



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
August 13, 2019, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Jim Hemby, Dwain Mathers, Mike Hurst and Donny Mason were all present. City staff members Ben White, Sandra Green, Kim Morris, Daphne Hamlin, Rick Ranspot, Marsha Phillips, Dana Mingo, Paula Jackson and City Attorney Alan Lathrom were also present.
- Prayer was led by Tiffany Barber, Youth Director of the First United Methodist Church, followed by the pledges to the United States and Texas flags.
 - Calendar of upcoming holidays and meetings.
 - Wednesday, August 14th is the first day of school.
 - Mayor Rice stated that the Pep Rally would be on Friday, August 23rd.
 - The Chamber of Commerce Casino Night will be held on Saturday, August 24th.
 - The Bug Tussle Car Trek will also be on Saturday, August 24th.
 - Proclamation for Wyndi Veigel.
 - Mayor Rice read and presented the Proclamation to Wyndi Veigel.

II. PUBLIC COMMENT

- Tommy Ellison wanted to defer his comments to later in the agenda.

III. 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 Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually.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the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.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 Council Workshop Minutes
 - C. Police Department Report (OpenGov)
 - D. Code Enforcement/Animal Control Report (OpenGov)
 - E. Fire Department Report (OpenGov)
 - F. Municipal Court Report (OpenGov)
 - G. Warrant Officer Report (OpenGov)
 - H. Public Works Report
 - I. Library Report (OpenGov)
 - J. City Manager's Report
- Mike Hurst pulled the Public Works Report and Donny Mason pulled the City Manager's Report.
 - Motion to approve Reports A-G & I made by Craig Overstreet
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
 - Mike Hurst asked about the electrical agreement with Collin College and wanted to know if we have heard anything back from them yet.
 - Ben White stated he received a verbal agreement that they would choose the City of Farmersville for their electric power.
 - Donny Mason asked a question from the City Manager's Report. He wanted an update on Hamilton St.
 - Ben White explained the engineer had completed the drawings for Hamilton St, and bids would be done immediately.
 - Mayor Rice asked about the wastewater treatment plant.
 - Ben White stated that plant 1 & 2 are both complete. He explained the bearing on the trickling fixture went out and it is being replaced by the North Texas Municipal Water District (NTMWD). He also stated that all the SCADA looked good.
 - Mike Hurst asked if the Caddo Basin Agreement had been signed yet.
 - Ben White stated it had been signed, but he did not have a copy of the signed agreement.
 - Motion to approve Public Works Report and City Manager's Report made by Donny Mason
 - 2nd to approve was Mike Hurst
 - All council members voted in favor

IV. 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
 - Dwain Mathers stated they met and the 4B Service Agreement was approved and the budget was discussed. They had to cut approximately \$120,000.00 from the budget.

- C. FEDC Farmersville Economic Development Board (Type A)
 1. Minutes
 2. Possible Council Liaison Report
 - Mike Hurst stated they would be discussing the budget at the upcoming meeting. He pointed out that he believes all the boards are doing a good job.

- D. Main Street Board
 1. Possible Council Liaison Report
 - Ben White stated they approved the changes to the bylaws.

