



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION AGENDA
January 10, 2023, 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 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 Monday, January 16, 2023, for MLK 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, 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. Any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened.

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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 (12-13-2022)
- B. Public Works Report
- C. City Manager 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. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Possible council Liaison Report
- D. Main Street Board
 - 1. Possible Council Liaison Report

- E. Parks & Recreation Board
 - 1. Possible council Liaison Report
- F. Planning & Zoning Commission
 - 1. Possible Council Liaison Report
- G. TIRZ Board
 - 1. Possible Council Liaison Report

VI. REGULAR AGENDA

- A. Presentation, consider, discuss and act upon a request from Farmersville Independent School District (FISD), presented by Michael Hesse, Auxiliary Director, regarding a road closure at Windom Street during certain daytime hours.
- B. Update, consider, discuss and act upon a contract between the City of Farmersville and Tyler Technologies (INCODE).
- C. Consider, discuss, and act upon the possible establishment of a Municipal Development District (MDD) under Texas Local Government Code Chapter 377 including, but not limited to, their: creation; scope; powers; governance; funding; activities; the comparisons and interplay between and among MDDs and Type A and Type B Development Corporations; and the potential impacts on Type A and Type B Development Corporations.
- D. Consider, discuss and provide possible direction regarding the next steps for short term rental properties.

VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS

VIII. ADJOURNMENT

Dated this the 5th day of January 2023.



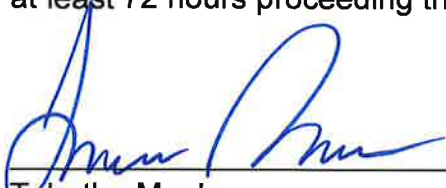
Bryon Wiebold, Mayor

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advise necessitated by the deliberation or discussion of said items (as needed) listed on the agenda, as authorized by Texas Government code Section 551.071(a) ("Consultation with Attorney, Closed Meeting").

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.

City Council Agenda January 10, 2023

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 January 5th, 2022, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Tabatha Monk
City Secretary



I. Preliminary Matters

JANUARY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Hall closed for New Years Holiday	3	4	5 Parks & Recs Board Meeting 5:00 pm	6	7 Farmersville Market 9:00 am
8	9 CC, FCDC (4B) and FEDC (4A) Joint Meeting 6:00	10 City Council Meeting 6:00 pm	11	12	13	14
15	16	17 P&Z Meeting 6:00 pm	18 First Day to file application for a place on the ballot for the May 6 th General Election	19 FEDC (4A) Meeting 6:00 pm	20	21
	City Hall Closed – MLK Day					
22	23	24 City Council Meeting 6:00 pm	25	26 City Amenities Board Meeting 4:00 pm	27	28
29	30	31				

FEBRUARY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 Parks & Recs Board Meeting 5:00 pm	3	4 Farmersville Market 9:00 am
5	6	7	8	9	10	11
12	13 FCDC (4B) Meeting 6:00 pm	14 City Council Meeting 6:00 pm	15	16 FEDC (4A) Meeting 6:30 pm	17 Last Day to file application for place on the ballot for the May 6 th General Election	18
19	20 City Hall Closed – President's Day	21 P&Z Meeting 6:00 pm	22	23 City Amenities Board Meeting 4:00 pm	24	25
26	27	28 City Council Meeting 6:00 pm				

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

Agenda Section	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
Section Number	II.
Subject	Public Comment on agenda items (FOR NON-PUBLIC HEARING AGENDA ITEMS)
cTo	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
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 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	January 10, 2023
Attachment(s)	NA
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	If you wish to address the City Council on a matter not posted on this agenda, please fill out a " Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Speakers shall have a time limit of three (3) minutes. This meeting segment is limited to a total of thirty (30) minutes.
Action	NA

IV. Consent Agenda

Agenda Section	Consent Agenda
Section Number	IV.A
Subject	Minutes (12-13-22)
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
Attachment(s)	Minutes
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
December 13, 2022, 6:00 P.M.
Council Chambers, City Hall
205 S. Main Street**

