City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Meeting Agenda - Final

City Council

Tuesday, April 19, 2016 | **6:00 PM** | **Council Chambers**

Study Session Meeting to be held at 3:00 PM in the Study Session Room

A. STUDY SESSION

A.1 16-110 Discuss regular City Council meeting agenda items.

A.2 16-097 Receive a legislative update from Texas Representative Matt Rinaldi.

A.3 16-118 Conduct a work session to discuss and review the following: the City's financial status, revenues, expenditures, projects, balances, financial trends, capital projects, fixed assets, and other issues related to the 2015-16 Mid-Year Budget, future City budgets, and long range planning activities.

A.4 16-117 Receive a report on the City's mosquito spraying protocol and public education campaign for 2016.

A.5 16-119 Presentation of a proposed public service announcement regarding the screening requirements for the new recycling containers.

A.6 16-111 Discuss agenda items for future City Council meetings.

B. INVOCATION & PLEDGE OF ALLEGIANCE

C. CEREMONIAL ITEMS

C.1 16-104 Presentation of the Metrocrest Chamber of Commerce Rising Star Award to Environmental Health Manager Katy Evans.

D. REPORT ON STUDY SESSION ITEMS

E. CITY MANAGER'S REPORT AND ITEMS OF COMMUNITY INTEREST

Pursuant to Section 551.0415 of the Texas Government Code, the City Council or City Administration may report information on the following items: 1) expression of thanks, congratulations or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming City events, 5) information about community events, and 6) announcements involving an imminent threat to public health and safety.

F. CITIZEN COMMENTS

This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Registration Card and submit it to the City Secretary or City Administration prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. Anyone wishing to speak shall be courteous and cordial. No disparaging or inflammatory remarks directed at any member of the City Council or City staff will be allowed.

The City Council is not permitted to take action on any subject raised by a speaker during Citizen Comments. However, the City Council may have the item placed on a future agenda for action; refer the item to the City Manager and/or City Administration for further study or action; briefly state existing City policy; or provide a brief statement of factual information in response to the inquiry.

G. CONSENT AGENDA

G.1 16-109 Consider approving minutes of the March 29, 2016, Work Session meeting and April 5, 2016, regular City Council meeting; and take appropriate action.

G.2 R2016-042 Consider approving Resolution No. 2016-042 authorizing the City Manager to execute an agreement with GFC Contracting, through the Buy Board Purchasing Cooperative agreement for paint services; and take appropriate action.

H. PUBLIC HEARINGS

H.1 ORD-3361 Conduct a public hearing and consider adopting Ordinance No. 3361 amending Planned Development No. 88 (PD-88), on an approximate 25.27 acre tract from “Office-1” subdistrict into “Mid-Density Residential” subdistrict, establishing a Conceptual Site Plan; and take appropriate action.

I. REGULAR AGENDA ITEMS

I.1 16-120 Presentation of the newly produced 2016 Police Department recruiting video.

I.2 R2016-045 Consider approving Resolution No. 2016-045 in support of the application of Rochester Gauges, Inc. to the Texas Commission on Environmental Quality for a Municipal Settings Designation for property located at the southwest corner of Forest Lane and Denton Drive in Dallas, Texas; and take appropriate action.

I.3 ORD-3365 Consider adopting Ordinance No. 3365 amending the City’s 2015-16 Fiscal Year Operating Budget, amending the Capital Improvements Program Budget, directing City expenditures be made in accordance with the budget as amended; and take appropriate action.

I.4 R2016-043 Consider approving Resolution No. 2016-043 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 3047 Topaz Lane; and take appropriate action.

The City Council may convene into executive session at anytime during the Study Session or Regular Session pursuant to Texas Government Code Section 551.071(2) for the purpose of seeking confidential legal advice from the City Attorney on any regular or study session agenda item.

J. EXECUTIVE SESSION

J.1 16-114 Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:
- Discuss contemplated civil litigation regarding the substandard multifamily property located at 2835 & 2875 Villa Creek, Farmers Branch, Texas

Council may convene into closed executive session pursuant to Section 551.074 of the Texas Government Code to deliberate regarding:
- Personnel Matters - Valwood Improvement Authority Board Member appointments
- Personnel Matters - Discussion of selection process and criteria for appointment of a City Manager

Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code to:
- Discuss the purchase, exchange, lease, or sale of real property located at 2737 Farmers Branch Lane

Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding:
- Discuss Economic Development Incentive for Project Echo

K. RECONVENE INTO REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED SESSION

L. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Friday, April 15, 2016 no later than 5 p.m.

_____

Amy Piukana, City Secretary

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-110

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Study Session

In Control: City Council **File Type:** Report

Agenda Number: A.1

Discuss regular City Council meeting agenda items.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-097

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Study Session

In Control: City Council **File Type:** Report

Agenda Number: A.2

Receive a legislative update from Texas Representative Matt Rinaldi.

BACKGROUND:

Receive an update from Representative Matt Rinaldi on the 84th Legislative Session.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-118

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Study Session

In Control: City Council **File Type:** Report

Agenda Number: A.3

Conduct a work session to discuss and review the following: the City's financial status, revenues, expenditures, projects, balances, financial trends, capital projects, fixed assets, and other issues related to the 2015-16 Mid-Year Budget, future City budgets, and long range planning activities.

DISCUSSION:

City Administration will meet with the City Council to discuss the 2015-16 Proposed Amended Budget. The 2015-16 Proposed Amended Budget & Financial Condition Analysis are included in the Regular Agenda.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-117

Agenda Date: 4/19/2016 **Version:** 2 **Status:** Study Session

In Control: City Council **File Type:** Report

Agenda Number: A.4

Receive a report on the City's mosquito spraying protocol and public education campaign for 2016.

BACKGROUND:
As a result of the mild winter in north Texas, mosquito populations will be prevalent in Farmers Branch this spring and summer. City staff has been preparing for the cyclical rise in the mosquito population. Staff will provide City Council with a presentation covering basic facts about mosquito life cycle, science based spraying protocols, mosquito related diseases, species specific behavior and the associated challenges to the differing behaviors. Staff will present public education tools that will be used to distribute information regarding mosquito spraying and public health information.

ATTACHMENTS:
1. Mosquito Program presentation

FARMERS BRANCH

2016 Mosquito Program

CITY COUNCIL STUDY SESSION

APRIL 19, 2016

FARMERS BRANCH

GOAL

REDUCE THE THREAT OF MOSQUITO-BORNE ILLNESSES TO OUR RESIDENTS

FARMERS BRANCH

NEW THIS YEAR: ZIKA VIRUS

FARMERS BRANCH

SURVEILLANCE

FARMERS BRANCH

TREATMENT

FARMERS BRANCH

2014/2015 COMPARISON

	2014	2015
Total Traps	74	73
WNV Positive Traps	8	16
Human Cases of WNV (75234)	1	0
Miles Sprayed	866.8	459.42
Cost to City	Approx. 173 hours	$29,967.37

FARMERS BRANCH

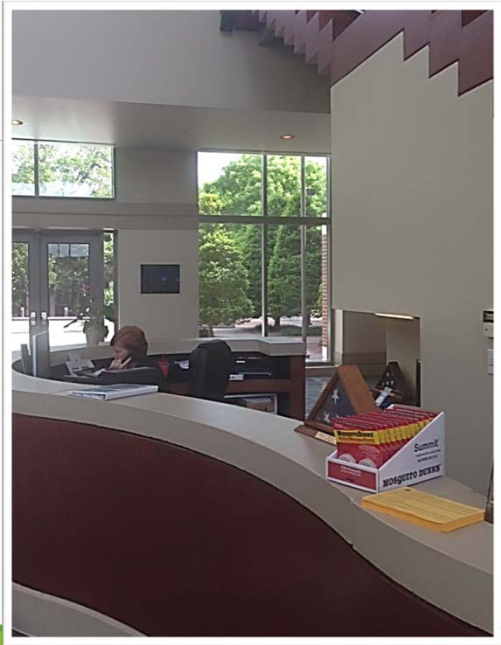
INTER-DEPARTMENT COOPERATION

FARMERS BRANCH

PREV

FARMERS BRANCH

EMPOWER OUR RESI



FARMERS BRANCH

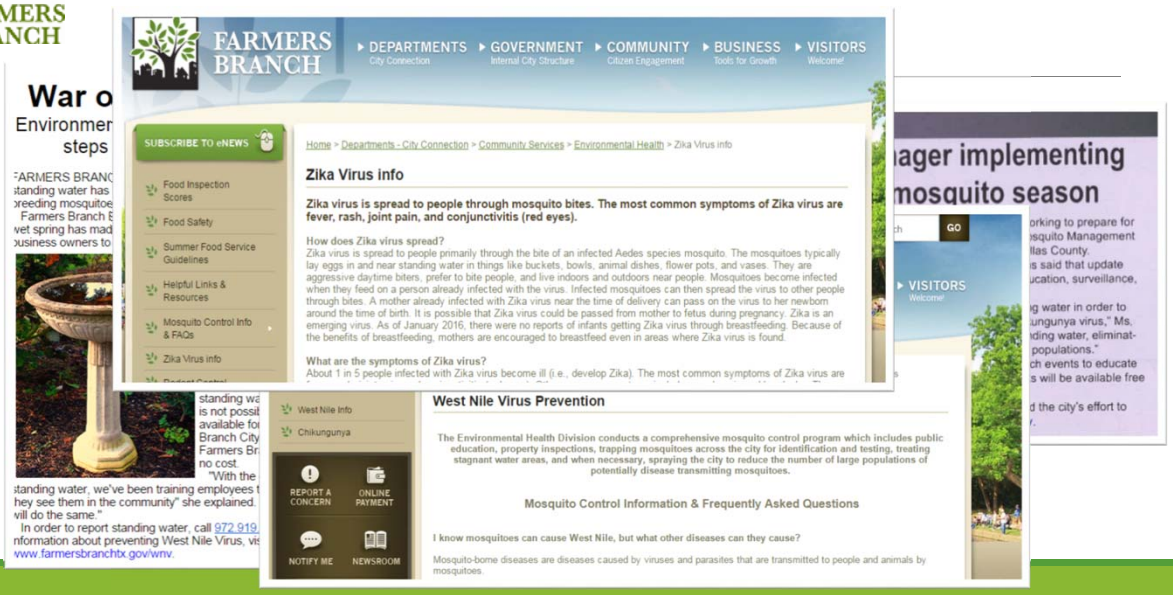
EMPOWER OUR RESIDENTS

FARMERS BRANCH

EMPOWER OUR RESIDENTS

FARMERS BRANCH

EDUCATION



FARMERS BRANCH

Thanks for your help!

farmersbranchtx.gov/wnv

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
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75234

Staff Report

File Number: 16-119

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Study Session

In Control: City Council **File Type:** Report

Agenda Number: A.5

Presentation of a proposed public service announcement regarding the screening requirements for the new recycling containers.

BACKGROUND:

To help answer some of the anticipated questions regarding the required screening of the new recycling containers, City Staff created a short informational video explaining the screening requirements and showing how to build a simple affordable screening structure.

RECOMMENDATION:

If acceptable to City Council, City Staff would like to post the abovementioned video on the city Website and Cable Television.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-111

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Study Session

In Control: City Council **File Type:** Report

Agenda Number: A.6

Discuss agenda items for future City Council meetings.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-104

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Ceremonial

In Control: City Council **File Type:** Report

Agenda Number: C.1

Presentation of the Metrocrest Chamber of Commerce Rising Star Award to Environmental Health Manager Katy Evans.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-109

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Consent Agenda

In Control: City Council **File Type:** Report

Agenda Number: G.1

Consider approving minutes of the March 29, 2016, Work Session meeting and April 5, 2016, regular City Council meeting; and take appropriate action.

City of Farmers Branch

Meeting Minutes

City Council

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Tuesday, March 29, 2016 **4:00 PM** **Study Session Room**

Study Session Meeting to be held at 4:00 PM in the Study Session Room

Presiding: 1 - Mayor Bob Phelps

Present: 5 - Deputy Mayor Pro Tem Harold Froehlich, Council Member John Norwood, Council Member Ana Reyes, Mayor Pro Tem Kirk Connally, Council Member Mike Bomgardner

Staff: 10 - Charles Cox Interim City Manager, Amy Piukana City Secretary, Braden Metcalf City Attorney, Mark Young Deputy Police Chief, John Land Managing Director Operations, LaJeana Thomas Executive Assistant Administration, Allison Cook Economic Development Manager, Andy Gillies Community Services Director, Miklos Valdez Parks & Recreation Aquatics Manager, Tom Bryson Communications Director

A. CALL TO ORDER

Mayor Phelps called the meeting to order at 4:02 p.m.

B. WORK SESSION

B.1 16-102 Consider excusing the absence of Council Member Mike Bomgardner from the March 22, 2016, City Council meeting; and take appropriate action.

Motion made by Mayor Pro Tem Connally to excuse the absence of Council Member Mike Bomgardner from the March 22, 2016, City Council meeting. Motion seconded by Deputy Mayor Pro Tem Froehlich. Motion prevailed by the following vote:

Aye: **5** - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

B.2 **16-101** **Discuss the option to change the meeting times of Study Session at the Regular City Council meetings.**

Mayor Phelps suggested changing the Study Session meeting times to begin at 3 p.m. instead of 4 p.m. to avoid having the extra Tuesday meetings.

After discussion, City Council agreed to have staff bring forward an amended Resolution changing City Council Work Session start times to 3 p.m., in an effort to consolidate the extra Tuesday meetings into a regular City Council meeting, with no change to the 6 p.m. regular start time.

No action was taken on this item.

B.3 **16-099** **Receive an overview regarding the annual Board and Commission appointment process.**

City Secretary Amy Piukana reviewed the annual Board and Commission appointment process and presented some new ideas for Council to review and provide input in regards to meeting and selecting the applicants.

Council Member Norwood asked that the interview process be informal, similar to the Bond Committee review process.

After discussion, City Council advised staff to advertise and promote Board and Commissions, and to hold two (2) separate events. The first would be a Board and Commission open house which includes board liaisons present to answer any questions regarding board particulars, and an informal interview meeting to select Board and Commission finalists.

No action was taken on this item.

B.4 **16-098** **Receive a presentation on the updated Neighborhood Revitalization Study.**

Managing Director John Land introduced Paige Shipp with Metro Study who provided a brief overview regarding status update on the Residential Redevelopment Program.

Ms. Shipp provided an executive summary of the following analysis, noting this is used to determine the status of redevelopment patterns in Farmers Branch.

Kerr Park – The overall quality of the neighborhood and size of the lots makes this neighborhood a suitable location for Tear Downs with City Assistance Remodels. The Teardown suitability is somewhat hampered by little available home/lot inventory

valued below $120,000. She noted the previous analysis indicated very few homes valued (at that time) at $240,000 or higher. However, based on current resale activity the neighborhood is regularly priced in the $280,000 to $290,000 range.

Valley View Estates/Wooded Creek – This super neighborhood contains some of the Farmers Branch newest housing. Therefore, it has demonstrated market interest and demand for new housing. This neighborhood does present one unique obstacle relative to the other Super Neighborhoods: a relative lack of existing homes or lots priced at $120,000 or less, the target lot price for the teardown/rebuild program. To the degree that suitable lots are available, this neighborhood exhibits the types of characteristics making it suitable for upscale new teardown housing.

Rollingdale/Dutch Village – From 2009 to 2015, there were no new home permits issued in the neighborhood. As a result, the outlook on its viability as a candidate for tear down activity has not changed. Metrostudy feels this neighborhood is a viable candidate for targeted remodel activity. This revised opinion comes from realtors, observed improvements, renovations, and house flipping activity in the neighborhood during field inspections.

Ms. Shipp provided an overview of the following Super Neighborhood results:

- Super Neighborhood No. 1 - Rollingdale Dutch Village noting the study indicates it is suitable for remodels, however does not meet demand to justify Tear Downs.
- Super Neighborhood No. 2 - East and West Brookhaven/Oakbrook, noting the quality of the neighborhood and size of the lots indicates this location is ideal for personally financed Tear Downs and remodels.
- Super Neighborhood No. 3 - Valwood Estates/Squire/Oran noting this neighborhood has not displayed sufficient market demand for Tear Downs regardless of public assistance.
- Super Neighborhood No. 4 - Rawhide North/South Rawhide noting it does not contain the characteristics that would result in the market driving Tear Downs regardless of public assistance.
- Super Neighborhood No. 5 – Valley View Estates/Wooded Creek noting this neighborhood exhibits the types of characteristics making it suitable for upscale new teardown housing with City Assistance and Remodels.
- Super Neighborhood No. 6 – Johnston Park noting real estate professionals characterized this as a well-kept older neighborhood, but lacks any demonstrable upscale new home demand drivers.
- Super Neighborhood No. 7 – Branch Crossing/Mallon Park noting this neighborhood is believed to be ideal for personally financed Tear Downs and Remodels.
- Super Neighborhood No. 8 – Austell/Sunbeck noting this neighborhood is determined to be a prime candidate for Tear Downs with City Assistance and Remodels.
- Super Neighborhood No. 9 – Brookhollow Estates/Templeton Trails noting this neighborhood is believed to be a strong location for Tear Downs with City Assistance and Remodels.
- Super Neighborhood No. 10 – Kerr Park noting the upward price trend does have an impact of making it more difficult to obtain lots at a price that justifies support of new tear down homes.

Council thanked staff for the review and advised moving forward with a Neighborhood Revitalization type program.

B.5 ORD-3362 Consider adopting Ordinance No. 3362 amending the Farmers Branch Code of Ordinances, Appendix A – Fee Schedule, relative to fees established pursuant to Chapter 50, "Parks and Recreation," Article II, "Rules and Regulations," and Section 50-41 "Parks and Recreation User Fees;" and take appropriate action.

Parks and Recreation Aquatics Manager Miklos Valdez briefed City Council regarding Ordinance No. 3362, amending Parks and Recreation user fees. Mr. Valez explained the proposed ordinance decreases the individual Frog Pond season pass resident rate from $85.00 to $50.00 and non-resident rates from $105.00 to $80.00. He further stated the CFBISD employees would be offered resident rates to be consistent with the Recreation Center fee structure. He further stated the resident rates would be extended to individuals who work for companies in Farmers Branch. He explained these changes should increase attendance and revenue without adversely effecting residents.

Motion made by Council Member Reyes to adopt Ordinance No. 3362, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

B.6 R2016-038 Consider adopting Resolution No. 2016-038 relating to the giving of notice of intention to issue City of Farmers Branch, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2016, for the purpose of public safety improvements to the Farmers Branch Justice Center in an amount not to exceed $3.1 million, providing an effective date; and take appropriate action.

Interim City Manager Charles Cox briefed City Council regarding this item, noting he was able to reduce the cost by $500,000, by using the existing building footprint to rearrange the Marshall space area and utilizing an existing arraignment area (adding office furniture) to reduce the amount in an amount not to exceed $2.6 million.

After discussion Council Member Norwood made a motion to adopt Resolution No. 2016-038, authorizing Notice of Intention to issue City of Farmers Branch, Texas Combination Tax and Revenue Certificates of Obligation, Series 2016, for the purpose of public safety improvements to the Farmers Branch Justice Center in an amount not to exceed $2.6 million. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

Aye: **5** - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

Mayor Phelps recessed at 5 p.m. for a short break.

Mayor Phelps reconvened into closed Executive Session at 5:02 p.m.

C.1 **16-100** **Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:**

- Discuss contemplated civil litigation regarding the substandard multifamily property located at 2835 & 2875 Villa Creek, Farmers Branch, Texas.

D. **Reconvene into work session and take any action necessary as a result of the closed session.**

No action was taken as a result of closed executive session.

E. **Adjournment –**

Deputy Mayor Pro Tem Froehlich made a motion to adjourn. Motion seconded by Mayor Pro Tem Connally. Motion prevailed by the following vote:

Aye: **5** - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

The meeting adjourned at 6:13 p.m.

_____
Mayor

ATTEST:

_____
City Secretary

City of Farmers Branch

Meeting Minutes

City Council

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Tuesday, April 5, 2016 **6:00 PM** **Council Chambers**

Study Session Meeting to be held at 4:00 PM in the Study Session Room

Presiding: 1 - Mayor Bob Phelps

Present: 5 - Deputy Mayor Pro Tem Harold Froehlich, Council Member John Norwood, Mayor Pro Tem Kirk Connally, Council Member Mike Bomgardner, Council Member Ana Reyes (arrived at 4:38 p.m.)

Staff: 11 - Charles Cox Interim City Manager, Amy Piukana City Secretary, Kevin Laughlin City Attorney, Sid Fuller Police Chief, John Land Managing Director Operations, LaJeana Thomas Executive Assistant Administration, Allison Cook Economic Development Manager, Andy Gillies Community Services Director, Tom Bryson Communications Director, Derrick Birdsall Historical Park Director, Danielle Brissette Historical Museum Educator

A. CALL TO ORDER

Mayor Phelps called the meeting to order at 4:00 p.m.

A.1 16-089 **Discuss regular City Council meeting agenda items.**

Mayor Pro Tem Connally asked that Agenda Item G.5 be moved to the Regular Agenda to allow discussion.

A.2 16-086 **Receive an update regarding entry monument signage.**

Managing Director John Land briefed City Council regarding this item. Mr. Land explained the goal of the project is to create a comprehensive set of design recommendations and prototype strategies for aesthetics to be applied to gateway features throughout the city. He noted these guidelines should assist in creating a lasting identity for the City of Farmers

Branch. He further stated the city has teamed up with Brad Molten with La Terra studio who provided an overview of steps to move forward. Mr. Molten noted entry points were identified into three tiers. He explained Tier 1 areas are identified at major entry points of the city. He stated Tier 2 are areas identified at major thoroughfares entering the city, and Tier 3 are major areas of interest throughout the city. He noted the costs would be based in phases, explaining Phase 1, implementation of fund reimbursement from removal of original entry features during 635 construction in Tier 1 areas. He further stated Phase 2, is based on realistic cost estimates of developed concepts for phased implementation of the remainder of the features.

After discussion, Council Member Norwood suggested choosing a design that could have a multipurpose use and to work with PYRO Marketing Company to coordinate a uniformed look throughout the city.

Council Member Bomgardner asked that the new signage be used to market the Trails, and consider strategically placing the signs in areas that cannot be disturbed.

Mr. Land stated he will work with PYRO Marketing and bring forward a signage plan at a future City Council meeting.

A.3 16-107 **Presentation of an Economic Development update.**

Economic Development Manager Allison Cook briefed City Council and reviewed a Power Point presentation regarding Economic Development updates throughout the City of Farmers Branch.

A.4 16-090 **Discuss agenda items for future City Council meetings.**

Council Member Reyes asked about the status of the Oakbrook Homeowner's Association in relation to the needs review assessment. Interim City Manager Charles Cox explained he has left a message with the President of Oakbrook Homeowner's Association to inquire about the status on the engineering study noting he will need this information before the city can move forward.

Deputy Mayor Pro Tem Froehlich asked about Town of Addison updates. City Attorney Kevin Laughlin explained there is no update at this time.

Mayor Phelps recessed at 4:43 for a break.

Mayor Phelps skipped to agenda item J.1. and reconvened into closed Executive Session at 4:55 p.m. to discuss the following:

J.1 16-105 **Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:**

- Discuss contemplated civil litigation regarding the substandard multifamily property located at 2835 & 2875 Villa Creek, Farmers Branch, Texas.
- Discuss contemplated and pending litigation and/or administrative proceedings relating to Ana Henriquez v. Farmers Branch, Texas, A municipality, Officer Ken

D. Johnson, in his individual and official capacity Civil Action No. 3-16CVO868-M United States District Court for the Northern District of Texas.

Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding Economic Development Incentive for the relocation of a large retailer. Project Basket

Mayor Phelps recessed from closed Executive Session at 5:52 p.m.

Mayor Phelps called the Regular Meeting to order at 6:02 p.m.

B. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Bomgardner provided the Invocation and led the Pledge of Allegiance.

C. CEREMONIAL ITEMS

C.1 16-103 **Presentation of a proclamation recognizing April 10, 2016, through April 16, 2016, as National Volunteer's Week and recognizing Historical Park Volunteers in the City of Farmers Branch.**

Mayor Phelps read a proclamation recognizing April 10th – April 16th as National Volunteer's Week. Mayor Phelps introduced Parks and Recreation Director Jeff Harting who introduced Museum Educator Danielle Burrette and Historical Park Director Derrick Birdsell who thanked volunteers for their service.

C.2 16-093 **Consider Board and Commission appointments; and take appropriate action.**

Council Member Reyes made a motion to appoint John Land to the Local Government Corporation, Place 3 for an unexpired term ending May 31, 2017. Motion seconded by Mayor Pro Tem Connally. Motion approved by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

D. REPORT ON STUDY SESSION ITEMS

Mayor Pro Tem Connally provided an update regarding Study Session items.

E. CITY MANAGER'S REPORT AND ITEMS OF COMMUNITY INTEREST

- There will be a **Star Party** at the Farmers Branch Historical Park on Tuesday, April 12 from around dusk until about 9 p.m. Volunteers from the Texas Astronomical Society will be on hand to help those in attendance with viewing celestial objects through high-powered telescopes. Call the Historical Park at 972.406.0184 or visit texasastro.org for more information.
- **Date Night in the Park** is coming back on Saturday, April 23. The popular event at the Farmers Branch Historical Park will feature food trucks, live music from the Midnight River Choir and an outdoor movie after dark with "Daddy's Home," starring Will Ferrell and Mark Wahlberg. Admission is free. Find out more at fbspecialevents.com.
- If you operate a surveillance camera at your home or business, the Farmers Branch Police Department is asking for your help. By registering your system with the **SafeCam initiative**, the Police Department can call upon you for voluntary assistance if there is criminal activity in your area that might have been caught on camera. Find out more by calling 972.484.3620.
- The City is holding a Board and Commissions Recruitment event May 10th at 6 p.m. here at City Hall. We are always looking for civic-minded residents who want to give back by donating their time to serve on one of our boards and commissions. Current vacancies include two vacancies on the **Community Watch Committee,** two vacancies on the **Senior Advisory Board** and a youth vacancy on the **Family Advisory Board**. Please call the City Secretary's office at 972.919.2503 or come by City Hall if you are interested.
- Don't forget to sign up for eNews at farmersbranch tx.gov to have current City news and information delivered directly to your eMail box.

F. CITIZEN COMMENTS

There were no citizens that wished to speak.