- E. Planning & Zoning Commission
 1. Possible Council Liaison Report

V. REGULAR AGENDA

- A. Consider, discuss and act upon an Interlocal Agreement between the City of Farmersville and Collin County for Child Abuse, Investigation Services, and Law Enforcement Services.
- Ben White stated the Interlocal Agreement was a standard agreement. He explained it would cost the city approximately \$6,000.00 per year for a four year term. He pointed out a few changes to the document requested by the county. He stated that in Article 5 it should say four years instead of five, and Article VI. Notices, 6.02 makes reference to Section 9 and it should reference Section 6. He explained that staff recommended approval with said changes.
 - Motion to approve with stated changes made by Craig Overstreet
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
- B. Consider, discuss and act regarding setting public hearings for the tax rate.
- Daphne Hamlin stated the city had to set the public hearings every year. She explained the city was staying with the \$0.75 tax rate again this year. She said the first public hearing date would be on September 3rd and the second on September 10th.
 - Motion to call the public hearings and approve the dates for the public hearings made by Donny Mason
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
- C. Discuss the processes and decisions required to become a home rule city.
- Mayor Rice stated that he wanted this item on the agenda since a lot of things are going on in Farmersville.
 - Mike Hurst stated they are not sure if the city has the number of people at this time. The law now states it goes by inhabitants instead of the population. The charter has been written and Alan Lathrom has it ready to go. He believes we are on the verge of getting this on the ballot for a vote.
 - Craig Overstreet asked about timing.
 - Alan Lathrom stated it depended on the city determining the number of inhabitants. He explained the time frame for public notices move back from the date City Council would adopt a resolution stating they have reached the 5,001 inhabitants. He explained they could have an election in May or November and the time frame would move backwards from those election dates.

- Ben White asked if the May 2020 election was feasible.
- Alan Lathrom stated it depended on when the city reached the 5,001 threshold.
- Ben White asked what the latest date would be if we wanted the May election.
- Alan Lathrom stated 78 days before the first Saturday in May, which would be approximately three months prior to the Election Day. He stated that the process could begin with a resolution that would state the city has reached the 5,001 threshold and there would have to be something that showed how the determination was made.
- Mike Hurst stated that the number of inhabitants could come from the number of residential meters and by using a multiplier of 3.5 to help with calculating the inhabitants.
- Ben White asked how the city could count the residents of the nursing home.
- Alan Lathrom stated they could do an informal census of the nursing homes or other similar places to see how many residents they have living there.
- Mayor Rice asked if the election determined the expansion of the Extra Territorial Jurisdiction (ETJ) or if it was when the City Council declared the 5,001 inhabitants.
- Alan Lathrom stated it was based on when the City Council declared the 5,001 inhabitants. He explained the ETJ would expand from ½ mile to one mile at that point.
- Dwain Mathers asked what the process for approval would be for the home rule charter and when Council would get to review it.
- Alan Lathrom stated that it does not get to be reviewed or edited by the City Council. It was written by a Charter Commission that had members appointed by City Council. He explained the charter would be in the hands of the voters to approve or disapprove.
- Dwain Mathers asked what the advantages of being home rule would be.
- Alan Lathrom stated the benefits of being a home rule city was that the city could adopt ordinances and legislature that would be allowed by Texas Constitution and United States Constitution. A general law city can only adopt ordinances that are specifically authorized by the Texas Legislature. Home rule cities have much broader legislative authority. For example, a few years ago a home rule city could adopt an ordinance that regulated where sex offenders could live in regards to schools or parks where children would play. A general law city was prohibited to adopt the same rules because the guidelines had not been adopted by the Legislature.
- Mike Hurst stated that another thing that changed was that annexation could be done by a home rule city.
- Alan Lathrom stated that was changed across the board and no city could annex without a petition from the property owner or an election.
- Ben White asked about a direction for staff.