I. PRELIMINARY MATTERS

- Mayor, Bryon Wiebold, called the meeting to order at 6:00 p.m. Council members, Craig Overstreet, Terry Williams, Ted Wagner and Lance Hudson were in attendance. Councilmember Mike Henry was absent. City staff members in attendance were City Manager, Ben White, Assistant City Manager, Mike Sullivan; City Secretary, Tabatha Monk, Police Chief Marsha Phillips, Fire Chief Gregg Massey, Warrant Officer Rick Ranspot and City Attorney, Alan Lathrom.
- Prayer was led by Councilmember Overstreet and the pledges to the United States and Texas flags were led by Mayor Wiebold.
- Mayor Wiebold announced the date for the Christmas parade that was previously rained out would be Saturday, December 17, downtown. Farmersville Lights will continue to have activities and events. Friday and Saturday evenings will be the last events before the holidays.
- Mayor Wiebold commended Fire Chief Massey and the entire Fire Department for manning and operating the Christmas tree lot during the holiday season.
- City Calendar for any upcoming closings for holidays and meetings.
- City Hall will be closed Friday, December 23rd and Monday, December 26th for the Christmas Holiday.

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

- No one spoke under this item.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- No one spoke under this item.

IV. CONSENT AGENDA

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- A. City Council Minutes (11-08-2022)
- B. Finance Report
- C. Public Works Report
- D. City Manager Report

Councilmember Overstreet made the following motion regarding Consent Agenda: to pull item C (Public Works Report) for discussion and approve items A (CC Minutes 11-08-22), item B (Finance Report) and item D (City Manager Report).

Councilmember Williams seconded the motion.

The motion carried unanimously (4-0).

Councilmember Overstreet made a motion to approve the Public Works Report.

Councilmember Wagner seconded the motion.

The motion carried unanimously (4-0).

V. INFORMATIONAL ITEMS

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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: (**Councilmember Wagner** advised the meeting was cancelled.)
- B. Farmersville Community Development Board (Type B)
 - 1. Possible Council Liaison Report: (**Councilmember Henry** not present for report.)
- C. FEDC Farmersville Economic Development Board (Type A)
 - Possible Council Liaison Report: (**Councilmember Williams** advised 4A met November 17th. They went over their financial report. They returned roughly \$15,000.00 to \$16,000.00 to the State of Texas when they overpaid \$60,000.00 to Farmersville in error to us. They discussed potential EDC Directors and approved payments.)
- D. Main Street Board
 - 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no meeting.)
- E. Parks & Recreation Board
 - 1. Possible Council Liaison Report: (**Councilmember Wagner** unable to attend meeting.)
- F. Planning & Zoning Commission
 - 1. Possible Council Liaison Report: (**Councilmember Hudson** no meeting.)
- G. TIRZ Board
 - 1. Possible Council Liaison Report: (**Councilmember Overstreet** advised no meeting.)

VI. PUBLIC HEAIRNG AND READING OF ORDINANCE

A. Public hearing regarding and Consider, Discuss and Act on, Ordinance O-2022-1213-001, an Ordinance of the City Council of the City of Farmersville, Texas, amending the Code of Ordinances of the City of Farmersville, Texas, through the amendment of Chapter 65, "Subdivisions," through the removal of all references to the Development Plat process set out in Subchapter B of Chapter 212 of the Texas Local Government Code by amending Section 65-4, "Jurisdiction," Section 65-11, "Definitions," Section 65-22, "Administratively Complete Application and Submission Dates," and Section 65-25, "Approval Process"; by deleting Section 65-31, "Development Plats," in its entirety; by amending Section 65-5, "Exemptions," to readopt the five-acre exemption contained in Subchapter A of Chapter 212 of the Texas Local Government Code.

- **Mayor Wiebold** opened the public hearing at 6:09 p.m.

- No one came forward to speak either for or against this item.
- **Mayor Wiebold** closed the public hearing at 6:10 p.m.
- Alan Lathrom updated the City Council regarding this item.
- **Councilmember Williams** made a motion to approve Ordinance O-2022-1213-001.
- **Councilmember Hudson** seconded the motion to approve.
- The motion passed unanimously (4-0).

