

**City of Farmersville**  
**Tax Increment Financing Reinvestment Zone No.1**

**AGENDA**

**June 20<sup>th</sup>, 2012**

**1:00 P.M., Farmersville City Council Chambers**

**I. Call to Order**

**II. Recognition of Citizens and Visitors**

**III. Business Items for Discussion and Possible Action**

- A) Consideration and possible action regarding report on TIRZ collections by Alvis Elledge and Terry Willey, Kenneth L. Maun Tax Assessor Collector Collin County Office.
- B) Receive update on TIRZ Boundaries
- C) Receive update on Interlocal Agreement with Collin County
- D) Receive City Manager Report
- E) Consideration and possible approval of the minutes of the May 16th 2012 meeting

**IV. Discussion in Contemplation of Placing Items on Future Agenda**

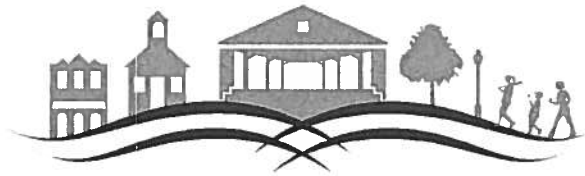
**V. Adjournment**

- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.
- As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City attorney on any item covered by such section on any Agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact City Hall at 972/782-6151 or FAX 972/782-6604 for further information.

I, Daphne Hamlin, Finance Director certify that the above Agenda for June 20th, 2012 was posted in the regular posting place of the City of Farmersville on the 15th day of June, 2012 at 5:00 p.m.

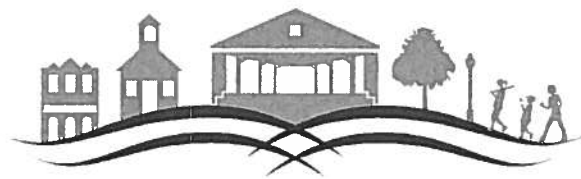
  
\_\_\_\_\_  
Daphne Hamlin



**Farmersville**  
DISCOVER A TEXAS TREASURE

**TO:** TIRZ Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 20<sup>th</sup>, 2012  
**SUBJECT:** Report on TIRZ collections by Alvis Elledge and Terry Willey

Consideration and possible action regarding report on TIRZ collections by Alvis Elledge and Terry Willey, Kenneth L. Maun Tax Assessor Collector Collin County Office



**Farmersville**  
DISCOVER A TEXAS TREASURE

**TO:** TIRZ Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE** June 20<sup>th</sup>, 2012  
**SUBJECT:** TIRZ Boundaries

Receive update regarding TIRZ Boundaries



**Farmersville**  
DISCOVER A TEXAS TREASURE

**TO:** TIRZ Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 20<sup>th</sup>, 2012  
**SUBJECT:** Interlocal Agreement

Receive update on Interlocal Agreement with Collin County

**CITY OF FARMERSVILLE  
ORDINANCE # O-2012-0612-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING ORDINANCE # O-2011-1219-00 TO AMEND THE REINVESTMENT ZONE BY BOUNDARY DESCRIPTION AND THE REINVESTMENT ZONE MAP AS PREVIOUSLY ADOPTED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on December 19, 2011, the City Council of the City of Farmersville adopted Ordinance # O-2011-1219-002; and

**WHEREAS**, it was has been determined that certain adjustments are required regarding the metes and bounds description of the Reinvestment Zone as described in said ordinance; and

**WHEREAS**, the adjustments to the metes and bounds description in said ordinance also require the amendment of themap depicting the Reinvestment Zone;

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

**Section 1.** Findings and Determinations. The findings and determinations set forth above are found to be true and correct and are hereby incorporated into the body of this Ordinance and made a part hereof for all purposes as if fully set forth herein.

**Section 2.** Adoption of New Metes and Bounds Description and Map. Ordinance # O-2011-1219-002 is hereby amended by replacing the metes and bounds description and depiction of the Reinvestment Zone attached thereto as Exhibit "A" and Exhibit "B" with the metes and bounds description and depiction of the Reinvestment Zone attached hereto and incorporated herein by reference for all purposes allowed by law.

