and Texas flags.
 - Announcements
 - Calendar of upcoming holidays and meetings.
 - Terry Williams gave an update on Gussie Nell Davis Day. He said it went very well and a great time was had by all. He said the Codes of Compassion will meet and finish some projects on a house they have started working on at 313 E. Santa Fe.
 - Mayor Wiebold announced that after 5 years of service City Secretary, Sandra Green was leaving the city. He thanked her for the service to the City of Farmersville.

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

- No one came forward to speak.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one came forward to speak.

IV. CONSENT AGENDA

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- A. City Council Minutes
- B. Public Works Report
- C. City Manager’s Report
 - Motion to approve made by Craig Overstreet
 - 2nd was made by Terry Williams
 - 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
 - Craig Overstreet said he attended in place of Mike Henry. They discussed the items that were not approved on their budget and they were hung up on some checks that needed to be paid.
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Financials
 - 2. Possible Council Liaison Report
- D. Main Street Board
 - 1. Possible Council Liaison Report
 - Craig Overstreet said they elected Tracy Wolfe as Secretary and they discussed their participation at Scare on the Square. They also listened to a presentation from Misty Wiebold concerning Farmersville Lights. He said they discussed sign modification to the billboard signs on U.S. Highway 380.
- E. Parks & Recreation Board
 - 1. Possible Council Liaison Report
 - Ted Wagner said they had a discussion regarding coming together as a board and discussed raising money for the parks.
- F. Planning & Zoning Commission
 - 1. Possible Council Liaison Report
 - Lance Hudson said they met and changed the meeting date to the third Tuesday of the month and approved the 4 inch water line for Mr. Justiss instead of the 8 inch line. He said they also conditionally approved the plat for the Home Grown Addition.
- G. TIRZ Board
 - 1. Financials
 - 2. Possible Council Liaison Report

VI. READING OF ORDINANCES

A. Consider, discuss and act upon the first and only reading of Ordinance #O-2021-1012-001 regarding sewer averaging of winter water usage and amending the Master Fee Schedule to increase wastewater rates.

- Mayor Wiebold read the caption of the ordinance.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE CODE OF ORDINANCES,

CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 74, "UTILITIES," THROUGH THE AMENDMENT OF SECTION 74-78, "SEWER SERVICE CHARGES," BY DELETING SUBPARAGRAPH (a), ENTITLED "SINGLE-FAMILY RESIDENTIAL CUSTOMERS," OF SUBSECTION (1) IN ITS ENTIRETY AND REPLACING SAID SUBPARAGRAPH (a) WITH A NEW SUBPARAGRAPH (a) THAT IS ALSO TITLED "SINGLE-FAMILY RESIDENTIAL CUSTOMERS"; AND THROUGH THE AMENDMENT OF APPENDIX A, "MASTER FEE SCHEDULE," THROUGH THE AMENDMENT OF ARTICLE II, "ELECTRICITY, WATER, SEWER, AND REFUSE," BY DELETING SECTION 2-3, ENTITLED "SEWER SERVICE FEES," IN ITS ENTIRETY AND REPLACING SAID SECTION WITH A NEW SECTION 2-3 THAT IS ALSO TITLED "SEWER SERVICE FEES" REGARDING THE AMOUNTS TO BE CHARGED FOR USERS OF SEWER; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY CLAUSE; AND SETTING AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

VII.REGULAR AGENDA

- A. Consider, discuss and act upon an interlocal agreement with Collin County for fire inspections and fire plan review.
- Motion to approve made by Terry Williams
 - 2nd was made by Lance Hudson
 - All council members voted in favor
- B. Discussion and possible direction regarding Fire Marshal inspections and reports for businesses in town.
- Ben White said he provided a matrix of the businesses downtown that have been inspected by the Fire Marshal. He explained this was the first time we have created a list, but we wanted to make sure there was no gaps.
 - Craig Overstreet said he would like to see the business park west of town on the list because they may have hazardous materials. He said manufacturing should be looked at as well.

- Ben White said he would include more information in his next report.
 - Craig Overstreet asked if Ben White could provide a sample form to Council so they could see what he inspects.
 - Ted Wagner asked if the Fire Marshal worked with OSHA.
 - Kevin Lisman said they work with OSHA and the FDA.
- C. Consider, discuss and act upon appointments of persons to City's Boards and Commissions.
- Mayor Wiebold said Casey Hart applied for the Building & Property Standards Board and Robin Edwards for the City Amenities Board.
 - Motion to approve the board appointments made by Craig Overstreet
 - 2nd was made by Ted Wagner
 - All council members voted in favor
- D. Update regarding the CARES Act funding.
- Ben White stated he provided a matrix that showed the total amount of money that was received and what has been spent. He said they used some on salaries and then some of on Information Technology to where staff can work from home if the need arises again. It also allowed us to upgrade our systems. He said right now we have a balance in the CARES Act funding of \$23,437.34. We are going to use that to upgrade some technology in the police department.
 - Craig Overstreet asked if we have an outside IT auditor that would review the computers to make sure only city data is on the computers.
 - Ben White said the security features we have now are better. He said with Fulcrum we have a CFO that helps with things and we have more security now with Fulcrum.
 - Craig Overstreet said it needs to be someone that is not a staff member that is reviewing the systems and security features.
 - Ben White said he will put more information in his monthly report concerning security features. He went over ARP funds and said we have received half of the funds. He said the money is being set aside for the fiber matching grant and then the remainder of the money would go for IT items.
 - Craig Overstreet asked when the city would receive the remainder of the money.

- Ben White explained he believes they ask for the remaining money after they have spent the current funds. He assumes the city would receive it over the next year.
- E. Discussion and possible action regarding the City Council meeting schedule for November and December.
- Ben White said we usually recommend only having one meeting in November. He said since Sandra Green is leaving, he is recommending one meeting a month until a new City Secretary is hired. He also suggested only holding one meeting in November and December due to the holidays.
 - Council agreed with the suggestions.

VIII.REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Ted Wagner wanted to discuss the traffic jams at Washington Street and Sycamore when school is in session.
- Terry Williams wanted to discuss the following:
 - Possibly hiring an Interim Main Street Manager
 - Plants in the planters on Main Street
 - Nelson Bros. sales tax update
- Craig Overstreet wanted the following to be shown in the City Manager's Report:
 - An update on boundary agreement
 - Update on the food truck ordinance
 - Update on the Historic Preservation Ordinance

IX.ADJOURNMENT

Meeting was adjourned at 6:38 p.m.

APPROVE:

Bryon Wiebold, Mayor

ATTEST:

Interim City Secretary

Agenda Section	Consent Agenda
Section Number	IV. B.
Subject	City Financial Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 2021
Attachment(s)	(OpenGov)
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

V. Informational Items

Agenda Section	Informational Items
Section Number	A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 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	B
Subject	Farmersville Community Development Board (Type B)
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 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 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

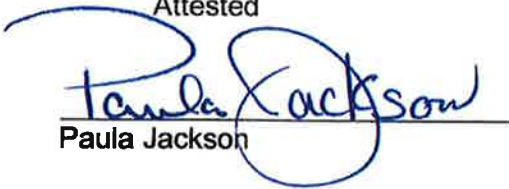
ADJOURNMENT

Motion to Adjourn by Tonya Mercer

Approved by


Donna Williams

Attested


Paula Jackson



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

Minutes

August 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.

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

Stephen 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 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 refurnishing 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

Agenda Section	Informational Items
Section Number	C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 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
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	D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 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 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	October 26, 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 PARKS AND RECREATION BOARD
MINUTES FOR
August 5th, 2021**

Present for the meeting: Miranda Martin, Jason Casada, Bryan 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	October 26, 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



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL SESSION MEETING
October 11, 2021, 7:00 P.M.**

I. PRELIMINARY MATTERS

- Chairman Joe Helmberger presided over the meeting which was called to order at 7:20 p.m. Commissioners Adam White, James Riley II, Leaca Caspari and John Klostermann were in attendance. Michael Hesse was not present. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Lance Hudson; and City Attorney, Alan Lathrom.
- Chairman Joe Helmberger led the prayer and the pledges to the United States and Texas flags.

II. REORGANIZATION OF COMMISSION

A. Election of Chairman

- Motion to nominate Joe Helmberger made by Adam White
- 2nd was made by John Klostermann
- All members voted in favor

B. Election of Vice-Chairman

- Motion to nominate John Klostermann made by Joe Helmberger
- 2nd was made by Leaca Caspari
- All members voted in favor

C. Election of Secretary

- Motion to nominate Leaca Caspari made by Joe Helmberger
- 2nd was made by Adam White
- All members voted in favor

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

- None came forward to speak.

IV. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a variance request from Scott and Donna Justiss from Section 65-72 of the Farmersville Code and the requirement to construct an eight-inch (8") diameter water line and instead allow the applicant to construct a four-inch (4") diameter water line from the nearest connection point to provide safe domestic water service only to their property located in the W.B. Williams Survey, Sheet 2, Tract 268, Abstract 952, more commonly referred to as 1351 County Road 610, Farmersville, Collin County, Texas.

- Chairman Helmberger opened the public hearing at 7:26 p.m.
- Scott Justiss came forward and explained he owns property in a rural area and the code requires he run an 8 inch line, but they want to put in a 4 inch line instead. He indicated an 8 inch line would cost approximately \$120,000.00.
- Chairman Helmberger asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 7:28 p.m.
- Ben White stated there would not be fire flows at the property because all the lines would be 4 inches out there.
- Leaca Caspari explained that she reviewed the Comprehensive Plan and the Thoroughfare Plan and eventually there would be 8 inch lines out there to accommodate future density. She wanted to make sure the city was okay with Mr. Justiss' request.
- Ben White indicated he and Council were okay with the request.
 - Motion to approve the variance request and forward recommendation to Council made by John Klostermann
 - 2nd was made by Adam White
 - All members voted in favor

V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from July 19, 2021.

- Motion to approve made by Leaca Caspari
- 2nd was made by James Riley II
- All members voted in favor

B. Consider, discuss and act upon changing the day in which the Planning & Zoning Commission will meet.

- Chairman Helmberger stated he wanted to change the day of the meeting because he had a conflict.
 - Motion to change day of meeting to the third Tuesday of the month made by Leaca Caspari
 - 2nd was made by Adam White
 - All members voted in favor

C. Consider, discuss and act upon a minor plat for the Home Grown Addition, Lot 1, Block A.

- Motion to conditionally approve until all items have been addressed on the letter from Jacob Dupuis dated October 2, 2021 made by Leaca Caspari
- 2nd was made by Adam White
- All members voted in favor

VI. ADJOURNMENT

Meeting was adjourned at 7:34 p.m.

ATTEST:

APPROVE:

City Secretary

Joe Helmberger, Chairman



October 7, 2021

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

RE: Home Grown Addition – Minor Plat
Dated October 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:

- Right-of-way dedication is required on west side of property for future CR 557 according to the City Thoroughfare Plan.

It is recommended that the Home Grown Addition Minor Plat be conditionally approved pending the completion of 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

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

Agenda Section	Informational Items
Section Number	V.G
Subject	TIRZ Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 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

VI. Public Hearing

VI. Public hearing to consider, discuss and act upon a request to change the zoning on approximately 5.050 acres of land, more or less, from A – Agricultural District Uses to HI – 2 - Heavy Industrial District– 2 Uses with a Specific Use Permit to allow a Concrete Batching Plant (Not Temporary) Automatically subject to the Highway Commercial (HC) Overlay District by its location on property generally situated at 91 County Road 699, and located in the W.B. Williams Survey, Abstract A - 954, Tract 35, of Farmersville, Collin County, Texas, and accompanying ordinance.