G. CONSENT AGENDA

G.1 16-091 **Consider approving minutes of the March 15, 2016, City Council meeting and March 22, 2016, City Council Work Session meeting; and take appropriate action.**

G.2 R2016-033 **Consider approving Resolution No. 2016-033 authorizing the City Manager to approve a professional services agreement with PYRO Development, LLC for marketing services; and take appropriate action.**

G.3 R2016-037 **Consider approving Resolution No. 2016-037 establishing a Sustainability Committee; and take appropriate action.**

G.4 R2016-039 **Consider approving Resolution No. 2016-039 establishing the dates and times for City Council regular meetings and study sessions; repealing Resolution No. 2014-106; and take appropriate action.**

Motion made by Mayor Pro Tem Connally to approve Consent Items G.1 through G.4, as presented. Motion second by Council Member Norwood. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

H. PUBLIC HEARINGS

H.1 ORD-3363 **Conduct a public hearing and consider adopting Ordinance No. 3363 approving a Specific Use Permit for a commercial indoor amusement facility located at 4885 Alpha Rd, Suite 275; and take appropriate action.**

Community Development Director Andy Gillies briefed City Council regarding this item. Mr. Gillies noted the property is zoned Light Industrial Zoning and tonight is seeking a Special Use Permit to utilize the space for an indoor amusement facility. He explained the use is limited to game room type use with a video monitoring system with puzzle and clue solving, indoor commercial amusement type use. He further stated the hours of operation will be 10 a.m. to 8:30 p.m. Monday through Thursday, 10 a.m. to midnight Friday through Saturday, and 10 a.m. to 9 p.m. on Sundays.

Deputy Mayor Pro Tem Froehlich had questions regarding the concept of operations, and age group target audience.

Applicant Steve Rudd explained the target age group 25-40 year old age group. He explained the facility is used for family events, birthday parties and corporate trainings.

Deputy Mayor Pro Tem Froehlich asked what the target opening date would be. Mr. Rudd explained June 1st is the target date to open.

Council Member Norwood asked how many other facilities the applicant has and if food and beverages would be served. Mr. Rudd explained there are only two facilities, this one and a facility in Atlanta. He further stated there will not be food or drinks served at this location, however; catering is allowed.

Mayor Phelps opened the public hearing. There were no citizens that wished to speak for or against the item.

Motion made by Mayor Pro Tem Connally to close the Public Hearing and adopt Ordinance No. 3363, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

I. REGULAR AGENDA ITEMS

I.1 R2016-035 **Consider approving Resolution No. 2016-035 authorizing execution of a Residential Demolition/Rebuild Program Incentive**

Agreement for the owner of the property located at 3124 Brookhollow Drive; and take appropriate action.

Economic Development Manager Allison Cook briefed City Council regarding this item. Ms. Cook explained applicant Stephen and Sharon Mentesana are applying for Demolition Rebuild Program Option One which includes a reimbursement of up to $5,000 of the cost of demolition of the original home following completion of demolition. She noted the current improvement value is $203,890 and the estimated new improvement value is estimated to be at least $500,000.

Council Member Norwood made a motion to approve Resolution No. 2016-035, as presented. Motion seconded by Council Member Bomgardner.

Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

I.2 R2016-036 **Consider approving Resolution No. 2016-036 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14511 Tanglewood Drive; and take appropriate action.**

Economic Development Manager Allison Cook briefed City Council regarding the item. She explained Mr. and Mrs. Billingsley purchased 3021 Primrose last year and have exceeded the size of the Primrose lot and plan to sell the lot. Ms. Cook noted the Billingsley's have purchased 14511 Tanglewood Drive, and are now applying for Demo Rebuild Option One which is an incentive based on the increase over the course of seven (7) years of City property taxes paid on the difference between the original home appraisal value prior to demolition and the value of the new home.

Motion made by Deputy Mayor Pro Tem Froehlich to approve Resolution No. 2016-036, as presented. Motion seconded by Mayor Pro Tem Connally. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

Council skipped to Agenda Item G.5 to be discussed as a Regular Item.

G.5 ORD-3364 **Consider adopting Ordinance No. 3364 amending the Code of Ordinances Chapter 30 Article III, "Alarm Systems", to provide for regulations governing alarm systems and amending appendix A "Fee Schedule" updating the fees related to alarm systems; and take appropriate action.**

Police Chief Sid Fuller briefed City Council regarding this item. Chief Fuller noted the Ordinance is to minimize police responding to false alarms. He reviewed the following false alarm fee structure:

Section this Code	Description	Amount
	Article III. Alarm Systems	
30-72	Alarm permit fee residential	$30.00
30-72	Alarm permit fee commercial (business)	$100.00
30-78	False alarm fee in excess of three (3) but fewer than six (6) in the preceding 12-month period	$50.00
	False alarm fee in excess of five (5) but fewer than eight (8) in the preceding 12-month period	$75.00
	False alarm fee eight (8) or more in the preceding 12-month period	$100.00
	Panic/distress alarm fee of three (3) or more in the preceding 12 month period	$100.00
	Robbery alarm fee of three (3) or more in the preceding 12-month period	$100.00
30-73	Master apartment complex permit fee	$100.00
30-88	False alarm fee for response to monitoring system	$100.00

Chief Fuller further explained the following changes to the proposed ordinance:

- Master apartment complex fee of $100 added for apartments providing alarm systems within individual units.
- Service charge for repeated false alarm notifications documented in a 12 month period would be amended as follows; False alarm fee in excess of three (3) but fewer than six (6), $50; False alarm fee in excess of five (5) but fewer than eight (8), $75; False alarm fee eight (8) or more $100; as compared to the current $50 fee for each false alarm over five (5) in a 12 month period.
- Requirement for alarm companies to notify the City within 30 days of installation and or activation of alarm systems.
- Increase maximum fine amounts for violation(s) of the ordinance from $200 to $500.
- Exemption from fees for government and school district(s).

Chief Fuller noted this allows for the revocation of an alarm permit after eight or more false alarms in a 12 month period.

After discussion, Council Member Reyes made a motion to approve Ordinance No. 3364, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

Mayor Phelps recessed at 6:46 p.m. into closed Executive Session.

J. EXECUTIVE SESSION

J.1 16-105 **Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:**

- Discuss contemplated civil litigation regarding the substandard multifamily property located at 2835 & 2875 Villa Creek, Farmers Branch, Texas.

- Discuss contemplated and pending litigation and/or administrative proceedings relating to Ana Henriquez v. Farmers Branch, Texas, A municipality, Officer Ken D. Johnson, in his individual and official capacity Civil Action No. 3-16CVO868-M United States District Court for the Northern District of Texas.

Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding Economic Development Incentive for the relocation of a large retailer, Project Basket.

K. RECONVENE INTO REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED SESSION.

Mayor Phelps reconvened into regular session at 7:14 p.m.

Mayor Pro Tem Connally made a motion to authorize the City Manager to negotiate and execute an economic development incentive agreement with Project Basket for (1) a rebate of 50% of local sales and uses taxes paid to the City for 20 consecutive years; (2) subject to not less than $100,000,000 in annual sales consummated in Farmers Branch, and (3) such additional terms and conditions the City Manager determines to be reasonable, necessary, and in the best interest of the City. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

L. ADJOURNMENT

Motion made by Mayor Pro Tem Connally to adjourn the meeting at 7:15 p.m. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

Aye: **5** - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

The meeting adjourned at 7:15 p.m.

_____
Mayor

ATTEST:

_____
City Secretary

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: R2016-042

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Consent Agenda

In Control: City Council **File Type:** Resolution

Agenda Number: G.2

Consider approving Resolution No. 2016-042 authorizing the City Manager to execute an agreement with GFC Contracting, through the Buy Board Purchasing Cooperative agreement for paint services; and take appropriate action.

BACKGROUND:
The FY2015-2016 Fixed Asset Fund includes painting the interior of the Senior Center. The Senior Center is 18 years old and has not been painted or updated. This project supports Infrastructure and Assets Guiding Principle and is part of the long term Building Revitalization Program.

DISCUSSION:
The City of Farmers Branch requested a quotation from the Buy Board Purchasing Cooperative. City Administration evaluated the quotation as to meeting specifications and desire to award the interior painting of City Hall to GFC Contracting.
The FY2015-16 budget amount for this project is $65,000. The quotation came in $9,553 under the budgeted amount.

RECOMMENDATION:
City Administration recommends approving the interior painting of City Hall by GFC Contracting through the Buy Board Purchasing Cooperative budgeted in the FY2015-16 City Budget.

ATTACHMENTS:
1. Resolution No. 2016-042
2. Informational Memo to Council
3. GFC Contracting Quote

POSSIBLE COUNCIL ACTION:
1. I move to approve Resolution No. 2016-042 authorizing the City Manager to approve the interior painting of the Senior Center Hall in the total amount of $55,447.
2. I move to approve Resolution No. 2016-042 authorizing the City Manager to approve the interior painting of the Senior Center Hall in the total amount of $55,447, with modifications.
3. I move to table the issue for further study or take no action.

RESOLUTION NO. 2016-042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE AN AGREEMENT FOR THE INTERIOR PAINTING OF THE SENIOR CENTER WITH GFC CONTRACTING THROUGH THE BUY BOARD PURCHASING COOPERATIVE IN THE TOTAL AMOUNT OF $55,447; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the FY2015-2016 Fixed Asset fund includes sufficient current funds available for painting the interior of the Senior Center ("the Project"), which has not been updated in almost 18 years; and,

WHEREAS, City staff prepared specifications and requested a quotation from the Buy Board Purchasing Cooperative for the Project; and,

WHEREAS, having evaluated the quotation received and determining that the Project specifications can be completed by GFC Contracting pursuant to its agreement procured through the Buy Board Purchasing Cooperative for the amount of $55,447, City Administration recommends that GFC Contracting be engaged to perform the Project; and

WHEREAS, the City Council of the City of Farmers Branch, Texas, finds it to be in the public interest to concur in the above recommendation;

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

SECTION 1. The City Manager is hereby authorized to take such action as necessary to engage GFC Contracting for the purpose of performing the Project through its agreement with the Buy Board Purchasing Cooperative in the total amount of $55,447; and is further authorized to enter such change orders as may be reasonable and necessary to complete the Project, subject to current law and city policy and the availability of current funds.

SECTION 2. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 19TH DAY OF APRIL, 2016.

ATTEST:	**APPROVED:**
_____	_____
Amy Piukana, City Secretary	Bob Phelps, Mayor

APPROVED AS TO FORM:

_____

Peter G. Smith, City Attorney
(kbl:4/5/16:76308)

INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles Cox
Interim City Manager

DATE: April 19, 2016

SUBJECT: Interior Painting of Senior Center

The FY2015-2016 Fixed Asset Fund includes painting the interior of the Senior Center. The Senior Center is 18 years old and has not been painted or updated. This project supports Infrastructure and Assets Guiding Principle and is part of the long term Building Revitalization Program.

The Senior Center interior painting project involves the removal of fabric wall covering; prepping walls for painting; painting of walls and ceilings; replace base boards; as well as moving furniture. The work will be completed after the Senior Center's normal business hours to reduce the impact on day to day operations. The paint color(s) with be determined with Senior Advisory Board input.

04/05/2016

GFC Contracting

PHONE: 214-905-1901 **FAX: 214-905-1904**

1130 Inwood Dallas, Texas 75247

CONTRACT # 476-15

CUSTOMER: City Of Farmers Branch **QUOTE #:060-886**

Contact : Kevin Muenchow
Phone #: 972-919-8780
Fax #: 972-919-8779

Project: Painting Senior Center 14055 Dennis Ln. Dallas Tx 75234

CATALOG PRICING

Quantity	Unit	Item Description	Price Per		Total
16443	Sqft	Paint Walls	$ 1.00		$ 16,443.00
5808	sqft	Paint Ceiling	$ 1.20		$ 6,969.60
5472	sqft	Remove Wallcovering wood trim float walls	$ 3.82		$ 20,903.04
63	ea	Paint Door and window frames	$ 60.00		$ 3,780.00
2250	lf	4" with 1" toe cove base	$ 2.20		$ 4,950.00
3542	sqft	Move funiture	$ 0.35		$ 1,239.70
5808	Sqft	Trash	$ 0.20		$ 1,161.60
					$ -
					$ -
					$ -
			Total		**$ 55,446.94**

EXCULSIONS

Bonding

Painting the stage wall only. No ceiling.

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: ORD-3361

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Public Hearing

In Control: Planning and Zoning Commission **File Type:** Ordinance

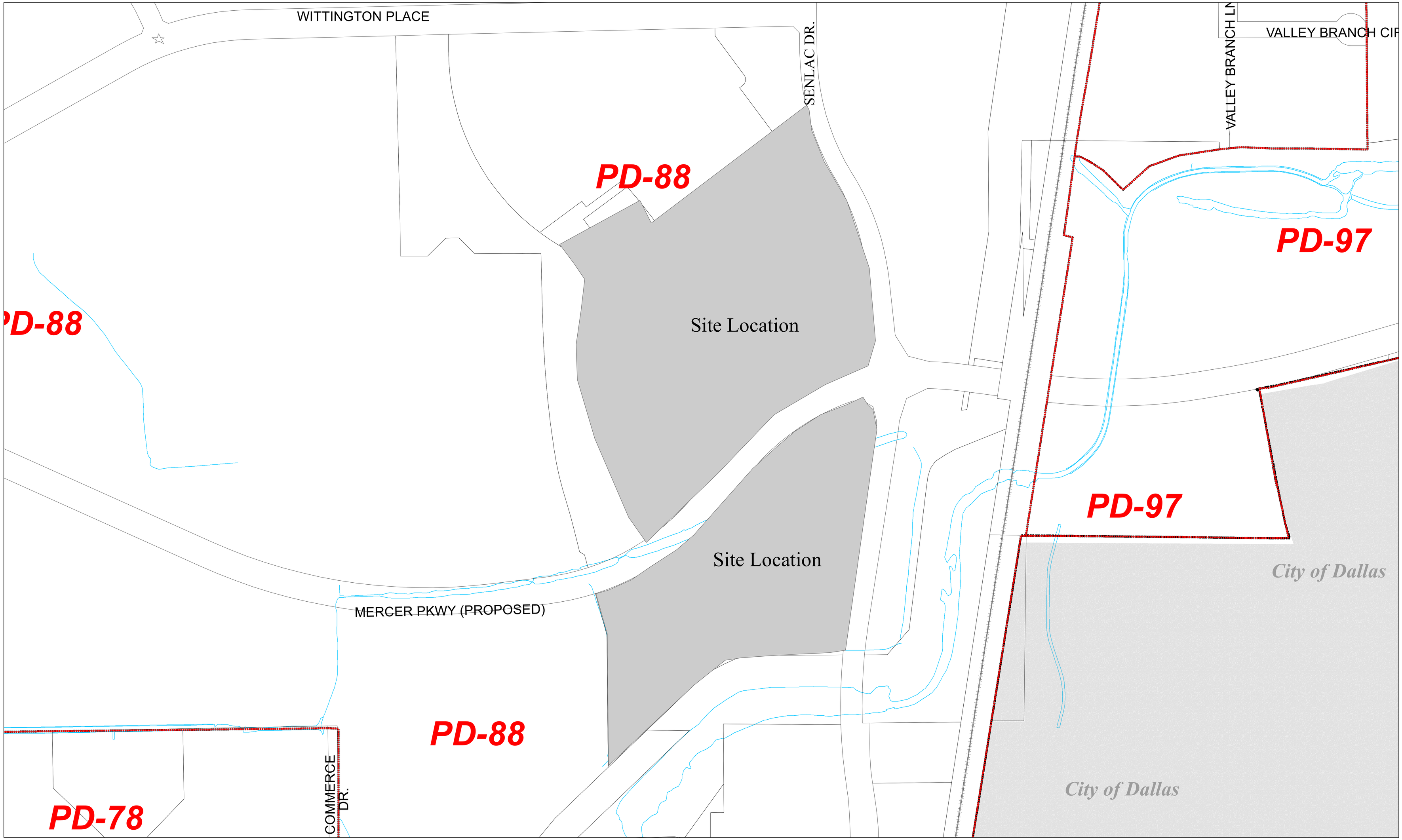
Agenda Number: H.1

Conduct a public hearing and consider adopting Ordinance No. 3361 amending Planned Development No. 88 (PD-88), on an approximate 25.27 acre tract from "Office-1" subdistrict into "Mid-Density Residential" subdistrict, establishing a Conceptual Site Plan; and take appropriate action.

BACKGROUND:
The applicant, Billingsley Company, is proposing to develop a residential community that will contain 698 dwelling units. This community will consist 2, 3 and 4 story buildings and include both rental and owner-occupied housing. Approximately 49% of the site is proposed to be natural or landscaped open space. The proposed Site Plan includes three Special Exceptions. The site is located approximately 450 feet south of the intersection of Wittington Drive and Senlac Drive within Planned Development No. 88 (PD-88).

RECOMMENDATION:
On February 22nd, the Planning and Zoning Commission voted to recommend approval of this zoning amendment of PD-88, the Conceptual Site Plan and the Special Exceptions.

ATTACHMENTS:
1. Location Map
2. Aerial Map
3. Information Memorandum
4. Ordinance No. 3361
5. Conceptual Renderings
6. Mercer Crossing Consolidated Site Plan
7. Mercer Crossing Regulating Plan, 2014
8. Site Photographs



Zoning District Boundary
Parcels
Rail Lines
City Limit

Case 15-ZA-05 - Site Location

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 415 830 Feet

NORTH

Document Path: C:\Users\paces\SharePoint\Development Review Committee - Docu\15-ZA-05 Mercer Parkway and Senlac Dr (Billingsley MF in PD88)\GIS Maps and Mailing Data\15-ZA-05A.mxd

Date: 1/27/2016

Rail Lines

City Limit

Case 15-ZA-05 - Aerial

FARMERS BRANCH

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

0 415 830 Feet

NORTH

Document Path: C:\Users\paces\SharePoint\Development Review Committee - Docu\15-ZA-05 Mercer Parkway and Senlac Dr (Billingsley MF in PD88)\GIS Maps and Mailing Data\15-ZA-05C.mxd

Date: 1/27/2016

Information MEMORANDUM

TO: Mayor and City Council

FROM: Charles Cox
Interim City Manager

DATE: April 19, 2016

SUBJECT: Ordinance No. 3361 – Zoning Map amendment from "Office-1" and "Commerce" subdistricts to "Mid-Density Residential" subdistrict within Planned Development No. 88 (PD-88)

Summary:

Site design:	*23 buildings, 2, 3 and 4 stories in height to be developed in 3 phases*
Units:	*approximately 698*
Architectural style:	*minimum 75% masonry, the predominant and unifying exterior material for the community will be brick; common architectural theme of an older industrial warehouse complex*
Parking:	*1,157 parking spaces, combination of structured parking, "tuck-under" garages and surface parking lots, average of 1.66 ps/DU*
Landscape:	*49.5 % of the property consisting of a linear park and landscaped open space*
Special Exceptions:	*3 Special Exceptions:* · *to allow principal buildings of two stories in height but with an average height no less than three stories,* · *to allow more flexibility for the finished floor elevation requirement due to the particular configuration of land in this area* · *a greater setback from the RBL for a portion along the southern side of Mercer Parkway*

Existing Conditions:

The "Medium Density Residential" subdistrict within Planned Development 88 (PD-88) zoning district, commonly known as Mercer Crossing Code, was created in 2012 for the development of Mercer Crossing Apartments, a new mid-density multifamily community along Luna Road, just south of Farmers Branch Creek and LBJ Freeway.

Earlier in 2014 the Billingsley Company rezoned the tract just south of the intersection of Wittington Dr. and Senlac Dr., along the eastern shore of Mercer Crossing lake, from "Urban Center Reserve" district and created a new subdistrict "Office-1" within Planned Development District No. 88 (PD-88) and began construction on the new headquarters for Monitronics, a corporate campus that houses more than 1,000 employees. As part of their long range development plans for this area, the Billingsley Company also rezoned the tract east of this development, from "Commerce" subdistrict into "Mid-Density Residential" and proposed the creation of a new multi-family residential community, called "the Brickyard", to help meet the future housing needs of the new office park area. The Brickyard residential community, consisting of 24 acres, was approved to include a total of 13 buildings containing 861 dwelling units. Phase 1 is currently under construction.

Due to the recent approval of PD-99, Billingsley Company is proposing the continuation/extension of the Brickyard community on one tract located south of the Monitronics Campus. This 25.26 acre-tract is proposed to be rezoned from "Office-1" subdistrict into "Mid-Density Residential" subdistrict.

The overall site is bordered to the north by the Monitronics headquarters, to the east by the approved Brickyard community (Phase 2) and to the west by the expanding Mercer Crossing lake. (See Aerial Map). The site is located within Planned Development District No. 88 (PD-88). (See Location Map).

Site Design:

The overall site contains 25.26 acres. This site will consist of 23 buildings containing approximately 698 dwelling units in a combination of one, two and three bedroom units (76 % one-bedroom units, 17 % two-bedroom units, 7 % three-bedroom units) and proposes a density of 27.63 units/acre. The buildings will average from two to four stories in height as follows: 4 two-story buildings (Building 8, 9, 11 and 12 on the Conceptual Site Plan), 17 three-story buildings and 2 large four-story buildings (Building 7 and 10 on Conceptual Site Plan, version 2.18.2016). The four-story buildings will contain interior multi-level parking facilities and interior courtyards.

The applicant is proposing this new community to be constructed in three phases:

- Phase One will consist of approximately 10.77 acres and 8 buildings (Building 1 through 8 on Conceptual Site Plan). Phase One will include 351 dwelling units, all one or two bedroom apartments (81% one-bedroom units).
- Phase Two will consist of approximately 7.44 acres and 6 buildings (Building 9 through 14 on Conceptual Site Plan). Phase Two will include 299 dwelling units, all one or two bedroom apartments (80% one-bedroom units).

- Phase Three will consist of approximately 7.05 acres and 9 buildings (Building 15 through 23 on Conceptual Site Plan). Phase Three will include 48 dwelling units, all three bedroom apartments.

This proposed extension of the Brickyard community will be accessible by two main streets: the southern extension of Senlac Drive that will intersect the future extension of Mercer Parkway. (See Conceptual Site Plan).

The general layout of the proposed Site Plan was designed around two amenities: the expanded Mercer Crossing Lake to the west and the existing mature grove of trees at the corner of future Mercer Parkway and Senlac Dr. Thus, the Site Plan proposes a mix of mid-density and higher density residential development and a continuous spine of landscaped open spaces throughout the community that connect these major elements. The design team intended to place all 23 buildings in a pattern to have a convenient access to the major natural open spaces. (See Colorized Landscape Plan).

Architectural style

The architectural style of this proposed development will resemble the existing (under construction) Brickyard residential community and will include a variety of building types and architecture over a common architectural theme of an older industrial warehouse complex. The predominant and unifying exterior material for the community will be brick. A variety of different brick types and colors will be used throughout the community to give each building a unique look and character, but the common elements of brick facades and industrial metal balconies and stair wells will be used throughout the entire community, for all phases. Specific materials proposed for the facades are brick and smooth faced block with cementitious siding and panels for accents. All exterior facades will comply with the 75% masonry requirement. All units will contain an outdoor patio or balcony. All buildings will incorporate the use of parapet walls and hidden sloped roofs in keeping with the vintage industrial architecture look. (See Conceptual Renderings).

Parking

This new extension of the Brickyard community will incorporate both structured and surface parking throughout all four phases. Buildings 7 and 10 (both 4 stories) will include large interior multi-level parking structures (600 parking spaces). All two and three story buildings will provide individual “tuck-under” parking garages into each unit (185 parking spaces). In addition, 372 surface parking spaces will be incorporated into the community. These surface parking spaces include both parallel parking along the private streets and small parking courtyards.

Overall, 1,157 on-site parking spaces are provided within the community (average 1.66 spaces per dwelling unit). Approximately 68% of the proposed on-site parking is structured or enclosed parking. (See Conceptual Site Plan).

Landscaping and Open Spaces

In order to take advantage of the natural amenities and to create an inviting outdoor environment throughout this large residential community, the applicant has proposed an inclusive Conceptual Landscape Plan. This plan includes a large public open space around the existing mature tree grove, ample open amenity spaces between buildings and large enclosed courtyards, network of trails and adequate pedestrian access throughout the community. This location also benefits from the immediate vicinity with the extending Mercer Crossing Lake shore that will be developed as public open space. (See Colorized Landscape Plan).

Following the design of the first phases of the Brickyard, the Billingsley Company proposes to install a network of private local streets throughout this proposed extension of the Brickyard community. These private streets will include parallel parking, street trees, urban style sidewalks and other urban streetscape elements.

Additionally, the applicant is proposing to continue the existing 10' wide trail along Mercer Crossing Lake and to install a 10' wide trail along both northern side of future Mercer Parkway and west side of future Senlac Dr. All interior driveways will have 6' wide sidewalks. (See Conceptual Landscape Plan).

The proposed Conceptual Landscape Plan contains approximately 49.5% landscaped open space. A dense canopy of trees is proposed to be planted along all streets, thoroughfares and interior local streets and along all trails and pedestrian walkways and parking lots. (See Colorized Landscape Plan).

Signage

The applicant is proposing free standing monument and optional painted wall signs at 2 locations, along future Senlac Drive and future Mercer Parkway (See Conceptual Landscape Plan - Buildings 19 and 14). All monument signs will be maximum 72 square feet in area (18 ft. by 4 ft.) and 6 feet in height. All proposed signage for this development will be consistent with City's Signage Ordinance.

Special Exceptions:

The following Special Exceptions to the Mid-Density Subdistrict within PD-88 have been identified:

Special Exception #1 - Building Height: PD-88 / The Mid-Density Residential subdistrict requires that each building shall be no less than three (3) stories or more than four (4) stories in height. The applicant is proposing four (4) buildings of two stories in height.

Special Exception #2 - Finished Floor Elevation: PD-88 / The Mid-Density Residential subdistrict requires a maximum finished floor of the ground floor shall be 18 inches above the sidewalk

elevation. Due to the existing terrain and the floodplain elevations on this site, the applicant is requesting the finished floor elevation requirement to be more flexible.

Special Exception #3 - PD-88 / The Mid-Density Residential subdistrict requires that 85% of the building façade for each building facing a street shall be built to the Required Building Line (RBL). The proposed buildings along Mercer Parkway and Senlac Dr. do not meet this requirement. (See Conceptual Site Plan)

Comprehensive Plan:

The 2003 West Side Plan designated much of this area as an "Urban Center". The Urban Center is to be used for a mix of high intensity land uses such as offices, retail, and "high density" housing. The remaining areas included in this zoning request are designated as "Employment Districts". These Employment Districts serve as areas primarily used for commercial land uses, not residential. This site is not located in any of the designated areas for future residential development.