**Section 3.** That it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

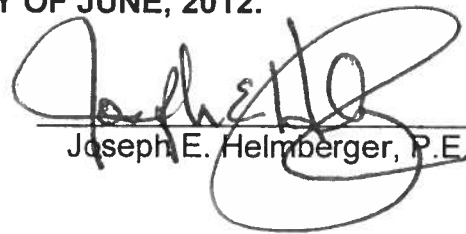
**Section 4.** That from and after the effective date of this Ordinance, all previously adopted ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Farmersville, Texas, in conflict with the provisions of this

Ordinance shall be, and the same are hereby repealed to the extent of any such conflict.

**Section 5.** That this ordinance shall take effect immediately from and after its passage and publication of the caption, as the law in such cases provides.

**PASSED** on first reading on the 22<sup>nd</sup> day of May, 2012, and second reading on the 12<sup>th</sup> day of June, 2012 at properly scheduled meetings 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 12<sup>th</sup> DAY OF JUNE, 2012.**

  
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Joseph E. Helmberger, P.E., Mayor

ATTEST:

  
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Edie Sims, City Secretary



CITY OF FARMERSVILLE

TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE

BOUNDARY DESCRIPTION (CORRECTED)

OBJECTID	Direction	Distance	COGO_Start Point of Beginning
6	N 1-29-59 E	366.63	
7	S 89-31-48 W	846.67	
8	N 1-8-17 E	240.3	
9	S 83-9-28 W	18.374	
10	S 4-23-15 E	31.38	
11	S 25-34-4 W	84.3	
12	N 57-59-45 W	63.4	
13	S 68-38-20 W	43.41	
14	S 82-20-26 W	152.07	
15	N 2-15-31 E	64.66	
16	N 73-25-47 W	113.14	
17	S 17-19-50 W	136.62	
18	N 89-17-53 W	112.991	
19	N 25-19-30 W	49.007	
20	N 82-33-1 W	144.831	
21	N 35-9-3 W	153.284	
22	S 88-44-51 W	91.522	
23	S 83-42-38 W	31.942	
24	S 47-33-47 W	23.712	
25	S 35-32-13 W	21.506	
26	S 70-20-49 W	14.867	
27	S 45-0-3 W	17.677	
28	S 75-57-46 W	14.431	
29	S 83-34-16 W	17.862	
30	S 72-38-47 W	16.763	
31	S 47-5-56 W	33.787	
32	S 41-54-20 W	26.201	
33	S 33-41-21 W	12.62	
34	S 0-0-0 W	30	
35	S 22-37-8 W	9.75	
36	S 68-11-54 W	18.849	
37	S 72-19-46 W	29.649	
38	S 86-45-32 W	26.543	
39	N 75-51-48 W	34.804	
40	N 48-22-2 W	21.073	
41	N 55-42-39 W	13.314	
42	N 63-26-14 W	14.535	

43 N 74-58-49 W	21.224
44 N 86-25-30 W	16.031
45 S 81-52-15 W	21.213
46 S 71-57-49 W	11.305
47 S 63-52-13 W	14.758
48 N 3-41-8 E	38.079
49 N 19-9-35 W	57.93
50 N 42-47-22 E	155.14
51 N 34-53-36 W	135.62
52 N 47-1-25 E	72.494
53 N 66-41-29 W	58.51
54 N 24-58-37 E	26.52
55 N 54-22-40 E	57.036
56 N 81-11-14 W	223.205
57 N 8-4-3 E	79.96
58 N 82-41-42 W	108.354
59 S 8-2-23 W	313.345
60 S 73-39-45 W	110
61 N 8-1-24 E	429.925
62 N 16-0-12 W	20.49
63 S 73-52-58 W	52.1
64 S 52-21-41 W	792.686
65 S 43-25-12 W	20.184
66 S 35-32-15 E	110.005
67 S 53-14-27 W	177.278
68 N 33-33-50 W	113.182
69 S 51-55-52 W	545.657
70 S 52-28-19 W	2028.594
71 S 40-9-21 W	109.034
72 S 60-43-44 W	156.233
73 S 53-16-35 W	92.069
74 S 51-57-57 W	906.967
75 S 51-24-48 W	184.017
76 N 89-29-11 W	302.191
77 N 72-15-0 W	44.88
78 S 88-54-22 W	100.825
79 N 89-29-18 W	228.423
80 N 13-25-0 W	703.978
81 N 71-58-2 E	310.459
82 N 0-30-13 W	438.006
83 N 22-23-43 W	371.244
84 N 26-53-46 W	153.57
85 N 42-13-10 W	187.44
86 N 30-28-10 W	244.2
87 N 61-20-40 W	114.058
88 N 45-15-18 W	204.752
89 N 29-0-13 W	495.599