VII.REGULAR AGENDA

- A.** “Acknowledgement and thank you to Ronnie Simpkins regarding his being a good neighbor and citizen in the city of Farmersville.”
- Mayor Wiebold advised Mr. Simpkins was unable to attend tonight’s meeting so we will do this at another meeting.
- B.** “Presentation, consider and discuss a request from Farmersville Independent School District (FISD), presented by Michael Hesse, Auxiliary Director, regarding a road closure at Windom Street during certain daytime hours.”
- This item was tabled until January 2023 as Mr. Hesse was unable to attend this meeting.
- C.** “Consider, discuss, and act upon a contract between the City of Farmersville and Tyler Technologies (INCODE).”
- Mr. White updated the City Council regarding the contract.
 - Mr. White answered all the Councils questions.
 - No motion needed tonight, however; the City Council gave approval to Mr. White to keep moving forward regarding this item.
- D.** “Update, consider, discuss and act upon information regarding donations and volunteer hours for Farmersville Lights.”
- Mr. White and Mayor Wiebold updated the City Council on this item.
 - Discussion between the Mayor, City Council and Mr. White and answered the Council’s questions and discussed future years of Farmersville Lights events.
 - No motion was needed.
- E.** “Consider, discuss and act upon Resolution, R-2022-1213-001, regarding the sale of a 1998 fire truck (no longer in service), to Hopkins County for \$10,000.00 and act upon a budget adjustment for the funds received from the sale of the tire truck to purchase new bunker gear.”
- Mr. Sullivan updated the City Council on this item.
 - **Councilmember Overstreet** made a motion to approve the sale of the 1998 fire truck to Hopkins County for \$10,000.00 and use these funds to purchase new bunker gear.
 - **Councilmember Wagner** seconded the motion.

- The motion passed unanimously (4-0).
- F. "Consider, discuss and act upon direction from City Council regarding the average monthly payment (AMP) system for utility payments."
- Mr. White updated the City Council on this item.
 - Mr. White answered questions from the City Council.
 - **Councilmember Williams** made a motion for the City to opt out of the AMP program but to give the citizens that are currently in the program the opportunity to be grandfathered in.
 - **Councilmember Hudson** seconded the motion.
 - The motion passed unanimously (4-0). **Councilmember Overstreet** voted yes, however, he wanted the record to reflect that he is very disappointed this program was not successful and feels it was due to the City not monitoring the program correctly.
 - Mr. White advised we will come back with an ordinance to reflect the voted change regarding the AMP program.
- G. "Consider, discuss and act upon motorized bicycles on the Chaparral walking trail."
- Mr. White updated the City Council on this item.
 - Mr. White answered the City Council's questions regarding this program.
 - Discussion between the City Council and City Staff ensued.
 - **Councilmember Overstreet** made a motion to table this item until more information can be brought forward for more discussion.
 - **Councilmember Williams** seconded the motion to table.
 - The motion passed unanimously (4-0).
- H. "Consider, discuss and act upon Municipal Development Districts (MDD's)."
- Mr. White updated the City Council that this was on the agenda so that any discussion can be made and the vote on this item will not be on the agenda until January 2023.
 - **Councilmember Overstreet** advised he would like to recommend that both CDC (4B) and EDC (4A), have this item for discussion on their meeting agenda or even a joint meeting with both of their boards and the City Council.
 - No action taken.

VIII. REQUESTS TO BE PLACED ON FUTURE AGENDA

- **Councilmember Hudson:** Update on animal control, especially regarding problems with stray cats in the City.

- **Councilmember Wagner:** Discussion on J.W. Spain concession stand, specifically the painting on the concession stand and can that be done prior to the beginning of baseball season.
- **Councilmember Williams:** Discussion regarding 4B budget, the amount for the year is \$300,000.00 (three-hundred thousand), and wants to understand why they picked that number and he would like to see why that was done. The first month of this year, (October), if that continues the rest of the year, we are looking right at \$470,000.00 (four-hundred seventy thousand) and their budget is \$300,000.00, and wants to understand why they are so far below what is reasonable. Would like to have someone from 4B at the next CC meeting.
- **Councilmember Overstreet:** Would like to see TIRZ Board having a meeting again and would like to see their budget for this fiscal year. Would like discussion on short term rental (information from the City of Richardson was provided by Councilmember Overstreet to the Mayor and City Council. Prior to tonight's meeting. Update on high-speed internet.

IX. ADJOURNMENT

Mayor Wiebold adjourned the meeting at 7:13 p.m.