Public hearing to consider, discuss and act upon a request from Scott and Donna Justiss for a variance from Section 65-72 of the Farmersville Code and the requirement to construct an eight-inch (8") diameter water line and instead allow the applicant to construct a four-inch (4") diameter water line from the nearest connection point to provide safe domestic water service only to their property located in the W.B. Williams Survey, Sheet 2, Tract 268, Abstract 952, more commonly referred to as 1351 County Road 610, Farmersville, Collin County, Texas, and accompanying ordinance.

Agenda Section	Public Hearing
Section Number	VI. A
Subject	<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. O-2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 5.050 ACRES OF LAND IN THE W. B. WILLIAMS SURVEY, ABSTRACT NO. 954, TRACT 35, MORE COMMONLY KNOWN AS 91 COUNTY ROAD 699, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM A – AGRICULTURAL DISTRICT USES TO HI – 2 HEAVY INDUSTRIAL DISTRICT – 2 USES SUBJECT TO A SPECIFIC USE PERMIT (SUP) FOR THE OPERATION OF A CONCRETE BATCHING PLANT (NOT TEMPORARY) AND IS AUTOMATICALLY SUBJECT TO THE HIGHWAY COMMERCIAL (HC) OVERLAY DISTRICT BY ITS LOCATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.</p>
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 2021
Attachment(s)	Ordinance #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 another agenda. _____ • No motion, no action

**CITY OF FARMERSVILLE
ORDINANCE #2021-0928-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. O-2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 5.050 ACRES OF LAND IN THE W. B. WILLIAMS SURVEY, ABSTRACT NO. 954, TRACT 35, MORE COMMONLY KNOWN AS 91 COUNTY ROAD 699, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM A – AGRICULTURAL DISTRICT USES TO HI – 2 HEAVY INDUSTRIAL DISTRICT – 2 USES SUBJECT TO A SPECIFIC USE PERMIT (SUP) FOR THE OPERATION OF A CONCRETE BATCHING PLANT (NOT TEMPORARY) AND IS AUTOMATICALLY SUBJECT TO THE HIGHWAY COMMERCIAL (HC) OVERLAY DISTRICT BY ITS LOCATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, (the “Planning and Zoning Commission”) has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map of the City of Farmersville, Texas, regarding the rezoning of the property hereinafter described; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville (the “City Council”); and

WHEREAS, the City Council after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the zoning of the property described herein shall be changed and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

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

SECTION 1. FINDINGS INCORPORATED

The above premises are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. PROPERTY REZONED

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the Official Zoning Map of the Comprehensive Zoning Ordinance, Ordinance No. O-2018-0508-001, as amended, of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of the City's Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land containing approximately 5.050 acres of land identified as Tract 35 of the W. B. Williams Survey, Abstract No. 954, commonly referred to as 91 County Road 699, Farmersville, Texas 75442 and more fully described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference for all purposes allowed by law (the "Property"), presently zoned A – Agricultural District Uses, is hereby changed to HI – 2 Heavy Industrial – 2 District uses subject to a Specific Use Permit ("SUP") for the operation of a Concrete Batch Plant (Not Temporary) and is automatically subject to the Highway Commercial (HC) Overlay District by its location in accordance with the specific requirements contained in the City's Master Plan and Zoning Ordinance, and as stated herein and in the exhibits attached hereto. In the event of any conflict between any exhibit attached hereto and this Ordinance, the language and contents of this Ordinance shall control.

SECTION 3. CONDITIONS AND REQUIREMENTS IMPOSED ON SUP

The change in zoning classification established and described in Section 2 herein shall be and is hereby made subject to the following conditions and requirements:

1. The Specific Use Permit granted hereby is specific to the Concrete Batch Plant known by the operating name of "Nelson Bros. Ready Mix Farmersville Operations Facility" located at 91 County Road 699, Farmersville, TX 75442, that is owned and operated by Nelson Bros. Ready Mix (the "Plant Owner") on the Property owned by RO Properties, Ltd., (the "Landowner") which land is more accurately described in Exhibit "A" and depicted in "B."
2. The Specific Use Permit granted hereby shall be valid for an initial period of fifteen (15) years (the "Initial Term") with one (1) automatic five (5) year extension (the "Automatic Extension").

3. The Specific Use Permit granted hereby shall run with the land during the Initial Term and the Automatic Extension provided however, that:
 - a. The operating name of the Concrete Batch Plant specifically identified in Section 3, Paragraph No. 1, of this Ordinance shall not be changed without the Plant Owner first providing the City advance written notice of said name change; and
 - b. Neither the Concrete Batch Plant or the Property shall be conveyed, sold, or transferred to any other persons or entities without the Plant Owner in the case of the Concrete Batch Plant and/or the Landowner in the case of the Property that are also identified in Section 3, Paragraph No. 1, of this Ordinance first providing the City advance written notice of such proposed change in ownership, and then only if the entirety of the Concrete Batch Plant and or the entirety of the Property is being so conveyed, sold or transferred.
4. The Plant Owner may seek an extension or further renewal of the Specific Use Permit prior to the expiration of the Automatic Extension or any then current subsequent extension with the length of any subsequent extension or renewal being determined in the sole discretion of the City.
5. A building permit shall be applied for and secured within six (6) months from the time of granting the Specific Use Permit; provided, however, that the City Council may authorize an extension of this time upon recommendation by the Planning and Zoning Commission. If a building permit has not been secured within six (6) months from the time of granting the Specific Use Permit, or if a building permit has been issued but subsequently allowed to lapse, a City-initiated zoning change will be placed on the agenda of the Planning and Zoning Commission and City Council to consider the revocation of the Specific Use Permit under normal zoning amendment procedures.
6. Save and except as specifically provided in Section 5, Paragraph 1, of this Ordinance below and as specifically depicted on Exhibits "C" and "D" to this Ordinance, no building, premises, or land used under the Specific Use Permit may be enlarged, modified, structurally altered, or otherwise changed unless a separate Specific Use Permit or Amendment to this Ordinance is granted for such enlargement, modification, structural alterations, or change.
7. Bays for car washes, auto repair and other automotive uses shall not be oriented to face public streets.
8. Roof mounted mechanical units shall be screened from view at a point five feet five inches (5'-5") above the property line by solid panels, parapet walls, mansard roofs or other architectural feature. Ground mounted mechanical units, compressors, generators, and other equipment shall be screened by a

minimum six-foot (6') tall solid screening wall or solid, irrigated landscape screen of shrubs that will achieve a height of six feet (6') within two (2) years of planting.

9. No outside storage and display, sales, or operations shall be permitted unless such activity is visually screened from all streets and adjacent residential property in accordance with Farmersville Code § 77-68, as amended.
10. Loading areas shall be located on the side and/or rear sides of buildings. The loading areas shall be screened from view of public streets and from adjacent residential uses by wing walls, landscaping, or other screening features.
11. Storage areas for automobiles that have been towed, are being staged before or after repairs, and/or stored for auction shall be screened by a minimum six-foot (6') tall masonry wall or a solid, irrigated landscaped screen of shrubs that will achieve a height of six feet (6') within two (2) years of planting.
12. All utility service lines shall be underground.
13. The Property shall be surrounded by a segmental concrete block wall that is approximately eight feet (8') tall and twenty-four inches (24") wide such that all activity on and about the Property is visually screened from U.S. Highway 380. Entrances into the perimeter walled area shall be gated with minimum six-foot (6') high gates in the locations identified on the Site Plan. The gates shall remain closed except when the Concrete Batch Plant is in use.
14. Landscaping will be provided as required by Farmersville Code § 77-71 and particularly Subparagraph Nos. (h)(1) through (h)(7) with the following general landscaping standards specifically identified for concrete batch plants:
 - a. All trees shall be a minimum of four feet (4') from all pavement and underground utilities.
 - b. Canopy trees shall be a minimum of three inches (3") in caliper (measured six inches (6") above the ground) and seven feet (7') in height at time of planting.
 - c. Accent or ornamental trees shall be a minimum of one-inch (1") in caliper (measured six inches (6") above the ground) and five feet (5') in height at time of planting.
 - d. Evergreen shrubs shall be a minimum height of twenty-four inches (24") at time of planting.
15. Any loudspeakers shall conform to the requirements of the Farmersville Code. Outside speakers must be placed at least thirty feet (30') away from any

screening wall or fence around the exterior of the Property and shall be directed toward the interior of the Property.

16. All lighting will be directed inward within the confines of the Concrete Batch Plant on the Property and away from adjoining properties. A lighting plan that meets the requirements of the Farmersville Code shall be provided to the City for review and approval.
17. The City's Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling regarding this Specific Use Permit or to grant a variance from any of the requirements set out in this Ordinance it being specifically understood that the only manner by which this Specific Use Permit may be amended, altered, or varied is by the formal final action of the City Council acting through the normal zoning amendment procedures.
18. The granting of this Specific Use Permit for a Concrete Batch Plant shall not relieve the Plant Owner and/or the Landowner and/or any operator of the Concrete Batch Plant from any other and further obligations under the Farmersville Code.
19. The Plant Owner and the Landowner have announced their willingness to accept and agree to be bound by and comply with the written requirements of this Ordinance as approved by the City Council. In addition, the Plant Owner and the Landowner have by their acceptance of the benefits derived from this Ordinance further expressed their willingness to accept and agree to be bound by and comply with the written requirements of this Ordinance as approved by the City Council.

SECTION 4. PERMITTED AND ACCESSORY USES ALLOWED UNDER THE SUP

The Specific Use Permit for the Property may only be used for the primary purpose of a Concrete Batch Plant including the open, or outdoor, storage of raw materials and onsite stored company transportation equipment together with the following accessory uses that are subordinate to, serve, and are customarily incidental to the primary use of the premises for a Concrete Batch Plant that are located on the same lot or tract of land, and which otherwise meet all requirements of this Ordinance, the Farmersville Code, and all applicable building and fire codes, as such Ordinances and codes may be amended:

1. Accessory buildings;
2. Automobile Repair, major;
3. Automobile Repair, minor;

4. Fuel pumps and above ground storage tanks (accessory use) including one (1) twelve thousand (12,000) gallon capacity above-ground storage tank for diesel fuel and one (1) one thousand (1,000) gallon capacity above-ground storage tank for red-dye diesel, both of which above-ground storage tanks shall be double-lined to eliminate any requirements for additional containment requirements or protocols;
5. One (1) in-ground concrete-lined water storage system for water recycling for concrete production;
6. Motor vehicle storage for approximately thirty (30) company-owned transport vehicles;
7. On-Site Septic Facilities ("OSSF") unless City sewer facilities are available for tie-in;
8. Open storage including various plastic tanks for DEF and admixtures, plus several sea-storage containers;
9. Parking lot/garage for employee use;
10. A maximum of three (3) Portable toilets that provide necessary services;
11. Sand and gravel storage contained within large cast-in-place segmental concrete blocks used as divider walls with a maximum storage height of eight feet (8');
12. A maximum of three (3) above-ground vertical silos up to eighty-five feet (85') tall for cement storage with capacities ranging from six hundred fifty (650) to one thousand one hundred (1,100) barrels each;
13. Shops, offices, and storage area;
14. Transportation and utility structures/facilities; and
15. One water well.