- Craig Overstreet stated it needed to go back to the Charter Commission for the review of the numbers.
- D. Discussion and possible action regarding U.S. Highway 380.
- Mayor Rice stated he placed this on the agenda because it is important. He explained the TxDOT meeting indicated that U.S. Highway 380 was going to be a super highway.
 - Jim Hemby stated TxDOT was going to do what they wanted to do.
 - Dwain Mathers wanted to know what everyone took away from the TxDOT meeting.
 - Jim Hemby stated he believed they will go with the southern route.
 - Donny Mason stated they are going south because that is what they want to do.
 - Mayor Rice stated the sooner the city and TxDOT could come to an agreement the faster things would get done.
 - Jim Hemby stated the county has to make their own decision regarding their money and if they want to spend it on right-of-way. He does not like that the road will probably going south because he does not feel that location was in the best interest of the city. He believes that since the roadway property is in the ETJ the city would not see any money.
 - Dwain Mathers stated there are ways to encourage developers to come into the city.
 - Mike Hurst stated getting the developers to come in to the city was the problem. The city would have to enter into a development agreement with them to eventually annex the property. The city needs growth and needs businesses that are inside the city limits.
 - Ben White stated there are no CCN's for wastewater. He explained the city would offer wastewater services and that would be attractive for most businesses.
 - Dwain Mathers stated that he does not see why the city could not get the developers in the city with wastewater requirements. He stated Farmersville will be rich one day if they plan everything correctly.
 - Mike Hurst stated that was why he asked if the CCN Agreement was signed with Caddo Basin because the concrete plant needed our water. He explained the city had the ground work done for the MUD district as well. He stated that getting people to come into the city is a slow process.
 - Mayor Rice stated the city was going to have the advantage of U.S. Highway 380, State Highway 78 and the Outer loop and he believes those areas would change the city's demographics.

- Dwain Mathers does not agree with the waiting game. He explained developers are being held hostage until a decision from Council is made. He explained that right now we have a resolution with TxDOT that stated we want the route to go down the current U.S. Highway 380 and choke it down. He thinks the city should rescind the resolution so developers can move forward.
 - Mayor Rice stated Council need to find a way to cooperate with TxDOT. He said that he has spoken to many people who explained that real estate deals are not going through because of the controversy.
 - Dwain Mathers stated we have to plan for businesses. The least we should do is rescind the resolution that was previously sent to TxDOT so he made a motion to rescind.
 - Mayor Rice stated the motion was denied because there was no 2nd.
- E. Discuss the possibility of live streaming city meetings.
- Ben White stated city staff had conducted a pilot program on an inexpensive method using BoxCast. The annual contract would be for \$99.00 per month. A link would be on the website and then it would launch when clicked on. He explained we would continue to store the current video recordings for open record requests.
 - Mayor Rice pointed out live streaming was not required until the city reached a population of 50,000.
 - Council gave direction to move forward with live streaming in next year's budget.
- F. Consider, discuss and act upon the possibility of reducing the TIRZ area.
- Ben White stated the city has a very large TIRZ area. He explained the TIRZ could use their funds to help a developer with a waterline or other infrastructure. He recommended that as the city grows we start moving property out of the TIRZ and move the revenues in to the city's account. He also suggested that as the city reduced the TIRZ in the residential areas he would like to add more property into the proposed employment regions. He asked for direction from Council.
 - Mike Hurst asked what the amount of time the TIRZ was set up for.
 - Alan Lathrom stated 20 years and that it could be expanded or reduced. The county could stop participation in the TIRZ if they chose. He stated the change in the TIRZ area would require an ordinance.
 - Craig Overstreet asked about the debt obligation for the TIRZ.

- Alan Lathrom stated that the debt for the area would have to be paid off before that specific area could be pulled out of the TIRZ.
- Ben White explained the city was going to make sure the TIRZ could pay back their debt first.
- Tommy Ellison who resides at 113 New Haven and is on the TIRZ board addressed Council and explained what the TIRZ area was. He explained the TIRZ is paying for the waterline that is being built to Reliable Concrete and is funding the roadway to Collin College. He stated the TIRZ can build infrastructure within the TIRZ area.
- Dwain Mathers asked if TIRZ could be established on the southern route of the future U.S. Highway 380.
- Alan Lathrom stated the area in the TIRZ has to be inside the city limits or ETJ of the city.
- Mike Hurst asked how much money the city would receive if some of the property was not in TIRZ.
- Daphne Hamlin stated that with Camden Park and figuring 277 homes the city would bring in approximately \$240,000 and approximately \$40,000 for Palladium.
- Ben White stated he would like to come back by the end of the year with a map for the council to review.
- Council agreed that would be good.