APPROVE:

Bryon Wiebold, Mayor

ATTEST:

Tabatha Monk, City Secretary

Agenda Section	Consent Agenda
Section Number	IV.B
Subject	Public Works Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
Attachment(s)	Public Works Report
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action

Agenda Section	Consent Agenda
Section Number	IV.C
Subject	City Managers Report
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
Attachment(s)	City Managers 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

V. Informational Items

Agenda Section	Informational Item
Section Number	V.A
Subject	City Amenities Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
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 Item
Section Number	V.B
Subject	Farmersville Community Development Board (Type B)
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
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 Item
Section Number	V.C
Subject	FEDC Farmersville Economic Development Board (Type A)
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
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 Item
Section Number	V.D
Subject	Main Street Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
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 Item
Section Number	V.E
Subject	Parks & Recreation Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	December 13, 2022
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 Item
Section Number	V.F
Subject	Planning & Zoning Commission
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
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 Item
Section Number	V.G
Subject	TIRZ Board
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
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

VI. REGULAR AGENDA

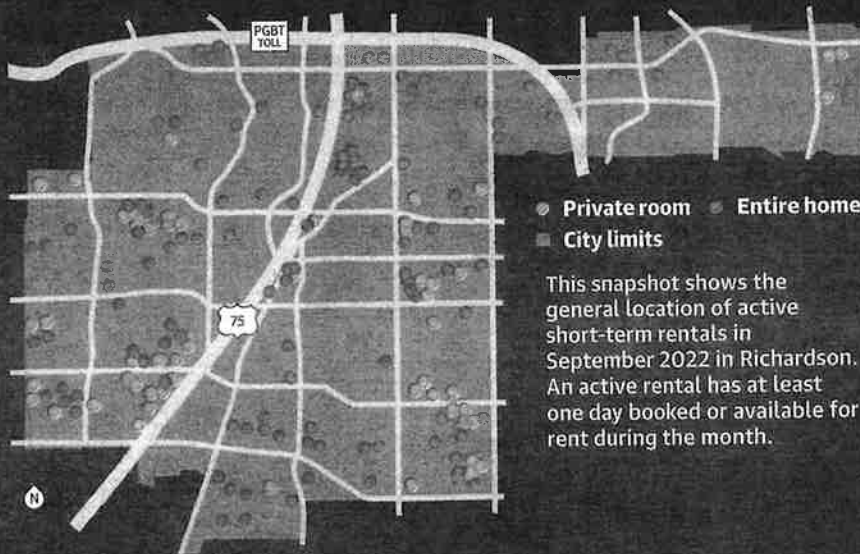
Agenda Section	Regular Agenda
Section Number	VI. A.
Subject	Presentation from FISD regarding road closure
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
Attachment(s)	
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • City Council discussion as required
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Agenda Section	Regular Agenda
Section Number	VI.B.
Subject	(update)Contract with Tyler Technologies (Incode)
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
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	VI.C
Subject	MDD
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10,, 2023
Attachment(s)	
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Agenda Section	Regular Agenda
Section Number	VI. D
Subject	Short Term Rental Properties
To	Mayor and Council Members
From	Ben White, City Manager
Date	January 10, 2023
Attachment(s)	t
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
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REGULATIONS THROUGHOUT RICHARDSON



Richardson City Council approved a resolution Sept. 26 to regulate short-term rental usage, which has continued to increase in the city over the last few years. These guidelines are designed to ensure neighborhood standards are followed.

Available listings
81.42% increase



Nights booked
301.74% increase



Note: Short-term rental locations on the map are accurate to within 500 meters, or about 0.31 miles, according to AirDNA.

SOURCE: AIRDNA/COMMUNITY IMPACT

Short-term rental regulations to be implemented

BY JACKSON KING

Regulations limiting short-term rentals will take effect by the start of 2023 in the city of Richardson.

Short-term rentals are defined by city officials as residential properties that are rented for no longer than 30 consecutive days and apply to single-family dwelling or multiunit buildings, including apartments. Local residents often rent out houses through a short-term rental

company, such as Airbnb and Vrbo.

Regulations approved by City Council in September include mandatory registration, providing contact information for guests and giving the city a method for fining those who violate these rules.

Richardson City Manager Don Wagner said the rules were designed to be easy for compliance for

CONTINUED ON 24

2022 VOTER GUIDE

Voters approved three of the five Plano ISD propositions.