In addition, the West Side Plan made the recommendation to limit future residential development to 5,000 dwelling units west of Stemmons Freeway. Currently the City has 1,101 existing dwelling units in place, and another 4,350 under construction or approved on the West Side. If this zoning request is approved, the total number of dwelling units would exceed 6,900.

Therefore the proposed zoning amendment is not consistent with the 2003 West Side Plan. If the City decides to approve this zoning request, a significant revision or update to the West Side Plan should be initiated in the next 12 months.

Market Study:

Earlier this year, two Market Studies regarding Multi-Family supply and demand for Farmers Branch have been submitted to the City (Meyers Research, Catalyst Commercial). The Meyers report (submitted by JPI for a zoning amendment south of LBJ on Knightsbridge) projected the City could absorb approximately 980 year until 2019. The Catalyst Commercial report (performed for the City) projected a more conservative absorption figure of approximately 400 multi-family units a year. Currently the City has 1,101 existing multi-family units on the West Side, with 4,350 additional units already approved for development (total existing and approved = 3,701 du). The applicant is requesting adding another 698 multi-family units to this total.

Thoroughfare Plan:

The 2013 Thoroughfare Plan identifies future Senlac Drive as a 4-lane divided roadway and future Mercer Parkway as a 6-lane divided roadway. This Conceptual Site Plan proposes Mercer Parkway as a 4-lane divided roadway. City Staff has determined the 4 lane configuration of the Mercer Parkway to be adequate and that ample existing ROW (100' wide) could be better used creating off-street trails and landscaped open space.

The developer will be responsible for installing both future Senlac Dr. and this portion of Mercer Parkway, which will include a landscaped median and street trees, sidewalks and trails and landscape islands.

Planning and Zoning Commission Recommendation:

On February 22nd, the Planning and Zoning Commission voted to recommend approval of this zoning amendment.

Public Response:

Twelve (12) zoning notification letters were mailed to the surrounding property owners on January 28th, 2016. Several zoning notification signs were also placed on the site the same day. A public notice ad was published in Dallas Morning News on April 4th, 2016. As of April 11th, no opposition for this case had been received.

Possible Council Action:

1. I move to adopt Ordinance No. 3361
2. I move to adopt Ordinance No. 3361 with the following modification(s)…
3. I move to continue this public hearing until the next regularly scheduled City Council Meeting.

ORDINANCE NO. 3361

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY CHANGING THE DESIGNATION OF AN APPROXIMATELY 25.27± ACRE TRACT OF LAND OUT OF THE FRANCIS MILLER SURVEY, ABST. NO. 926, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, DESCRIBED AS IN EXHIBIT "A," HERETO, AND LOCATED WITHIN PD-88 (MERCER CROSSING CODE) FROM "OFFICE - 1" TO "MID-DENSITY RESIDENTIAL"; ADOPTING A CONCEPTUAL SITE PLAN, CONCEPTUAL LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOR THE PROPERTY; PROVIDING FOR ADDITIONAL DEVELOPMENT REGULATIONS WITH RESPECT TO SAID PROPERTY INCLUSIVE OF SPECIAL EXCEPTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

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

SECTION 1. The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, is hereby amended by amending Planned Development No. 88 (PD-88) Mercer Crossing Code ("the Mercer Crossing Code"), as previously amended, with respect to the property described in Exhibit "A," attached hereto and incorporated herein by reference ("the Property"), as follows:

A. **Base Zoning**: The Property shall be used and developed in accordance with the use and development regulations for "Mid-Density Residential" as set forth in Planned Development No. 88 (PD 88-Mercer Crossing Code) except as set forth in Section 1, Paragraph C, below.

B. **<u>Conceptual Plans</u>**: The Property shall be used and developed in accordance with the Conceptual Site Plan, Conceptual Landscape Plan, attached hereto as Exhibits "B," "C," and "D," respectively and incorporated herein by reference.

C. **<u>Special Exceptions</u>**: Notwithstanding the provisions of PD-88, the Property may be developed in accordance with the following development regulations:

(1) Notwithstanding the Minimum Height requirements set forth in Article VIII, Section A.1.a. (2) of the PD-88 Development Regulations applicable to properties within the Mid-Density Residential District, the minimum height for Buildings 8,. 9, 11 and 12 as identified on the Conceptual Site Plan may be constructed to only two (2) stories, provided the remaining buildings are constructed to three (3) stories and four (4) stories, respectively, as shown on the Conceptual Site Plan.

(2) Article VIII, Section A.1.c.(1) of the PD-88 Development Regulations relating to ground story finished floor height within the Mid-Density Residential District shall not be applicable to development of the Property.

(3) Notwithstanding any provisions in the PD-88 Development Regulations to the contrary, the Required Building Line for all buildings constructed on the Property shall be as set forth on the Detailed Site Plan approved for the portion of the Property being developed, which shall be substantially consistent with the Conceptual Site Plan.

D. **<u>Parking</u>**: Parking on the Property shall be a combination of not less than 600 spaces of interior structured parking in Buildings 7 and 10, at least 185 "tuck under garage" spaces constructed in association with the mid-density buildings, and 372 surface parking spaces to be located as shown on the Conceptual Site Plan. The mix of types of parking spaces may be adjusted at the time of Detailed Site Plan approved with each phase provided the parking ratio for the entire Property is not less than 1.66 spaces per dwelling unit.

E. **<u>Density</u>**: The mix of one-, two-, and three- bedroom units to be constructed on the Property shall be as set forth on the Conceptual Site Plan; provided, however, the mix of units may be altered at the time of Detailed Site Plan approval as long as no more than 698 residential units are constructed on the Property.

F. **<u>Trails and Sidewalks</u>**: The Property shall be developed with ten (10) foot wide "hike and bike" trails adjacent to Mercer Crossing Lake, the north side of future exception of Mercer Parkway, and the west side of the future extension of Senlac Drive. The Property shall also be developed with six (6) foot wide sidewalks along all interior driveways as generally show on the Conceptual Landscape Plan. The final location of said trails and sidewalks shall be determined at the time of approval of the final plat of the Property or portion thereof.

G. **<u>Signs</u>**: All signs placed on or within the Property shall conform to the regulations of the City's sign ordinances and the regulations set forth in PD-88; provided, however, a free

standing monument sign and optional painted wall signs may be placed at the two (2) locations shown on the Conceptual Landscape Plan adjacent to future Senlac Drive and Mercer Parkway. The monument signs installed pursuant to this paragraph G shall conform to the following:

(1) There shall be no more than two (2) sign faces, which each shall not be greater than eight (8) feet long nor greater than four (4) feet high;

(2) The overall height of the monument signs, inclusive of the sign base, shall not exceed six (6) feet in height above the top of the closest street curb;

(3) Except for sign lettering, the exterior of the sign base and sign shall consist of brick and stone similar to and/or complimentary with the brick and/or stone used on the buildings constructed on the Property. No stucco finish shall be allowed. The final design of the monument signs shall be submitted and approved at the time of consideration of the Detailed Site Plan for the portion of the Property where the monument sign will be located.

(4) The monument signs and wall signs allowed by this Paragraph G must be externally lit by ground mounted or sign/building mounted fixtures. No internal lighting of the signs is permitted.

H. **Architectural Style**: The buildings constructed on the Property shall have an architectural style which shall include a variety of building types and architecture over a common architectural theme of an older industrial warehouse complex. The predominant and unifying exterior material for the buildings will be brick. A variety of different brick types and colors may be used throughout the community to give each building a unique look and character, but the common elements of brick facades and industrial metal balconies and stair wells will be used throughout the entire community for all phases. Exterior facades shall be brick and smooth faced block with cementitious siding and panels for accents. All exterior facades shall consist of 75% masonry materials. All units will constructed with an outdoor patio or balcony. All buildings will incorporate the use of parapet walls and hidden sloped roofs in keeping with the vintage industrial architecture look. Stucco shall not be permitted as a masonry material for the buildings constructed on the Property but may be used as approved in accordance with an approved Detailed Site Plan as an exterior material for the up to 25% of the building facades which are not required to consist of masonry materials.

I. **Phase 5 - Block D**: The 48 residential units to be constructed on Block D in association with the development of Phase 5 as shown on the conceptual site plan shall be developed and capable of being sold as (i) condominiums as defined in Texas Property Code §82.003(a), as amended, and/or (ii) townhomes. For purposes of this Subsection I, a "townhome" means an attached single-family dwelling unit on a separate lot where individual units are under separate ownership and common areas under the control of a property owner's association. If developed with townhomes:

(a) No more than six townhome dwelling units shall be attached in one continuous row or group;

(b) No townhome dwelling unit shall be constructed above another townhome dwelling unit; and

(c) There shall be a side yard of not less than six (6) feet in width on each side of a contiguous row or group of townhome dwellings.

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 19TH DAY OF APRIL, 2016.

ATTEST:	APPROVED:
_____	_____
Amy Piukana, City Secretary	Bob Phelps, Mayor

APPROVED AS TO FORM:

_____

Peter G. Smith, City Attorney
(kbl:4/13/16:76379)

Ordinance No. 3361
Exhibit "A"
Description of Property

BC13146
B13X524X02

FARMERS BRANCH ZONING EXHIBIT
25.27 ACRES

A 25.27 acres tract or parcel of land situated in the Francis Miller Survey, Abstract No. 926, in the City of Farmers Branch, Dallas County, Texas, and being part of Block D of the WESTSIDE ADDITION SECTION 1, an addition to the City of Farmers Branch, recorded in Document No. 200600172708, in the Plat Records of Dallas County, Texas (PRDCT), also being part of the 106.4 acres tract described in the deed to The Residences of Austin Ranch No. 1, Ltd. recorded in Document No. 201200384915 in the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows (all bearings shown hereon based on the deed to The Residences of Austin Ranch No. 1, Ltd. recorded in Document No. 201200384915):

BEGINNING at the found 5/8 inch iron rod with Baseline Corp cap at the southwest corner of LOT 1, BLOCK A of MBP WEST, an addition to the City of Farmers Branch recorded in Document No. 201400261819 in the PRDCT;

THENCE North 53°30'44" East 195.36 feet to a found 5/8 inch iron rod with Baseline Corp cap;

THENCE South 36°29'16" East 27.00 feet to a found 5/8 inch iron rod with Baseline Corp cap;

THENCE North 53°30'44" East 164.86 feet;

THENCE Southerly an arc distance of 199.77 feet along a nontangent curve to the right having a radius of 2477.50 feet, a central angle of 04°37'12", and the chord bears South 39°08'00" East 199.71 feet;

THENCE North 53°30'44" East 711.11 feet to the west right-of-way line of Senlac Drive (typically a 100' wide right-of-way);

THENCE Southerly along the west line of Senlac Drive the following:

> Southerly an arc distance of 175.68 feet along a nontangent curve to the left having a radius of 950.00 feet, a central angle of 10°35'43", and the chord bears South 24°42'30" East 175.43 feet;
>
> Southerly an arc distance of 354.02 feet along a reverse curve to the right having a radius of 850.00 feet, a central angle of 23°51'48", and the chord bears South 18°04'27" East 351.47 feet;
>
> South 06°08'34" East 565.41 feet;

THENCE South 33°38'38" West 38.42 feet along a diagonal corner clip at the intersection with the north right-of-way line of Mercer Parkway (100' wide right-of-way);

BC13146
B13X524X02

THENCE Westerly along the north line of Mercer Parkway the following:

Westerly an arc distance of 408.88 feet along a nontangent curve to left having a radius of 1876.35 feet, a central angle of 12°29'08", and the chord bears South 66°48'22" West 408.07 feet;

South 60°33'48" West 86.74 feet;

Westerly an arc distance of 296.86 feet along a tangent curve to the left having a radius of 950.00 feet, a central angle of 17°54'13", and the chord bears South 51°36'41" West 295.65 feet;

Westerly an arc distance of 49.17 feet along a reverse curve to the right having a radius of 850.00 feet, a central angle of 03°18'51", and the chord bears South 44°19'00" West 49.16 feet;

THENCE departing the north line of Mercer Parkway Northerly an arc distance of 538.21 feet along a nontangent curve to the right having a radius of 2489.00 feet, a central angle of 12°23'22", and the chord bears North 37°13'16" West 537.17 feet;

THENCE Northerly an arc distance of 384.62 feet along a compound curve to the right having a radius of 376.50 feet, a central angle of 58°31'51", and the chord bears North 01°45'39" West 368.11 feet;

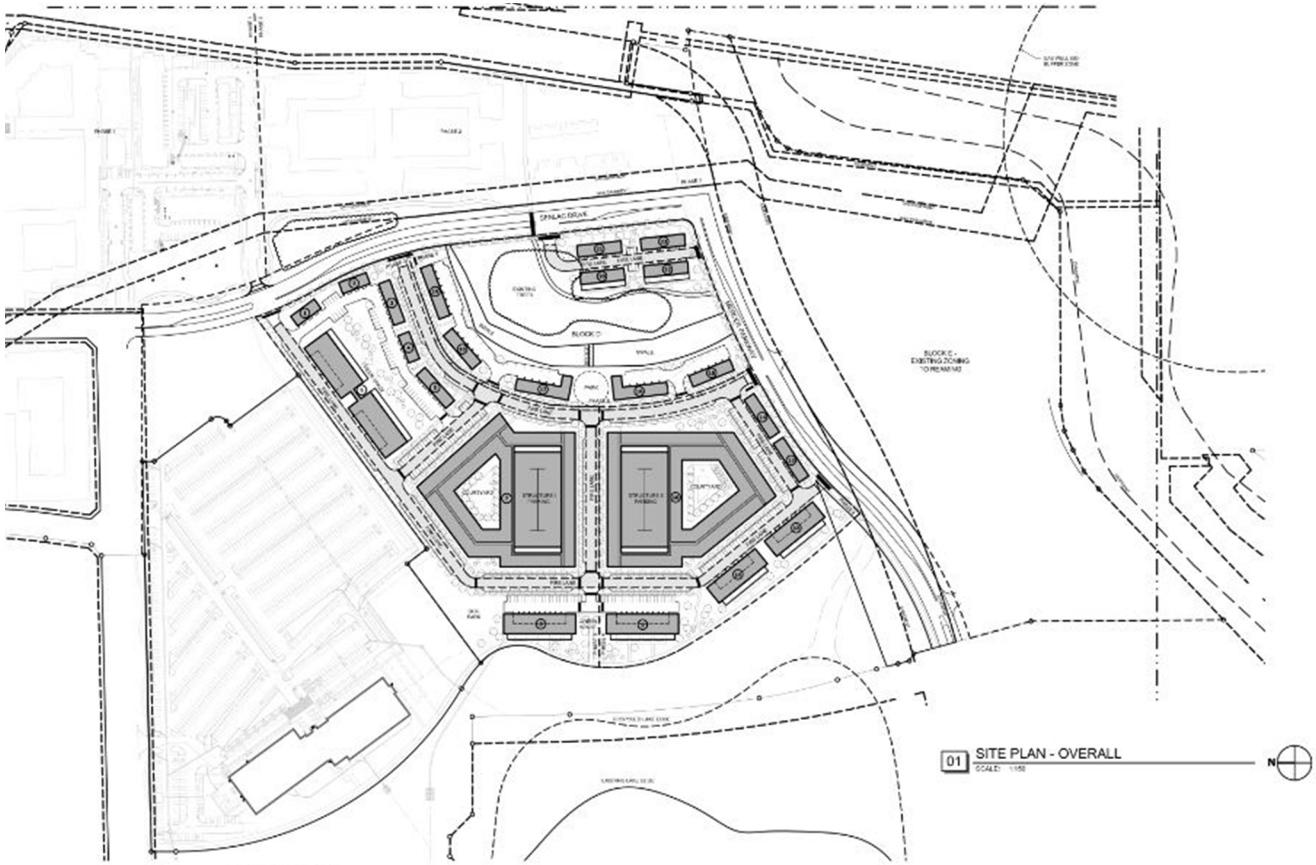
THENCE Northerly an arc distance of 159.41 feet along a reverse curve to the left having a radius of 125.00 feet, a central angle of 73°03'59", and the chord bears North 09°01'43" West 148.82 feet;

THENCE Northerly an arc distance of 91.49 feet along a compound curve to the left having a radius of 379.90 feet, a central angle of 13°47'56", and the chord bears North 52°27'41" West 91.27 feet;

THENCE Northerly an arc distance of 91.87 feet along a reverse curve to the right having a radius of 844.77 feet, a central angle of 06°13'52", and the chord bears North 56°14'43" West 91.83 feet to the Point of Beginning and Containing 25.27 acres of land more or less.

This is not a boundary survey. This description was prepared from information provided in existing deeds, plats and public records. This document does not reflect the results of an on the ground survey, and is not to be used or represented as an on the ground survey.

Ordinance No. 3361
Exhibit "B"
Conceptual Site Plan



SITE DATA

SITE LOCATION
CORNER OF SENLAC DRIVE & MERCER PARKWAY

LAND USE DISTRICT

CURRENT ZONING BLOCK D:	COMMERCIAL
PROPOSED ZONING:	MID DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS

STREET FACADE = SEE SPECIAL EXCEPTION
SIDE SETBACK = 0 FT

PHASE 3 - BLOCK D	
BUILDING COVERAGE:	30% / 140,087.33 S.F. / 3.22 AC
PAVING:	31% / 144,206.99 S.F. / 3.31 AC
OPEN SPACES:	39% / 184,972.67 S.F. / 4.24 AC
SITE AREA:	469,266.99 S.F. / 10.77 AC
PHASE 4 - BLOCK D	
BUILDING COVERAGE:	39% / 127,748.67 S.F. / 2.93 AC
PAVING:	20% / 64,728.65 S.F. / 1.49 AC
OPEN SPACES:	41% / 131,530.35 S.F. / 3.02 AC
SITE AREA:	324,007.67 S.F. / 7.44 AC
PHASE 5 - BLOCK D	
BUILDING COVERAGE:	11% / 34,076.52 S.F. / 0.78 AC
PAVING:	15% / 44,993.29 S.F. / 1.03 AC
OPEN SPACES:	74% / 228,237.68 S.F. / 5.24 AC
SITE AREA:	307,307.49 S.F. / 7.05 AC

SITE AREA

SITE AREA: BLOCK D	1,100,582.15 S.F. / 25.26 AC

ZONING SUMMARY - PARKING

PARKING PROVIDED:	
PHASE 3(BLOCK D) - RESIDENTIAL PARKING	
GARAGE SPACES	50 SPACES
PARALLEL SPACES	109 SPACES
SURFACE SPACES	102 SPACES
STRUCTURE I SPACES	291 SPACES
TOTAL SPACES PROVIDED	552 SPACES (351 UNITS @ 1.57/UNIT)
PARKING PROVIDED:	
PHASE 4(BLOCK D) - RESIDENTIAL PARKING	
GARAGE SPACES	39 SPACES
PARALLEL SPACES	54 SPACES
SURFACE SPACES	77 SPACES
STRUCTURE II SPACES	309 SPACES
TOTAL SPACES PROVIDED	479 SPACES (299 UNITS @ 1.60/UNIT)
PARKING PROVIDED:	
PHASE 5(BLOCK D) - RESIDENTIAL PARKING	
GARAGE SPACES	96 SPACES
PARALLEL SPACES	24 SPACES
SURFACE SPACES	6 SPACES
TOTAL SPACES PROVIDED	126 SPACES (48 UNITS @ 2.62/UNIT)
TOTAL PARKING PROVIDED:	
SPACES PROVIDED	1,157 SPACES (698 UNITS @ 1.66/UNIT)

PHASE 3 - BLOCK D - UNIT COUNT

BUILDING NO.	1 BEDRM	2 BEDRM	NO. OF UNITS
BUILDING #1 =	4	0	4 UNITS
BUILDING #2 =	4	0	4 UNITS
BUILDING #3 =	6	0	6 UNITS
BUILDING #4 =	4	0	4 UNITS
BUILDING #5 =	6	0	6 UNITS
BUILDING #6 =	48	12	60 UNITS
BUILDING #7 =	200	50	250 UNITS
BUILDING #8 =	14	3	17 UNITS
TOTAL (PHASE 3)	286	65	351 UNITS

PHASE 4 - BLOCK D - UNIT COUNT

BUILDING NO.	1 BEDRM	2 BEDRM	NO. OF UNITS
BUILDING #9 =	14	3	17 UNITS
BUILDING #10 =	192	48	240 UNITS
BUILDING #11 =	12	3	15 UNITS
BUILDING #12 =	12	3	15 UNITS
BUILDING #13 =	6	0	6 UNITS
BUILDING #14 =	6	0	6 UNITS
TOTAL (PHASE 4)	242	57	299 UNITS

PHASE 5 - BLOCK D - UNIT COUNT

BUILDING NO.	1&2 BEDRM	3 BEDRM	NO. OF UNITS
BUILDING #15 =	0	5	5 UNITS
BUILDING #16 =	0	6	6 UNITS
BUILDING #17 =	0	6	6 UNITS
BUILDING #18 =	0	5	5 UNITS
BUILDING #19 =	0	6	6 UNITS
BUILDING #20 =	0	5	5 UNITS
BUILDING #21 =	0	5	5 UNITS
BUILDING #22 =	0	5	5 UNITS
BUILDING #23 =	0	5	5 UNITS
TOTAL (PHASE 5)	0	48	48 UNITS

TOTAL (PHASE 3,4 & 5)	698 UNITS
PROPOSED DENSITY:	27.63 UNITS / ACRE

SPECIAL EXCEPTIONS

BLOCK D - MID-DENSITY RESIDENTIAL
HEIGHT:

- BUILDING HEIGHT:

1. PRINCIPAL BUILDINGS CAN HAVE A HEIGHT OF TWO STORIES AS LONG AS THE AVERAGE HEIGHT OF ALL PRINCIPAL BUILDINGS IS NOT LESS THAN 3 STORIES.

- GROUND STORY HEIGHT:

2. GROUND STORY FINISH FLOOR WILL BE SET PER FLOOD PLANE REQUIREMENTS, THIS COULD EXCEED THE 18" MAX FROM SIDEWALK WHEN APPLICABLE.

- STREET WALL HEIGHT AND SITTING

3. NO STREET WALL HEIGHT WILL BE REQUIRED. DUE TO THE EASEMENT CONFIGURATION ON THE SITE, FACING BUILDINGS ALONG THE REQUIRED BUILDING LINE IS NOT POSSIBLE. BUILDING FACADE CAN'T BE AT 85% OF THE REQUIRED BUILDING LINE DUE TO AN EASEMENT THAT RUNS ALONG THE ENTIRE FRONT OF THE SITE.

BUILDING ELEVATION

PHASE 3 - BLOCK D

BUILDING NO.	BLDG AREA	BLDG HEIGHT
BUILDING #1 =	6,646 S.F.	3 STORIES
BUILDING #2 =	6,646 S.F.	3 STORIES
BUILDING #3 =	10,105 S.F.	3 STORIES
BUILDING #4 =	6,646 S.F.	3 STORIES
BUILDING #5 =	10,105 S.F.	3 STORIES
BUILDING #6 =	52,483 S.F.	3 STORIES
BUILDING #7 =	260,691 S.F.	4 STORIES
BUILDING #8 =	18,325 S.F.	2 STORIES
TOTAL	371,647 S.F.	3 STORIES (AVG.)

PHASE 4 - BLOCK D

BUILDING NO.	BLDG AREA	BLDG HEIGHT
BUILDING #9 =	18,325 S.F.	2 STORIES
BUILDING #10 =	267,134 S.F.	4 STORIES
BUILDING #11 =	15,825 S.F.	2 STORIES
BUILDING #12 =	15,825 S.F.	2 STORIES
BUILDING #13 =	10,105 S.F.	3 STORIES
BUILDING #14 =	10,105 S.F.	3 STORIES
TOTAL	337,319 S.F.	2.7 STORIES (AVG.)

PHASE 5 - BLOCK D

BUILDING NO.	BLDG AREA	BLDG HEIGHT
BUILDING #15 =	10,105 S.F.	3 STORIES
BUILDING #16 =	14,617 S.F.	3 STORIES
BUILDING #17 =	14,617 S.F.	3 STORIES
BUILDING #18 =	10,105 S.F.	3 STORIES
BUILDING #19 =	17,172 S.F.	3 STORIES
BUILDING #20 =	10,105 S.F.	3 STORIES
BUILDING #21 =	10,105 S.F.	3 STORIES
BUILDING #22 =	10,105 S.F.	3 STORIES
BUILDING #23 =	10,105 S.F.	3 STORIES
TOTAL	102,036 S.F.	3 STORIES (AVG.)

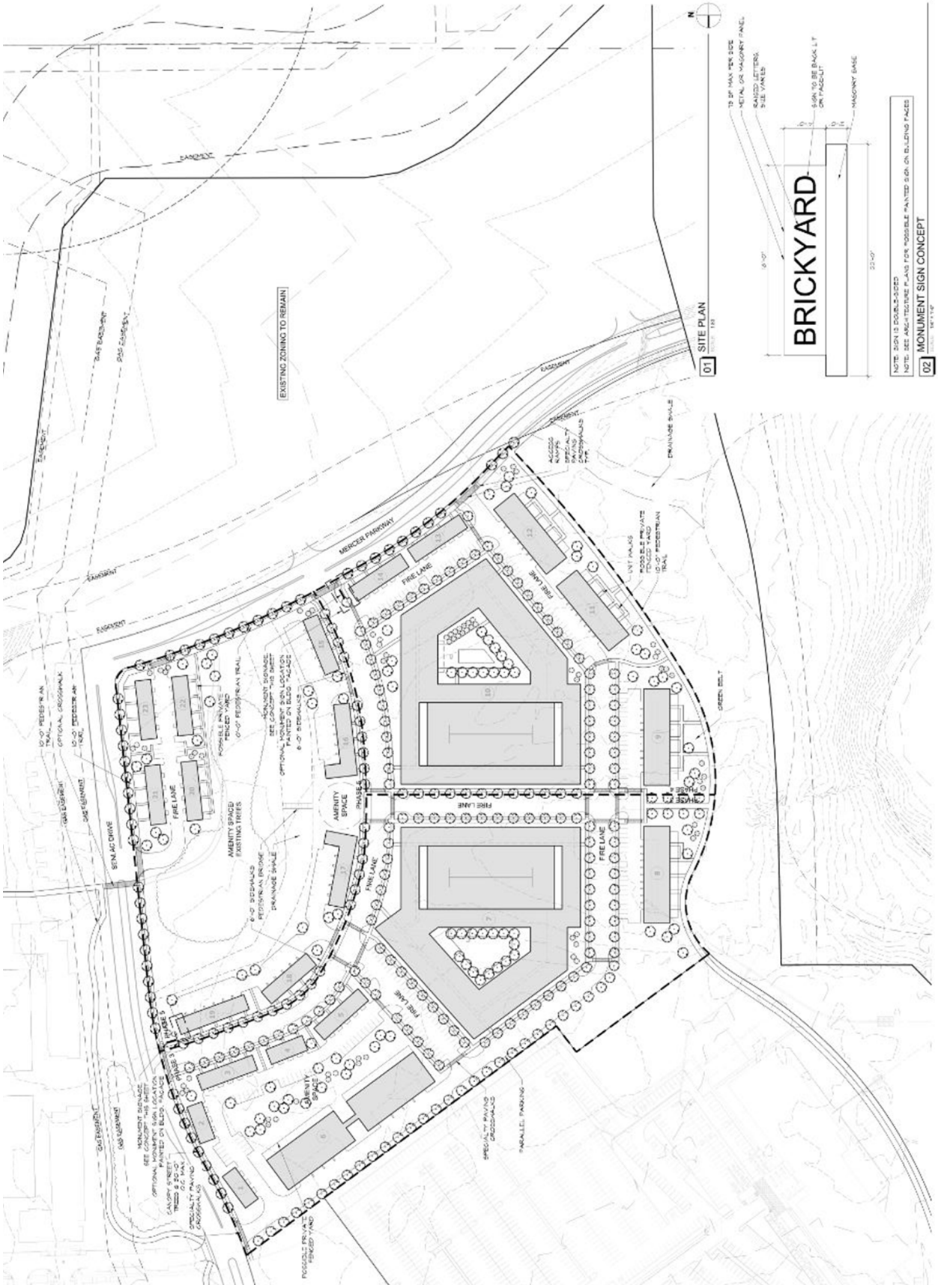
BUILDING MATERIALS
PROPOSED MATERIALS USED ON EXTERIOR ELEVATIONS ARE:

1. BRICK VENEER
2. SMOOTH FACED BLOCK
3. CEMENTITIOUS SIDING
4. CEMENTITIOUS PANELS

ELEVATIONS FACING THE STREET-SPACE WILL FOLLOW THE MERCER CROSSING CODE STANDARDS FOR BUILDING WALLS MATERIALS PERCENTAGES.