90 S 84-54-40 W	757.312
91 N 89-57-9 W	443.04
92 S 32-34-31 W	245.672
93 S 32-6-54 E	516.115
94 S 61-16-11 W	555.082
95 S 63-3-46 W	272.135
96 N 46-23-12 W	98.091
97 N 78-12-4 W	259.741
98 S 72-3-35 W	238.604
99 N 89-54-19 W	334.268
100 S 32-30-23 W	38.627
101 S 89-40-8 W	365.023
102 N 85-0-23 W	13.181
103 N 83-0-31 W	13.181
104 N 80-30-30 W	19.77
105 N 77-30-22 W	19.77
106 N 74-30-27 W	19.77
107 N 71-30-31 W	19.77
108 N 68-10-23 W	100.917
109 N 59-38-58 W	23.109
110 N 65-38-56 W	16.51
111 N 70-39-1 W	16.511
112 N 76-8-49 W	19.81
113 N 81-27-50 W	15.28
114 N 89-34-5 W	489.649
115 N 74-35-33 W	10.957
116 N 67-5-40 W	12.519
117 N 57-35-36 W	17.202
118 N 45-30-46 W	20.559
119 S 88-37-11 W	315.684
120 S 75-8-46 W	366.013
121 S 86-51-49 W	126.996
122 N 22-24-41 W	340.597
123 N 22-24-41 W	962.477
124 N 37-45-40 W	1025.66
125 N 11-25-40 E	219.706
126 S 79-29-49 E	300.14
127 S 83-5-56 E	656.74
128 N 1-29-4 E	806.514
129 N 2-38-24 E	1160.816
130 S 88-51-2 E	554.22
131 N 89-55-10 E	1585.103
132 N 0-29-3 E	32.539
133 N 89-18-3 E	1600.723
134 N 0-19-9 W	411.304
135 N 89-51-17 E	27.418
136 N 0-6-7 W	66.151

388 S 90-0-0 E	294.208
389 N 0-32-35 E	1179.513
390 N 89-35-21 E	62.375
391 S 1-4-35 W	1180.115
392 N 90-0-0 E	258.585
393 S 85-52-12 E	131.162
394 N 87-35-19 E	224.523
395 N 90-0-0 E	1055.271
396 N 1-1-46 E	99.972
397 S 89-50-59 E	1308.464
398 N 77-26-11 E	72.506
399 S 89-48-30 E	903.513
400 N 0-49-28 W	456.523
401 N 90-0-0 E	1365.836
402 N 0-48-56 W	334.187
403 N 2-26-28 E	1831.892
404 S 89-35-8 E	1106.182
405 N 89-35-15 E	303.095
406 S 0-58-16 E	264.078
407 S 24-34-53 E	154.2
408 S 0-20-41 E	922.171
409 N 89-16-26 E	349.13
410 S 1-31-15 W	131.916
411 N 87-23-20 E	119.261
412 S 0-33-43 E	237.762
413 S 82-26-4 W	694.53
414 S 0-46-5 E	1467.406
415 S 88-0-11 E	585.11
416 S 0-12-53 W	428.815
417 S 86-34-35 E	203.481
418 S 86-21-47 E	30.521
419 N 0-3-0 E	22.983
420 S 75-49-59 E	405.839
421 N 69-46-17 E	60.017
422 N 23-53-48 E	407.175
423 N 30-49-19 E	238.234
424 N 24-23-7 E	217.218
425 N 21-41-29 E	30.135
426 S 89-32-49 E	666.713
427 S 0-0-0 W	222.67
428 S 89-36-56 E	194.985
429 N 89-13-5 E	192.403
430 S 0-46-7 E	30.526
431 N 90-0-0 E	747.008
432 N 0-0-0 E	249.003
433 N 90-0-0 E	460.022
434 N 0-0-0 E	122.391