G. Update on the wastewater treatment plant.

- Ben White stated that Lake Haven MUD was bought by TCCI. He explained they would build approximately 2,000 homes and the owners have plans to buy a few more acres. All the property would be utilizing the city's future wastewater treatment facility plant #3. The owners of Lake Haven MUD would have to pay \$15.5 million to the city for the plant. They would also have to reimburse design costs. Our development agreement with them allows the city to buy into that plant if we want for extra capacity. He explained the developers are also planning to have some commercial development along the frontage of State Highway 78. He has spoken to Copeville SUD and he would not try to take over their CCN. After 20 years and when Lake Haven's debt is paid off, they would annex in to the city. Our refuse service can be extended into the MUD. Water services would be provided by Copeville and wastewater would be provided through the City of Farmersville. He explained fire and police protection would be through the City of Farmersville as well and would be reimbursable.
- Mike Hurst asked if the easements for the wastewater line had been acquired yet.
- Ben White stated they have not all been acquired.
- Dwain Mathers asked what the price range of the homes would be.

- Ben White stated they were going to be smaller lots, but he imagined they would be similar to Camden Park.
- H. Discussion and possible action regarding roadway impact fees.
- Ben White stated that in order to implement roadway impact fees a study would have to be done and it would cost a lot of money. He stated he could go to one of the other boards to ask for a loan to conduct the study if that was the wish of the Council
 - Alan Lathrom stated you can use the roadway impact fees to get reimbursed for the cost of the study, except for legal fees.
 - Ben White asked for direction from the Council and if they wanted to move forward with going to other boards for the money.
 - Council indicated they did not want to move forward at this time.
- I. Consider, discuss and act regarding the dedication of land at the corner of Farmersville Parkway and Collin Parkway to Collin College.
- Ben White stated he needed official action as to whether the council wanted to dedicate the land over to Collin College. The plan was to take the curve out of the roadway and then make it a four way stop.
 - Alan Lathrom stated the city was obligated under the contract with the college to abandon the piece of property and convey it to them. It is already stated in the interlocal agreement that the land will be dedicated and the college will give right-of-way on the west side of their property for the roadway.
- J. Consider, discuss and act regarding water and wastewater rate study information.
- Ben White stated the current rate for water was \$25.25. He explained he thought the best thing to do would be to raise the rate to \$26.12 and to leave the bracket rates alone. The rates for people who live outside of the city limits are now 25% more than those in the city limits. He stated he was not recommending a change in the wastewater rates at this time.
 - Craig Overstreet asked about the impact.
 - Ben White stated it would be \$15,000.00 a year.
 - Craig Overstreet asked why he was not recommending the rate increase on the wastewater since that rate has gone up.
 - Ben White stated he could do that if Council wanted to go in that direction.
 - Mike Hurst stated the city would be faced with new development soon and we would have to be ready for that. He stated Mr. White could work up the

- numbers for the wastewater and bring that back at the next Council meeting.
 - Ben White stated this was the second year the city would be taking out of reserves until Camden Park was completed and could cover the bond payment for the wastewater.
 - Craig Overstreet wanted him to work up the numbers for the wastewater.
- K. Discussion and direction regarding the draft Martin Marietta Development Agreement.
- Mike Hurst wanted to see if the Council could go into executive session to discuss the item. He wanted clarification on some items in the agreement.
 - Mayor Rice stated that Council would go into executive session to consult with the City Attorney regarding the draft development agreement. Council entered into executive session at 8:16 p.m.
 - Mayor Rice announced that Council would reconvene from executive session at 9:05 p.m. and stated there were several legal issues that were raised and the attorney was asked to look at those issues and the agreement will be brought back at a later date.
- L. Update on new legislation regarding public comments at open meetings.
- Alan Lathrom stated the Legislature changed Chapter 551 as it applies to the open meetings act. The change would allow the public to speak before or during every item on the agenda. He explained the City Council would still have the ability to adopt reasonable requirements to address the specific time limit citizens have to speak. He stated that the legislation also states that members of the public can criticize the Council, but it does not allow them to conduct defamation or slander. He said that if there was someone that needed the assistance of a translator, they would have twice the amount of time afforded to them to speak. He explained it was going to take some distinction to identify the difference between the right to speak about anything or what is specifically on the agenda. He said it changed so that the Council cannot limit the amount of time for public comments to only a total of 30 minutes.
- M. Update on new legislation regarding platting.
- Alan Lathrom stated that HB 3167 established the shock clock of a thirty day time clock. He stated that now cities could not have people who are platting sign a 30 day waiver form. He explained the city now has to approve, conditionally approve or deny a plat within the 30 days. Also, the