Ordinance No. 3361
Exhibit "B"
Conceptual Site Plan (cont.)

Ordinance No. 3361
Exhibit "C"
Conceptual Landscape Plan

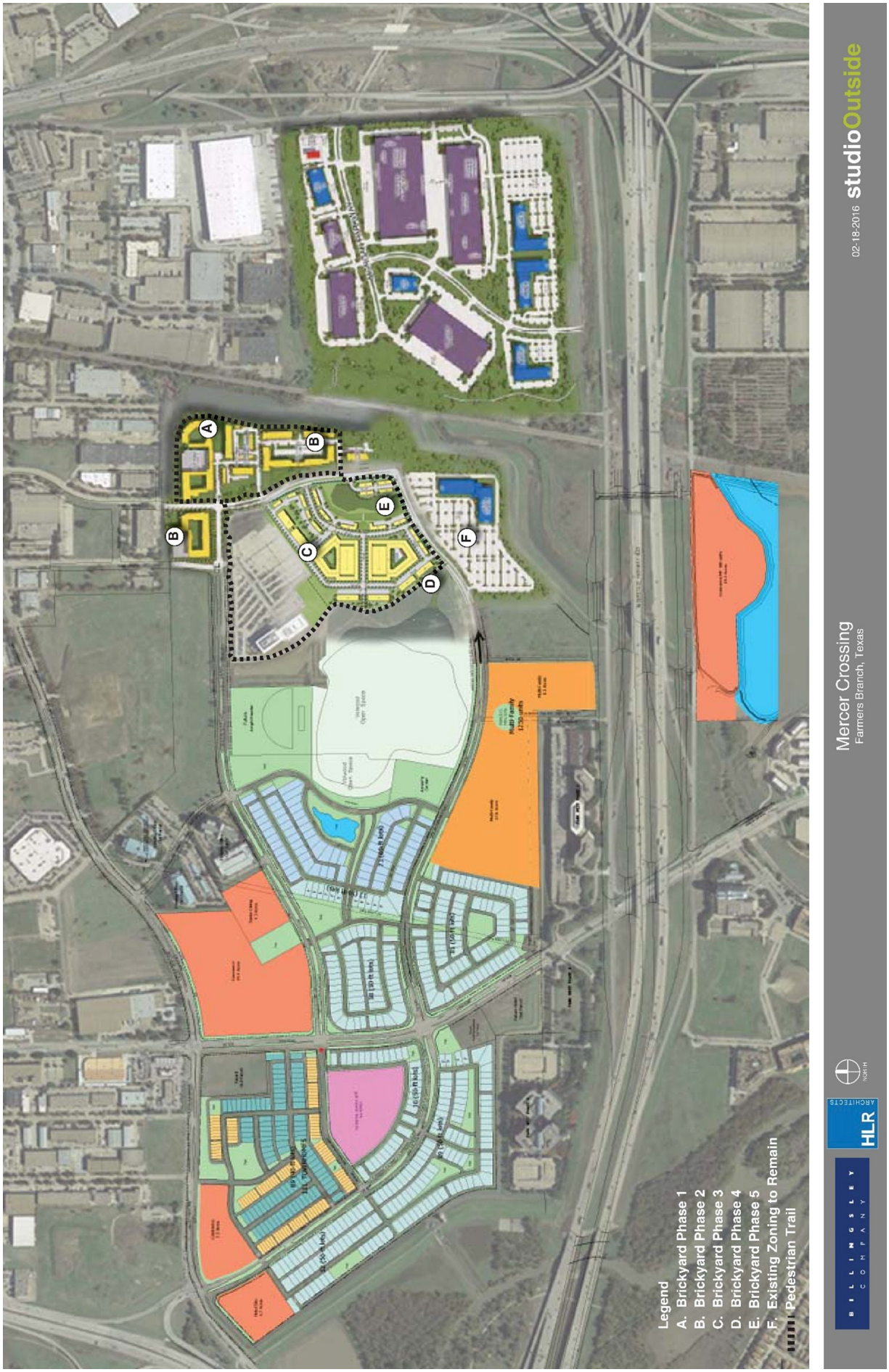


Ordinance No. 3361
Exhibit "D"
Conceptual Building Elevations

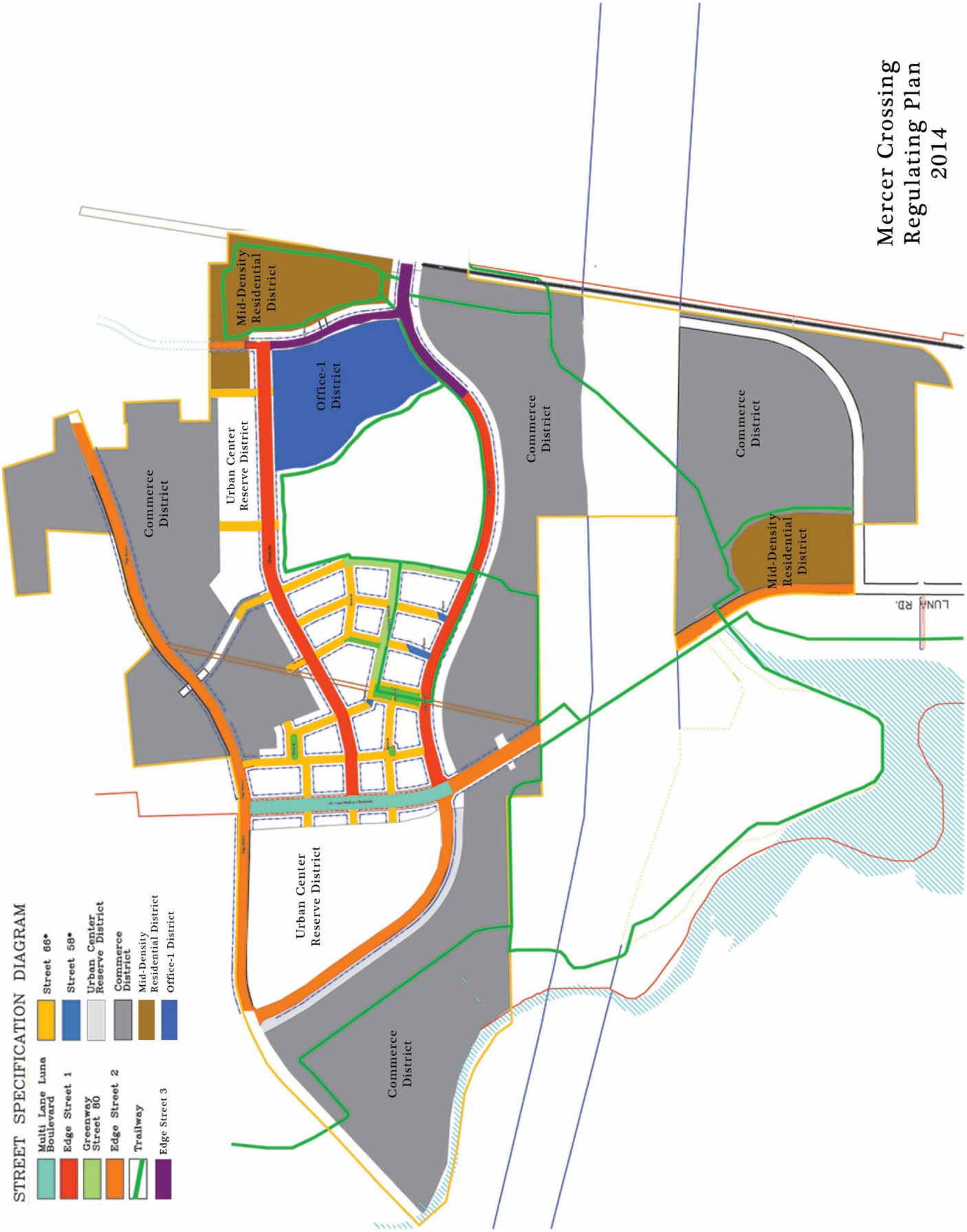
Ordinance No. 3361
Exhibit "D"
Conceptual Building Elevations (cont.)

Conceptual Renderings

Mercer Crossing Consolidated Site Plan



Mercer Crossing Regulating Plan, 2014



Site Photographs

View from Wittington Dr

View from LBJ Frontage Road

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-120

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Regular Agenda

In Control: City Council **File Type:** Report

Agenda Number: I.1

Presentation of the newly produced 2016 Police Department recruiting video.

BACKGROUND:

In an effort to recruit the best possible candidates for police officer the Farmers Branch Police Department has produced a recruiting video for distribution on the City web-page, social media outlets and other police recruiting venues.

ATTACHMENT:

1) Farmers Branch Police Recruiting Video
<https://www.youtube.com/watch?v=kKv_fkpxTJ8&feature=youtu.be>

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: R2016-045

Agenda Date: 4/19/2016 **Version:** 2 **Status:** Regular Agenda

In Control: City Council **File Type:** Resolution

Agenda Number: I.2

Consider approving Resolution No. 2016-045 in support of the application of Rochester Gauges, Inc. to the Texas Commission on Environmental Quality for a Municipal Settings Designation for property located at the southwest corner of Forest Lane and Denton Drive in Dallas, Texas; and take appropriate action.

BACKGROUND:
Rochester Gauges, Inc. has applied for a Municipal Setting Designation (MSD) from the City of Dallas and the Texas Commission on Environmental Quality (TCEQ) for a property located at the southwest corner of Forest Lane and Denton Drive in Dallas, Texas. The MSD Designated Property and surrounding properties are currently used for commercial industrial purposes.

Farmers Branch has been identified as a municipality with a boundary located within one-half mile of the MSD Designated Property. Before TCEQ will issue an MSD Certificate, Rochester Gauges must receive a resolution in support of the application from the Farmers Branch City Council. The City of Dallas approved an MSD Designated Property pursuant to City of Dallas Ordinance No. 26001 on May 13, 2015. The MSD prohibits the use of shallow groundwater beneath the MSD property and adjacent street rights-of-way as potable water and appropriately restricts other uses of and contact with the shallow groundwater at the MSD property.

Groundwater at the property is encountered at depth ranging from 8-23 feet below ground surface and the flow is generally to the south-southwest, away from Farmers Branch. The groundwater has been impacted by chlorinated volatile organic compounds. Concentrations of the chlorinated volatile organic compounds have proven to be stable in some monitoring wells and decreasing in others. Petroleum hydrocarbons have been detected in a limited area of the southeast portion of the MSD Property.

DISCUSSION:
The groundwater flow direction on the MSD Property is south-southwest away from Farmers Branch. The volatile organic compound concentrations are stable or decreasing. The City of Farmers Branch provides water to all developed areas of the city via its water distribution system.

RECOMMENDATION:
City Administration recommends approving Resolution No. 2016-045 in support of the application of Rochester Gauges, Inc. to the Texas Commission on Environmental Quality for a Municipal Settings Designation for property located at the southwest corner of Forest Lane and Denton Drive in Dallas, Texas.

POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution No. 2016-045 in support of the application of Rochester Gauges, Inc. to the Texas Commission on Environmental Quality for a Municipal Settings Designation for property located at the southwest corner of Forest Lane and Denton Drive in Dallas, Texas.
2. I move to table the issue for further study or take no action.

ATTACHMENTS:

1. Resolution in Support Rochester Gauges
2. Rochester Gauges Location Map

RESOLUTION NO. 2016-045

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, IN SUPPORT OF THE APPLICATION OF ROCHESTER GUAGES, INC. TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR A MUNICIPAL SETTINGS DESIGNATION FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FOREST LANE AND DENTON DRIVE IN DALLAS, TEXAS; PROVIDING AN EFFECTIVE DATE

WHEREAS, Chapter 361, Subchapter W, of the Texas Solid Waste Disposal Act authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations for properties upon receipt and approval of the properly submitted application to TCEQ; and

WHEREAS, as a part of the application to TCEQ for a Municipal Setting Designation (MSD) for a site, the applicant is required to provide documentation that the application is supported by; (1) the city council of the municipality in which the site is located, (2) the city council of each municipality with a boundary located not more than one-half mile from the site, (3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the site, and (4) the governing body of each retail public utility, as defined in Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the site and

WHEREAS, pursuant to City of Dallas Ordinance No. 26001, the City of Dallas City Council approved the application of Rochester Gauges, Inc. (RG) for a Municipal Setting Designation for the property located at the southwest corner of Forest Lane and Denton Drive in Dallas, Texas (the "MSD Designated Property"); and

WHEREAS, the MSD Designated Property is located within one-half mile of the boundary of the City of Farmers; and

WHEREAS, following the approval of a resolution of support from each municipality and retail public utility from which such a resolution is required, RG will submit to TCEQ an application for certification of a Municipal Setting Designation for the MSD Designated Property pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W; and

WHEREAS, as required by law, the Applicant has provided the notice to the City of Farmers Branch of the application for the MSD for the MSD Designated Property and requested that the City Council of the City of Farmers Branch, Texas, provide a resolution supporting said application; and

WHEREAS, City staff has reviewed the materials received from the Applicant's consultant and finds no reason to object to the MSD application for the MSD Designated Property; and

WHEREAS, in the spirit of cooperation with and support of the City of Dallas in its the efforts to provide for the redevelopment of property within its corporate limits, the City Council of the City of Farmers Branch, finds it to be in the public interest to support the proposed MSD application described hereon;

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

SECTION 1. The City Council of the City of Farmers Branch supports RG's application to the TCEQ for certification of a Municipal Setting Designation for the MSD Designated Property.

SECTION 2. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 19TH DAY OF APRIL, 2016.

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED:

_____
Bob Phelps, Mayor

APPROVED AS TO FORM:

_____
Peter G. Smith, City Attorney
(kbl:4/13/16:76426)

Figure 1. Site Location Map

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: ORD-3365

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Regular Agenda

In Control: City Council **File Type:** Ordinance

Agenda Number: I.3

Consider adopting Ordinance No. 3365 amending the City's 2015-16 Fiscal Year Operating Budget, amending the Capital Improvements Program Budget, directing City expenditures be made in accordance with the budget as amended; and take appropriate action.

BACKGROUND:

City Administration has presented the City Council with updated operating and capital improvement program budget projections as part of the Mid-Year Budget Review earlier this afternoon. The proposed mid-year budget meets the multi-year financial objectives approved by the City Council.

Overall, General Fund expenditures were originally approved at $51,986,900 and the proposed mid-year budget reflects an increase of $326,100 or total expenditures of $52,313,000. The recommended General Fund adjustments, by category, are:

Personal Services & Benefits increased $378,600 due primarily to separation pay for the City Manager, which has been offset by an estimated six month position vacancy, and reduced expenditures for the TMRS net pension obligation.

Purchased Professional & Technical Services decreased $132,000 due primarily to the elimination of garbage sack costs.

Supplies decreased $8,300 due to account reclassifications and fuel savings.

Repairs & Maintenance increased $198,000 due primarily to the addition of a joint Dallas County roadway project (offset by revenue) and delays with the Harris Corporation radio project.

Services increased $317,900 due to moving NTECC expenses from the bond fund to match the entity's financials and the addition of City Council authorized consultant fees for the Eastside Plan.

Events increased $25,000 due to the addition of an operating account for the new Farmers Market project.

Other Objects decreased $270,000 due to the distribution of merit/retention reserves and

sworn personnel increases throughout departments.

Transfers (Non Personnel Related) increased $57,500 [negative expense] due to the planned purchase of two new code enforcement vehicles for additional code enforcement staffing authorized by the City Council.

Transfers (Personnel Related) increased $125,600 [negative expense] as a result of adjustments in the Water & Sewer and Hotel/Motel funds reimbursement allocations as a result of the City Manager's separation pay.

Total General Fund Change $326,100

The budget ordinance provides for the administrative approval of a transfer of unencumbered appropriations between departments to fund operations and these adjustments are reflected in the "Adjusted Budget" column of the financial summaries. Proposed budget amendments are displayed in the "Amended Budget" column.

FUND BALANCE OVERVIEWS

GENERAL FUND

The 2015-16 adopted budget projected no use of fund balance and a most realistic projection adding $300,000. The mid-year review projects a use of fund balance totaling $286,800 with a most realistic projection adding $13,200 to fund balance, which meets the City's financial policy definition of a balanced budget.

The proposed 2015-16 mid-year budget includes revenue adjustments totaling $39,300 and expenditure adjustments totaling $326,100 and estimates a most realistic ending fund balance of $7,920,259 (approximately 15.87% of adjusted expenditures), which is within the target fund balance range of 15-20% of actual expenditures. Details of the revenue and expenditure adjustments are included in the attached exhibit.

WATER & SEWER FUND

The 2015-16 adopted budget projected an addition to fund balance totaling $686,100 with a most realistic projection adding $786,100 to fund balance. The mid-year review projects an addition to fund balance of $580,800 with a most realistic projection adding $680,800 to fund balance.

The proposed 2015-16 mid-year budget includes no change in revenues and expenditure adjustments totaling $105,300 and estimates a most realistic ending fund balance of $350,646, which is below the target balance of $2,000,000. If water consumption trends remain at lower than expected levels, future water and sewer rate increases may be necessary in order to increase fund balances to targeted levels. Details of the expenditure adjustments are included in the attached exhibit.

INTERNAL SERVICE FUNDS

The proposed 2015-16 mid-year budget includes revenue and expenditure adjustments totaling a reduction of $66,800. Details of the revenue and expenditure adjustments are included in the attached exhibit.

HOTEL/MOTEL FUND

The 2015-16 adopted budget projected an addition to fund balance of $514,900 with a most realistic projection adding $589,900 to fund balance. The mid-year review projects an addition to fund balance of $458,600 with a most realistic projection adding $533,600 to fund balance.

The proposed 2015-16 mid-year budget includes revenue adjustments totaling $103,000 and expenditure adjustments totaling $159,300 and estimates a most realistic ending fund balance of $1,644,136, which is well above the target fund balance of $300,000. Details of the revenue and expenditure adjustments are included in the attached exhibit.

DEBT SERVICE FUND

The Debt Service Fund has been changed to reflect actual costs for the year ending 9/30/15. No additional changes have been made to the fund. The Debt Service Fund is presented in entirety beginning on page 6-1 of the budget document.

ECONOMIC DEVELOPMENT FUND

The Economic Development Fund has been changed to reflect actual fund balances for the year ending 9/30/15. No additional changes have been made to the fund. The Economic Development Fund is presented in entirety on page 7-1 of the budget document.

SPECIAL REVENUE FUNDS

The Special Revenue Funds have been changed to reflect actual fund balances for the year ending 9/30/15. The proposed 2015-16 mid-year budget includes revenue adjustments totaling $321,271 and expenditure adjustments totaling $100,007. Details of the revenue and expenditure adjustments are included in the attached exhibit.

FIXED ASSET FUND

The 2015-16 adopted budget detailed a 9/30/15 estimated fund balance of $415,284, estimated revenues of $3,524,178 and expenditures of $3,299,800. The mid-year review reflects an actual 9/30/15 fund balance of $585,338, revised revenues of $2,941,678 and revised expenditures of $2,917,300.

MULTI-YEAR CIP BUDGET

The multi-year CIP budget is presented and includes adjustments to existing projects. A detailed list of changes is outlined beginning on page 8-2 of the budget document.

PERSONNEL ADJUSTMENTS

City Administration constantly evaluates the City's organizational structure to insure high quality services are delivered as effectively as possible. A number of organizational changes have been made during the year. The proposed budget includes a net addition of two full-time Code Enforcement Officers that were previously authorized by the City Council, two part-time positions to be shared between Human Resources and Information Services, and one part-time position to operate the new Farmers Market.

DISCUSSION:

Ordinance No. 3365 amends the 2015-16 fiscal year operating and CIP budget to reflect the changes presented during the Mid-Year Budget Review, including expenditure and revenue adjustments made within each operating fund. Approval of this ordinance supports the City's guiding principle of providing for efficient and fiscally sound government through conservative budgeting spending and resource management.

A copy of the proposed amended budget is available for public review on the City's Website.

RECOMMENDATION:

City Administration recommends the adoption of Ordinance No. 3365 amending the 2015-16 fiscal year operating and capital improvements program budget.

POSSIBLE COUNCIL ACTION:

1) I move to approve adopting Ordinance No. 3365, as presented, amending the City's 2015-16 fiscal year operating budget, amending the capital improvements program budget and directing that City expenditures be made in accordance with the budget as amended.
2) I move to approve adopting Ordinance No. 3365, as presented, amending the City's 2015-16 fiscal year operating budget, amending the capital improvements program budget and directing that City expenditures be made in accordance with the budget as amended, with modifications.
3) I move to table the issue for further study or take no action.

ATTACHMENTS:

1. Exhibit I - Mid-Year Adjustments
2. Ordinance No. 3365
3. Exhibit A - Proposed 2015-16 Mid-Year Budget

GENERAL FUND - CHANGES BY CATEGORY		
Category	**Amount**	**Explanation**
Personal Services/Benefits	$253,000	City Manager separation pay [$477,300], which has been offset with an estimated six month position vacancy [-$142,600] and savings related to staff changes [-$34,900]; distribution of merit/retention pay and sworn personnel structure adjustments [$250,400], which were held in Other Objects – Personnel Reserves; reductions related to reduced expenditures for the TMRS net pension obligation [-$227,000]; position reclassifications, vacancies and restructuring [$19,800]; addition of a Part-Time Farmers Market Coordinator [$20,000]; addition of two Part-Time positions in Human Resources that will be shared with Information Services [$13,500]; and, emergency assistance provided to the City of Rowlett [$2,100]. This adjustment also reflects the addition of two code enforcement officers [no additional cost due to savings resulting from position vacancies and prior staff restructuring]. This category has been adjusted by an increase in the contribution of funds from the Water & Sewer and Hotel/Motel Funds based on each funds portion of City Manager separation pay [adjustment is treated as a negative expense resulting in a reduction of -$125,600].
Purchased Professional & Technical Services	-132,000	Elimination of garbage sacks [-$150,000]; annual CPI adjustment for the Library contract with LSSI [$7,000]; increase in audit costs related to reporting of pensions pursuant to GASB 68 [$6,300]; and, additional City Council work session costs [$4,700].
Supplies	-8,300	Account reclassifications and fuel savings.
Repairs & Maintenance	198,000	Addition of a joint Dallas County roadway project (entire increase offset by Intergovernmental Revenue) [$150,000]; increase due to delays with the Harris Corporation radio project [$30,000]; and, additional facility maintenance costs at the Library [$18,000].
Services	317,900	NTECC expenses moved from the Bond Fund in an effort match the entity's financial report [$227,900]; City Council authorized costs related to eastside plan consultant fees [$95,000]; addition of fees for a conceptual master plan design at the Animal Shelter [$17,500]; increased pre-employment and promotional testing for Police and Fire [$15,000]; adjustment from Oncor for wattage corrections and inventory changes [-$43,900]; and, increased training initiatives [$6,400].
Events	25,000	Addition of an operating account for the new Farmers Market project.
Other Objects	-270,000	Primarily a result of the distribution of merit and retention reserves and sworn personnel increases to departments.
Transfers – Non Personnel Related	-57,500	Addition of two new code enforcement vehicles [$52,000]; change to fund monument signs with available Fixed Asset Fund fund balance [-$200,000]; elimination of a transfer from the TIF Bond Fund [transfer is considered an expense reduction and the elimination resulted in an increase of $50,000]; account reclassifications and cost adjustments [$13,100]; purchase of traffic related equipment due to an automobile accident [$18,000]; and, the purchase of an SCBA test bench for the Fire department [$9,400].
	$326,100	**Total General Fund Change**

MID-YEAR 2015-16 PROPOSED REVENUE ADJUSTMENTS				
Fund	**Category**	**Account**	**Amount of Change**	**Explanation**
General	Taxes	Sales & Use Taxes	$ 30,000	Slightly higher than expected sales.
	Licenses & Permits	Building Permits	(200,000)	Delays in construction activity.
	Intergovernmental Revenue	Other Govt'l Entities	150,000	New joint project with Dallas County for roadway maintenance on Welch Road. The total cost of the project is budgeted at $970,000 with Dallas County reimbursing $150,000. (Offset by matching expenditures.)
	Charges for Services	Refuse Services	(5,000)	Depleted supply of garbage sacks available for sale.
	Interest/Rents/Contributions	Interest	44,300	Higher than expected return on investments.
		Rents	20,000	Increase in commercial rentals.
			$ 39,300	***Total General Fund Increase***
Internal Service	Charges for Services	Fleet Services	$ (167,100)	Reduced fuel and vehicle maintenance costs.
		Facility Services	100,300	Increase in facility maintenance costs.
			$ (66,800)	***Total Internal Service Fund Decrease***
Hotel/Motel	Taxes	Hotel/Motel Tax	$ 100,000	Increased hotel occupancy.
	Interest/Rents/Contributions	Interest	3,000	Higher than expected return on investments.
			$ 103,000	***Total Hotel/Motel Fund Increase***
Special Revenue	Donations Fund		$ 15,700	Increase in Rotary Club donations for Parks playground project [$10,700] and Fire donations [$5,000].
	Grants Fund		304,371	Homeland Security Assistance to Firefighters grant reimbursement [$217,577] for expenditures that took place in 2014-15; FEMA Flooding Assistance grant [$55,694]; Police Body Camera grant [$29,400]; Texas Book Festival grant [$1,700].
	Cemetery Fund		1,200	Johnston Family Perpetual Trust donation for maintenance fees of the cemetery.
			$ 321,271	***Total Special Revenue Funds Increase***
Fixed Asset Transfers	Communications	Digital Marquee Signs	$ 5,000	Increase in actual costs.
	Accounting	Printer	(7,200)	Account reclassified to Supplies account due to lower than expected costs.
	Building Inspections	Vehicles (Qty 2)	52,000	Purchase of vehicles for new Code Enforcement Officers authorized by City Council.