435 S 89-47-25 E	333.882
436 S 88-59-46 E	324.41
437 S 1-14-43 W	106.768
438 S 88-58-50 E	669.854
439 S 19-17-56 W	542.392
440 N 88-12-56 E	90.512
441 N 15-59-8 E	221.822
442 N 19-51-56 E	125.153
443 N 24-30-26 E	194.187
444 S 89-7-39 E	250.257
445 S 0-35-34 E	529.889
446 N 88-45-1 E	27.275
447 S 3-0-33 E	289.898
448 S 71-42-55 W	193.349
449 S 0-17-45 E	926.912
450 S 89-29-18 W	868.222
451 S 1-4-44 E	458.028
452 N 87-38-47 E	156.476
453 S 3-14-30 W	203.776
454 N 88-14-39 E	39.606
455 S 0-22-40 W	154.189
456 S 88-51-43 W	75.515
457 S 1-28-12 E	75.027
458 S 90-0-0 W	22.985
459 S 0-25-4 W	92.106
460 N 89-14-55 E	8.881
461 S 0-43-35 E	58.58
462 N 86-56-54 E	49.865
463 S 0-30-51 E	76.652
464 N 88-22-35 E	268.823
465 N 0-25-45 W	72.913
466 N 89-12-45 E	115.387
467 S 0-52-29 W	73.741
468 N 89-36-53 E	346.443
469 S 0-35-53 W	91.384
470 N 89-40-32 E	231.669
471 N 0-0-0 E	140.464
472 N 90-0-0 E	224.742
473 S 0-0-0 W	35.755
474 N 89-23-16 E	209.578
475 N 0-12-58 E	254.486
476 S 87-43-17 E	16.182
477 N 0-2-52 W	418.955
478 N 89-41-34 E	656.26
479 S 0-0-34 W	760.442
480 S 89-39-58 E	187.41
481 S 0-18-37 E	74.274

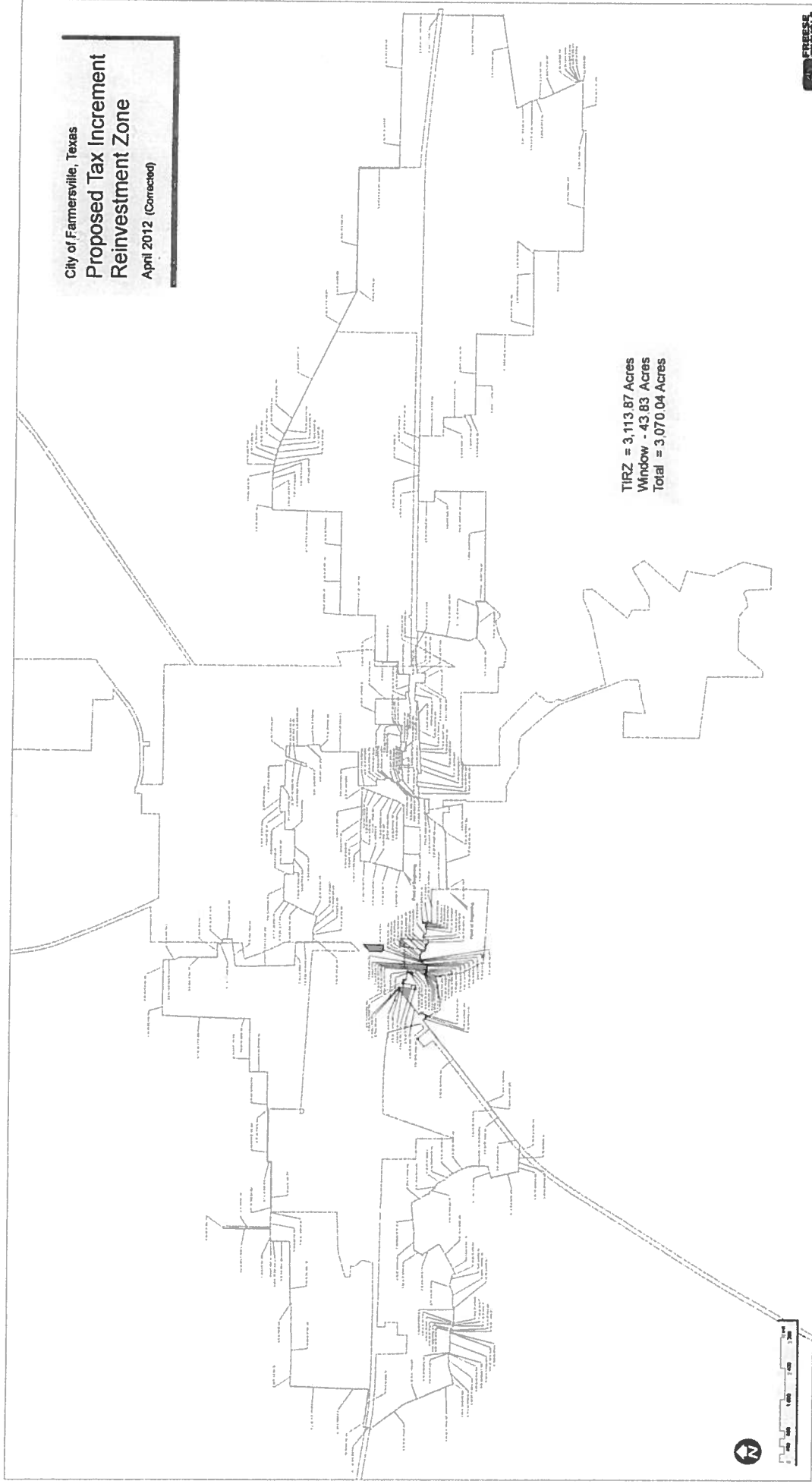
482 S 89-22-24 E	354.078
483 N 82-44-12 E	93.384
484 N 0-0-0 E	269.932
485 N 90-0-0 E	322
486 N 0-20-32 E	572.91
487 N 89-26-16 E	1181.9
488 N 0-41-25 E	891.065
489 S 89-21-45 E	691.89
490 S 89-39-29 E	971.921
491 S 89-36-28 E	949.272
492 N 1-28-31 E	1731.342
493 N 87-44-59 E	101.862
494 S 89-38-14 E	675.272
495 S 87-25-15 E	94.892
496 S 85-39-15 E	94.89
497 S 83-53-14 E	94.891
498 S 82-24-22 E	74.449
499 S 80-42-43 E	74.448
500 S 79-1-11 E	74.45
501 S 77-19-43 E	74.448
502 S 75-38-4 E	74.448
503 S 74-7-42 E	87.93
504 S 72-12-17 E	87.933
505 S 70-16-54 E	87.93
506 S 68-21-33 E	87.931
507 S 66-45-54 E	116.25
508 S 65-39-19 E	116.249
509 S 64-32-44 E	116.249
510 S 64-12-45 E	647.158
511 S 64-18-11 E	2071.707
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513 S 64-31-40 E	58.426
514 N 89-52-51 E	76.993
515 S 89-52-29 E	3056.239
516 S 0-14-3 W	1022.662
517 S 89-30-2 E	1925.931
518 S 89-18-49 E	2048.406
519 S 0-26-31 W	871.828
520 S 14-4-21 W	109.754
521 S 0-2-56 W	1545.715
522 S 81-18-5 W	2405.409
523 S 29-17-10 E	340.45
524 S 14-3-43 E	116.249
525 S 25-9-25 E	119.142
526 S 2-3-58 W	71.659
527 S 25-9-12 E	963.927
528 S 28-3-49 E	24.339