city has to indicate where specifically in the ordinance it states they did not meet those requirements. When they resubmit the city will have 15 days to review it and approve it or disapprove it. He indicated it will put a much bigger strain on city resources and staff. If we do not approve it with the 30 day or 15 day time period then it would automatically be approved. State law would preempt city ordinances so we do not have to rush to get the ordinance changed now. The Zoning Ordinance would also have to be changed for HB 2439 because of the building materials change.

- N. Consider, discuss and act regarding a Joint Use Agreement with the Pee Wee Football and Cheer Association and the City of Farmersville.
- Ben White stated the Pee Wee Football League was having trouble obtaining the umbrella insurance.
 - Alan Lathrom stated that one thing Council might consider was increasing the aggregate from \$1 million to \$3 million aggregate. He stated so both the products & completed operations aggregate and general aggregate would both be \$3 million. He also wanted to give the disclaimer that he was not a risk manager.
 - Ben White asked if he could negotiate the contract with the Pee Wee Football League and sign the contract in lieu of the Mayor.
 - Craig Overstreet stated he did not have any issues with the change in insurance except he would like Ben White to have a discussion with a risk manager as to why they cannot receive the umbrella coverage.
 - Motion to allow City Manager to negotiate insurance and sign contract made by Craig Overstreet
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
- O. Consider, discuss and act regarding a lease/purchase agreement between the City of Farmersville and Altec Capital Services, LLC for an electric department truck.
- Ben White stated that our current line truck was broken. He explained it was a used truck and was not in good condition when it was purchased. We have it budgeted to purchase a line truck in the next budget year. He stated we paid off a loan that was \$600,000.00 and currently we are paying Garland heavily to use one of their trucks. He stated he was wanting to negotiate the contract with the company to buy the truck. He indicated it would be a six year term and at the approximate cost of \$212,000.00. It would be an annual payment of approximately \$38,000.00 a year. He

explained the other option would be to manually dig the holes or to borrow from Garland if we did not purchase the truck. He stated that Garland was charging approximately \$1,000 a day, because we also pay for the operator.

- Craig Overstreet stated he does not feel like it would be a good idea to purchase a new truck. He stated he felt like there were other options, like buying a used truck.
- Dwain Mathers asked if we were going to do this in the next year's budget.
- Ben White stated it was budgeted for and the first payment would be due in the next budget year. He stated the one piece of used equipment we bought has always had problems.
- Jim Hemby stated that most people use those trucks for years after they buy them. He stated a new truck would last longer. He stated that we did not have to buy a Cadillac, but something that will last the city for a long time and save money.
- Donny Mason stated that used trucks usually have something wrong with them to begin with. He explained at least with a new truck it would have a warranty.
- Ben White stated he usually buys a three to five year warranty. This particular line truck stated it would serve other purposes like lifting something that weighs a lot.
- Craig Overstreet stated the warranty was only for a year according to the contract.
- Ben White stated he would have to negotiate that more. We were paying a loan of \$130,000.00 a year and that was paid off this year. This loan would be \$38,000.00 and the rest of the money would go into reserves.
- Jim Hemby stated if you are going to run a business you need the equipment to run the business.
 - Motion to approve and allow City Manager to negotiate warranty and sign document made by Dwain Mathers
 - 2nd to approve was Donny Mason
 - All council members voted in favor, except Hurst voted in favor with reservations and Craig Overstreet voted no because of cheaper alternatives.