MID-YEAR 2015-16 PROPOSED REVENUE ADJUSTMENTS				
Fund	**Category**	**Account**	**Amount of Change**	**Explanation**
	Street Maintenance	Traffic Signal Cabinets	13,000	Replacement of traffic signal cabinet due to accident at the intersection of Valley View and Mercer Parkway in October 2015.
		UPS Battery Backup Systems	5,000	Replacement of battery backup system due to accident at the intersection of Valley View and Mercer Parkway in October 2015.
		Monument Signs	(200,000)	Funding the purchase of monument signs with available Fixed Asset Fund fund balance.
	Police Administration	Access System	9,100	Reclassification of purchase due to cost of item.
	Fire Operations	Ambulance Remount	700	Increase in actual costs.
		Control LifePak	5,500	Increase in quantity.
		SCBA Test Bench	9,400	Reclassification of purchase due to cost of item.
	Facilities Management	Annual Projects	(475,000)	Purchases reclassified as they are primarily replacement or maintenance costs.
			$ (582,500)	***Total Fixed Asset Transfers Decrease***

MID-YEAR 2015-16 PROPOSED EXPENDITURE ADJUSTMENTS					
Fund	Department/ Classification	Division	Account	Amount of Change	Explanation
General	General Government	Non-Departmental	Other Objects	$ (270,000)	Distribution of merit/retention pay and sworn structure adjustments throughout departments.
			Transfers	(75,600)	Increase (expense reduction) in Water & Sewer and Hotel/Motel Fund allocations [-$125,600] for City Manager separation pay and elimination of transfer from TIF Bond for administrative services [$50,000].
	General Administration	General Administration	Personal Services/Benefits	299,800	City Manager separation pay [$477,300], which has been offset with an estimated six month position vacancy [-$142,600] and savings related to staff changes [-$34,900]
	Communications	Communications	Purchased Prof & Tech Servi	4,700	Additional City Council work sessions.
			Transfers	5,000	Increase in signage costs.
	Economic Development	Economic Development	Personal Services/Benefits	2,600	Merit/retention pay.
	Human Resources	Human Resources	Personal Services/Benefits	14,600	Addition of two part-time positions [$13,500] to be shared with Information Services; merit/retention pay and staff restructuring costs [$6,800]; and, reduced expenditures for the TMRS pension liability [-$5,700].
			Services	21,000	Increase in pre-employment/promotional testing for Police & Fire [$15,000] and increased training initiatives [$6,000].
	Finance	Finance Administration	Personal Services/Benefits	12,900	Merit/retention pay and interim increase for Managing Director.
			Purchased Prof & Tech Servi	6,300	Increase in audit fees related to GASB 68 pension liability reporting implementation.
		Accounting	Supplies	5,000	Reclassification of fixed asset due to reduction in cost.
			Transfers	(7,200)	Reduced and moved fixed asset expense to Supplies account.
	Community Services	Planning	Services	95,000	City Council authorized consultant fees for the eastside plan.
		Comm Serv Admin	Personal Services/Benefits	26,500	Position reclassifications/restructuring and merit/retention pay.
		Building Inspections	Transfers	52,000	Two vehicles for new Code Enforcement Officers authorized by City Council.
		Animal Services	Personal Services/Benefits	16,600	Merit/retention pay and estimated life and health costs for vacant position.
			Services	17,500	Conceptual master plan design.

MID-YEAR 2015-16 PROPOSED EXPENDITURE ADJUSTMENTS					
Fund	Department/ Classification	Division	Account	Amount of Change	Explanation
	Public Works	Public Works Admin	Personal Services/Benefits	(8,300)	Reduced expenditures for the TMRS pension liability.
		Solid Waste Collection	Personal Services/Benefits	(5,200)	Reduced expenditures for the TMRS pension liability.
			Purchased Prof & Tech Servi	(150,000)	Elimination of garbage sack costs.
			Supplies	(7,200)	Revised fuel estimate.
		Street Maintenance	Personal Services/Benefits	(26,600)	Position vacancies [-$10,000] and reduced expenditures for the TMRS pension liability [-$16,600].
			Supplies	(7,100)	Revised fuel estimate.
			Repairs & Maintenance	150,000	Joint roadway project with Dallas County (offset by revenue) on Welch Road.
			Services	(43,900)	Oncor adjustment for wattage corrections and inventory changes.
			Transfers	(182,000)	Funding monument signs with available Fixed Asset Fund fund balance [-$200,000] and purchase of traffic signal cabinet [$13,000] and backup battery system [$5,000] due to traffic accident.
		Environmental Services	Personal Services/Benefits	(18,700)	Eliminated overtime funding [-$13,300] and reduced expenditures for the TMRS pension liability [-$5,400].
	Police	Police Administration	Personal Services/Benefits	(4,400)	Reduced expenditures for the TMRS pension liability.
			Transfers	9,100	Reclassification of fixed asset (moved from Bond Fund).
		Police Investigations	Personal Services/Benefits	(26,100)	Reduced expenditures for the TMRS pension liability.
		Police Patrol	Personal Services/Benefits	174,500	Adjustment for sworn personnel increase and hiring of experienced personnel [$192,800] and reduced expenditures for the TMRS pension liability [-$18,300].
		Police Detention	Personal Services/Benefits	(10,100)	Reduced expenditures for the TMRS pension liability.
		Police Communications	Personal Services/Benefits	(23,300)	Reduced expenditures for the TMRS pension liability.
			Repairs & Maintenance	30,000	Increase related to delays in Harris radio project.
			Services	227,900	NTECC expenses moved from the Bond Fund to match entity's financial report.
	Fire	Fire Operations	Personal Services/Benefits	(66,800)	Reduced expenditures for the TMRS pension liability.
			Transfers	15,600	Increase in equipment costs [$6,200] and addition of costs for SCBA test bench [$9,400].

MID-YEAR 2015-16 PROPOSED EXPENDITURE ADJUSTMENTS					
Fund	**Department/ Classification**	**Division**	**Account**	**Amount of Change**	**Explanation**
	Parks & Recreation	Parks Administration	Personal Services/Benefits	500	Merit/retention pay [$4,300] and reduced expenditures for the TMRS pension liability [-$3,800].
		Park Maintenance	Personal Services/Benefits	43,300	Merit/retention pay [$31,000]; new part-time Farmers Market Coordinator position [$20,000]; reduced expenditures for the TMRS pension liability [-$9,800]; and, emergency assistance provided to City of Rowlett [$2,100].
		Recreation	Personal Services/Benefits	(11,400)	Reduced expenditures for the TMRS pension liability.
		Aquatics	Personal Services/Benefits	(7,800)	Reduced expenditures for the TMRS pension liability.
		Senior Center	Personal Services/Benefits	(2,900)	Reduced expenditures for the TMRS pension liability.
		Events	Personal Services/Benefits	(1,100)	Reduced expenditures for the TMRS pension liability.
			Events	25,000	Addition of operating budget for Farmers Market.
	Library	Library	Purchased Prof & Tech Servi	7,000	CPI adjustment in LSSI contract.
			Supplies	1,000	Replacement of non-working printer.
			Repairs & Maintenance	18,000	Increase in facility repair costs.
			Services	400	Slight increase in insurance costs.
				$ 326,100	***Total General Fund Increase***
Water & Sewer	Public Works	Water & Sewer Admin	Personal Services/Benefits	(1,200)	Reduced expenditures for the TMRS pension liability.
			Transfers - General Fund	105,200	Allocation of funds for City Manager separation pay.
		Water & Sewer Ops	Personal Services/Benefits	(20,500)	Reduced expenditures for the TMRS pension liability.
			Supplies	(16,200)	Revised fuel estimate.
			Repairs & Maintenance	38,000	Emergency water main break at 4895 LBJ [$40,000] and decreased vehicle maintenance costs [-$2,000].
				$ 105,300	***Total Water & Sewer Fund Increase***
Internal Service	Fleet & Facilities	Facilities Management	Repairs & Maintenance	475,000	Reclassification of fixed assets to Repairs & Maintenance account.
			Transfers	(475,000)	Reclassification of fixed assets to Repairs & Maintenance account.
		Fleet Management	Inventory Usage	(66,800)	Revised fuel estimate.
				$ (66,800)	***Total Internal Service Fund Decrease***

MID-YEAR 2015-16 PROPOSED EXPENDITURE ADJUSTMENTS					
Fund	**Department/ Classification**	**Division**	**Account**	**Amount of Change**	**Explanation**
Hotel/Motel	Parks & Recreation	Historical Preservation	Personal Services/Benefits	18,900	Merit/retention pay and two employees opting in to City's insurance.
	Economic Dev	Promotion of Tourism	Services	45,000	Tourism Impact Study RFP.
			Marketing	75,000	Increase for hotel incentive [$50,000] and corporate loyalty program [$25,000] due to additional clients.
			Transfers - General Fund	20,400	Allocation of funds for City Manager separation pay.
				$ 159,300	**Total Hotel/Motel Fund Increase**
Special Revenue Funds:					
	Donations Fund	Fire Administration	Fire Training	$ 6,400	Carryover from prior year [$1,600] and receipt of donation towards defibrillator purchase [$4,800].
		Park Maintenance	Rotary Club Playground	36,663	Additional funding received for Rotary Club playground project [$25,963 in 2014-15 and $10,700 in 2015-16].
			Senior Center	800	Budgeting to spend additional donations received.
	Grants	Street Maintenance	FEMA Flooding Grant	55,694	Funds received from FEMA for flooding in 2014-15 to be used for street repairs.
		Police Patrol	Police Body Camera Grant	29,400	Funding received for purchase of body cameras for Police Officers.
		Library	Texas Book Festival Grant	1,700	Budgeting to spend grant funds received in late 2014-15.
	Court Technology	Municipal Court	Court Technology Supplies	(2,000)	Funds not needed.
	Cemetery Fund	Park Maintenance	Personal Services/Benefits	6,350	Redistributed funding based on available fund balance.
	Dangerous Structures	Neighborhood Revital.	Inventory Gain/Loss	(35,000)	Adjustment in inventory gain/loss.
				$ 100,007	***Total Special Revenue Funds Increase***

MID-YEAR 2015-16 PROPOSED EXPENDITURE ADJUSTMENTS					
Fund	**Department/ Classification**	**Division**	**Account**	**Amount of Change**	**Explanation**
Fixed Asset Purchases		Communications	Digital Marquee Signs	5,000	Increase in actual costs.
		Accounting	Printer	(7,200)	Account reclassified to Supplies account due to lower than expected costs.
		Building Inspections	Vehicles (Qty 2)	52,000	Purchase of vehicles for new Code Enforcement Officers authorized by City Council.
		Street Maintenance	Traffic Signal Cabinets	13,000	Replacement of traffic signal cabinet due to accident at the intersection of Valley View and Mercer Parkway in October 2015.
			UPS Battery Backup System	5,000	Replacement of battery backup system due to accident at the intersection of Valley View and Mercer Parkway in October 2015.
		Police Administration	Ambulance Remount	9,100	Reclassification of purchase due to cost of item.
		Fire Operations	Control LifePak	700	Increase in actual costs.
			SCBA Test Bench	5,500	Increase in quantity.
			Annual Projects	9,400	Reclassification of purchase due to cost of item.
		Facilities Management		(475,000)	Purchases reclassified as they are primarily replacement or maintenance costs.
				$ (382,500)	***Total Fixed Asset Purchases Decrease***

FARMERS BRANCH

ORDINANCE NO. 3365

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE CITY'S 2015-2016 FISCAL YEAR OPERATING BUDGET, AMENDING THE CAPITAL IMPROVEMENTS PROGRAM BUDGET, AND DIRECTING THAT CITY EXPENDITURES BE MADE IN ACCORDANCE WITH THE BUDGET AS AMENDED.

WHEREAS, by Ordinance No. 3344 the City lawfully approved and adopted a budget for the City for the fiscal year beginning October 1, 2015 and ending September 30, 2016 (the "Budget"); and,

WHEREAS, such budget appropriated and set aside resources and revenues for the maintenance and operation of the various departments of the government of the City; and,

WHEREAS, it has been determined that it is in the best interest of the City to make certain modifications to the budget with respect to its allotment of resources and revenues within the City departments; and,

WHEREAS, such modifications to the budget will not affect the tax rate to be assessed upon property within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS that:

SECTION 1. The above and foregoing preamble is incorporated into the body of this Ordinance as if copied herein in its entirety.

SECTION 2. The budget of the City of Farmers Branch, Texas, for the fiscal year beginning October 1, 2015 and ending on September 30, 2016, as approved by Ordinance No. 3344, is hereby amended to conform with the 2015-2016 Amended Budget set forth in Exhibit “A” attached hereto, and that all other provisions of the budget not affected by the changes set forth in Exhibit “A” shall remain in full force and effect until September 30, 2016.

SECTION 3. Expenditures made by the City during the fiscal year ending September 30, 2016 shall be made in accordance with the budget as hereby amended.

SECTION 4. Notwithstanding the foregoing, pursuant to Section 4.11 of the amended City Charter, the City Manager is hereby authorized to transfer unencumbered appropriations within a department, but not between funds.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage, as the law provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 19TH DAY OF APRIL 2016.

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED:

_____
Bob Phelps, Mayor

APPROVED AS TO FORM:

_____
City Attorney

EXHIBIT “A”

PROPOSED AMENDED BUDGET 2015-16

CITY OF FARMERS BRANCH, TEXAS

PROPOSED AMENDED BUDGET 2015-16

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GENERAL FUND
REVENUE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
TAXES						
PROPERTY - CURRENT	$ 20,775,000	$ 20,495,712	$ 22,775,000	$ 22,775,000	$ 22,775,000	$ 0
PROPERTY - PRIOR YEAR	50,000	46,717	50,000	50,000	50,000	0
SALES & USE	14,300,000	13,286,884	14,100,000	14,100,000	14,130,000	30,000
MIXED BEVERAGE	85,000	76,660	85,000	85,000	85,000	0
FRANCHISE FEES	4,546,000	4,341,490	4,651,000	4,651,000	4,651,000	0
PENALTIES & INTEREST	100,000	86,406	100,000	100,000	100,000	0
SUB-TOTAL	39,856,000	38,333,869	41,761,000	41,761,000	41,791,000	30,000
LICENSES & PERMITS						
HEALTH	45,000	42,555	45,000	45,000	45,000	0
BUILDING	1,309,000	1,283,273	1,059,000	1,059,000	859,000	(200,000)
PLUMBING	100,000	100,677	100,000	100,000	100,000	0
ELECTRICAL	112,000	113,871	95,000	95,000	95,000	0
HVAC	75,000	76,466	60,000	60,000	60,000	0
MULTI-FAMILY INSPECTION	80,000	63,253	100,000	100,000	100,000	0
SUB-TOTAL	1,721,000	1,680,095	1,459,000	1,459,000	1,259,000	(200,000)
INTERGOVERNMENTAL REVENUE						
OTHER GOVT'L ENTITIES	200,000	200,000	0	0	150,000	150,000
SUB-TOTAL	200,000	200,000	0	0	150,000	150,000
CHARGES FOR SERVICES						
ZONING	20,000	20,198	20,000	20,000	20,000	0
PRINTING & DUPLICATING	12,000	11,634	12,000	12,000	12,000	0
POLICE SERVICES	120,000	113,196	120,000	120,000	120,000	0
EMERGENCY SERVICES	1,430,000	1,455,094	1,610,000	1,610,000	1,610,000	0
FIRE SERVICES	20,000	27,763	20,000	20,000	20,000	0
REFUSE SERVICES	2,318,700	2,274,566	2,282,000	2,282,000	2,277,000	(5,000)
HEALTH & INSPECTION FEE	90,000	100,648	85,000	85,000	85,000	0
ANIMAL CONTROL & SHELTER	35,000	31,339	35,000	35,000	35,000	0
SWIMMING POOL FEES	350,000	257,479	419,000	419,000	419,000	0
SENIOR CENTER FEES	49,000	32,617	35,000	35,000	35,000	0
PARKS & REC CONCESSIONS	220,000	204,781	205,000	205,000	205,000	0
BUILDING USE FEES	490,000	461,066	490,000	490,000	490,000	0
EVENTS	5,700	10,779	5,700	5,700	5,700	0
SUB-TOTAL	5,160,400	5,001,160	5,338,700	5,338,700	5,333,700	(5,000)
FINES, FORFEITS & ASSESSMENTS						
COURT	2,047,000	2,032,382	2,557,000	2,557,000	2,557,000	0
LIBRARY	200,000	167,833	160,000	160,000	160,000	0
SUB-TOTAL	2,247,000	2,200,215	2,717,000	2,717,000	2,717,000	0

GENERAL FUND
REVENUE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
INTEREST/RENTS/CONTRIBUTIONS						
INTEREST	75,000	97,888	75,700	75,700	120,000	44,300
RENTS	560,000	585,458	560,000	560,000	580,000	20,000
SUB-TOTAL	635,000	683,346	635,700	635,700	700,000	64,300
MISCELLANEOUS						
MISCELLANEOUS CUSTOMER SERVICE	3,000	418	3,000	3,000	3,000	0
PAY PHONE COMMISSIONS	1,000	1,385	1,000	1,000	1,000	0
RECYCLING	10,000	8,980	10,000	10,000	10,000	0
MISCELLANEOUS	30,000	39,068	30,000	30,000	30,000	0
SALE OF ASSETS	26,000	25,923	10,000	10,000	10,000	0
INSURANCE RECOVERY	21,500	24,938	21,500	21,500	21,500	0
SUB-TOTAL	91,500	100,712	75,500	75,500	75,500	0
GRAND TOTAL	$ 49,910,900	$ 48,199,397	$ 51,986,900	$ 51,986,900	$ 52,026,200	$ 39,300

ENTERPRISE FUNDS
REVENUE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
WATER & SEWER FUND						
INTEREST/RENTS/CONTRIBUTIONS						
INTEREST	$ 0	$ (11,458)	$ 8,000	$ 8,000	$ 8,000	$ 0
SUB-TOTAL	0	(11,458)	8,000	8,000	8,000	0
MISCELLANEOUS						
MISCELLANEOUS	2,800	3,676	2,800	2,800	2,800	0
SALE OF ASSETS	10,000	11,810	10,000	10,000	10,000	0
SUB-TOTAL	12,800	15,486	12,800	12,800	12,800	0
CHARGES FOR SERVICES						
WATER SERVICE	11,181,700	11,436,350	13,397,500	13,397,500	13,397,500	0
SEWER SERVICE	4,903,200	4,937,068	5,716,800	5,716,800	5,716,800	0
ADDISON SEWER	18,000	15,526	18,000	18,000	18,000	0
TAPPING FEES	11,000	1,697	11,000	11,000	11,000	0
RECONNECTS/SERVICE CHARGE	48,000	41,850	48,000	48,000	48,000	0
LATE FEES	175,000	162,911	175,000	175,000	175,000	0
BACKFLOW PROGRAM	34,000	33,180	30,000	30,000	30,000	0
SUB-TOTAL	16,370,900	16,628,582	19,396,300	19,396,300	19,396,300	0
TOTAL WATER & SEWER FUND	$ 16,383,700	$ 16,632,610	$ 19,417,100	$ 19,417,100	$ 19,417,100	$ 0
STORMWATER UTILITY FUND						
CHARGES FOR SERVICES						
STORMWATER	$ 951,000	$ 948,885	$ 1,284,000	$ 1,284,000	$ 1,284,000	$ 0
TOTAL STORMWATER UTILITY FUND	$ 951,000	$ 948,885	$ 1,284,000	$ 1,284,000	$ 1,284,000	$ 0
GRAND TOTAL	$ 17,334,700	$ 17,581,495	$ 20,701,100	$ 20,701,100	$ 20,701,100	$ 0

INTERNAL SERVICE FUNDS
REVENUE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
FLEET & FACILITIES MANAGEMENT FUND						
CHARGES FOR SERVICES						
FLEET SERVICES	$ 2,469,900	$ 2,557,406	$ 2,424,200	$ 2,424,200	$ 2,257,100	$ (167,100)
FACILITIES SERVICES	2,086,800	2,086,800	2,028,700	2,028,700	2,129,000	100,300
TOTAL FLEET & FACILITIES MANAGEMENT FUND	$ 4,556,700	$ 4,644,206	$ 4,452,900	$ 4,452,900	$ 4,386,100	$ (66,800)
WORKERS' COMPENSATION FUND						
MISCELLANEOUS						
MISCELLANEOUS	$ 60,000	$ 17,981	$ 60,000	$ 60,000	$ 60,000	$ 0
INTERFUND TRANSFERS	340,000	340,000	340,000	340,000	340,000	0
TOTAL WORKERS' COMPENSATION FUND	$ 400,000	$ 357,981	$ 400,000	$ 400,000	$ 400,000	$ 0
HEALTH CLAIMS FUND						
INTEREST/RENTS/CONTRIBUTIONS						
MEDICAL CONTRIBUTIONS	$ 3,858,100	$ 3,864,030	$ 3,796,700	$ 3,796,700	$ 3,796,700	$ 0
TOTAL HEALTH CLAIMS FUND	$ 3,858,100	$ 3,864,030	$ 3,796,700	$ 3,796,700	$ 3,796,700	$ 0
GRAND TOTAL	$ 8,814,800	$ 8,866,217	$ 8,649,600	$ 8,649,600	$ 8,582,800	$ (66,800)

HOTEL/MOTEL FUND
REVENUE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
TAXES						
HOTEL/MOTEL TAX	$ 2,679,000	$ 2,728,633	$ 2,750,000	$ 2,750,000	$ 2,850,000	$ 100,000
SUB-TOTAL	2,679,000	2,728,633	2,750,000	2,750,000	2,850,000	100,000
CHARGES FOR SERVICES						
EVENTS	41,000	44,471	33,200	33,200	33,200	0
SUB-TOTAL	41,000	44,471	33,200	33,200	33,200	0
INTEREST/RENTS/CONTRIBUTIONS						
INTEREST	4,000	6,249	4,000	4,000	7,000	3,000
RENTS	0	0	0	0	0	0
SUB-TOTAL	4,000	6,249	4,000	4,000	7,000	3,000
MISCELLANEOUS						
MISCELLANEOUS	2,500	266	2,500	2,500	2,500	0
HISTORICAL PARK RENTALS	15,000	14,345	15,000	15,000	15,000	0
HISTORICAL PARK TEAS	5,300	4,900	5,300	5,300	5,300	0
SUB-TOTAL	22,800	19,511	22,800	22,800	22,800	0
GRAND TOTAL	$ 2,746,800	$ 2,798,864	$ 2,810,000	$ 2,810,000	$ 2,913,000	$ 103,000

SPECIAL REVENUE FUNDS
REVENUE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
POLICE FORFEITURE FUND	$ 57,000	$ 110,099	$ 57,000	$ 57,000	$ 57,000	$ 0
DONATIONS FUND	152,965	132,833	63,400	63,400	79,100	15,700
YOUTH SCHOLARSHIP FUND	3,000	1,107	3,000	3,000	3,000	0
GRANTS FUND	413,509	124,523	86,851	86,851	391,222	304,371
BUILDING SECURITY FUND	34,000	37,077	38,000	38,000	38,000	0
COURT TECHNOLOGY FUND	45,000	49,145	50,000	50,000	50,000	0
LANDFILL CLOSURE/POST-CLOSURE FUND	100,000	33,276	100,000	100,000	100,000	0
STARS CENTER FUND	663,000	667,623	663,000	663,000	663,000	0
CEMETERY FUND	300	1,409	200	200	1,400	1,200
PHOTOGRAPHIC LIGHT SYSTEM FUND	570,150	641,331	582,050	582,050	582,050	0
DANGEROUS STRUCTURES FUND	10,000	6,478	10,000	10,000	10,000	0
PEG ACCESS CHANNEL FUND	68,163	69,955	60,000	60,000	60,000	0
GRAND TOTAL	$ 2,117,087	$ 1,874,856	$ 1,713,501	$ 1,713,501	$2,034,772	$ 321,271