SECTION 4. APPROVED SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN

The change in the zoning classification established and described in Section 2 herein shall be and is hereby required to be compliant at all times with the following conditions and requirements:

1. The "Existing Site Plan" attached hereto as Exhibit "C-1," the "Site Plan with Proposed Improvements" attached hereto as Exhibit "C-2," the "Exploded Plan View of Dual Concrete Batch Plant" attached hereto as Exhibit "C-3," and the

"Perimeter Wall Plan" attached hereto as Exhibit "C-4" are **hereby specifically adopted collectively as the Site Plan** (Exhibit "C") **for the development of the Property** in accordance with the Specific Use Permit granted by this Ordinance and are hereby incorporated into this Ordinance by reference for all purposes allowed by law.

2. The "Perimeter Wall Elevations" attached hereto as Exhibit "D-1," the "North Dual Concrete Batch Plant Elevation" attached hereto as Exhibit "D-2," the "South Dual Concrete Batch Plant Elevation" attached hereto as Exhibit "D-3," the "East Dual Concrete Batch Plant Elevation" attached hereto as Exhibit "D-4," the "West Dual Concrete Batch Plant Elevation" attached hereto as Exhibit "D-5," the "Proposed Repair & Maintenance Shop North & South Elevations" attached hereto as Exhibit "D-6," the "Proposed Repair & Maintenance Shop East & West Elevations" attached hereto as Exhibit "D-7," the "North Existing Batch Office Elevation" attached hereto as Exhibit "D-8," the "South Existing Batch Office Elevation" attached hereto as Exhibit "D-9," the "East Existing Batch Office Elevation" attached hereto as Exhibit "D-10," and the "West Existing Batch Office Elevation" attached hereto as Exhibit "D-11," **are hereby specifically adopted collectively as the Elevations** (Exhibit "D") **for the development of the Property** in accordance with the Specific Use Permit granted by this Ordinance and are hereby incorporated into this Ordinance by reference for all purposes allowed by law.
3. The "Proposed Landscape Plan" attached hereto as Exhibit "E-1," **is hereby specifically adopted as the Landscape Plan** (Exhibit "E") **for the development of the Property** in accordance with the Specific Use Permit granted by this Ordinance and is hereby incorporated herein by reference for all purposes allowed by law.
4. The Plant Owner and Landowner represent and warrant by their submission of the documents identified in Paragraph Nos. 1 through 3, hereinabove, (adopted respectively as the Site Plan, Elevations, and Landscape Plan) that such documents comply with the requirements of the Farmersville Code. In the event of any conflict between the Site Plan, Elevations, and Landscape Plan adopted hereby and made a part of this Ordinance and any provision of the Farmersville Code, the requirements of the Farmersville Code shall control.
5. The use and development of the Property and the various improvements making up and utilized in conjunction with the Concrete Batch Plant on the Property that are the subject of this Specific Use Permit shall be required to be constructed, installed, and continuously maintained in conformance with the approved Site Plan, Elevations, and Landscape Plan and such compliance shall hereafter be a condition of receiving and retaining a valid certificate of occupancy. Failure to maintain the Property and the various improvements on the Property in conformance with the approved Site Plan, Elevations, and Landscape Plan shall be a violation of this Ordinance and the Comprehensive

Zoning Ordinance, Ordinance #O-2018-0508-001, as amended, of the City of Farmersville, Texas, and may result in the suspension, revocation, or termination of any certificate(s) of occupancy.

SECTION 6. OFFICIAL ZONING MAP TO BE MODIFIED

It is directed that the official zoning map of the City of Farmersville be changed according to its legend to reflect the zoning classification established by this Ordinance and indicate that the affected area has conditions and limited uses and suffixed by an "S" designation.

SECTION 7: REPEALER

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

SECTION 8: SEVERABILITY

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

SECTION 9: PENALTIES FOR VIOLATION

Any person, firm, corporation, or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of Farmersville from filing suit to enjoin the violation. The City of Farmersville retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 10: INJUNCTIVE RELIEF

Any violation of this Ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

SECTION 11: PUBLICATION

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

SECTION 12: ENGROSSMENT AND ENROLLMENT

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

SECTION 13: SAVINGS

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

SECTION 14: EFFECTIVE DATE

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

APPROVED THIS 26th DAY OF OCTOBER 2021.

APPROVED:

BY: _____
Bryon Wiebold, Mayor

ATTEST:

Paula Jackson
Interim City Secretary

Exhibit "A"

Description of Property

EXHIBIT "A"
LEGAL DESCRIPTION

File No. 1230660

BEING all that tract of land in Collin County, Texas, out of the W. B. William Survey, A-884, and being the same as described in a deed executed and recorded in the Public Records of Collin County, Texas, File No. 20181230660, 1230660, of the Real Property Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of County Road No. 699, on the North line of the Kansas City Southern Railroad (100'), and at the Southeast corner of said 31.456 acres;

THENCE North 84 degrees 12 minutes 52 seconds West, 562.39 feet along the North line of said railroad to a 5/8 inch steel rod set for corner;

THENCE North 00 degrees 21 minutes 00 seconds East, 400.00 feet to a 5/8 inch steel rod set for corner;

THENCE South 84 degrees 12 minutes 52 seconds East, 552.39 feet to a point for corner in the center of said County Road No. 699, from which a 5/8 inch steel rod set bears North 84 degrees 12 minutes 52 seconds West, 30.00 feet for witness;

THENCE South 00 degrees 21 minutes 00 seconds West, 400.00 feet along the center of said County Road No. 699 to the POINT OF BEGINNING, containing 5.050 acres of land.

NOTE: The Company is prohibited from resurveying the area or quantity of the land described herein. Any survey or resurvey of the area or quantity of the land described herein is prohibited, and any such area or quantity is void and of no effect, but is made only for informational and identification purposes and does not override Item 2 of Schedule B hereof.

File No.: 1230660

Page 1 of 1

EXHIBIT "B"
EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Right of Way Easement dated July 16, 1970, from Cyra Dodson and Mary L. Dodson to Hopewell Water Supply Corporation, recorded in Volume 766, Page 502 of the Deed Records of Collin County, Texas.
2. Easement dated October 25, 1996, from William E. Wray and Kenneth J. Sims to County of Collin, recorded under County Clerk's File No. 96-003597 of the Real Property Records of Collin County, Texas.
3. Development Agreement dated January 21, 2011, with the City of Farmersville, Texas, recorded under County Clerk's File No. 201810091644790 of the Real Property Records of Collin County, Texas, being amended and ratified by instruments, recorded under County Clerk's File No. 2018110091644790, 2018123001549910 and 2018023000272110 of the Real Property Records of Collin County, Texas, together with all terms, provisions, stipulations, rights, reservations and restrictions contained therein.
4. Terms, conditions and stipulations set forth and evidenced in Ordinance #9-2019-0611-001 by the City of Farmersville, relating to alienation of 5,000 acre tract of land, filed for record on July 21, 2019, recorded under County Clerk's File No. 2019072000807130 of the Real Property Records of Collin County, Texas.
5. Materials and/or royalties, bonuses, rentals and all other rights in connection with same as set forth in deed dated December 29, 1958, recorded in Volume 546, Page 418, Deed Records of Collin County, Texas.
6. Oil, Gas and Mineral Lease dated May 21, 1952, recorded in Volume 454, Page 114 of the Deed Records of Collin County, Texas.
7. Oil and Gas Lease dated April 23, 1952, recorded in Volume 455, Page 315 of the Deed Records of Collin County, Texas.
8. Oil, Gas and Mineral Lease dated August 11, 1979, recorded in Volume 1208, Page 375 of the Deed Records of Collin County, Texas.



I have read and approved
this instrument, and I have
signed the same as the
County Clerk of Collin County,
Texas.
Suzanne A. Alvarado
202106091644790

LEGAL DESCRIPTION EXHIBIT "A" &
EXCEPTIONS TO CONVEYANCE AND
WARRANTY EXHIBIT "B"
NELSON BROS. READY MIX
91 CO ROAD 699 FARMERSVILLE, TX

EXHIBIT
"A"

3 OF 3

EEI ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS
OUR STRUCTURAL PROJECT MANAGEMENT
TEAM PROVIDES ENGINEERING, DESIGN, AND CONSTRUCTION SERVICES
THOMAS A. EYENSTON JR., P.E.
1902 JEFFERSON AVE., SUITE 100
KELLER, TEXAS 75464
P: 817.344.8888
F: 817.344.8889

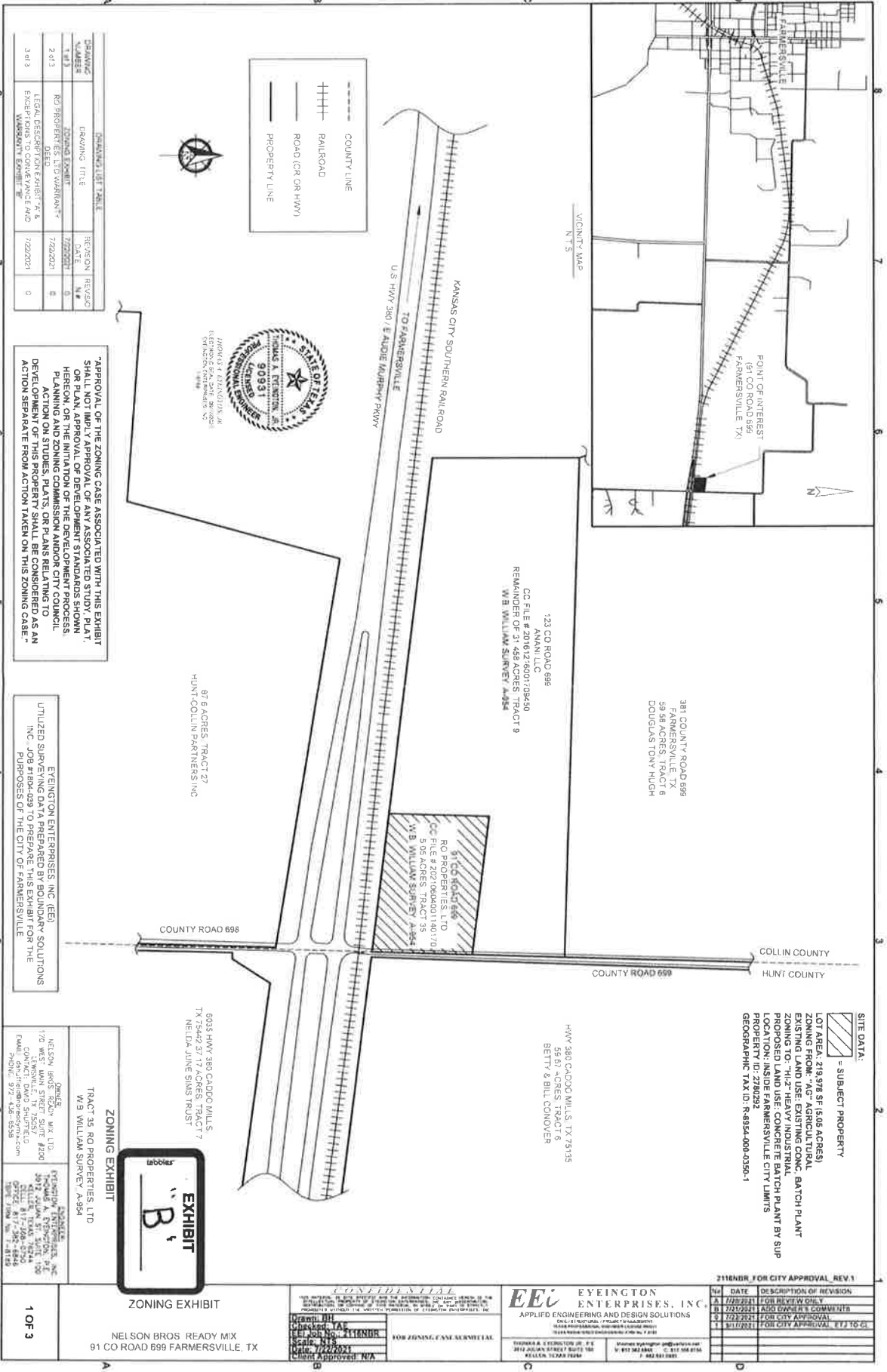
2116HBR FOR CITY APPROVAL REV.0		
NO.	DATE	DESCRIPTION OF REVISION
A	7/22/2021	FOR REVIEW ONLY
B	7/22/2021	ADD OWNER'S COMMENTS
C	7/22/2021	FOR CITY APPROVAL