VI. BUDGET WORKSHOP

- Daphne Hamlin went over a Power Point presentation. She stated that the IT department cut back some of their cost and we removed the equipment that

public works needed. She indicated that Chief Morris asked for ISO Inspections for \$8,000.00 a year.

- Mike Hurst asked about the inspector and how they came to that amount in the budget.
- Daphne Hamlin stated the salary would be \$80,000.00 and then benefits. She stated she and Ben White made a lot of cuts to the budget. She discussed the wastewater fund and explained the deficit because Camden Park was not completed yet in order to cover the bond payment. She said the general fund is in need of more revenues.
- Craig Overstreet asked that she drop off the older years and show the actual budget right next to the proposed budget in OpenGov.

VII. EXECUTIVE SESSION

- Mayor Rice read the statement below and stated the City Council would go in to executive session at 9:52 p.m.
 - A. Discussion of Matters Permitted by Texas Government Code Section 551.086, "Deliberation Regarding Public Power Utility Competitive Matters," as "competitive matters" is defined by Texas Government Code Section 552.133:
 1. Qualified Scheduling Entity (QSE) Services Agreement;
 2. ERCOT Market Participant Agency Rider;
 3. Confirmation of Transaction under the November 5, 2013, EEI Master Power Purchase and Sale Agreement; and
 4. Collin College Power Agreement Proposal.

VIII. RECONVENE FROM EXECUTIVE SESSION

- Mayor Rice stated the City Council would reconvene from Executive Session at 10:21p.m. and there was nothing to report.

IX. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Craig Overstreet asked for code enforcement to be on the agenda.

X. ADJOURNMENT


Meeting was adjourned at 10:23 p.m.

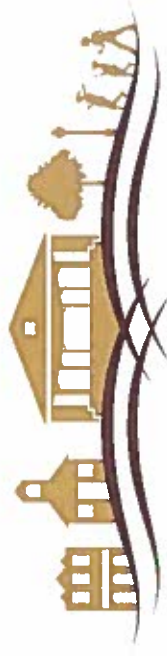
APPROVE:



Jack Randall Rice, Mayor

ATTEST:


Sandra Green, City Secretary



Farmersville
DISCOVER A TEXAS TREASURE

City of Farmersville Budget Workshop 2019-2020

08/13/2019

Budgeted Items 2019-2020		Cost
Implementation of Step Program Police Dept.	\$	22,500.00
Cost of Living Adjustment	\$	61,005.00
New Employee (Building Inspector)	\$	102,368.00
Home Rule	\$	20,000.00
Health Inspector (contracted)	\$	3,000.00
Website upgrade	\$	3,900.00
City Manager car allowance	\$	4,800.00
In-house IT support computer maintenance (cut 60K)	\$	38,595.00
New Public Work Equipment (financing) (removed)	\$	35,175.00
ISO Inspection (8k) 3 years	\$	8,000.00
Electric Dept. Pole Truck (on the agenda)	\$	35,000.00
Total in Proposed Budget	\$	299,168.00