Proposition A



Proposition B



Proposition C



Proposition D



Proposition E



Plano ISD voters OK tax rate, 2 bonds

BY VALERIE WIGGLESWORTH

Plano ISD will get extra funds for day-to-day operations and nearly \$1.35 billion in bonds with the passage of two bond measures to pay for capital projects throughout the district based on unofficial results from the Nov. 8 election.

"I am so grateful for our community's continued support of Plano ISD," Superintendent Theresa Wil-

investing in students and schools—ensuring that Plano ISD remains a premier district."

District voters rejected two other bond measures on the ballot that would have funded a new event center and improvements for the district's existing high school stadiums, results showed.

"We take our responsibility to serve our community very seriously, and we are committed to allocating

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OCCUPANCY TAX

Indicator of tourism activity is occupancy tax, which is a 13% on hotel room costs. Once 6% of that rate goes to the city, the remaining 7% is kept by the county. Richardson does not collect a short-term rental tax. Tax rates presented are from all cities throughout the cities listed.

FLOWER MOUND



MAP NOT TO SCALE

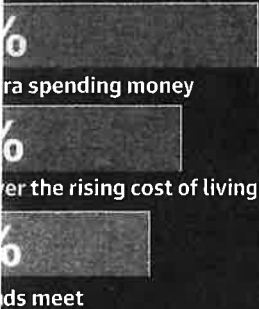
ALLEN	7%	\$1,337,147	\$1.24M
CARROLLTON	7%	\$306,126	\$219.68K
DALLAS	7%	\$40,416,000	\$3.10M
FLOWER MOUND	7%	\$302,908	\$381.54K
FRISCO	7%	\$4,716,757	\$2.23M
GARLAND	7%	\$1,380,570	\$560.81K
LEWISVILLE	7%	\$4,556,896	\$4.17M
MCKINNEY	7%	\$4,998,878	\$2.42M
PLANO	7%	\$6,945,359	\$2.41M
RICHARDSON	7%	\$2,296,285	\$1.92M

SOURCES: VARIOUS CITIES, AIRBNB/COMMUNITY IMPACT

SURVEY

Survey conducted this year of people who had bookings between Jan. 31, 2021, in Texas for reasons to operate a short-term rental.

RESPONDENTS



rentals provide to residents and the local economy, and addressing community concerns," Airbnb Public Policy Manager Luis Briones said.

The need for regulation

According to Hunter Webb, real estate agent at Keller Williams Central 75 in Richardson, short-term rentals became popular around 10 years ago as an alternative to hotel rooms. Short-term rentals have since become huge industry drivers, with Wall Street companies buying local properties to fill demand from visitors.

"Local governments are starting to realize that we've got to put some sort of regulation around it to make sure it doesn't go out of control," Webb said.

Heading into 2022, Magnier said council made it a priority to address short-term rental regulations.

"We had heard from the community over the course of a couple of years about homes that were operating in a

poor way," Magnier said.

He said the city is not allowed to prohibit or ban short-term rentals and may not limit short-term rentals to owner-occupied residential properties, per Texas Supreme Court regulations.

Richardson based its regulations on nearby city rules, which passed similar registration requirements and nuisance ordinances, he said.

"We wanted to make sure that we adopted regulations that were responsive to the kinds of issues we were seeing in the city, but that were also legally defensible," Magnier said.

Approved guidelines

The registration program is expected to be in effect starting Jan. 1. Registration with the city, including an annual application fee of \$75, is required, with those in violation of registration able to be given a fine of up to \$2,000 by the city.

According to the registration

guidelines, a local responsible party will be designated to be on-site one hour, if requested, to address property issues.

In addition, rental guests will be provided contact information for a responsible party. This information includes the name of a 24-hour contact and a depiction of the floor plan.

"I commend the council for instituting common sense regulatory requirements for short-term rentals and in particular the provision that a local 24-hour representative owner must be available," said Karen Caldwell, president of the Creek Homeowners Association.

City restrictions regarding parking and trash were also applied to short-term rental properties.

"While you're here in the community, it's important to do the things that the vast majority of residents do to make Richardson a really nice place to live," Magnier said.