FOR ZONING CASE SUBMITTAL

CONFIDENTIAL
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: NTS
DATE: 7/22/2021
CITY APPROVED: N/A

Exhibit "B"

Depiction of Property



DRAWING LIST TABLE			
DRAWING NUMBER	DRAWING TITLE	REVISION	DATE
1 of 3	ZONING EXHIBIT	1	7/22/2021
2 of 3	RO PROPERTIES, LTD. VARIATION	1	7/22/2021
3 of 3	LEGAL DESCRIPTION EXHIBIT A & VARIATION	1	7/22/2021

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, ACTION AND ZONING COMMISSION AND/OR CITY COUNCIL, PLANNING AND ZONING STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

UTILIZED SURVEYING DATA PREPARED BY BOUNDARY SOLUTIONS INC. JOB #108-1029 TO PREPARE THIS EXHIBIT FOR THE PURPOSES OF THE CITY OF FARMERSVILLE

ZONING EXHIBIT
TRACT 39, RO PROPERTIES, LTD
W B WILLIAM SURVEY A-984

OWNER: RO PROPERTIES, LTD
170 WEST MAIN STREET SUITE #200
FARMERSVILLE, TX 75401
CELL: 817-468-0350
EMAIL: ro@roproperties.com
PHONE: 972-426-6538

ENGINEER: EYEINGTON ENTERPRISES, INC.
170 WEST MAIN STREET SUITE #200
FARMERSVILLE, TX 75401
CELL: 817-468-0350
EMAIL: ee@eyingtonenterprises.com
PHONE: 972-426-6538

EXHIBIT
B

ZONING EXHIBIT
NELSON BROS. READY MIX
91 CO ROAD 699 FARMERSVILLE, TX

CONFIDENTIAL
THIS MATERIAL IS THE PROPERTY OF EYEINGTON ENTERPRISES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EYEINGTON ENTERPRISES, INC.

FOR ZONING, PLANNING, AND DESIGN SOLUTIONS

DATE: 7/22/2021
DATE APPROVED: N/A

EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS
ONE EYEINGTON DRIVE
FARMERSVILLE, TEXAS 75401
PHONE: 972-426-6538
FAX: 972-426-6539
WWW.EYEINGTONENTERPRISES.COM

2116NR FOR CITY APPROVAL REV.1			
NO.	DATE	DESCRIPTION OF REVISION	
1	7/22/2021	FOR REVIEW ONLY	
2	7/27/2021	ADD OWNER'S COMMENTS	
3	7/27/2021	FOR CITY APPROVAL	
4	8/17/2021	FOR CITY APPROVAL ETJ TO CL	

EXHIBIT “C”

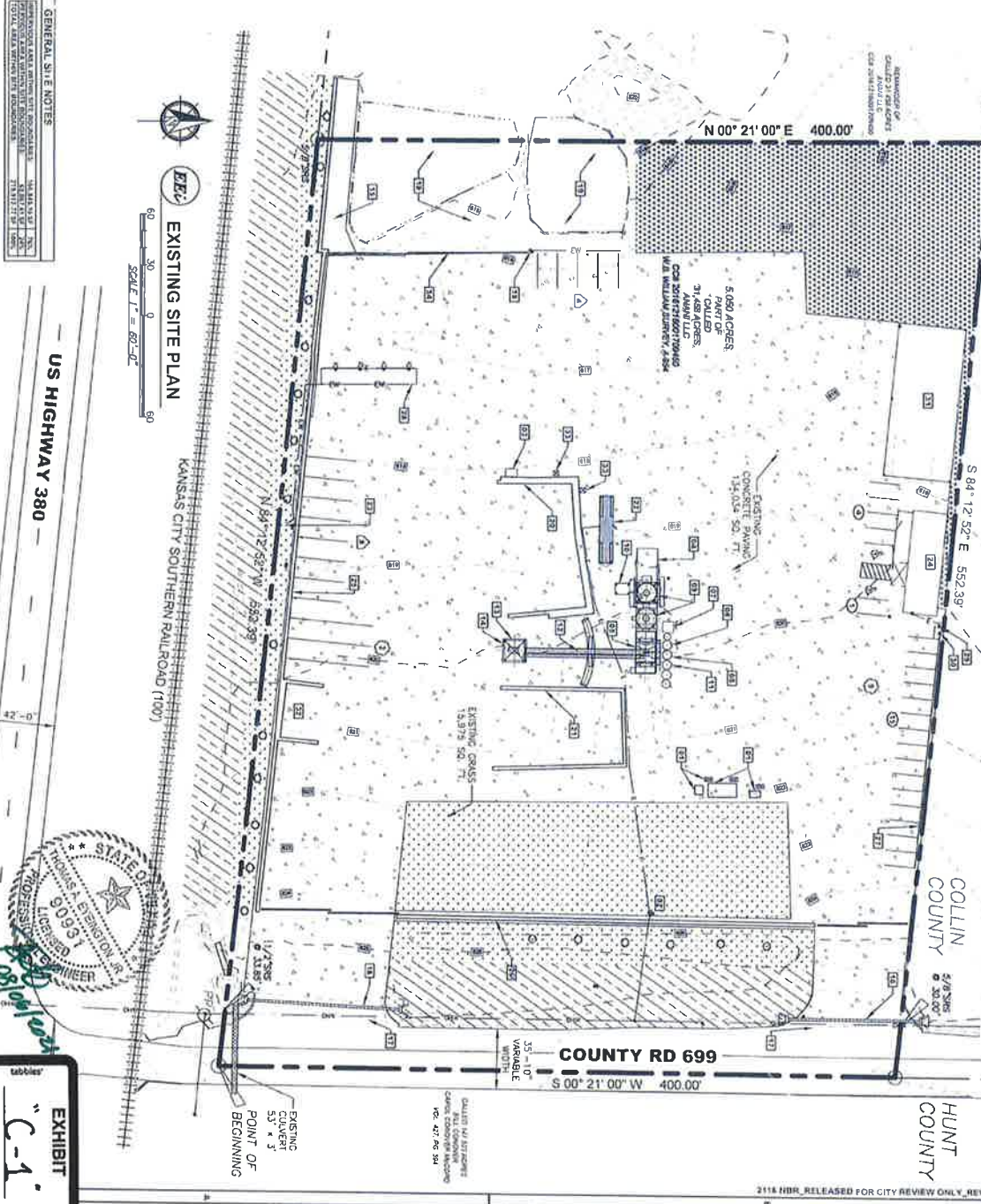
The Site Plan

(Comprised of the following Exhibits C-1 through C-4)

EXHIBIT “C-1”

Existing Site Plan

EXISTING	
1	EXISTING SITE AND EXISTING 1/4 ACRES
2	EXISTING EXISTING WITH LINE
3	EXISTING DRIVE WATER LINE
4	EXISTING SITE MAJOR CONTOUR ELEVATION
5	EXISTING SITE MINOR CONTOUR ELEVATION
6	SITE PROPERTY
7	EXISTING ELECTRICAL
8	ADDITIONAL DRAINAGE AREA
9	NON-IMPERVED AREA WITH ADJACENT 500 & LINE DRAIN
10	NON-IMPERVED AREA WITH ADJACENT 500 & LINE DRAIN
11	NON-IMPERVED AREA WITH ADJACENT 500 & LINE DRAIN
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99	NON-IMPERVED AREA WITH ADJACENT 500 & LINE DRAIN
100	NON-IMPERVED AREA WITH ADJACENT 500 & LINE DRAIN



EXISTING SITE PLAN

NELSON BROS. READY MIX
91 COUNTY RD 699
FARMERSVILLE, TEXAS 75442

CONFIDENTIAL

2115 HBR, RELEASED FOR CITY REVIEW ONLY, REV. 0

EEi EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS
CIVIL, STRUCTURAL, PROJECT MANAGEMENT
PLANNING & DESIGN, ENVIRONMENTAL, GEOTECHNICAL, LANDSCAPE ARCHITECTURE, AND CONSTRUCTION MANAGEMENT

DATE: 07/20/2021
DRAWN BY: JAE
CHECKED BY: JAE
SCALE: 1" = 60'
CITY OF FARMERSVILLE

EXHIBIT “C-2”

Site Plan with Proposed Improvements



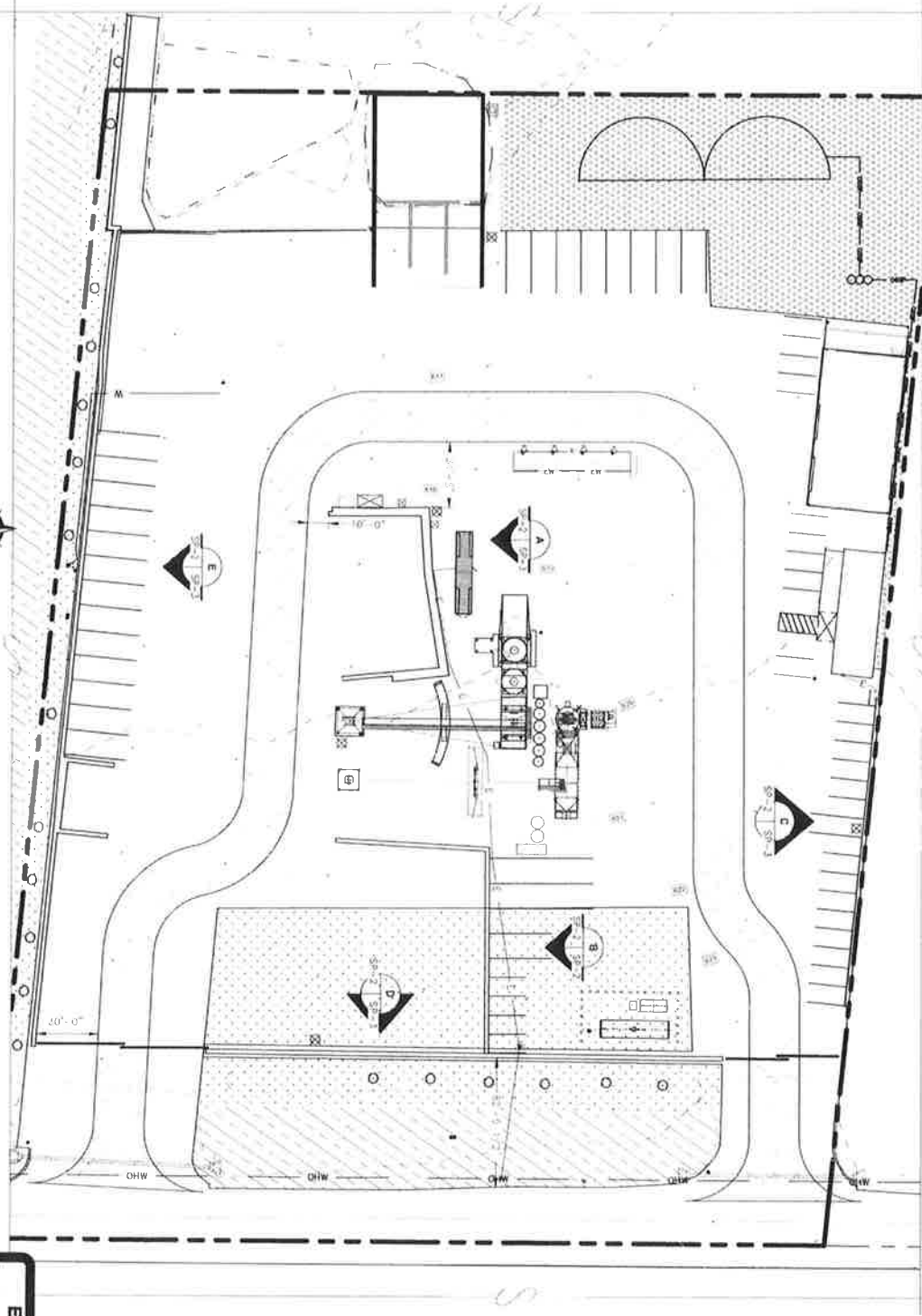
EXHIBIT “C-3”