GENERAL FUND
EXPENDITURE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
GENERAL GOVERNMENT						
GENERAL GOVERNMENT	$ 151,500	$ 123,977	$ 221,800	$ 227,700	$ 227,700	$ 0
GENERAL CONTRACTS	292,000	292,000	292,000	292,000	292,000	0
LEGAL	407,000	397,734	320,000	320,000	320,000	0
NON-DEPARTMENTAL	(1,971,300)	(1,982,217)	(1,362,200)	(1,368,100)	(1,713,700)	(345,600)
SUB-TOTAL	(1,120,800)	(1,168,506)	(528,400)	(528,400)	(874,000)	(345,600)
GENERAL ADMINISTRATION						
GENERAL ADMINISTRATION	914,300	914,220	1,013,400	1,013,400	1,313,200	299,800
SUB-TOTAL	914,300	914,220	1,013,400	1,013,400	1,313,200	299,800
COMMUNICATIONS						
COMMUNICATIONS	332,800	311,107	376,100	376,100	385,800	9,700
SUB-TOTAL	332,800	311,107	376,100	376,100	385,800	9,700
ECONOMIC DEVELOPMENT & TOURISM						
ECONOMIC DEVELOPMENT	590,300	566,311	583,900	583,900	586,500	2,600
SUB-TOTAL	590,300	566,311	583,900	583,900	586,500	2,600
HUMAN RESOURCES						
HUMAN RESOURCES	899,900	841,842	1,036,500	1,036,500	1,072,100	35,600
SUB-TOTAL	899,900	841,842	1,036,500	1,036,500	1,072,100	35,600
FINANCE						
FINANCE ADMINISTRATION	758,400	746,881	779,600	792,200	811,400	19,200
ACCOUNTING	578,500	574,016	599,500	596,700	594,500	(2,200)
INFORMATION SERVICES	2,332,600	2,221,744	2,369,500	2,379,400	2,379,400	0
PURCHASING	126,600	118,723	125,600	125,600	125,600	0
MUNICIPAL COURT	366,300	360,100	637,000	617,300	617,300	0
SUB-TOTAL	4,162,400	4,021,464	4,511,200	4,511,200	4,528,200	17,000
COMMUNITY SERVICES						
PLANNING	554,600	323,571	347,400	331,700	426,700	95,000
COMMUNITY SERVICES ADMINISTRATION	353,000	340,332	459,300	460,300	486,800	26,500
BUILDING INSPECTION	967,700	950,188	1,090,000	1,081,300	1,133,300	52,000
ANIMAL SERVICES	[1 1,004,600	943,011	603,900	627,300	661,400	34,100
SUB-TOTAL	2,879,900	2,557,102	2,500,600	2,500,600	2,708,200	207,600
PUBLIC WORKS						
PUBLIC WORKS ADMINISTRATION	665,000	649,296	755,500	763,800	755,500	(8,300)
SOLID WASTE COLLECTION	2,007,700	1,948,612	2,344,300	2,335,100	2,172,700	(162,400)
STREET MAINTENANCE	4,331,300	4,215,355	4,053,500	4,055,700	3,946,100	(109,600)
ENVIRONMENTAL SERVICES	[1 0	0	503,600	502,300	483,600	(18,700)
SUB-TOTAL	7,004,000	6,813,263	7,656,900	7,656,900	7,357,900	(299,000)

GENERAL FUND
EXPENDITURE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
POLICE						
POLICE ADMINISTRATION	1,542,100	1,510,925	1,611,900	1,655,700	1,660,400	4,700
POLICE INVESTIGATIONS	1,804,900	1,757,802	1,925,900	1,932,900	1,906,800	(26,100)
POLICE PATROL	6,110,100	5,975,200	6,411,000	6,438,100	6,612,600	174,500
POLICE DETENTION	1,076,800	1,029,368	1,075,400	1,082,400	1,072,300	(10,100)
POLICE COMMUNICATIONS	2,056,800	1,740,009	1,908,900	1,807,200	2,041,800	234,600
POLICE TRAINING	327,900	313,186	159,900	176,700	176,700	0
SUB-TOTAL	12,918,600	12,326,490	13,093,000	13,093,000	13,470,600	377,600
FIRE						
FIRE ADMINISTRATION	1,184,900	1,172,860	1,095,600	1,114,200	1,114,200	0
FIRE PREVENTION	504,800	497,551	492,200	493,400	493,400	0
FIRE OPERATIONS	8,350,900	8,291,185	8,559,300	8,539,500	8,488,300	(51,200)
SUB-TOTAL	10,040,600	9,961,596	10,147,100	10,147,100	10,095,900	(51,200)
PARKS & RECREATION						
PARKS & RECREATION ADMINISTRATION	547,300	542,773	529,500	533,900	534,400	500
PARK MAINTENANCE	5,320,800	5,242,190	5,174,200	5,154,500	5,197,800	43,300
RECREATION	1,667,300	1,534,148	1,770,800	1,770,800	1,759,400	(11,400)
AQUATICS	832,500	638,698	951,300	957,200	949,400	(7,800)
SENIOR CENTER	664,000	642,226	821,700	828,100	825,200	(2,900)
PARK BOARD	9,800	3,846	9,800	9,800	9,800	0
SENIOR ADVISORY BOARD	4,800	3,749	4,800	4,800	4,800	0
EVENTS	537,400	517,489	549,600	552,600	576,500	23,900
SUB-TOTAL	9,583,900	9,125,119	9,811,700	9,811,700	9,857,300	45,600
LIBRARY						
LIBRARY	1,680,300	1,676,183	1,784,900	1,784,900	1,811,300	26,400
SUB-TOTAL	1,680,300	1,676,183	1,784,900	1,784,900	1,811,300	26,400
GRAND TOTAL	$ 49,886,200	$ 47,946,191	$ 51,986,900	$ 51,986,900	$ 52,313,000	$ 326,100

[1] The Animal Services and Environmental Services divisions were split from the Environmental Health division beginning in 2015-16.

ENTERPRISE FUNDS
EXPENDITURE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
WATER & SEWER FUND						
PUBLIC WORKS						
WATER & SEWER ADMINISTRATION	$ 4,052,300	$ 3,997,219	$ 4,437,100	$ 4,436,100	$ 4,540,100	$ 104,000
WATER & SEWER OPERATIONS	11,951,900	11,760,253	14,293,900	14,294,900	14,296,200	1,300
TOTAL WATER & SEWER FUND	$ 16,004,200	$ 15,757,472	$ 18,731,000	$ 18,731,000	$ 18,836,300	$ 105,300
STORMWATER UTILITY FUND						
PUBLIC WORKS						
STORMWATER UTILITIES	$ 870,600	$ 884,249	$ 1,172,700	$ 1,172,700	$ 1,172,700	$ 0
TOTAL STORMWATER UTILITY FUND	$ 870,600	$ 884,249	$ 1,172,700	$ 1,172,700	$ 1,172,700	$ 0
GRAND TOTAL	$ 16,874,800	$ 16,641,721	$ 19,903,700	$ 19,903,700	$20,009,000	$ 105,300

INTERNAL SERVICE FUNDS
EXPENDITURE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
FLEET & FACILITIES MANAGEMENT FUND						
FLEET & FACILITIES MANAGEMENT						
FACILITIES MANAGEMENT	$ 2,086,800	$ 2,009,184	$ 2,028,700	$ 2,129,000	$ 2,129,000	$ 0
FLEET MANAGEMENT	2,469,900	2,584,569	2,424,200	2,323,900	2,257,100	(66,800)
TOTAL FLEET & FACILITIES MGMT FUND	$ 4,556,700	$ 4,593,753	$ 4,452,900	$ 4,452,900	$ 4,386,100	$ (66,800)
WORKERS' COMPENSATION FUND						
INTERNAL SERVICE						
WORKERS' COMPENSATION	$ 400,000	$ 140,191	$ 400,000	$ 400,000	$ 400,000	$ 0
TOTAL WORKERS' COMPENSATION FUND	$ 400,000	$ 140,191	$ 400,000	$ 400,000	$ 400,000	$ 0
HEALTH CLAIMS FUND						
INTERNAL SERVICE						
HEALTH CLAIMS	$ 3,558,100	$ 3,416,894	$ 3,796,700	$ 3,796,700	$ 3,796,700	$ 0
TOTAL HEALTH CLAIMS FUND	$ 3,558,100	$ 3,416,894	$ 3,796,700	$ 3,796,700	$ 3,796,700	$ 0
GRAND TOTAL	$ 8,514,800	$ 8,150,838	$ 8,649,600	$ 8,649,600	$ 8,582,800	$ (66,800)

HOTEL/MOTEL FUND
EXPENDITURE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
PARKS & RECREATION						
HISTORICAL PRESERVATION	$ 1,417,900	$ 1,112,576	$ 1,119,600	$ 1,119,600	$ 1,138,500	$ 18,900
SUB-TOTAL	1,417,900	1,112,576	1,119,600	1,119,600	$ 1,138,500	$ 18,900
ECONOMIC DEVELOPMENT & TOURISM						
PROMOTION OF TOURISM	1,309,900	1,124,293	1,156,500	1,156,500	$ 1,296,900	$ 140,400
CONVENTION CENTER	19,000	4,997	19,000	19,000	19,000	0
SUB-TOTAL	1,328,900	1,129,290	1,175,500	1,175,500	$ 1,315,900	$ 140,400
GRAND TOTAL	$ 2,746,800	$ 2,241,866	$ 2,295,100	$ 2,295,100	$ 2,454,400	$ 159,300

SPECIAL REVENUE FUNDS
EXPENDITURE SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	PROPOSED AMENDED BUDGET 2015-16	VARIANCE AMD TO ADJ 2015-16
POLICE FORFEITURE FUND	$ 53,000	$ 35,272	$ 146,000	$ 146,000	$ 146,000	$ 0
DONATIONS FUND	78,404	33,217	120,162	120,162	164,025	43,863
YOUTH SCHOLARSHIP FUND	6,000	1,280	6,000	6,000	6,000	0
GRANTS FUND	413,509	342,100	86,851	86,851	173,645	86,794
BUILDING SECURITY FUND	36,500	31,366	139,000	139,000	139,000	0
COURT TECHNOLOGY FUND	72,100	59,496	82,400	82,400	80,400	(2,000)
LANDFILL CLOSURE/POST-CLOSURE FUND	1,700,000	504,605	700,000	700,000	700,000	0
STARS CENTER FUND	598,000	598,000	601,700	601,700	601,700	0
CEMETERY FUND	28,700	26,912	15,750	15,750	22,100	6,350
LEGAL DEFENSE FUND	0	0	0	0	0	0
PHOTOGRAPHIC LIGHT SYSTEM FUND	609,108	591,116	864,908	864,908	864,908	0
DANGEROUS STRUCTURES FUND	760,000	777,181	425,000	425,000	390,000	(35,000)
PEG ACCESS CHANNEL FUND	81,000	80,906	83,000	83,000	83,000	0
GRAND TOTAL	$ 4,436,321	$ 3,081,451	$ 3,270,771	$ 3,270,771	$ 3,370,778	$ 100,007

GENERAL FUND
EXPENDITURE SUMMARY
Summarized by Type of Expenditure

EXPENDITURES BY TYPE	YEAR-END AMENDED BUDGET 2014-15		ACTUAL 2014-15		ADOPTED BUDGET 2015-16		ADJUSTED BUDGET 2015-16		PROPOSED AMENDED BUDGET 2015-16	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Personal Services/Benefits										
Full-Time	$ 22,480,200	45.06%	$ 22,152,999	46.20%	$ 22,719,500	43.70%	$ 22,797,700	43.85%	$ 23,326,400	44.59%
Part-Time	986,100	1.98%	807,391	1.68%	1,084,900	2.09%	1,097,100	2.11%	1,130,600	2.16%
Overtime	901,800	1.81%	780,438	1.63%	920,100	1.77%	945,300	1.82%	934,100	1.79%
Life & Health	3,099,900	6.21%	3,023,708	6.31%	3,150,100	6.06%	3,183,200	6.12%	3,199,800	6.12%
TMRS	4,663,600	9.35%	4,453,166	9.29%	4,730,900	9.10%	4,663,900	8.97%	4,474,900	8.55%
Medicare	334,100	0.67%	321,322	0.67%	339,400	0.65%	354,800	0.68%	354,800	0.68%
Workers' Compensation	272,000	0.55%	272,000	0.57%	272,000	0.52%	272,000	0.52%	272,000	0.52%
Car Allowance	85,900	0.17%	83,820	0.17%	85,300	0.16%	80,800	0.16%	80,800	0.15%
Transfers (Personnel Related)	(1,510,500)	-3.03%	0	0.00%	(1,484,100)	-2.85%	(1,484,100)	-2.85%	(1,609,700)	-3.08%
Sub-total	31,313,100	62.77%	31,894,844	66.52%	31,818,100	61.20%	31,910,700	61.38%	32,163,700	61.48%
Purchased Prof & Tech Services	3,148,100	6.31%	3,054,120	6.37%	3,124,600	6.01%	3,463,200	6.66%	3,331,200	6.37%
Supplies	1,971,300	3.95%	1,794,869	3.74%	2,265,100	4.36%	2,136,700	4.11%	2,128,400	4.07%
Repairs & Maintenance	6,553,800	13.14%	6,388,229	13.32%	6,003,900	11.55%	6,065,500	11.67%	6,263,500	11.97%
Services	4,914,900	9.85%	4,365,324	9.10%	5,664,300	10.90%	5,672,100	10.91%	5,990,000	11.45%
Production & Disposal	293,400	0.59%	281,665	0.59%	336,400	0.65%	52,400	0.10%	52,400	0.10%
Contracts	292,000	0.59%	292,000	0.61%	292,000	0.56%	292,000	0.56%	292,000	0.56%
Events	379,800	0.76%	362,871	0.76%	396,100	0.76%	396,100	0.76%	421,100	0.80%
Other Objects	912,100	1.83%	865,069	1.80%	1,648,400	3.17%	1,560,200	3.00%	1,290,200	2.47%
Transfers	107,700	0.22%	(1,352,800)	-2.82%	438,000	0.84%	438,000	0.84%	380,500	0.73%
Sub-total	18,573,100	37.23%	16,051,347	33.48%	20,168,800	38.80%	20,076,200	38.62%	20,149,300	38.52%
Total Appropriations	$ 49,886,200	100.00%	$ 47,946,191	100.00%	$ 51,986,900	100.00%	$ 51,986,900	100.00%	$ 52,313,000	100.00%

SUMMARY BUDGET CATEGORIES
General Fund

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
GENERAL GOVERNMENT							
Supplies	$ 11,500	$ 6,630	$ 13,100	$ 13,100	$ 3,505	26.76%	$ 13,100
Services	140,000	117,347	208,700	214,600	77,752	36.23%	214,600
Total Budget	$ 151,500	$ 123,977	$ 221,800	$ 227,700	$ 81,257	35.69%	$ 227,700
GENERAL CONTRACTS							
Contracts	$ 292,000	$ 292,000	$ 292,000	$ 292,000	$ 292,000	100.00%	$ 292,000
Total Budget	$ 292,000	$ 292,000	$ 292,000	$ 292,000	$ 292,000	100.00%	$ 292,000
LEGAL							
Purchased Prof & Tech Services	$ 407,000	$ 397,734	$ 320,000	$ 320,000	$ 120,327	37.60%	$ 320,000
Total Budget	$ 407,000	$ 397,734	$ 320,000	$ 320,000	$ 120,327	37.60%	$ 320,000

Note: Approximately $100,000 of legal services is for prosecutor costs.

NON-DEPARTMENTAL							
Repairs & Maintenance	$ 908,300	$ 908,300	$ 442,400	$ 524,700	$ 184,330	35.13%	$ 524,700
Services	172,600	158,714	234,300	234,300	71,658	30.58%	234,300
Other Objects	912,100	865,069	1,648,400	1,560,200	515,275	39.94%	1,290,200
Transfers	(3,964,300)	(3,914,300)	(3,687,300)	(3,687,300)	(1,515,540)	40.28%	(3,762,900)
Total Budget	$ (1,971,300)	$ (1,982,217)	$ (1,362,200)	$ (1,368,100)	$ (744,277)	43.43%	$ (1,713,700)
GENERAL ADMINISTRATION							
Personal Services/Benefits	$ 645,600	$ 651,412	$ 638,500	$ 638,300	$ 244,415	26.05%	$ 938,100
Purchased Prof & Tech Services	24,500	24,600	80,000	80,000	48,840	61.05%	80,000
Supplies	49,300	47,854	32,600	32,600	10,615	32.56%	32,600
Repairs & Maintenance	14,700	14,160	14,700	14,700	12,381	84.22%	14,700
Services	180,200	176,194	247,600	247,800	24,525	9.90%	247,800
Transfers	0	0	0	0	0	0.00%	0
Total Budget	$ 914,300	$ 914,220	$ 1,013,400	$ 1,013,400	$ 340,776	25.95%	$ 1,313,200
COMMUNICATIONS							
Personal Services/Benefits	$ 212,700	$ 209,509	$ 209,600	$ 211,300	$ 88,090	41.69%	$ 211,300
Purchased Prof & Tech Services	50,000	43,173	55,000	57,800	14,865	23.78%	62,500
Supplies	11,100	10,773	14,800	11,100	6,076	54.74%	11,100
Repairs & Maintenance	26,400	23,729	32,400	31,400	22,149	70.54%	31,400
Services	32,600	23,923	34,300	34,500	8,273	23.98%	34,500
Transfers	0	0	30,000	30,000	12,500	35.71%	35,000
Total Budget	$ 332,800	$ 311,107	$ 376,100	$ 376,100	$ 151,953	39.39%	$ 385,800
ECONOMIC DEVELOPMENT							
Personal Services/Benefits	$ 424,500	$ 423,511	$ 408,900	$ 408,900	$ 165,678	40.26%	$ 411,500
Purchased Prof & Tech Services	11,900	11,702	11,900	11,900	0	0.00%	11,900
Supplies	25,200	21,932	19,300	19,300	2,275	11.79%	19,300
Services	128,700	109,166	143,800	143,800	43,134	30.00%	143,800
Total Budget	$ 590,300	$ 566,311	$ 583,900	$ 583,900	$ 211,087	35.99%	$ 586,500

SUMMARY BUDGET CATEGORIES
General Fund

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
HUMAN RESOURCES							
Personal Services/Benefits	$ 652,800	$ 648,608	$ 669,900	$ 670,900	$ 272,314	39.72%	$ 685,500
Purchased Prof & Tech Services	30,000	12,102	25,000	25,000	1,290	5.16%	25,000
Supplies	22,100	16,832	22,100	26,100	5,149	19.73%	26,100
Repairs & Maintenance	28,200	8,527	38,200	33,200	18,498	55.72%	33,200
Services	146,800	135,773	261,300	261,300	56,769	20.11%	282,300
Transfers	20,000	20,000	20,000	20,000	8,330	41.65%	20,000
Total Budget	$ 899,900	$ 841,842	$ 1,036,500	$ 1,036,500	$ 362,350	33.80%	$ 1,072,100
FINANCE ADMINISTRATION							
Personal Services/Benefits	$ 443,600	$ 444,565	$ 452,100	$ 464,400	$ 181,923	38.12%	$ 477,300
Purchased Prof & Tech Services	256,400	251,119	283,300	283,300	169,983	58.70%	289,600
Supplies	37,300	33,142	19,800	19,800	4,518	22.82%	19,800
Services	21,100	18,055	24,400	24,700	6,589	26.68%	24,700
Total Budget	$ 758,400	$ 746,881	$ 779,600	$ 792,200	$ 363,013	44.74%	$ 811,400
ACCOUNTING							
Personal Services/Benefits	$ 484,900	$ 483,366	$ 510,800	$ 508,000	$ 212,206	41.77%	$ 508,000
Supplies	15,000	13,452	15,000	15,000	5,693	28.47%	20,000
Repairs & Maintenance	1,200	584	1,200	1,200	0	0.00%	1,200
Services	77,400	76,614	65,300	6530000.00%	13,112	20.08%	65,300
Transfers	0	0	7,200	7,200	3,000	0.00%	0
Total Budget	$ 578,500	$ 574,016	$ 599,500	$ 596,700	$ 234,011	39.36%	$ 594,500
INFORMATION SERVICES							
Personal Services/Benefits	$ 881,100	$ 866,237	$ 1,037,800	$ 1,028,500	$ 406,628	39.54%	$ 1,028,500
Purchased Prof & Tech Services	246,700	240,708	217,100	280,800	73,413	26.14%	280,800
Supplies	178,800	155,469	214,800	184,800	42,649	23.08%	184,800
Repairs & Maintenance	317,100	265,816	421,200	421,200	267,263	63.45%	421,200
Services	87,500	72,114	125,800	111,300	17,722	15.92%	111,300
Transfers	621,400	621,400	352,800	352,800	147,000	41.67%	352,800
Total Budget	$ 2,332,600	$ 2,221,744	$ 2,369,500	$ 2,379,400	$ 954,675	40.12%	$ 2,379,400
PURCHASING							
Personal Services/Benefits	$ 113,200	$ 111,005	$ 112,200	$ 112,200	$ 46,643	41.57%	$ 112,200
Supplies	4,100	2,676	3,600	3,600	361	10.03%	3,600
Services	9,300	5,042	9,800	9,800	2,595	26.48%	9,800
Total Budget	$ 126,600	$ 118,723	$ 125,600	$ 125,600	$ 49,599	39.49%	$ 125,600
MUNICIPAL COURT							
Personal Services/Benefits	$ 344,100	$ 339,463	$ 521,300	$ 501,600	$ 176,598	35.21%	$ 501,600
Purchased Prof & Tech Services	1,200	1,079	3,000	5,000	1,874	37.48%	5,000
Supplies	14,600	14,643	21,500	20,200	6,666	33.00%	20,200
Repairs & Maintenance	0	0	8,000	8,000	3,333	41.66%	8,000
Services	6,400	4,915	11,700	11,000	3,336	30.33%	11,000
Transfers	0	0	71,500	71,500	29,790	41.66%	71,500
Total Budget	$ 366,300	$ 360,100	$ 637,000	$ 617,300	$ 221,597	35.90%	$ 617,300

SUMMARY BUDGET CATEGORIES
General Fund

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
PLANNING							
Personal Services/Benefits	$ 397,600	$ 273,848	$ 266,300	$ 245,400	$ 100,300	40.87%	$ 245,400
Supplies	8,500	6,953	9,100	12,300	4,431	36.02%	12,300
Repairs & Maintenance	800	0	800	800	0	0.00%	800
Services	147,700	42,770	71,200	73,200	103,060	61.27%	168,200
Total Budget	$ 554,600	$ 323,571	$ 347,400	$ 331,700	$ 207,791	48.70%	$ 426,700
COMMUNITY SERVICES ADMINISTRATION							
Personal Services/Benefits	$ 321,200	$ 312,423	$ 309,900	$ 322,100	$ 144,833	41.55%	$ 348,600
Supplies	6,100	3,798	97,200	100,100	551	0.55%	100,100
Repairs & Maintenance	1,300	477	1,500	1,500	147	9.80%	1,500
Services	24,400	23,634	50,700	36,600	10,454	28.56%	36,600
Total Budget	$ 353,000	$ 340,332	$ 459,300	$ 460,300	$ 155,985	32.04%	$ 486,800
BUILDING INSPECTION							
Personal Services/Benefits	$ 794,900	$ 796,061	$ 948,000	$ 926,800	$ 343,893	37.11%	$ 926,800
Supplies	26,300	19,936	25,600	31,100	9,361	30.10%	31,100
Repairs & Maintenance	25,100	25,100	19,700	22,700	8,207	36.15%	22,700
Services	89,400	77,091	96,700	100,700	14,430	14.33%	100,700
Transfers	32,000	32,000	0	0	0	0.00%	52,000
Total Budget	$ 967,700	$ 950,188	$ 1,090,000	$ 1,081,300	$ 375,891	33.17%	$ 1,133,300
ANIMAL SERVICES [1]							
Personal Services/Benefits	$ 637,600	$ 629,116	$ 395,200	$ 416,800	$ 174,358	40.23%	$ 433,400
Supplies	69,700	59,310	35,000	36,700	8,870	24.17%	36,700
Repairs & Maintenance	43,700	41,995	37,000	37,000	14,667	0	37,000
Services	253,600	212,590	136,700	136,800	36,260	0	154,300
Total Budget	$ 1,004,600	$ 943,011	$ 603,900	$ 627,300	$ 234,155	35.40%	$ 661,400
PUBLIC WORKS ADMINISTRATION							
Personal Services/Benefits	$ 612,100	$ 605,979	$ 614,000	$ 621,800	$ 249,870	40.73%	$ 613,500
Supplies	16,200	13,904	101,200	101,100	54,413	53.82%	101,100
Repairs & Maintenance	4,400	4,006	3,800	3,800	1,076	28.32%	3,800
Services	32,300	25,407	36,500	37,100	14,191	38.25%	37,100
Transfers	0	0	0	0	0	0.00%	0
Total Budget	$ 665,000	$ 649,296	$ 755,500	$ 763,800	$ 319,550	42.30%	$ 755,500
SOLID WASTE COLLECTION							
Personal Services/Benefits	$ 524,400	$ 519,059	$ 539,900	$ 544,000	$ 220,137	40.86%	$ 538,800
Purchased Prof & Tech Services	870,400	855,921	895,100	1,165,200	356,400	35.11%	1,015,200
Supplies	70,500	61,863	77,200	70,600	16,700	26.34%	63,400
Repairs & Maintenance	180,900	178,800	160,300	156,700	62,417	39.83%	156,700
Services	54,100	37,304	73,900	84,700	18,090	21.36%	84,700
Production & Disposal	293,400	281,665	336,400	52,400	21,710	41.43%	52,400
Transfers	14,000	14,000	261,500	261,500	108,955	41.67%	261,500
Total Budget	$ 2,007,700	$ 1,948,612	$ 2,344,300	$ 2,335,100	$ 804,409	37.02%	$ 2,172,700

SUMMARY BUDGET CATEGORIES
General Fund

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
STREET MAINTENANCE							
Personal Services/Benefits	$ 1,380,100	$ 1,300,149	$ 1,442,100	$ 1,453,600	$ 584,651	40.97%	$ 1,427,000
Supplies	69,600	69,680	79,300	72,500	23,114	35.34%	65,400
Repairs & Maintenance	1,944,800	1,910,642	1,655,100	1,651,500	1,160,928	64.44%	1,801,500
Services	606,300	604,384	450,500	451,600	178,205	43.71%	407,700
Transfers	330,500	330,500	426,500	426,500	177,705	72.68%	244,500
Total Budget	$ 4,331,300	$ 4,215,355	$ 4,053,500	$ 4,055,700	$ 2,124,603	53.84%	$ 3,946,100
ENVIRONMENTAL SERVICES [1]							
Personal Services/Benefits	$ 0	$ 0	$ 268,500	$ 267,800	$ 98,062	39.37%	$ 249,100
Supplies	0	0	29,200	28,500	1,910	6.70%	28,500
Repairs & Maintenance	0	0	6,400	6,400	3,078	48.09%	6,400
Services	0	0	173,500	173,600	46,401	26.73%	173,600
Transfers	0	0	26,000	26,000	10,830	41.65%	26,000
Total Budget	$ 0	$ 0	$ 503,600	$ 502,300	$ 160,281	33.14%	$ 483,600
POLICE ADMINISTRATION							
Personal Services/Benefits	$ 869,100	$ 861,646	$ 868,300	$ 906,800	$ 367,676	40.74%	$ 902,400
Supplies	53,000	53,051	54,100	54,100	15,727	29.07%	54,100
Repairs & Maintenance	231,600	229,174	317,900	317,900	133,820	42.09%	317,900
Services	336,400	315,054	371,600	376,900	144,682	38.39%	376,900
Transfers	52,000	52,000	0	0	0	0.00%	9,100
Total Budget	$ 1,542,100	$ 1,510,925	$ 1,611,900	$ 1,655,700	$ 661,905	39.86%	$ 1,660,400
POLICE INVESTIGATIONS							
Personal Services/Benefits	$ 1,693,700	$ 1,660,515	$ 1,818,800	$ 1,830,700	$ 710,727	39.38%	$ 1,804,600
Supplies	36,500	25,224	40,700	33,800	14,564	43.09%	33,800
Repairs & Maintenance	48,900	48,725	38,700	38,700	15,955	41.23%	38,700
Services	25,800	23,338	27,700	29,700	9,065	30.52%	29,700
Total Budget	$ 1,804,900	$ 1,757,802	$ 1,925,900	$ 1,932,900	$ 750,311	39.35%	$ 1,906,800
POLICE PATROL							
Personal Services/Benefits	$ 5,153,300	$ 5,063,057	$ 5,426,600	$ 5,495,700	$ 2,333,503	41.15%	$ 5,670,200
Supplies	295,800	269,044	335,100	295,700	123,517	41.77%	295,700
Repairs & Maintenance	392,600	383,399	326,200	323,600	138,390	42.77%	323,600
Services	41,400	32,700	45,600	45,600	8,857	19.42%	45,600
Transfers	227,000	227,000	277,500	277,500	115,625	41.67%	277,500
Total Budget	$ 6,110,100	$ 5,975,200	$ 6,411,000	$ 6,438,100	$ 2,719,892	41.13%	$ 6,612,600
POLICE DETENTION							
Personal Services/Benefits	$ 1,046,100	$ 1,000,528	$ 1,046,800	$ 1,053,800	$ 426,756	40.89%	$ 1,043,700
Supplies	18,000	16,535	15,500	15,500	3,683	23.76%	15,500
Repairs & Maintenance	9,500	9,478	10,000	10,000	5,140	51.40%	10,000
Services	3,200	2,827	3,100	3,100	0	0.00%	3,100
Transfers	0	0	0	0	0	0.00%	0
Total Budget	$ 1,076,800	$ 1,029,368	$ 1,075,400	$ 1,082,400	$ 435,579	40.62%	$ 1,072,300