City of Farmersville

	CURRENT BUDGET	6 MONTH ACTUAL	2018-2019 REVISED	PROPOSED BUDGET
GENERAL FUND REVENUE	\$ 3,492,140	\$ 2,130,654	\$ 3,673,492	\$ 3,650,588
GENERAL FUND EXPENSES	\$ 3,492,140	\$ 1,783,603	\$ 3,768,161	\$ 3,650,588
GENERAL FUND PROFIT (LOSS)	\$ -	\$ 347,051	\$ (94,669)	
ELECTRIC FUND REVENUE	\$ 3,894,361	\$ 1,695,612	\$ 3,886,861	\$ 3,886,861
ELECTRIC FUND EXPENSES	\$ 3,894,361	\$ 1,848,941	\$ 3,862,430	\$ 3,833,292
ELECTRIC FUND TOTAL PROFIT (LOSS)	\$ -	\$ (153,329)	\$ 24,431	\$ 53,569
WATER FUND REVENUE	\$ 1,542,546	\$ 742,481	\$ 1,530,746	\$ 1,536,846
WATER FUND EXPENSES	\$ 1,542,546	\$ 806,331	\$ 1,677,351	\$ 1,536,846
WATER FUND TOTAL PROFIT (LOSS)	\$ -	\$ (63,850)	\$ (146,605)	
WASTEWATER FUND REVENUE	\$ 1,922,408	\$ 750,845	\$ 1,301,546	\$ 1,103,836
WASTEWATER FUND EXPENSES	\$ 1,349,408	\$ 501,421	\$ 1,372,310	\$ 1,855,862
WASTEWATER FUND TOTAL PROFIT (LOSS)	\$ 473,000	\$ 249,424	\$ (70,764)	\$ (752,026)
REFUSE FUND REVENUE	\$ 465,266	\$ 234,338	\$ 470,273	\$ 470,273
REFUSE FUND EXPENSES	\$ 465,266	\$ 208,456	\$ 470,033	\$ 470,033
REFUSE FUND TOTAL PROFIT (LOSS)	\$ -	\$ 25,882	\$ 240	\$ 240

**City of Farmersville
TIRZ Rate calculations**

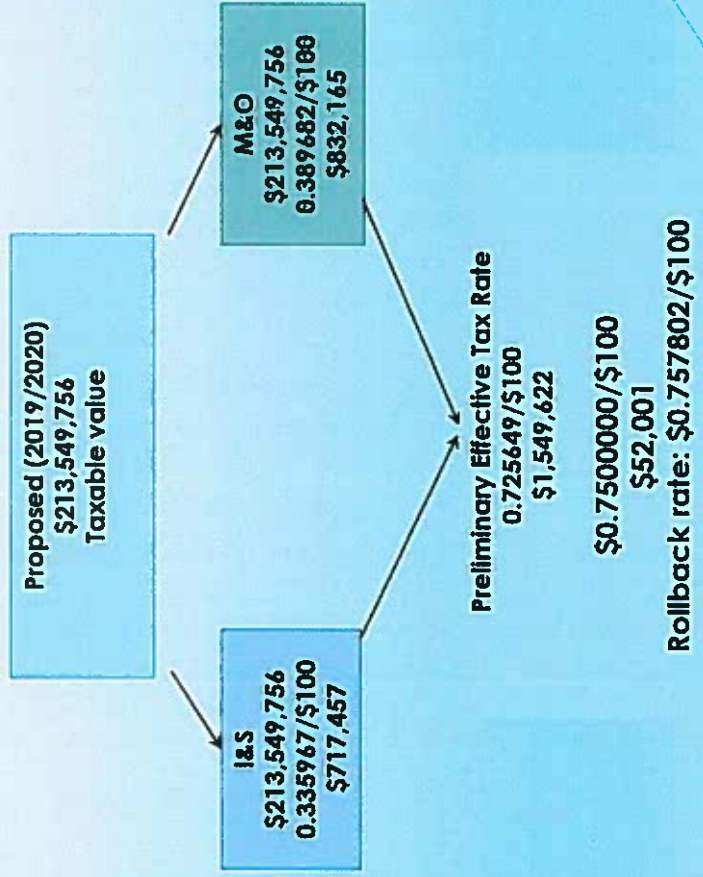
**Captured Appraised Value
\$50,719,732**

\$380,397

**Transfer this amount from General Fund to the
TIRZ account**

**City rezones the TIRZ removing Palladium
and Camden estimated Ad Valorem Taxes
per year to the General Fund after
complete build out is approximately :
\$238,606**