Exploded Plan View of Dual Concrete Batch Plant



PERIMETER WALL PLAN

EXHIBIT
C-3



2116 NBR, RELEASED FOR CITY REVIEW ONLY, REV. 0

SP-2	PERIMETER WALL PLAN	<p>Drawn: BH Checked: YAE EET Job No: 2116 NBR Scale: 1" = 50'-0" Date: 05/06/2021 Client Approved</p>	RELEASED FOR CITY REVIEW ONLY	<p>EET EYEINGTON ENTERPRISES, INC. APPLIED ENGINEERING AND DESIGN SOLUTIONS CIVIL, STRUCTURAL, PROJECT MANAGER 10000 WINDHOLM ROAD, FARMERSVILLE, TEXAS 75442 TEL: 817-381-0880 FAX: 817-381-0881</p>	No. DATE DESCRIPTION OF REVISION A. 05/06/2021 RELEASED FOR REVIEW ONLY B. 05/06/2021 RELEASED FOR CITY REVIEW ONLY

EXHIBIT “C-4”

Perimeter Wall Plan

EXHIBIT “D”

The Elevations

(Comprised of the following Exhibits D-1 through D-11)

EXHIBIT “D-1”

Perimeter Wall Elevations

TALL CONC. WALL BLOCKS TO BE 2'x4'x2'
TALL
WALL BLOCKS TO BE MODIFIED & SPACED
AS REQUIRED

Sp-2 WEST STOCKPILE WALL

Sp-1 EAST STOCKPILE WALL

Sp-3 NORTH PERIMETER WALL

Sp-2 EAST PERIMETER WALL

Sp-1 SOUTH PERIMETER WALL

THOMAS & THORNTON, JR.
ARCHITECTS, P.C.
10000 Katy Freeway, Suite 1000
Houston, Texas 77058
1999

SP-3	PERIMETER WALL ELEVATIONS	<p>CONFIDENTIAL</p> <p>THIS DOCUMENT CONTAINS INFORMATION OF A CONFIDENTIAL NATURE. IT IS TO BE KEPT SECRET AND NOT DISCLOSED TO ANY OTHER PERSON OR ORGANIZATION WITHOUT THE WRITTEN AUTHORIZATION OF THE FBI. IT IS TO BE DESTROYED WHEN NO LONGER REQUIRED FOR OFFICIAL USE.</p>	<p>EEI EYE ENTERPRISE ENTERPRISES, INC. APPLIED ENGINEERING AND DESIGN SOLUTIONS</p> <p>10000 W. 10TH AVE., SUITE 1000 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.EEICONSTRUCTION.COM</p>	<p>No. DATE DESCRIPTION OF REVISION</p> <p>A 02/02/2021 RELEASED FOR CITY ONLY</p> <p>B 02/02/2021 RELEASED FOR CITY REVIEW ONLY</p>
				<p>Drawn: BH Checked: TAE Tel Job No.: 2115 NDR Scale: 1" = 50'-0" Date: 02/02/2021 Client: Approved:</p> <p>RELEASED FOR CITY REVIEW ONLY</p> <p>SHIMADA & HENSTON, JR. # 8 3000 JOURNAL SQUARE SOUTH KELLER, TEXAS 75424</p> <p>SHIMADA & HENSTON, JR. # 8 V 917.313.6446 F 917.360.0740 # 801.871.1006</p>

EXHIBIT “D-2”

North Dual Concrete Batch Plant Elevation

EXHIBIT "D-3"

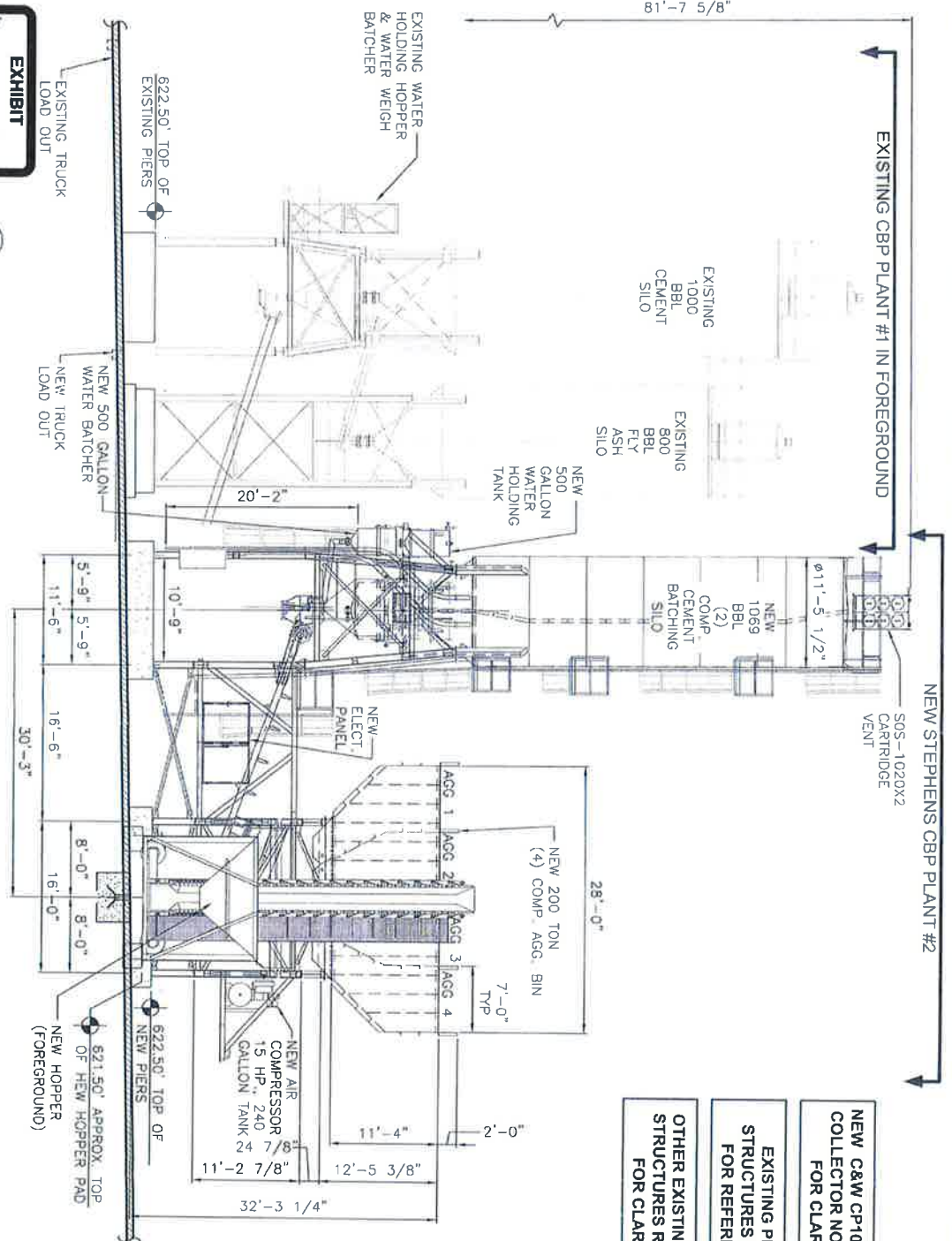
South Dual Concrete Batch Plant Elevation

EXHIBIT
"D-3"

SOUTH DUAL CONCRETE BATCH PLANT EQUIPMENT ELEVATION

SOUTH DUAL CONCRETE BATCH PLANT EQUIPMENT ELEVATION

EXISTING 8" THICK CONCRETE PAVING



NEW C&W CP1000C DUST COLLECTOR NOT SHOWN FOR CLARITY

EXISTING PLANT STRUCTURES SHOWN FOR REFERENCE

OTHER EXISTING PLANT STRUCTURES REMOVED FOR CLARITY



CBP-3	SOUTH DUAL CONCRETE BATCH PLANT ELEVATION	<div>CONFIDENTIAL</div> <div>THOMAS A. EYINGTON, P.E. PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS LICENSE NO. 80831 MECHANICAL ENGINEERING</div>		<div>EEi EYEINGTON ENTERPRISES, INC.</div> <div>APPLIED ENGINEERING AND DESIGN SOLUTIONS</div> <div>THOMAS A. EYINGTON, JR., P.E. 3512 MILLER STREET SUITE 100 KELLER, TEXAS 76448</div> <div>THOMAS.EYINGTON@EEI.COM V: 817.382.8146 C: 817.382.8150 F: 817.382.8150</div>	NO. DATE DESCRIPTION OF REVISION
		Drawn: VLM Checked: JAE Tel: 817.382.8150 Scale: 3/8" = 1'-0" Date: 07/26/2021 Client Approved:	RELEASED FOR CITY REVIEW ONLY		A 7/26/2021 RELEASED FOR REVIEW ONLY B 8/5/2021 RELEASED FOR CITY REVIEW ONLY
NELSON BROS. READY MIX 91 COUNTY RD 689 FARMERSVILLE, TEXAS 75442					

2116 NBR, RELEASED FOR CITY REVIEW ONLY, REV. 0

CBP-3

EXHIBIT "D-4"

East Dual Concrete Batch Plant Elevation



EAST DUAL CONCRETE BATCH PLANT ELEVATION

EXHIBIT
"D-4"