SUMMARY BUDGET CATEGORIES
General Fund

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
POLICE COMMUNICATIONS							
Personal Services/Benefits	$ 1,293,100	$ 1,088,731	$ 755,400	$ 653,700	$ 617,339	97.93%	$ 630,400
Supplies	1,100	356	1,100	1,100	0	0.00%	1,100
Repairs & Maintenance	170,800	168,106	83,600	83,600	23,325	20.53%	113,600
Services	591,800	482,816	1,068,800	1,068,800	471,776	36.38%	1,296,700
Transfers	0	0	0	0	0	0.00%	0
Total Budget	$ 2,056,800	$ 1,740,009	$ 1,908,900	$ 1,807,200	$ 1,112,440	54.48%	$ 2,041,800
POLICE TRAINING							
Personal Services/Benefits	$ 323,000	$ 311,219	$ 152,000	$ 168,800	$ 89,860	53.23%	$ 168,800
Supplies	500	8	3,500	3,500	0	0.00%	3,500
Services	4,400	1,959	4,400	4,400	1,396	31.73%	4,400
Total Budget	$ 327,900	$ 313,186	$ 159,900	$ 176,700	$ 91,256	51.64%	$ 176,700
FIRE ADMINISTRATION							
Personal Services/Benefits	$ 676,300	$ 675,086	$ 699,700	$ 707,800	$ 290,777	41.08%	$ 707,800
Supplies	37,400	37,053	38,500	39,500	30,792	77.95%	39,500
Repairs & Maintenance	266,400	257,516	284,600	292,300	117,720	40.27%	292,300
Services	79,800	78,205	72,800	74,600	44,219	59.27%	74,600
Transfers	125,000	125,000	0	0	0	0.00%	0
Total Budget	$ 1,184,900	$ 1,172,860	$ 1,095,600	$ 1,114,200	$ 483,508	43.40%	$ 1,114,200
FIRE PREVENTION							
Personal Services/Benefits	$ 472,800	$ 466,955	$ 457,700	$ 458,000	$ 187,932	41.03%	$ 458,000
Supplies	19,100	18,103	21,200	22,100	5,670	25.66%	22,100
Services	12,900	12,493	13,300	13,300	4,244	31.91%	13,300
Total Budget	$ 504,800	$ 497,551	$ 492,200	$ 493,400	$ 197,846	40.10%	$ 493,400
FIRE OPERATIONS							
Personal Services/Benefits	$ 7,346,700	$ 7,308,973	$ 7,462,900	$ 7,483,600	$ 3,115,642	42.01%	$ 7,416,800
Supplies	279,800	260,803	284,600	257,100	133,704	52.00%	257,100
Repairs & Maintenance	361,300	360,980	320,100	307,100	158,092	51.48%	307,100
Services	170,100	167,429	185,700	185,700	92,695	49.92%	185,700
Transfers	193,000	193,000	306,000	306,000	127,500	39.65%	321,600
Total Budget	$ 8,350,900	$ 8,291,185	$ 8,559,300	$ 8,539,500	$ 3,627,633	42.74%	$ 8,488,300
PARKS & RECREATION ADMINISTRATION							
Personal Services/Benefits	$ 450,700	$ 450,317	$ 452,200	$ 455,600	$ 192,962	42.31%	$ 456,100
Supplies	15,700	13,777	30,800	30,700	19,725	64.25%	30,700
Repairs & Maintenance	3,800	3,751	3,400	4,400	1,763	40.07%	4,400
Services	77,100	74,928	43,100	43,200	19,911	46.09%	43,200
Total Budget	$ 547,300	$ 542,773	$ 529,500	$ 533,900	$ 234,361	43.85%	$ 534,400
PARK MAINTENANCE							
Personal Services/Benefits	$ 2,776,300	$ 2,730,731	$ 2,832,400	$ 2,837,000	$ 1,132,462	39.32%	$ 2,880,300
Purchased Prof & Tech Services	85,400	52,421	41,500	41,500	10,528	25.37%	41,500
Supplies	308,000	288,049	318,700	296,700	84,277	28.40%	296,700
Repairs & Maintenance	813,900	795,291	743,800	740,200	341,675	46.16%	740,200
Services	610,400	648,898	585,600	586,900	194,682	33.17%	586,900
Transfers	726,800	726,800	652,200	652,200	271,745	41.67%	652,200
Total Budget	$ 5,320,800	$ 5,242,190	$ 5,174,200	$ 5,154,500	$ 2,035,369	39.16%	$ 5,197,800

SUMMARY BUDGET CATEGORIES
General Fund

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
RECREATION							
Personal Services/Benefits	$ 863,300	$ 763,472	$ 895,600	$ 895,600	$ 289,469	32.74%	$ 884,200
Supplies	116,900	106,822	124,200	123,100	53,807	43.71%	123,100
Repairs & Maintenance	359,600	356,773	401,200	401,200	179,792	44.81%	401,200
Services	327,500	307,081	349,800	350,900	133,135	37.94%	350,900
Transfers	0	0	0	0	0	0.00%	0
Total Budget	$ 1,667,300	$ 1,534,148	$ 1,770,800	$ 1,770,800	$ 656,203	37.30%	$ 1,759,400
AQUATICS							
Personal Services/Benefits	$ 464,100	$ 385,616	$ 559,500	$ 565,400	$ 135,135	24.24%	$ 557,600
Supplies	46,300	44,350	47,300	47,300	10,976	23.21%	47,300
Repairs & Maintenance	61,100	56,556	117,900	117,900	48,148	40.84%	117,900
Services	251,200	142,376	226,600	226,600	51,822	22.87%	226,600
Transfers	9,800	9,800	0	0	0	0.00%	0
Total Budget	$ 832,500	$ 638,698	$ 951,300	$ 957,200	$ 246,081	25.92%	$ 949,400
SENIOR CENTER							
Personal Services/Benefits	$ 388,100	$ 379,907	$ 391,400	$ 399,000	$ 161,588	40.79%	$ 396,100
Supplies	77,900	72,859	84,500	83,100	28,123	33.84%	83,100
Repairs & Maintenance	123,200	123,028	241,000	241,000	88,600	36.76%	241,000
Services	74,800	66,432	104,800	105,000	30,588	29.13%	105,000
Transfers	0	0	0	0	0	0.00%	0
Total Budget	$ 664,000	$ 642,226	$ 821,700	$ 828,100	$ 308,899	37.43%	$ 825,200
PARK BOARD							
Services	$ 9,800	$ 3,846	$ 9,800	$ 9,800	$ 888	9.06%	$ 9,800
Total Budget	$ 9,800	$ 3,846	$ 9,800	$ 9,800	$ 888	9.06%	$ 9,800
SENIOR ADVISORY BOARD							
Services	$ 4,800	$ 3,749	$ 4,800	$ 4,800	$ 1,389	28.94%	$ 4,800
Total Budget	$ 4,800	$ 3,749	$ 4,800	$ 4,800	$ 1,389	28.94%	$ 4,800
EVENTS							
Personal Services/Benefits	$ 136,600	$ 133,780	$ 137,900	$ 140,900	$ 58,947	42.17%	$ 139,800
Repairs & Maintenance	19,500	19,500	14,100	14,100	5,875	41.67%	14,100
Services	1,500	1,338	1,500	1,500	0	0.00%	1,500
Events	379,800	362,871	396,100	396,100	163,041	38.72%	421,100
Total Budget	$ 537,400	$ 517,489	$ 549,600	$ 552,600	$ 227,863	39.53%	$ 576,500
LIBRARY							
Purchased Prof & Tech Services	$ 1,164,600	$ 1,163,561	$ 1,192,700	$ 1,192,700	$ 495,221	41.28%	$ 1,199,700
Supplies	29,400	29,988	34,900	34,900	2,913	8.11%	35,900
Repairs & Maintenance	194,700	193,816	258,700	258,700	108,700	39.28%	276,700
Services	81,600	78,818	88,600	88,600	21,162	23.78%	89,000
Transfers	210,000	210,000	210,000	210,000	87,500	41.67%	210,000
Total Budget	$ 1,680,300	$ 1,676,183	$ 1,784,900	$ 1,784,900	$ 715,496	39.50%	$ 1,811,300
GRAND TOTAL	$ 49,886,200	$ 47,946,191	$ 51,986,900	$ 51,986,900	$ 21,527,952	41.15%	$ 52,313,000

[1] The Animal Services and Environmental Services divisions were split into two divisions beginning in 2015-16.

SUMMARY BUDGET CATEGORIES
Enterprise Funds

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
WATER & SEWER ADMINISTRATION							
Personal Services/Benefits	$ 146,100	$ 129,586	$ 152,300	$ 150,500	$ 62,401	41.80%	$ 149,300
Purchased Prof & Tech Services	47,900	40,453	58,900	58,900	21,516	36.53%	58,900
Supplies	71,500	69,015	71,500	71,500	20,027	28.01%	71,500
Repairs & Maintenance	32,700	30,192	35,400	35,400	24,137	68.18%	35,400
Services	55,100	41,422	64,600	64,300	43,289	67.32%	64,300
Production & Disposal	50,400	43,541	50,400	51,500	34,113	66.24%	51,500
Other Objects	10,000	4,410	10,000	10,000	0	0.00%	10,000
Transfers	3,638,600	3,638,600	3,994,000	3,994,000	1,664,165	40.60%	4,099,200
Total Budget	$ 4,052,300	$ 3,997,219	$ 4,437,100	$ 4,436,100	$ 1,869,648	41.18%	$ 4,540,100
WATER & SEWER OPERATIONS							
Personal Services/Benefits	$ 1,892,300	$ 1,825,329	$ 1,967,500	$ 1,948,500	$ 757,663	39.30%	$ 1,928,000
Supplies	200,300	184,818	225,100	225,100	90,577	43.36%	208,900
Repairs & Maintenance	558,200	539,814	578,400	597,300	258,893	40.75%	635,300
Services	362,300	325,078	372,300	373,400	120,947	32.39%	373,400
Production & Disposal	7,479,000	7,419,994	8,074,100	8,074,100	3,091,056	38.28%	8,074,100
Other Objects	50,000	55,420	50,000	50,000	0	0.00%	50,000
Transfers	1,409,800	1,409,800	3,026,500	3,026,500	1,261,035	41.67%	3,026,500
Total Budget	$ 11,951,900	$ 11,760,253	$ 14,293,900	$ 14,294,900	$ 5,580,171	39.03%	$ 14,296,200
Total Water & Sewer Fund	$ 16,004,200	$ 15,757,472	$ 18,731,000	$ 18,731,000	$ 7,449,819	39.55%	$ 18,836,300
STORMWATER UTILITIES							
Repairs & Maintenance	$ 550,000	$ 563,649	$ 950,000	$ 950,000	$ 0	0.00%	$ 950,000
Transfers	320,600	320,600	222,700	222,700	92,790	41.67%	222,700
Total Stormwater Fund	$ 870,600	$ 884,249	$ 1,172,700	$ 1,172,700	$ 92,790	7.91%	$ 1,172,700
GRAND TOTAL	$ 16,874,800	$ 16,641,721	$ 19,903,700	$ 19,903,700	$ 7,542,609	37.70%	$ 20,009,000

SUMMARY BUDGET CATEGORIES
Internal Service Funds

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
FACILITIES MANAGEMENT							
Personal Services/Benefits	$ 401,100	$ 373,736	$ 467,300	$ 490,800	$ 193,126	39.35%	$ 490,800
Purchased Prof & Tech Services	0	0	0	0	0	0.00%	0
Supplies	26,700	27,476	12,600	13,400	6,006	44.82%	13,400
Repairs & Maintenance	756,000	759,306	387,500	460,500	249,588	26.68%	935,500
Services	574,500	520,166	623,300	626,300	306,109	48.88%	626,300
Transfers	328,500	328,500	538,000	538,000	224,165	355.82%	63,000
Total Budget	$ 2,086,800	$ 2,009,184	$ 2,028,700	$ 2,129,000	$ 978,994	45.98%	$ 2,129,000
FLEET MANAGEMENT							
Personal Services/Benefits	$ 473,200	$ 484,403	$ 517,700	$ 496,600	$ 201,291	40.53%	$ 496,600
Purchased Prof & Tech Services	50,000	72,361	0	0	55,536	0.00%	0
Supplies	40,400	38,154	28,800	28,800	13,309	46.21%	28,800
Repairs & Maintenance	99,900	90,841	113,200	113,200	50,862	44.93%	113,200
Services	242,400	217,361	240,100	240,100	96,724	40.28%	240,100
Inventory Usage	1,564,000	1,681,449	1,524,400	1,445,200	396,639	28.78%	1,378,400
Transfers	0	0	0	0	0	0.00%	0
Total Budget	$ 2,469,900	$ 2,584,569	$ 2,424,200	$ 2,323,900	$ 814,361	36.08%	$ 2,257,100
Total Fleet & Facilities Mgmt Fund	$ 4,556,700	$ 4,593,753	$ 4,452,900	$ 4,452,900	$ 1,793,355	40.89%	$ 4,386,100
WORKERS' COMPENSATION							
Purchased Prof & Tech Services	$ 5,000	$ 1,950	$ 5,000	$ 5,000	$ 3,000	60.00%	$ 5,000
Workers' Compensation	395,000	138,241	395,000	395,000	30,528	7.73%	395,000
Total Workers' Compensation Fund	$ 400,000	$ 140,191	$ 400,000	$ 400,000	$ 33,528	8.38%	$ 400,000
HEALTH CLAIMS							
Claims Incurred	$ 2,848,500	$ 2,710,164	$ 2,795,200	$ 2,795,200	$ 1,135,190	40.61%	$ 2,795,200
Insurance Premiums	321,600	321,139	358,300	358,300	160,983	44.93%	358,300
Fees	208,000	205,591	159,400	159,400	105,334	66.08%	159,400
Other Objects	0	0	303,800	303,800	0	0.00%	303,800
Transfers	180,000	180,000	180,000	180,000	75,000	41.67%	180,000
Total Health Claims Fund	$ 3,558,100	$ 3,416,894	$ 3,796,700	$ 3,796,700	$ 1,476,507	38.89%	$ 3,796,700
GRAND TOTAL	$ 8,514,800	$ 8,150,838	$ 8,649,600	$ 8,649,600	$ 3,303,390	38.49%	$ 8,582,800

SUMMARY BUDGET CATEGORIES
HOTEL/MOTEL FUND

DEPARTMENT/DIVISION	YEAR-END AMENDED BUDGET 2014-15	ACTUAL 2014-15	ADOPTED BUDGET 2015-16	ADJUSTED BUDGET 2015-16	ACTUAL Y-T-D 2/29/2016	ACTUAL Y-T-D PERCENT 2/29/2016	PROPOSED AMENDED BUDGET 2015-16
HISTORICAL PRESERVATION/SPECIAL EVENTS							
Personal Services/Benefits	$ 503,400	$ 484,703	$ 500,300	$ 499,500	$ 214,913	41.46%	$ 518,400
Purchased Prof & Tech Services	6,500	1,200	6,500	6,500	510	7.85%	6,500
Supplies	47,500	46,218	47,700	47,500	15,135	31.86%	47,500
Repairs & Maintenance	187,500	165,084	195,600	195,600	68,602	35.07%	195,600
Services	87,500	78,186	90,500	91,500	29,728	32.49%	91,500
Other Fixed Assets	4,000	3,927	4,000	4,000	981	24.53%	4,000
Special Events	275,000	276,758	275,000	275,000	146,621	53.32%	275,000
Transfers	306,500	56,500	0	0	0	0.00%	0
Total Budget	$ 1,417,900	$ 1,112,576	$ 1,119,600	$ 1,119,600	$ 476,490	41.85%	$ 1,138,500
PROMOTION OF TOURISM							
Purchased Prof & Tech Services	$ 17,600	$ 17,595	$ 17,600	$ 17,600	$ 8,323	47.29%	$ 17,600
Supplies	11,000	10,843	6,000	6,000	1,878	31.30%	6,000
Services	8,300	7,595	8,300	8,300	1,848	3.47%	53,300
Marketing	824,500	639,760	676,100	676,100	402,892	53.64%	751,100
Transfers	448,500	448,500	448,500	448,500	186,875	39.85%	468,900
Total Budget	$ 1,309,900	$ 1,124,293	$ 1,156,500	$ 1,156,500	$ 601,816	46.40%	$ 1,296,900
CONVENTION							
Supplies	$ 1,000	$ 0	$ 1,000	$ 1,000	$ 0	0.00%	$ 1,000
Repairs & Maintenance	2,000	1,022	2,000	2,000	426	21.30%	2,000
Services	16,000	3,975	16,000	16,000	4,528	28.30%	16,000
Transfers	0	0	0	0	0	0.00%	0
Total Budget	$ 19,000	$ 4,997	$ 19,000	$ 19,000	$ 4,954	26.07%	$ 19,000
GRAND TOTAL	$ 2,746,800	$ 2,241,866	$ 2,295,100	$ 2,295,100	$ 1,083,260	44.14%	$ 2,454,400

DEBT SERVICE FUND

The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

General obligation debt can be in the form of bonds, certificates of obligation or tax notes. Bonds must be approved by vote of the general population prior to issuance. Certificates of obligation do not require voter approval, are generally short-term in nature, and are frequently used to fund capital improvements not anticipated at the time of the latest bond election. Tax notes are similar to certificates of obligation in that there is no requirement for voter approval and they are generally short-term in nature.

The City has the following outstanding debt issues:

$10,000,000 Certificates of Obligation – Taxable Series 2009

Used to pay contractual obligations to be incurred for the following purposes: a) acquiring and demolishing dangerous structures located within the City, and b) paying for professional services of attorneys, financial advisors and other professionals in connection with the project and the issuance of the certificates. The certificates constitute direct obligations of the City and are payable from a combination of a) the levy and collection of a direct and continuing ad valorem tax levied, within the limits prescribed by law, on all taxable property within the City, and b) a limited pledge of the surplus net revenues of the City's waterworks and sewer system with such pledge being limited to an amount not in excess of $1,000.

There are currently $6,655,000 bonds outstanding. These bonds are issued as serial certificates maturing on February 15 in the years 2010 through 2020 and as term certificates maturing February 15, 2022 and February 15, 2024.

$5,470,000 General Obligation Refunding & Improvement Bonds – Series 2010

Used to pay contractual obligations to be incurred for the land acquisition, design and construction related to the relocation of Fire Station No. 1 to a more central location. The citizens of Farmers Branch authorized the bonds through a bond election held in May 2009.

There are currently $4,515,000 bonds outstanding. These bonds are issued as serial bonds maturing on February 15 in the years 2011 through 2030.

$7,035,000 General Obligation Refunding Bonds, Taxable Series 2011

Used to refund the City's outstanding $7,895,000 Combination Tax and Revenue Certificates of Obligation, Taxable Series 2004, in order to lower the overall debt service requirements of the City.

There are currently $5,500,000 bonds outstanding. These bonds will be fully matured and paid on November 1, 2025.

$3,000,000 Certificates of Obligation - Series 2012

Used to pay contractual obligations to be incurred for the following purposes: a) the acquisition of public safety radio system upgrades and improvements, and b) paying for professional services of attorneys, financial advisors and other professionals in connection with the project and the issuance of the certificates. The certificates constitute direct obligations of the City and are payable from a combination of a) the levy and collection of a direct and continuing ad valorem tax levied, within the limits prescribed by law, on all taxable property within the City, and b) all or a part of certain surplus revenues of the City's waterworks and sewer system remaining after payment of any

obligations of the City payable in whole or in part from a lien on or pledge of such revenues that would be superior to the obligations to be authorized.

There are currently $2,455,000 bonds outstanding. These bonds are issued as term certificates maturing on May 1 in the years 2014 through 2023.

$6,500,000 Combination Tax & Revenue Certificates of Obligation – Series 2013

Used to pay contractual obligations to be incurred for designing, constructing and equipping an aquatics facility in the City, including site preparation, and to pay the costs associated with the issuance of the certificates.

There are currently $6,040,000 bonds outstanding. These bonds will be fully matured and paid on November 1, 2032.

$13,920,000 General Obligation Bonds – Series 2014

Used to pay for street projects pursuant to a bond election held May 10, 2014, authorizing bonds in the aggregate principal amount of $23,500,000. The remaining bonds, totaling $9,580,000, are anticipated to be issued in four to five years and the combined maturity is expected to be 20 years.

There are currently $12,835,000 bonds outstanding. These bonds will be fully matured and paid on February 15, 2034.

$1,890,000 Combination Tax and Revenue Certificates of Obligation – Series 2014

Used for the acquisition, equipping or constructing of joint public safety dispatch, communications and training facilities and to pay the costs associated with the issuance of the certificates.

There are currently $1,720,000 bonds outstanding. These bonds will be fully matured and paid on February 15, 2024.

DEBT SERVICE FUND
SUMMARY OF REVENUES AND EXPENDITURES

PROPERTY TAX SUPPORTED DEBT			
FUND BALANCE 9/30/2014			$ 154,097
2014-15	ACTUAL PROPERTY TAX REVENUES	$ 3,886,897	
2014-15	ACTUAL PRIOR YEAR TAX, PENALTY AND INTEREST	20,352	
2014-15	ACTUAL DEBT SERVICE REQUIREMENTS	(3,935,306)	
INCREASE (DECREASE) IN FUND BALANCE			(28,057)
ESTIMATED FUND BALANCE 9/30/2015			$ 126,040
2015-16	ESTIMATED PROPERTY TAX REVENUES	$ 3,937,500	
2015-16	ESTIMATED PRIOR YEAR TAX, PENALTY AND INTEREST	40,000	
2015-16	DEBT SERVICE REQUIREMENTS [1]	(3,937,500)	
INCREASE (DECREASE) IN FUND BALANCE			40,000
ESTIMATED FUND BALANCE 9/30/2016			$ 166,040
SELF-SUPPORTING DEBT			
FUND BALANCE 9/30/2014			$ 104,509
2014-15	TRANSFER FROM STARS CENTER FUND	$ 598,000	
2014-15	ACTUAL DEBT SERVICE REQUIREMENTS	(596,436)	
INCREASE (DECREASE) IN FUND BALANCE			1,564
ESTIMATED FUND BALANCE 9/30/2015			$ 106,073
2015-16	TRANSFER FROM STARS CENTER FUND	$ 601,700	
2015-16	DEBT SERVICE REQUIREMENTS [2]	(601,700)	
INCREASE (DECREASE) IN FUND BALANCE			0
ESTIMATED FUND BALANCE 9/30/2016			$ 106,073

[1] Includes approximately $5,100 for paying agent fees and arbitrage calculation services.
[2] Includes approximately $1,500 for paying agent fees and arbitrage calculation services.

SUMMARY
PROPERTY TAX SUPPORTED DEBT
PRINCIPAL & INTEREST REQUIREMENTS

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 2,665,000.00	$ 1,267,359.50	$ 3,932,359.50
2016-17	2,770,000.00	1,156,574.00	3,926,574.00
2017-18	2,890,000.00	1,037,578.50	3,927,578.50
2018-19	2,130,000.00	933,339.00	3,063,339.00
2019-20	2,215,000.00	845,264.00	3,060,264.00
2020-21	2,310,000.00	751,700.50	3,061,700.50
2021-22	2,415,000.00	651,807.00	3,066,807.00
2022-23	2,520,000.00	545,478.00	3,065,478.00
2023-24	2,295,000.00	440,741.00	2,735,741.00
2024-25	1,220,000.00	374,431.50	1,594,431.50
2025-26	1,260,000.00	335,706.50	1,595,706.50
2026-27	1,300,000.00	295,706.50	1,595,706.50
2027-28	1,335,000.00	254,116.00	1,589,116.00
2028-29	1,385,000.00	209,875.00	1,594,875.00
2029-30	1,440,000.00	162,612.75	1,602,612.75
2030-31	1,075,000.00	120,512.50	1,195,512.50
2031-32	1,110,000.00	83,806.75	1,193,806.75
2032-33	1,145,000.00	45,400.50	1,190,400.50
2033-34	740,000.00	12,950.00	752,950.00
Total	$ 34,220,000.00	$ 9,524,959.50	$ 43,744,959.50

COMBINATION TAX and REVENUE CERTIFICATES OF OBLIGATION TAXABLE SERIES 2009 AMOUNT OF ISSUE: $10,000,000 PRINCIPAL & INTEREST REQUIREMENTS

Property Tax Supported Debt

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 610,000.00	$ 311,151.00	$ 921,151.00
2016-17	635,000.00	285,491.50	920,491.50
2017-18	665,000.00	256,731.50	921,731.50
2018-19	695,000.00	224,690.00	919,690.00
2019-20	730,000.00	189,869.50	919,869.50
2020-21	765,000.00	152,145.00	917,145.00
2021-22	810,000.00	111,825.00	921,825.00
2022-23	850,000.00	68,904.00	918,904.00
2023-24	895,000.00	23,359.50	918,359.50
Total	$ 6,655,000.00	$ 1,624,167.00	$ 8,279,167.00

Interest Rates:

2012-13	-	2.540%
2013-14	-	3.320%
2014-15	-	3.470%
2015-16	-	4.020%
2016-17	-	4.220%
2017-18	-	4.620%
2018-19	-	4.800%
2020-24	-	4.970%

GENERAL OBLIGATION
REFUNDING & IMPROVEMENT BONDS
SERIES 2010
AMOUNT OF ISSUE: $5,470,000 (1)
PRINCIPAL & INTEREST REQUIREMENTS

Property Tax Supported Debt

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 225,000.00	$ 170,700.00	$ 395,700.00
2016-17	235,000.00	162,625.00	397,625.00
2017-18	245,000.00	153,025.00	398,025.00
2018-19	250,000.00	143,125.00	393,125.00
2019-20	265,000.00	132,825.00	397,825.00
2020-21	275,000.00	122,712.50	397,712.50
2021-22	285,000.00	112,912.50	397,912.50
2022-23	295,000.00	102,762.50	397,762.50
2023-24	310,000.00	91,400.00	401,400.00
2024-25	320,000.00	78,800.00	398,800.00
2025-26	335,000.00	65,700.00	400,700.00
2026-27	345,000.00	52,100.00	397,100.00
2027-28	360,000.00	38,000.00	398,000.00
2028-29	375,000.00	23,300.00	398,300.00
2029-30	395,000.00	7,900.00	402,900.00
Total	$ 4,515,000.00	$ 1,457,887.50	$ 5,972,887.50

Interest Rates:

2014-15	-	3.000%
2015-16	-	3.000%
2016-17	-	4.000%
2017-18	-	4.000%
2018-19	-	4.000%
2019-20	-	4.000%
2020-21	-	3.500%
2021-22	-	3.500%
2022-23	-	3.500%
2023-30	-	4.000%

(1) The total issue amount for the Series 2010 General Obligation Refunding & Improvement Bonds is $7,160,000, of which $1,690,000 is reported as Self-Supporting Debt and was used to refund 1999 Combination Tax and Hotel Occupancy Tax Certificates of Obligation. The remaining debt will be used to support the design, construction and relocation of Fire Station No. 1 in the amount of $5,470,000.