529 S 23-3-44 E	36.498
530 S 18-33-52 E	18.256
531 S 14-33-45 E	30.419
532 S 9-33-48 E	30.42
533 S 5-2-39 E	37.852
534 N 89-43-54 W	1252.016
535 S 0-53-35 W	95.338
536 N 89-29-0 W	3082.276
537 N 0-38-13 E	1225.311
538 S 89-30-50 W	218.038
539 S 89-30-50 W	1548.478
540 N 89-41-17 W	400.156
541 N 1-0-0 E	1428.42
542 N 89-57-4 W	1290.553
543 N 89-58-11 W	792.793
544 N 0-35-44 W	280.594
545 S 90-0-0 W	53.48
546 N 0-0-0 E	513.794
547 S 90-0-0 W	463.267
548 N 0-12-38 E	610.058
549 S 87-52-41 W	144.165
550 N 89-47-59 W	546.87
551 N 87-3-51 W	200.45
552 S 89-23-18 W	248.93
553 N 89-45-4 W	541.68
554 S 0-30-15 W	410.967
555 S 89-38-6 E	272.575
556 S 0-31-28 W	1281.56
557 S 89-57-40 W	2798.98
558 N 1-16-36 E	238.987
559 S 71-46-30 W	229.825
560 N 87-45-19 W	696.686
561 N 27-4-20 W	201.805
562 N 10-38-15 E	1320.909
563 N 89-43-29 W	396.983
564 N 27-38-59 E	45.753
565 N 89-43-45 W	132.059
566 S 86-16-25 W	501.22
567 N 85-56-43 W	74.222
568 S 0-2-10 W	217.699
569 N 89-2-14 W	242.26
570 N 0-1-2 W	235.537
571 N 83-4-5 W	84.179
572 N 89-19-38 W	386.617
573 S 1-34-25 W	77.402
574 S 86-47-53 W	637.533
575 S 89-36-20 W	196.554