EXISTING 8" THICK CONCRETE PAVING



2116 NDR_RELEASED FOR CITY REVIEW ONLY_REV. 6

CBP-4	EAST DUAL CONCRETE BATCH PLANT ELEVATION	<p>CONFIDENTIAL</p> <p>THIS DOCUMENT CONTAINS INFORMATION OF A CONFIDENTIAL NATURE. IT IS TO BE KEPT SECRET AND NOT DISCLOSED TO THE PUBLIC OR OTHERS WITHOUT THE WRITTEN AUTHORIZATION OF THE ISSUING OFFICE. IT IS TO BE DESTROYED WHEN NO LONGER REQUIRED FOR OFFICIAL USE.</p> <p>Drawn: VLM Checked: TAE EEI Job No.: 2116 HBR Scale: 1/8" = 1'-0" Date: 07/23/2021 Client Approved:</p>	<p>CONFIDENTIAL</p> <p>THIS DOCUMENT CONTAINS INFORMATION OF A CONFIDENTIAL NATURE. IT IS TO BE KEPT SECRET AND NOT DISCLOSED TO THE PUBLIC OR OTHERS WITHOUT THE WRITTEN AUTHORIZATION OF THE ISSUING OFFICE. IT IS TO BE DESTROYED WHEN NO LONGER REQUIRED FOR OFFICIAL USE.</p>	<p>EEI EYEINGTON ENTERPRISES, INC. APPLIED ENGINEERING AND DESIGN SOLUTIONS</p> <p>2024 - 2025 FINAL PROJECT MANAGEMENT 2024 PROFESSIONAL ENGINEER LICENSE #00011 2024 PROFESSIONAL DESIGNER LICENSE #00011</p>	<p>No. DATE DESCRIPTION OF REVISION</p> <p>1 07/23/2021 RELEASED FOR REVIEW ONLY</p> <p>2 08/02/2021 RELEASED FOR CITY REVIEW ONLY</p>
	<p>NELSON BROS. READY MIX 91 COUNTY RD 699 FARMERSVILLE, TEXAS 75442</p>	<p>RELEASED FOR CITY REVIEW ONLY</p>	<p>SIGNATURE: T. EYEINGTON, P.E. BY: JAY J. BROWN, P.E. JAY J. BROWN, P.E. RUSSELL, TEXAS 75783 P. 882.831.8882</p> <p>Stamp: EYEINGTON ENTERPRISES, INC. 2024-2025 FINAL PROJECT MANAGEMENT 2024 PROFESSIONAL ENGINEER LICENSE #00011 2024 PROFESSIONAL DESIGNER LICENSE #00011</p>	<p>Stamp: EYEINGTON ENTERPRISES, INC. 2024-2025 FINAL PROJECT MANAGEMENT 2024 PROFESSIONAL ENGINEER LICENSE #00011 2024 PROFESSIONAL DESIGNER LICENSE #00011</p>	

EXHIBIT "D-5"

West Dual Concrete Batch Plant Elevation

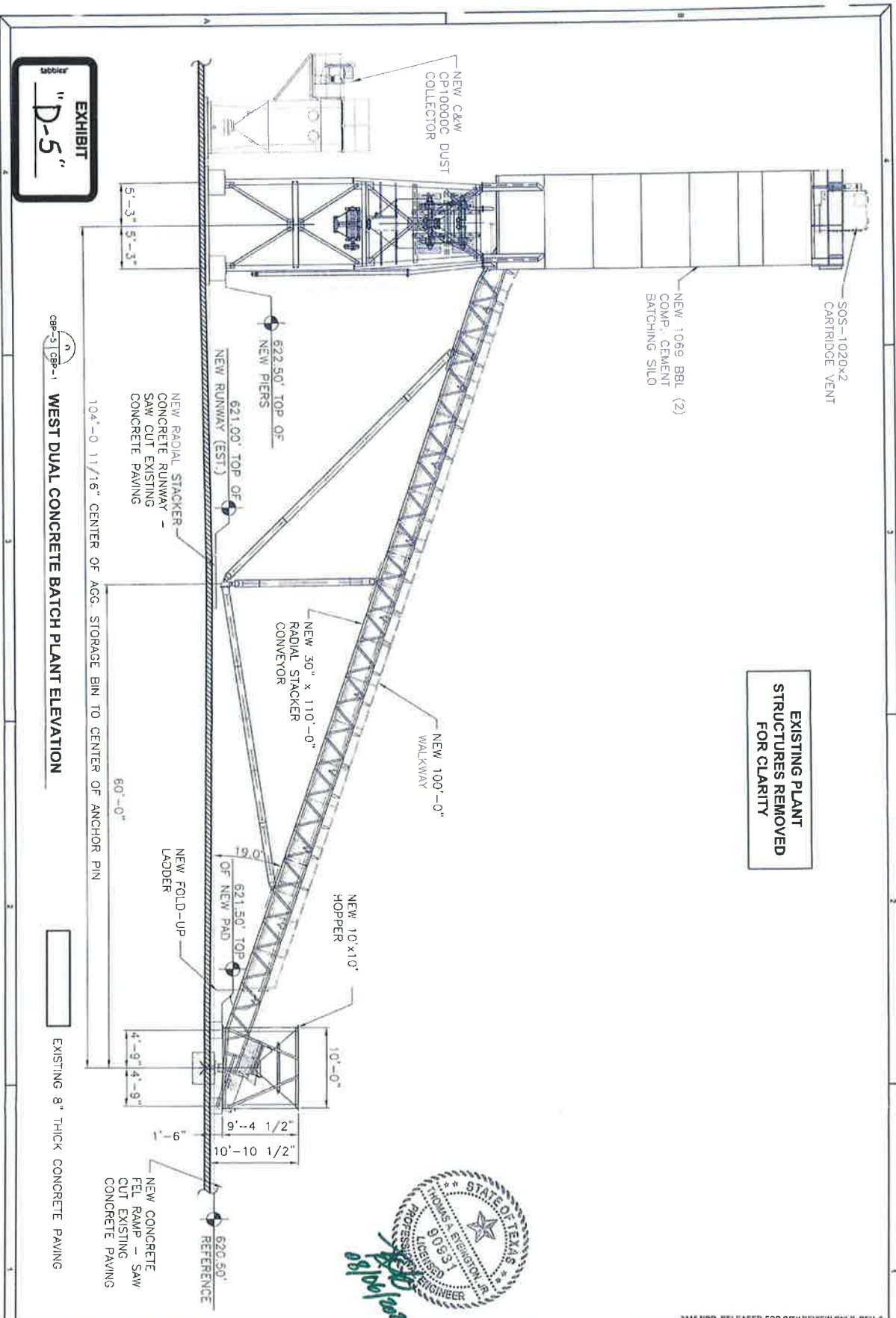


EXHIBIT
"D-5"

**EXISTING PLANT
STRUCTURES REMOVED
FOR CLARITY**



CPB-5	WEST DUAL CONCRETE BATCH PLANT ELEVATION	<div>CONFIDENTIAL</div> <div>Drawn: VLM Checked: TAE EEL Job No. 2116 NBR Scale: 3/32" = 1'-0" Date: 07/20/2021 Client Approved:</div> <div>REL RELEASED FOR CITY REVIEW ONLY</div>	<div>EEi EYEINGTON ENTERPRISES, INC. APPLIED ENGINEERING AND DESIGN SOLUTIONS CIVIL / STRUCTURAL / PROJECT MANAGEMENT 2912 JULIAN STREET SUITE 100 BELLER, TEXAS 75011 THOMAS A. EYINGTON, P.E. 2912 JULIAN STREET SUITE 100 BELLER, TEXAS 75011 T: 817.368.0750 F: 817.368.0889</div> <div>Rev DATE DESCRIPTION OF REVISION A 7/20/2021 RELEASED FOR REVIEW ONLY B 9/20/2021 RELEASED FOR CITY REVIEW ONLY</div>
	NELSON BROS. READY MIX 91 COUNTY RD 699 FARMERSVILLE, TEXAS 75442		

2116 NBR, RELEASED FOR CITY REVIEW ONLY, REV. 0

EXHIBIT "D-6"

Proposed Repair & Maintenance Shop North & South Elevations

- NOTES:
1. SEE P4 FOR PRE-ENGINEERED METAL BUILDING NOTES.
 2. PERMITS TO HAVE 8" PUR INSULATION AT ALL WALLS AND ROOF.
 3. STEEL BOLLARDS AT OVERHEAD DOORS ARE 8"Ø

SHOP SOUTH EXTERIOR ELEVATION

V1 SLATED MOUNTED EXHAUST FAN
5,500 CFM WITH 4000
9" x 10" BAY ROOF VENT
WITH DOWNPIPE (TYP)

EXHIBIT
"D-6"

PEMB-3

PROPOSED PRE-ENGINEERED REPAIR & MAINTENANCE SHOP NORTH & SOUTH ELEVATIONS

NELSON BROS. READY MIX
91 COUNTY RD 699
FARMERSVILLE, TEXAS 75442

Drawn: BH
Checked: TAE
Title: PEMB-3
Scale: 1/8" = 1'-0"
Date: 07/20/2021
Client: Approved:

RELEASED FOR CITY REVIEW ONLY

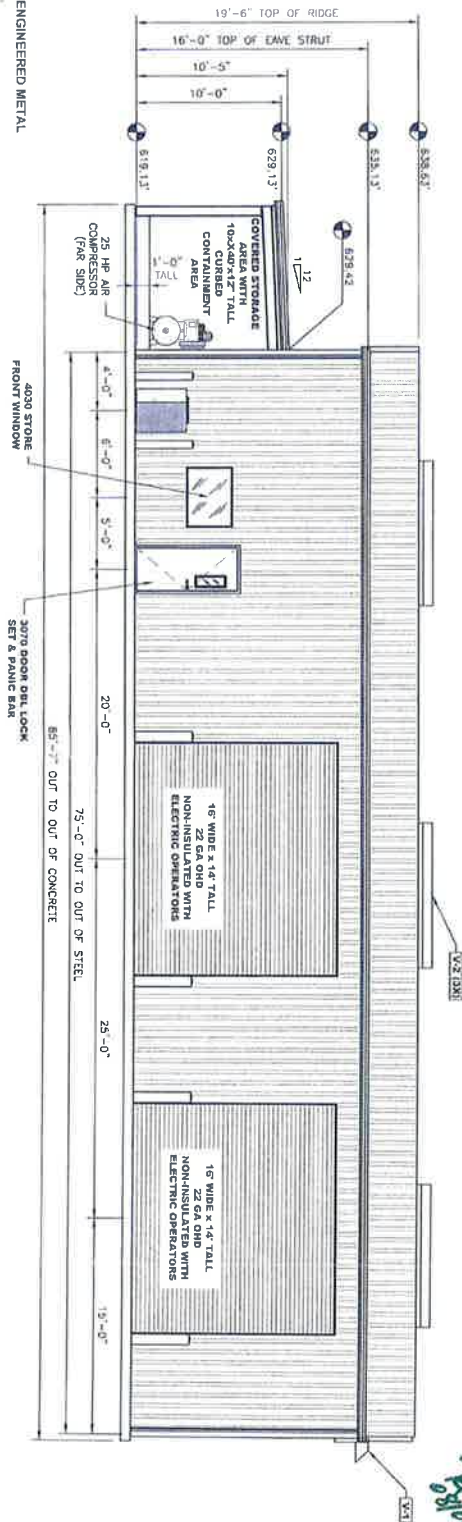
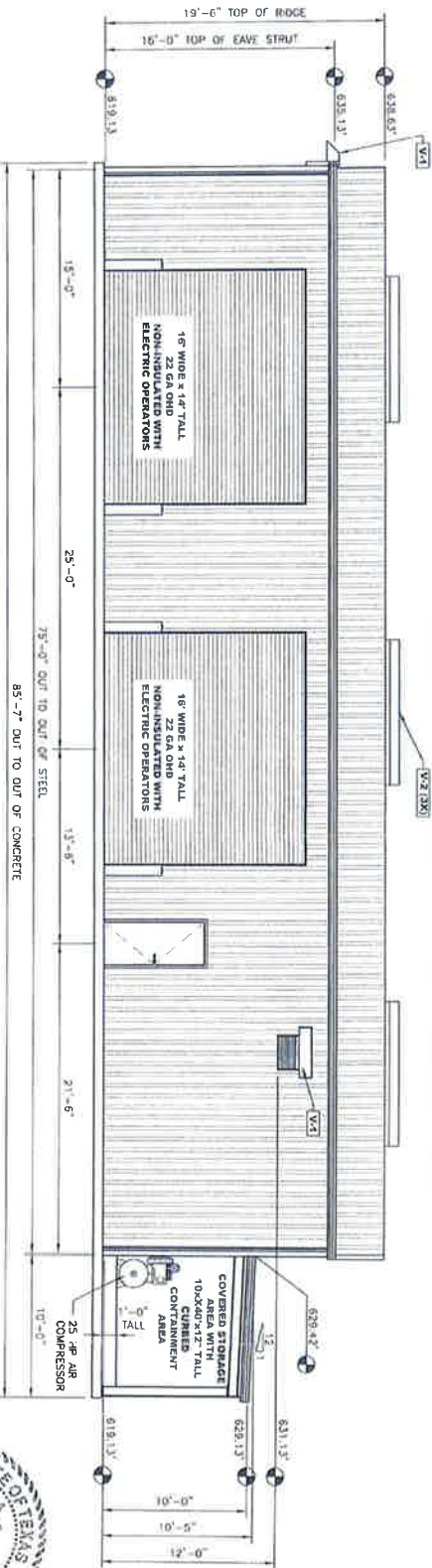
EE EYEINGTON ENTERPRISES, INC.
APPLIED ENGINEERING AND DESIGN SOLUTIONS