Ad Valorem Proposed Tax Rate Calculations



Debt Information 2019-2020

Series 2012, \$1,500,000 (tax supported)	\$91,418.76
Series 2012, \$265,000	\$36,750.00
Series 2014, \$2,185,000 (tax supported)	\$176,012.50
Series 2015, \$4,855,000 (tax supported)	\$450,025.00
Series 2017, \$5,845,000	\$354,173.00
Series 2018, \$130,000 Tax Note	\$28,422.50
Series 2019, \$1,755,000 (TIRZ supported)	\$120,275.00
Total Debt Obligation Budget Year 2018/2019:	\$1,257,076.76
Supported by Ad Valorem Tax	\$717,456.26
Supported by Revenues:	\$419,345.50
Supported by TIRZ Revenues:	\$120,275.00



CITY OF FARMERSVILLE 2019 PLANNING CALENDAR

<p>Meeting of "Notices of Appraised Value" by Chief Appraiser.</p> <p>The Chief Appraiser prepares and certifies to the Tax Assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value.</p> <p>Deadline for submitting Appraisal Records to ARB.</p> <p>Deadline for ARB to approve Appraisal Records.</p> <p>Deadline for Chief Appraiser to certify Appraisal Rolls to each Taxing Unit.</p> <p>Certification of anticipated collection rate by collector.</p> <p>Calculation of Effective and Rollback Tax Rates.</p> <p>Submission of Effective and Rollback Tax Rates to governing body from the Tax Office.</p> <p>72 Hour Notice for Meeting (Open Meetings Notice).</p> <p>Meeting of Governing Body to Discuss Tax Rates.</p> <p>If proposed tax rate will exceed the Rollback Rate or the Effective Tax Rate (whichever is lower), take record vote and schedule two Public Hearings.</p> <p>Publish the "Notice of 2019 Property Tax Rates" by September 1.</p> <p>Notice must be published at least seven (7) days before first Public Hearing. Notice must also be posted on the municipality's website.</p> <p>72 Hour Notice for First Public Hearing (Open Meetings Notice).</p> <p>First Public Hearing At least 7 days after publication of "Notice of 2019 Property Tax Rates."</p> <p>72 Hour Notice for Second Public Hearing (Open Meetings Notice).</p> <p>Second Public Hearing May not be earlier than 3 days after first Public Hearing.</p> <p>Schedule and announce meeting to adopt tax rate three to fourteen (3 - 14) days from this date.</p> <p>72 Hour Notice for Meeting at which Governing Body will Adopt Tax Rate (Open Meetings Notice).</p> <p>Meeting to Adopt 2019 Tax Rate. Meeting to adopt must be published September 17, 2019.</p> <p>Schedule meeting three to fourteen (3 to 14) days after second Public Hearing. Taxing Unit must adopt tax rate before September 30 or 60 days after receiving Certified Appraisal Roll, whichever is later.</p> <p>Deadline to submit the Tax Rate Ordinance to the Collin County Tax Office.</p> <p>September 18 Tax Code Section 61.08 directs that if a date falls on a weekend, the deadline is extended to the following regular business day.</p> <p>Advice of taxing unit legal counsel should be sought to determine how to fulfill the requirements of Section 140.010 Local Code (58-1310).</p>	<p>April - May</p> <hr/> <p>April 30</p> <hr/> <p>May 15</p> <hr/> <p>July 20</p> <hr/> <p>July 25</p> <hr/> <p>Aug</p> <hr/> <p>July 25 - Aug.</p> <hr/> <p>July 25 - Aug.</p> <hr/> <p>Aug 08th, 2019</p> <hr/> <p>Aug 13th, 2019</p> <hr/> <p>Aug 20th, 2019</p> <hr/> <p>Aug 30th, 2019</p> <hr/> <p>Sept 3rd, 2019</p> <hr/> <p>Sept 6th, 2019</p> <hr/> <p>Sept. 10th, 2019</p> <hr/> <p>Sept. 13th, 2019</p> <hr/> <p>Sept. 17th, 2019</p> <hr/> <p>Moan on September 18</p> <hr/> <p>September 18</p> <hr/>
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**Please provide a copy of the Ordinance adopting the 2019 Tax Rate to the Tax Office by
Noon on September 18, 2019.**