576 S 86-46-11 W	346.05
577 S 88-41-54 W	71.618
578 S 70-20-43 W	37.847
579 S 89-24-40 W	315.454
580 S 61-47-28 W	36.635
581 S 89-30-54 W	209.413
582 N 0-34-19 W	90.803
583 N 88-29-34 W	305.089
584 S 42-38-52 W	65.069
585 S 89-41-16 W	276.351
586 S 5-8-11 W	268.376
587 S 89-57-18 W	364.448
588 N 1-25-54 E	137.306
589 S 37-25-35 W	627.425
590 S 67-15-30 W	147.302
591 S 87-38-44 W	1382.771
592 N 89-16-16 W	50

3113.87 Acres  
To the point of beginning

City of Farmersville, Texas  
Proposed Tax Increment  
Reinvestment Zone  
April 2012 (Corrected)



TIRZ = 3,113.87 Acres  
Window = 43.83 Acres  
Total = 3,070.04 Acres





TO: TIRZ Board  
FROM: Daphne Hamlin, Finance Director  
DATE: June 20<sup>th</sup>, 2012  
SUBJECT: City Manager Report

Receive City Manager report on the process of involving TIRZ Board on proposed projects.





TO: TIRZ Board  
FROM: Daphne Hamlin, Finance Director  
DATE: June 20th 2012  
SUBJECT: May 16th, 2012 meeting minutes

Consideration and possible approval of the minutes of the May 16th, 2012 meeting

CITY OF FARMERSVILLE  
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1

MEETING MINUTES  
May 16<sup>th</sup>, 2012

The City of Farmersville TIRZ Board met in regular session on May 16th, 2012, at 1:12 p.m. at the Best Community Center with the following members present: Chairman Joe Helmberger, Stefanie Hurst, and Robbie Tedford. Staff members present were City Manager Ben White and Finance Director Daphne Hamlin.

CALL TO ORDER

Joe Helmberger convened the meeting at 1:12 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Chris Lair, 4A Board member was introduced as the sole guest.

CONSIDERATION AND POSSIBLE ACTION REGARDING TIRZ BOUNDARY

Chairman Helmberger advised the Board of the issue requiring revision of the TIRZ boundary. Central Appraisal District contacted the City in regard to (5) five properties that have been split by the adopted boundary. This creates confusion for both the tax office and the taxpayers because there are now two (2) separate accounts for the same property.

Chairman Helmberger requested the City Engineer, Eddy Daniel, contact consultant Larry Kline for input regarding the proper way to revise the adopted boundary. Mr. Cline reported that the simplest way was to revise and adopt the revised boundary.

Chairman Helmberger stated that the documents included in the agenda packet for today's meeting are the revised boundary.

On a motion by Robbie Tedford and a second by Stefanie Hurst, the board approved the new metes and bound description and accompanying map for the City of Farmersville Tax Increment Reinvestment Zone (TIRZ) Number 1. The approved documents are titled City of Farmersville Tax Increment Financing Reinvestment Zone No. 1 Boundary Description (Corrected) and City of Farmersville Tax Increment Reinvestment Zone April 2012 (Corrected). The motion carried unanimously.

DISCUSSION AND APPROVAL PROCESS OF FINAL TIRZ DOCUMENTS

Chairman Helmberger advised the board the Final TIRZ documents have been approved and will go before the City Council at their next regularly scheduled meeting for review and approval. Once Council approves the documents they will be attached to the proposed Interlocal Agreement and will be sent to the Collin County Commissioners Court for action.

DISCUSSION AND REVIEW OF DEVELOPER AGREEMENT CONTRACT

Joe reviewed the Developer Agreement Contract forwarded from Larry Kline and would like to see the developer's lawyer present an agreement to the TIRZ Board for review and approval.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE MAY 16<sup>TH</sup>, 2012 MEETING

Chairman Helmberger offered a motion for approval of the March 21, 2012, meeting minutes as presented. The motion was seconded Stefanie Hurst. The motion carried unanimously

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Tax office representatives  
ILA

ADJOURNMENT

The Board adjourned at 1:45 p.m

\_\_\_\_\_  
Joseph Helmberger, Chair

ATTEST:

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Stefanie Hurst, Secretary