THOMAS A. EYEINGTON, JR., P.E.
2916 JULIAN STREET SUITE 100
KELLER, TEXAS 76244

Thomas A. Eyeington and Associates, Inc.
P.O. Box 202, Keller, TX 76244
P. 817.321.3333

NO.	DATE	DESCRIPTION OF REVISION
1	06/03/2021	RELEASED FOR REVIEW ONLY
2	06/03/2021	RELEASED FOR CITY REVIEW ONLY

SHOP NORTH EXTERIOR ELEVATION



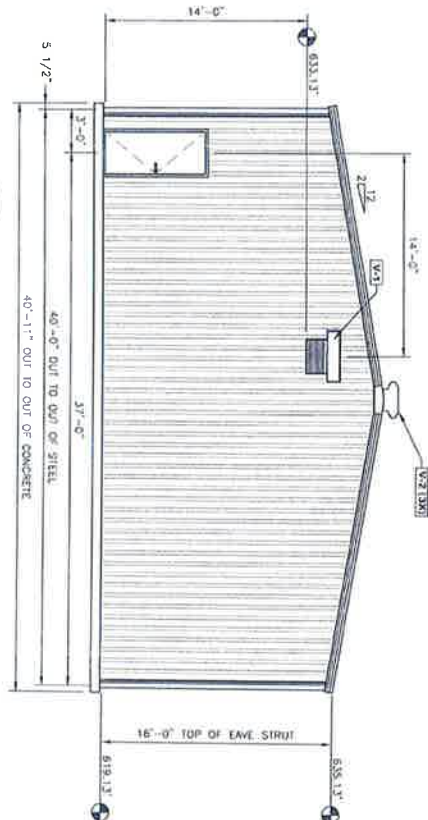
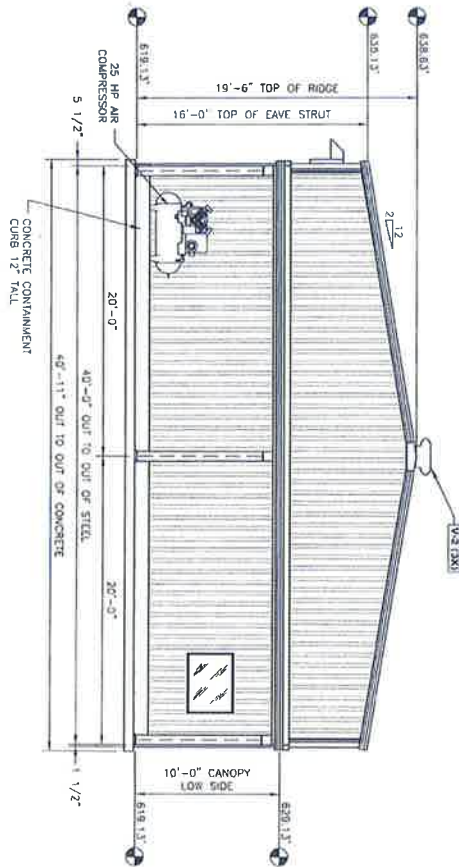
2110 FBR, RELEASED FOR CITY REVIEW ONLY, REV. 0

EXHIBIT "D-7"

Proposed Repair & Maintenance Shop East & West Elevations

- NOTES:
1. PRE-ENGINEERED METAL BUILDING (PEMB) TO BE DESIGNED PER LATEST MBMA SPECIFICATIONS AND IBC 2015 CODES.
 2. PEMB TO HAVE 6" PIR INSULATION AT ALL WALLS AND ROOF.
 3. PEMB SHOULD CLOSELY RESEMBLE EYEINGTON ENTERPRISES, INC. (EEI) GENERAL ARRANGEMENT DRAWINGS.
 4. ALL BUILDINGS DESIGNED FOR FARMERSVILLE, COLLIN COUNTY, TEXAS 75442.
 5. ALL 14'-6" WIDE X 14' TALL OHDS TO BE INSULATED AND HAVE ELECTRIC OPERATORS.
 6. PEMB MANUFACTURER JACK BEAM REQUIREMENTS MAY REQUIRE RAISING OF THE CANOPY TO ENSURE PERSONNEL HEAD CLEARANCE.

LOCATION	G.A. TYPE	COLOR	NOTES
ROOF	24' PBR	WHITE WEATHER X	
WALL	24' R	WHITE WEATHER X	
UNDER	24' R	WHITE WEATHER X	
SOFIT		CRIMSON RED WEATHER X	
TRIM		CRIMSON RED WEATHER X	
GUTTER & DOWNSPOUTS		CRIMSON RED WEATHER X	



[V1] = SHUTTER MOUNTED EXHAUST FAN
3,500 RPM WITH HOOD
[V2] = 9" x 10" PEMB RIDGE VENT
WITH DAMPENER (TP)

EXHIBIT
"D-7"



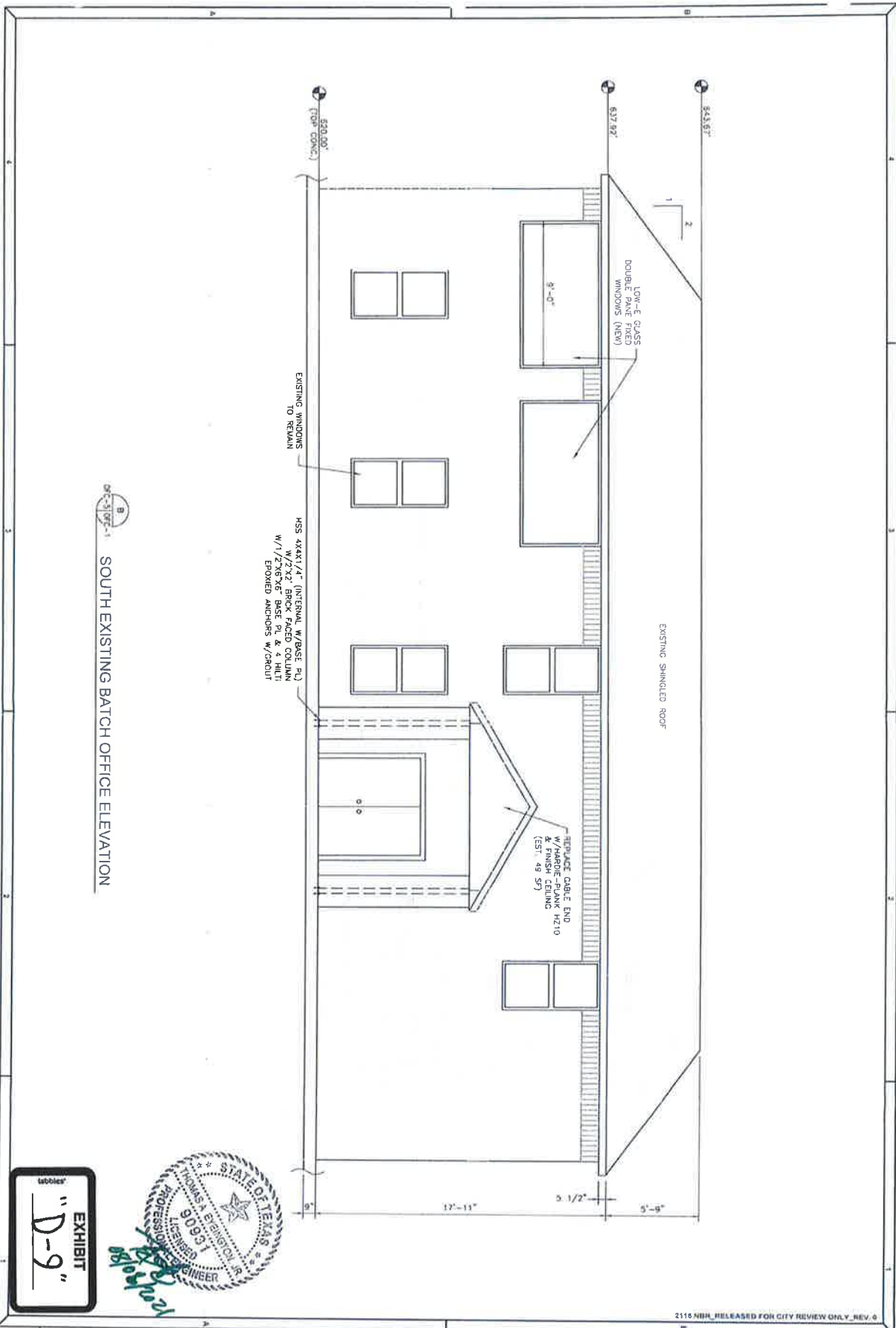
PROPOSED PRE-ENGINEERED REPAIR & MAINTENANCE SHOP EAST & WEST ELEVATIONS NELSON BROS READY MIX 91 COUNTY RD 699 FARMERSVILLE, TEXAS 75442	CONFIDENTIAL <small>THIS PROJECT IS THE PROPERTY OF EYEINGTON ENTERPRISES, INC. (EEI). IT IS TO BE KEPT IN STRICTLY CONFIDENTIAL AND NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF EYEINGTON ENTERPRISES, INC. (EEI).</small>		EEI EYEINGTON ENTERPRISES, INC. APPLIED ENGINEERING AND DESIGN SOLUTIONS 1000 FARMERSVILLE ROAD, SUITE 100 FARMERSVILLE, TEXAS 75442 TEL: 281.366.8888 FAX: 281.366.8778 WWW.EYEINGTONENTERPRISES.COM	No. DATE DESCRIPTION OF REVISION 1 06/20/2021 RELEASED FOR REVIEW ONLY 2 06/20/2021 RELEASED FOR CITY REVIEW ONLY
	Drawn: BH Checked: TAE ECI Job No.: 1116 NBR Scale: 1/8" = 1'-0" Date: 07/20/2021 Client Approved:	RELEASED FOR CITY REVIEW ONLY		