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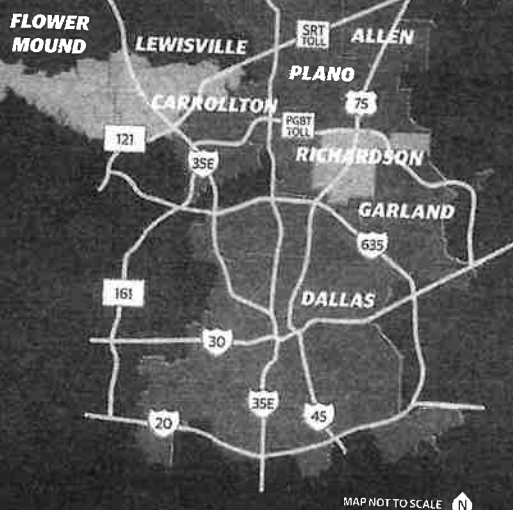
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Short-term rental HOT not collected
Collected through city
Collected through Airbnb

NCY TAX

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CITY	% OF HOT	REVENUE COLLECTED IN FY 2020-21	REVENUE PER 100K RESIDENTS
ALLEN	7%	\$1,337,147	\$1.24M
CARROLLTON	7%	\$306,126	\$219.68K
DALLAS	7%	\$40,416,000	\$3.10M
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In addition, rental guests will be notified of contact information for the local responsible party. This information includes the name of a 24-hour contact and a depiction of the floor plan.

"I commend the council for instituting common sense registration requirements for short-term rentals, and in particular the provision that a local 24-hour representative of the owner must be available," said Warren Caldwell, president of the Canyon Creek Homeowners Association.

City restrictions regarding noise, parking and trash were also set for all short-term rental properties.

"While you're here in the community, it's important to do the simple things that the vast majority of our residents do to make Richardson a really nice place to live," Magnier said.

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REGULATING THE RENTALS

An annual registration with the city is required alongside a \$75 fee. If registration is revoked for violating registration or neighborhood rules, the owner of short-term rental is ineligible to register a property for one year.

Short-term rental requirements

- Owner must designate a 24-hour local emergency contact able to be on-site within one hour
- Posting of safety information required, including floor plan of evacuation routes and exits, location of fire extinguishers and alarms
- Owner and agent name and contact information required
- Emergency and nonemergency contact information for police, fire, and medical services required
- Instructions for obtaining information about natural or manmade disasters required
- Posting of local ordinance and neighborhood information required

SOURCE: CITY OF RICHARDSON/COMMUNITY IMPACT

registration revocation and appeals process was also established by ordinance.

"We feel like we've been empowered with the kinds of information and enforcement actions that we need to be effective," Wagner said.

The measure addressed in nearby cities but not by Richardson is the collection of hotel occupancy tax.

"The city does not collect occupancy taxes from short-term rental properties and will continue to evaluate the benefit of collecting them if the registration program is implemented," Communications Director Sowell said.

and in rental market

As cities have seen huge growth in short-term housing supply over the past months as a whole, according to data collected by AirDNA in a monthly market review.

In Richardson, there were 205 short-term rentals in October 2022, an increase of 35% compared to October 2021, according to AirDNA data. Over the same period, booked nights—a measure of demand—nearly tripled to 1,200 nights, according to AirDNA.

Most of these short-term rental properties operate around the times of the year at the Eisemann Center and the University of Texas at Dallas, according to Wagner.

Wagner said the demand for short-

term rentals aren't a ton of homes available, especially on the long-term side of rental."

According to a survey of Texas Airbnb hosts booked between June 1-Dec. 31, 2021, short-term rental hosts list financial support as a top deciding factor.

"The overwhelming majority of hosts on Airbnb are responsible neighbors who rely on home sharing to supplement their income amid the rising cost of living and to welcome guests who support local small businesses," Briones said.

Since instituting a temporary party ban companywide, Airbnb officials said it has had a 46% year-over-year drop in party reports. As a result, Airbnb made the ban permanent in June 2022.

Going forward

Wagner said the city is working to get the website and the online registration up on Dec. 1 to allow short-term rentals to begin registering through the holidays. Those who are not registered by the end of January would be in violation of the ordinance.

The city plans to monitor the effectiveness of the program and report back to council after about a year, Wagner said.

"If somebody is experiencing an issue with a short-term rental, please report it," Wagner said. "Because if it's not reported when it's happening,

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

VIII. Adjournment