EXHIBIT "D-8"

North Existing Batch Office Elevation

EXHIBIT “D-9”

South Existing Batch Office Elevation



SOUTH EXISTING BATCH OFFICE ELEVATION

EXHIBIT
"D-9"



OFC-5	SOUTH EXISTING BATCH OFFICE ELEVATION		<div>CONFIDENTIAL</div> <div>Large drawings, 18" x 24" printed and not necessarily oriented vertically are an exception to the above. This drawing is oriented horizontally. The horizontal orientation of the drawing prevents the drawing from being printed vertically.</div> <div>Drawn: BH Checked: TAF EEL Job No: 2116 NBR Scale: 3/16" = 1'-0" Date: 02/29/2021 Client Approved:</div> <div>RELASED FOR CITY REVIEW ONLY</div>		<div>EEi EYEINGTON ENTERPRISES, INC.</div> <div>APPLIED ENGINEERING AND DESIGN SOLUTIONS</div> <div>CIVIL / STRUCTURAL / PROJECT MANAGEMENT</div> <div>1814 JACOB STREET SUITE 100 PELLER, TEXAS 75458</div> <div>THOMAS A. EYINGTON, P.E. 811 JACOB STREET SUITE 100 PELLER, TEXAS 75458</div> <div>THOMAS EYINGTON@EYEINGTON.COM P: 937.283.1000 F: 937.283.0050</div>		<table><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION OF REVISION</th></tr><tr><td>A</td><td>8/05/2021</td><td>RELEASED FOR REVIEW ONLY</td></tr><tr><td>B</td><td>8/06/2021</td><td>RELEASED FOR CITY REVIEW ONLY</td></tr></table>		NO.	DATE	DESCRIPTION OF REVISION	A	8/05/2021	RELEASED FOR REVIEW ONLY	B	8/06/2021	RELEASED FOR CITY REVIEW ONLY
	NO.	DATE	DESCRIPTION OF REVISION														
	A	8/05/2021	RELEASED FOR REVIEW ONLY														
	B	8/06/2021	RELEASED FOR CITY REVIEW ONLY														

EXHIBIT "D-10"

East Existing Batch Office Elevation

EXHIBIT "D-11"

West Existing Batch Office Elevation

EXHIBIT “E”

The Landscape Plan

(Comprised of the following Exhibit E-1)

EXHIBIT “E-1”

Proposed Landscape Plan

Agenda Section	<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, GRANTING A VARIANCE FROM SECTION 65-72 OF THE FARMERSVILLE CODE AND THE REQUIREMENT TO CONSTRUCT AN EIGHT-INCH (8") DIAMETER WATER LINE AND INSTEAD ALLOW THE "OWNER" TO CONSTRUCT A FOUR-INCH (4") DIAMETER WATER LINE FROM THE NEAREST CONNECTION POINT TO PROVIDE SAFE DOMESTIC WATER SERVICE ONLY, AND NOT FIRE-FLOW SERVICE, TO THEIR PROPERTY LOCATED IN THE W.B. WILLIAMS SURVEY, SHEET 2, TRACT 268, ABSTRACT 952, MORE COMMONLY REFERRED TO AS 1351 COUNTY ROAD 610, FARMERSVILLE, COLLIN COUNTY, TEXAS; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.</p>
Section Number	VI. B.
Subject	Scott and Donna Justiss, Granting a Variance from Section 65-72
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 2021
Attachment(s)	Ordinance #2021-1026-002
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<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
ORDINANCE #2021-1026-002**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, GRANTING A VARIANCE FROM SECTION 65-72 OF THE FARMERSVILLE CODE AND THE REQUIREMENT TO CONSTRUCT AN EIGHT-INCH (8") DIAMETER WATER LINE AND INSTEAD ALLOW THE "OWNER" TO CONSTRUCT A FOUR-INCH (4") DIAMETER WATER LINE FROM THE NEAREST CONNECTION POINT TO PROVIDE SAFE DOMESTIC WATER SERVICE ONLY, AND NOT FIRE-FLOW SERVICE, TO THEIR PROPERTY LOCATED IN THE W.B. WILLIAMS SURVEY, SHEET 2, TRACT 268, ABSTRACT 952, MORE COMMONLY REFERRED TO AS 1351 COUNTY ROAD 610, FARMERSVILLE, COLLIN COUNTY, TEXAS; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Scott and Donna Justiss (collectively the "Owner") own the tract of land located in the W.B. Williams Survey, Sheet 2, Tract 268, Abstract 952, more commonly referred to as 1351 County Road 610, Farmersville, Collin County, Texas located in the City's ETJ (the "Property"); and

WHEREAS, the Owner is constructing one (1) single-family residential home on the Property; and

WHEREAS, the Subdivision Rules in the Farmersville Code, and particularly Section 65-72, require that the Owner extend an eight-inch (8") diameter water line from the closest potable drinking water line; and

WHEREAS, the closest potable drinking water line to the Owner's Property is an existing two-inch (2") diameter water line owned by the City; and

WHEREAS, the existing two-inch (2") diameter water line will not provide sufficient flow and pressure to properly utilize the capacity of the required eight-inch (8") diameter water line or provide fire protection, which is one of the primary reasons for requiring new construction to install a minimum eight-inch (8") diameter water line; and

WHEREAS, the Owner indicated that the cost to install an approximately two thousand (2,000) foot long section of eight-inch (8") diameter water line that ties in

to the existing two-inch (2") diameter water line is approximately \$100,000.00 to serve one (1) single-family residence; and

WHEREAS, the closest eight-inch (8") diameter water line to which the Owner could connect to obtain fire-flow water service in addition to domestic water service is approximately one (1) mile away from the Property; and

WHEREAS, the Owner has proposed to instead construct a four-inch (4") diameter water line to tie in to a four-inch (4") diameter potable water line operated by the City located near the southeast corner of County Road 610 and County Road 814 rather than the closer location of the existing two-inch (2") diameter water line; and

WHEREAS, after public notice and public hearing as required by Farmersville Code § 65-9, the Planning and Zoning Commission of the City of Farmersville, Texas, (the "Planning and Zoning Commission") has recommended a variance from the requirements of Section 65-72 of the Farmersville Code regarding the extension and installation of an eight-inch (8") diameter water line to serve the Property; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville ("City Council"); and

WHEREAS, the City Council after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, has determined that a variance should be granted from the requirements of Farmersville Code § 65-72 and that the Owner should be allowed to construct a four-inch (4") diameter water line rather than the otherwise required eight-inch (8") diameter water line for the reasons stated herein;

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

SECTION 1: FINDINGS INCORPORATED

The above premises that were provided by the Owner and/or City Staff at the public hearings before the Planning and Zoning Commission or the City Council are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2: UNDERSTANDING OF REQUESTED VARIANCE

The Owner fully understands and agrees that the installation and construction of the proposed four-inch (4") diameter water line between the Owner's Property and the existing four-inch (4") diameter water line near the southeast corner of County Road 610 and County Road 814 will provide safe domestic water service only, and not fire-flow service to the Owner's Property.

SECTION 3: FINDINGS ESTABLISHED UNDER SECTION 65-9 OF THE FARMERSVILLE CODE

The City Council hereby finds that the Owner has made a good and sufficient showing as described herein-above that undue hardship will result from strict compliance with Farmersville Code § 65-72, the purposes of the Subdivisions Chapter may be served to a greater extent by the Owner's proposal, substantial justice may be done and the public interest secured through granting a variance, and the variance shall not have the effect of nullifying the intent and purpose of the Subdivisions Chapter. More particularly, the City Council finds and determines:

- (1) Granting the requested variance will not be detrimental to the public safety, health, or welfare, and will not be injurious to other property or to the owners of other property, and the variance will not prevent the orderly subdivision of other property in the vicinity; and
- (2) The conditions upon which the request for a variance is based are unique to the Property for which the variance is sought, and are not applicable generally to other property; and
- (3) Because of the physical surroundings, shape or topographical conditions of the Property involved with the Property being so far removed from the nearest eight-inch (8") diameter water line, a particular hardship to the Owner would result, as distinguished from a mere inconvenience, if the strict letter of the Subdivisions Chapter is carried out; and
- (4) The variance will not in any manner vary the provisions of the zoning ordinance or comprehensive plan or any other adopted plan(s) of the City; and
- (5) The alternate design proposed by the Owner will generally achieve the same result or intent as the standards and regulations prescribed in the Subdivisions Chapter.

SECTION 4: ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date Clause

in the minutes of the City Council of the City of Farmersville, and by filing this Ordinance in the Ordinance records of the City.

SECTION 5: SAVINGS

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

SECTION 6: EFFECTIVE DATE

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

PASSED on first and final reading on the 26th day of October 2021, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 26th DAY OF OCTOBER 2021.

APPROVED:

BY: _____
Bryon Wiebold
Mayor

ATTEST:

Paula Jackson
Interim City Secretary

VII. Regular Agenda

Agenda Section	Regular Agenda
Section Number	VII.A
Subject	Consider, discuss and act upon a minor plat for Home Grown Addition, Lot 1, Block A.
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 2021
Attachment(s)	
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

20212081



DEVELOPMENT APPLICATION

- | | | |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Replat |
| <input type="checkbox"/> Amended Plat | <input checked="" type="checkbox"/> Minor Plat | <input type="checkbox"/> Development Plat |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Specific Use Permit | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Annexation | | <input type="checkbox"/> Rezoning |

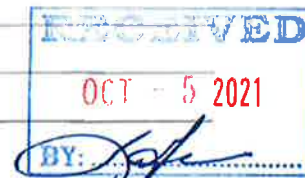
Fees:

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 HOME GROWN ADDITION
2. Total Acreage 43.88 AC.
3. Current Zoning Classification(s) ETJ
4. Proposed Zoning Classification(s) ETJ
5. Total Number of Lots, by Type 1
6. Proposed Use of Property COMMERCIAL
7. Location of Property U.S. HWY. 380
8. Geographic (Tax) ID Number R- 6422-000-0010-R1



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

- | | |
|--|---|
| 1. Owner <u>EVANS FARM</u>
Address <u>1409 TALLEY RD.</u>
City, State, Zip <u>GARLAND, TX</u>
Phone <u>972 342 9605</u>
Email <u>drummer56@AOL.com</u> | 2. Applicant/Representative <u>MATTHEW BUSBY</u>
Address <u>116 MCKINNEY ST.</u>
City, State, Zip <u>FARMERSVILLE, TX</u>
Phone <u>214 499 8472</u>
Email <u>mbusby-bis@yahoo.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:

Albert Evans

Date:

10-5-21



October 7, 2021

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

RE: Home Grown Addition – Minor Plat
Dated October 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:

- Right-of-way dedication is required on west side of property for future CR 557 according to the City Thoroughfare Plan.

It is recommended that the Home Grown Addition Minor Plat be conditionally approved pending the completion of the above-mentioned item. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is fluid and cursive, with the first name "Jacob" being more prominent than the last name "Dupuis".

Jacob Dupuis, PE
Discipline Lead

Agenda Section	Regular Agenda
Section Number	VII.B
Subject	Consider, discuss and act upon traffic jams at Washington Street and Sycamore when school is in session.
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 2021
Attachment(s)	
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required
Action	<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	VII. C
Subject	Consider, discuss and act upon planters in Downtown Area
To	Mayor and Council Members
From	Ben White, City Manager
Date	October 26, 2021
Attachment(s)	
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<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