COMBINATION TAX and REVENUE
CERTIFICATES OF OBLIGATION
SERIES 2012
AMOUNT OF ISSUE: $3,000,000
PRINCIPAL & INTEREST REQUIREMENTS

Property Tax Supported Debt

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 290,000.00	$ 41,489.50	$ 331,489.50
2016-17	295,000.00	36,588.50	331,588.50
2017-18	295,000.00	31,603.00	326,603.00
2018-19	305,000.00	26,617.50	331,617.50
2019-20	310,000.00	21,463.00	331,463.00
2020-21	315,000.00	16,224.00	331,224.00
2021-22	320,000.00	10,900.50	330,900.50
2022-23	325,000.00	5,492.50	330,492.50
Total	$ 2,455,000.00	$ 190,378.50	$ 2,645,378.50

COMBINATION TAX and REVENUE
CERTIFICATES OF OBLIGATION
SERIES 2013
AMOUNT OF ISSUE: $6,500,000
PRINCIPAL & INTEREST REQUIREMENTS

Property Tax Supported Debt

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 240,000.00	$ 199,175.00	$ 439,175.00
2016-17	250,000.00	188,150.00	438,150.00
2017-18	260,000.00	176,675.00	436,675.00
2018-19	275,000.00	164,637.50	439,637.50
2019-20	285,000.00	152,037.50	437,037.50
2020-21	300,000.00	138,875.00	438,875.00
2021-22	310,000.00	125,150.00	435,150.00
2022-23	325,000.00	111,675.00	436,675.00
2023-24	335,000.00	100,987.50	435,987.50
2024-25	345,000.00	92,487.50	437,487.50
2025-26	355,000.00	83,737.50	438,737.50
2026-27	365,000.00	74,737.50	439,737.50
2027-28	370,000.00	65,550.00	435,550.00
2028-29	380,000.00	55,700.00	435,700.00
2029-30	395,000.00	45,043.75	440,043.75
2030-31	405,000.00	33,537.50	438,537.50
2031-32	415,000.00	20,718.75	435,718.75
2032-33	430,000.00	6,987.50	436,987.50
Total	$ 6,040,000.00	$ 1,835,862.50	$ 7,875,862.50

GENERAL OBLIGATION BONDS
SERIES 2014
AMOUNT OF ISSUE: $13,920,000
PRINCIPAL & INTEREST REQUIREMENTS

Property Tax Supported Debt

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 1,125,000.00	$ 493,394.00	$ 1,618,394.00
2016-17	1,180,000.00	435,769.00	1,615,769.00
2017-18	1,245,000.00	375,144.00	1,620,144.00
2018-19	420,000.00	333,519.00	753,519.00
2019-20	440,000.00	312,019.00	752,019.00
2020-21	465,000.00	289,394.00	754,394.00
2021-22	490,000.00	265,519.00	755,519.00
2022-23	515,000.00	240,394.00	755,394.00
2023-24	535,000.00	219,494.00	754,494.00
2024-25	555,000.00	203,144.00	758,144.00
2025-26	570,000.00	186,269.00	756,269.00
2026-27	590,000.00	168,869.00	758,869.00
2027-28	605,000.00	150,566.00	755,566.00
2028-29	630,000.00	130,875.00	760,875.00
2029-30	650,000.00	109,669.00	759,669.00
2030-31	670,000.00	86,975.00	756,975.00
2031-32	695,000.00	63,088.00	758,088.00
2032-33	715,000.00	38,413.00	753,413.00
2033-34	740,000.00	12,950.00	752,950.00
Total	$ 12,835,000.00	$ 4,115,464.00	$ 16,950,464.00

COMBINATION TAX and REVENUE
CERTIFICATES OF OBLIGATION
SERIES 2014
AMOUNT OF ISSUE: $1,890,000
PRINCIPAL & INTEREST REQUIREMENTS

Property Tax Supported Debt

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 175,000.00	$ 51,450.00	$ 226,450.00
2016-17	175,000.00	47,950.00	222,950.00
2017-18	180,000.00	44,400.00	224,400.00
2018-19	185,000.00	40,750.00	225,750.00
2019-20	185,000.00	37,050.00	222,050.00
2020-21	190,000.00	32,350.00	222,350.00
2021-22	200,000.00	25,500.00	225,500.00
2022-23	210,000.00	16,250.00	226,250.00
2023-24	220,000.00	5,500.00	225,500.00
Total	$ 1,720,000.00	$ 301,200.00	$ 2,021,200.00

SUMMARY
SELF-SUPPORTING DEBT
PRINCIPAL & INTEREST REQUIREMENTS

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 435,000.00	$ 165,170.75	$ 600,170.75
2016-17	440,000.00	157,357.50	597,357.50
2017-18	450,000.00	147,937.00	597,937.00
2018-19	465,000.00	136,832.50	601,832.50
2019-20	480,000.00	124,016.50	604,016.50
2020-21	495,000.00	109,356.25	604,356.25
2021-22	510,000.00	93,145.00	603,145.00
2022-23	525,000.00	75,411.25	600,411.25
2023-24	545,000.00	56,146.25	601,146.25
2024-25	565,000.00	34,900.00	599,900.00
2025-26	590,000.00	11,800.00	601,800.00
Total	$ 5,500,000.00	$ 1,112,073.00	$ 6,612,073.00

GENERAL OBLIGATION REFUNDING BONDS
TAXABLE SERIES 2011
AMOUNT OF ISSUE: $7,035,000
PRINCIPAL & INTEREST REQUIREMENTS

Self-Supporting Debt

YEAR	PRINCIPAL	INTEREST	TOTAL
2015-16	$ 435,000.00	$ 165,170.75	$ 600,170.75
2016-17	440,000.00	157,357.50	597,357.50
2017-18	450,000.00	147,937.00	597,937.00
2018-19	465,000.00	136,832.50	601,832.50
2019-20	480,000.00	124,016.50	604,016.50
2020-21	495,000.00	109,356.25	604,356.25
2021-22	510,000.00	93,145.00	603,145.00
2022-23	525,000.00	75,411.25	600,411.25
2023-24	545,000.00	56,146.25	601,146.25
2024-25	565,000.00	34,900.00	599,900.00
2025-26	590,000.00	11,800.00	601,800.00
Total	$ 5,500,000.00	$ 1,112,073.00	$ 6,612,073.00

Interest Rates:

2012-15	-	4.950%
2015-26	-	5.800%

Series refunding Taxable Series 2004 Certificates of Obligation.

ECONOMIC DEVELOPMENT FUND

Proposed Amended Budget 2015-16

PROJECTED BEGINNING FUND BALANCE - INVENTORY OF LAND HELD FOR RESALE		$0
Economic Development - Land Purchases (Market Value)	$0	
TOTAL CHANGE IN INVENTORY OF LAND HELD FOR RESALE	$0	0
PROJECTED ENDING FUND BALANCE - INVENTORY OF LAND HELD FOR RESALE		$0
PROJECTED BEGINNING FUND BALANCE - ASSIGNED TO ECONOMIC DEVELOPMENT		$ 3,040,203
BUDGETED REVENUES		
Sale of Assets	$ 200,000	
Transfer from Dangerous Structures Fund	250,000	
TOTAL BUDGETED REVENUES	$ 450,000	450,000
BUDGETED EXPENDITURES		
Economic Development - Inventory Gain/Loss	$ 100,000	
Economic Development - Corporate / Residential Relocation	350,000	
Economic Development - Redevelopment Operations - Commercial Façade Grant Program	250,000	
TOTAL BUDGETED EXPENDITURES	$ 700,000	(700,000)
PROJECTED ENDING FUND BALANCE - ASSIGNED TO ECONOMIC DEVELOPMENT		$ 2,790,203

SPECIAL REVENUE FUNDS

The Special Revenue Funds are used by the City to account for the accumulation and disbursement of restricted resources. The following is a description of the City's currently budgeted Special Revenue Funds:

Police Forfeitures - to account for proceeds from the sale of assets seized in connection with drug arrests. Revenues are restricted to law enforcement expenditures.

Donations - to account for voluntary contributions for community improvement.

Youth Scholarship - to account for voluntary contributions for youth scholarship.

Grants - to account for grant revenues and expenditures.

Building Security – to account for the municipal court building security fee dedicated to courthouse security.

Court Technology – to account for the municipal court technology fee for the purchase of technological enhancements.

Landfill Closure/Post-Closure – used to account for future landfill costs.

Stars Center - to account for Stars/Conference Center rental revenues and transfers to debt service for bond payments.

Cemetery – to account for grounds maintenance of Keenan Cemetery.

Legal Defense – to account for donations received for legal defense.

Photographic Light System – to account for penalties and fees collected and all costs associated with the operation and enforcement of the photographic traffic monitoring system.

Dangerous Structures - to account for the costs related to the acquisition and demolition of dangerous structures (the Project) located within the City and the payment of professional services in connection with the Project. Funded by certificate of obligation proceeds.

PEG Access Channel – to account for Public, Educational, Governmental (PEG) access channel capital support. Funding source is 1% of cable franchisees' gross revenue.

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Police Forfeiture Fund

PROJECTED BEGINNING FUND BALANCE			$ 268,628
BUDGETED REVENUES			
Court Ordered Forfeitures		$ 57,000	
TOTAL BUDGETED REVENUES		$ 57,000	57,000
BUDGETED EXPENDITURES			
Operating		$ 25,000	
Federal Expenditures		101,000	
Community-Based Programs	20,000		
Firearms & Weapons	20,000		
Other	8,000		
Services	5,000		
Credit Card	1,000		
Communications & Computer	17,000		
Body Armor & Protective Gear	10,000		
Vehicle Maintenance	20,000		
Training		20,000	
TOTAL BUDGETED EXPENDITURES		$ 146,000	(146,000)
PROJECTED ENDING FUND BALANCE			$ 179,628

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Donations Fund

PROJECTED BEGINNING FUND BALANCE		$ 270,425
BUDGETED REVENUES		
Donations Received for Animal Care & Adoption Center	$ 11,500	
Donations Received for Citizen Survey	10,000	
Donations Received for Farmers Branch Community Foundation	300	
Donations Received for Fire	6,000	
Donations Received for Historical Park	9,000	
Donations Received from Jurors for Animal Adoptions	1,000	
Donations Received for Library	2,000	
Donations Received for Parks	10,000	
Donations Received for Parks Rotary Project	10,700	
Donations Received for Police	15,400	
Donations Received for Senior Center	3,200	
TOTAL BUDGETED REVENUES	$ 79,100	79,100
BUDGETED EXPENDITURES		
Animal Adoption - Juror Donations	$ 1,000	
Animal Care - General	11,500	
Fire Prevention	1,000	
Fire Training	6,600	
Historical Park		
Purchase Antiques	1,000	
Victorian House - Purchase Artifacts	6,500	
Log Cabins - Restoration Projects	171	
Human Resources - Wellness Program	1,491	
Library Materials	5,000	
Park Maintenance	2,000	
Rotary Clubs Playground Equipment Project	116,663	
Police Training Aids & Equipment	6,400	
Senior Center	4,700	
TOTAL BUDGETED EXPENDITURES	$ 164,025	(164,025)
PROJECTED ENDING FUND BALANCE (1)		$ 185,500

NOTE:

(1) The projected ending fund balance is as follows:

Animal Care/Spay Neuter	$	46,344
Citizen Survey		10,032
Farmers Branch Community Foundation		11,599
Fire		835
Fishin' Fun		2,666
Flexible Spending Refunds - Medical Reimbursement		2,273
Historical Park		7,829
Historical Park - Victorian House		(5)
Library		16,125
Park Improvements		17,773
Police/Safety		33,621
Senior Center		31,257
Spay/Neuter		5,151
	$	185,500

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Youth Scholarship Fund

PROJECTED BEGINNING FUND BALANCE		$ 16,708
BUDGETED REVENUES		
Youth Scholarship	$ 3,000	
TOTAL BUDGETED REVENUES	$ 3,000	3,000
BUDGETED EXPENDITURES		
Parks & Recreation	$ 6,000	
TOTAL BUDGETED EXPENDITURES	$ 6,000	(6,000)
PROJECTED ENDING FUND BALANCE		$ 13,708

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Grants Fund

PROJECTED BEGINNING FUND BALANCE		$ (217,577)
BUDGETED REVENUES		
Environmental Health	$ 4,500	
Historical Park - General Store	750	
Police - TxDot STEP Grant	48,701	
Police - CFTFK	5,250	
Library - Texas Book Festival Grant	1,700	
Police - State Criminal Justice Program Grant	22,650	
Police - Body Camera Grant	29,400	
Fire NCTRAC Medical Grant	5,000	
Fire Homeland Security - Assistance to Firefighters Grant	217,577	
Public Works - FEMA Flooding Grant	55,694	
TOTAL BUDGETED REVENUES	$ 391,222	391,222
BUDGETED EXPENDITURES		
Texas Department of Health Chempack	$ 4,500	
Historical Park - General Store Supplies	750	
Police Body Camera Grant	29,400	
Patrol Uniforms	22,650	
Fire NCTRAC Medical Grant	5,000	
Library Texas Book Festival Grant	1,700	
Police - STEP Grant	48,701	
Police - CFTFK Grant	5,250	
Public Works - FEMA Flooding Grants	55,694	
TOTAL BUDGETED EXPENDITURES	$ 173,645	(173,645)
PROJECTED ENDING FUND BALANCE		$ 0

Note: Deficits in beginning or ending fund balance are a result of a timing difference between grant expenditures incurred and the filing of requests for reimbursements.

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Building Security Fund

PROJECTED BEGINNING FUND BALANCE		$ 117,016
BUDGETED REVENUES		
Building Security	$ 38,000	
TOTAL BUDGETED REVENUES	$ 38,000	38,000
BUDGETED EXPENDITURES		
Supplies, Repairs and Maintenance	$ 38,000	
Court Security	23,500	
Fixed Asset(s) - Building Security Police & Court	60,000	
Fixed Asset(s) - Radios	17,500	
TOTAL BUDGETED EXPENDITURES	$ 139,000	(139,000)
PROJECTED ENDING FUND BALANCE		$ 16,016

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Court Technology Fund

PROJECTED BEGINNING FUND BALANCE		$ 102,566
BUDGETED REVENUES		
Court Fines	$ 50,000	
TOTAL BUDGETED REVENUES	$ 50,000	50,000
BUDGETED EXPENDITURES		
Court Technology	$ 6,500	
Fixed Asset(s) - Computers	15,500	
Services	2,100	
Equipment - Office	56,300	
TOTAL BUDGETED EXPENDITURES	$ 80,400	(80,400)
PROJECTED ENDING FUND BALANCE		$ 72,166

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Landfill Closure/Post-Closure Fund

PROJECTED BEGINNING FUND BALANCE		$ 4,827,290
BUDGETED REVENUES		
Interest	$ 100,000	
TOTAL BUDGETED REVENUES	$ 100,000	100,000
BUDGETED EXPENDITURES		
Installation and Improvement to Gas Collection System	$ 700,000	
TOTAL BUDGETED EXPENDITURES	$ 700,000	(700,000)
PROJECTED ENDING FUND BALANCE		$ 4,227,290

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Stars Center Fund

PROJECTED BEGINNING FUND BALANCE		$ 627,014
BUDGETED REVENUES		
Rent	$ 660,000	
Interest	3,000	
TOTAL BUDGETED REVENUES	$ 663,000	663,000
BUDGETED EXPENDITURES		
Debt Service Transfers	$ 601,700	
TOTAL BUDGETED EXPENDITURES	$ 601,700	(601,700)
PROJECTED ENDING FUND BALANCE		$ 688,314

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Cemetery Fund

PROJECTED BEGINNING FUND BALANCE		$ 21,069
BUDGETED REVENUES		
Interest	$ 200	
Johnston Family Perpetual Trust for Maintenance Fees	1,200	
TOTAL BUDGETED REVENUES	$ 1,400	1,400
BUDGETED EXPENDITURES		
Personal Services/Benefits	$ 19,600	
Supplies	2,200	
Repairs and Maintenance	0	
Services	300	
TOTAL BUDGETED EXPENDITURES	$ 22,100	(22,100)
PROJECTED ENDING FUND BALANCE		$ 369

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Photographic Light System Fund

PROJECTED BEGINNING FUND BALANCE		$ 440,761
BUDGETED REVENUES		
Red Light Enforcement	$ 620,000	
Less State Revenue Sharing Costs	(37,950)	
TOTAL BUDGETED REVENUES	$ 582,050	582,050
BUDGETED EXPENDITURES		
Personal Services/Benefits	$ 34,100	
Supplies & Services	510,000	
Operating	320,808	
TOTAL BUDGETED EXPENDITURES	$ 864,908	(864,908)
PROJECTED ENDING FUND BALANCE		$ 157,903

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

Dangerous Structures Bond Fund

BEGINNING FUND BALANCE - INVENTORY OF LAND HELD FOR RESALE		$ 1,375,435
Neighborhood Revitalization - Land Purchases (Market Value)	$ 150,000	
Neighborhood Revitalization - Land Sales (Market Value)	(250,000)	
TOTAL CHANGE - RESERVE FOR INVENTORY OF LAND	$ (100,000)	(100,000)
PROJECTED ENDING FUND BALANCE - INVENTORY OF LAND HELD FOR RESALE		$ 1,275,435
BEGINNING FUND BALANCE - RESTRICTED TO FUND PURPOSES		$ 280,971
Change in Inventory (Above)		100,000
BUDGETED REVENUES		
Interest	$ 10,000	
TOTAL BUDGETED REVENUES	$ 10,000	10,000
BUDGETED EXPENDITURES		
Neighborhood Revitalization - Inventory Gain/Loss	$ 130,000	
Redevelopment Operations	10,000	
Transfer to Economic Development Fund	250,000	
TOTAL BUDGETED EXPENDITURES	$ 390,000	(390,000)
PROJECTED ENDING FUND BALANCE - RESTRICTED TO FUND PURPOSES		$ 971

SPECIAL REVENUE FUND

Proposed Amended Budget 2015-16

PEG Access Channel Fund

PROJECTED BEGINNING FUND BALANCE		$ 25,748
BUDGETED REVENUES		
Cable Franchise - Access Channel Fee	$ 60,000	
TOTAL BUDGETED REVENUES	$ 60,000	60,000
BUDGETED EXPENDITURES		
City Council Chambers A/V Upgrades	$ 83,000	
TOTAL BUDGETED EXPENDITURES	$ 83,000	(83,000)
PROJECTED ENDING FUND BALANCE		$ 2,748

FIXED ASSET FUND
SUMMARY

	YEAR-END AMENDED BUDGET 2014-15	FUND BALANCE 9/30/2015	ADOPTED BUDGET 2015-16	AMENDED BUDGET 2015-16
BEGINNING FUND BALANCE	$ 527,786	$ 630,916	$ 415,284	$ 585,338
ESTIMATED TRANSFER FROM OPERATING FUNDS	3,139,700		3,178,600	2,596,100
CREDIT OF PRIOR YEAR ASSIGNMENTS	70,190		45,578	45,578
ESTIMATED FIXED ASSET PURCHASES	(3,526,814)		(3,299,800)	(2,917,300)
ASSIGNED FOR FUTURE PURCHASES	(45,578)	(45,578)	(45,578)	(45,578)
INSURANCE RECOVERY - HOTEL/MOTEL FUND	100,000		150,000	150,000
PROCEEDS FROM AUCTIONS	150,000		150,000	150,000
ESTIMATED ENDING ASSIGNED FUND BALANCE	$ 415,284	$ 585,338	$ 594,084	$ 564,138

ASSIGNED FOR FUTURE PURCHASES, PROVIDED (USED):	YEAR-END AMENDED ASSIGNMENTS	PRIOR YEAR ASSIGNMENTS	ADOPTED ASSIGNMENTS	PROPOSED AMENDED ASSIGNMENTS
FIRE EQUIPMENT	$ 70,192	$ 70,192	$ 45,578	$ 45,578
FIRE EQUIPMENT - GRANT MATCH (BREATHING APPARATUS)	(24,614)	(24,614)		
TOTAL ASSIGNMENTS	$ 45,578	$ 45,578	$ 45,578	$ 45,578

FIXED ASSETS

DIVISION	DESCRIPTION		YEAR-END BUDGET TRANSFERS 2014-15	YEAR-END BUDGET PLANNED PURCHASES 2014-15	ADOPTED BUDGET TRANSFERS 2015-16	ADOPTED BUDGET PLANNED PURCHASES 2015-16	PROPOSED AMENDED BUDGET TRANSFERS 2015-16	PROPOSED BUDGET PLANNED PURCHASES 2015-16
Communications	Digital Marquee Signs (Qty. 2)		$	$	$ 30,000	$ 30,000	$ 35,000	$ 35,000
	Sub-Total				30,000	30,000	35,000	35,000
Human Resources	Software		20,000	101,100	20,000	20,000	20,000	20,000
	Sub-Total		20,000	101,100	20,000	20,000	20,000	20,000
Accounting	Printer				7,200	7,200		
	Sub-Total				7,200	7,200		
Information Services	Network Replacement/Upgrade Prog.		78,000	78,000	45,000	45,000	45,000	45,000
	Virtual Server Environment & Storage		13,500	13,500	50,000	50,000	50,000	50,000
	Access Control System Upgrade			137,500				
	Microsoft Enterprise Agreement		127,800	127,800	152,800	152,800	152,800	152,800
	Audio/Visual Upgrades	[1]	144,600	144,600	25,000	150,000	25,000	150,000
	Firewall Security/Disaster Recovery		41,000	41,000	80,000	80,000	80,000	80,000
	False Alarm Management Software		32,000	32,000				
	Network Security		29,500	29,500				
	Laserfiche Web Portal		32,000	32,000				
	Thin Client Computing Platform Pilot		17,000			17,000		17,000
	Hardware Management Console		12,000			12,000		12,000
	GPS Unit		9,000	9,000				
	Software Management System		45,000	45,000				
	Burglar Alarm System Replacements		40,000	40,000				
	Sub-Total		621,400	729,900	352,800	506,800	352,800	506,800
Municipal Court	Vehicles (Qty. 2)				71,500	71,500	71,500	71,500
	Sub-Total				71,500	71,500	71,500	71,500
Building Inspections	Vehicle(s)		22,000	22,000			52,000	52,000
	Utility Vehicle for Alley Access		10,000	10,000				
	Sub-Total		32,000	32,000			52,000	52,000
Solid Waste	Containers for Brush/Bulky Items		14,000	14,000	15,000	15,000	15,000	15,000
	Grabber Truck				210,000	210,000	210,000	210,000
	Replacement Forklift				36,500	36,500	36,500	36,500
	Sub-Total		14,000	14,000	261,500	261,500	261,500	261,500

FIXED ASSETS

DIVISION	DESCRIPTION		YEAR-END BUDGET TRANSFERS 2014-15	YEAR-END BUDGET PLANNED PURCHASES 2014-15	ADOPTED BUDGET TRANSFERS 2015-16	ADOPTED BUDGET PLANNED PURCHASES 2015-16	PROPOSED AMENDED BUDGET TRANSFERS 2015-16	PROPOSED BUDGET PLANNED PURCHASES 2015-16
Street Maintenance	Traffic Signal Cabinets		52,000	52,000	26,000	26,000	39,000	39,000
	Vehicle(s)		236,500	236,500	43,500	43,500	43,500	43,500
	UPS Battery Backup Systems		30,000	30,000	18,000	18,000	23,000	23,000
	Conflict Monitor Tester		12,000	12,000				
	Arrow Boards				42,000	42,000	42,000	42,000
	Paver				80,000	80,000	80,000	80,000
	Sander				17,000	17,000	17,000	17,000
	Monument Signs				200,000	200,000		200,000
	Sub-Total		330,500	330,500	426,500	426,500	244,500	444,500
Environmental Services	Mosquito Sprayer				15,000	15,000	15,000	15,000
	Utility Vehicle	[2]			11,000	11,000	11,000	11,000
	Sub-Total				26,000	26,000	26,000	26,000
Police Administration	Fire Detection Duct Sensor Repl.		52,000	52,000				
	Access System						9,100	9,100
	Sub-Total		52,000	52,000			9,100	9,100
Police Patrol	Vehicle(s)	[3]	227,000	227,000	265,000	265,000	265,000	265,000
	Generator				12,500	12,500	12,500	12,500
	Sub-Total		227,000	227,000	277,500	277,500	277,500	277,500
Police Communications	Network Authentication System			25,000				
	Sub-Total			25,000				
Fire Administration	Alert System		125,000	125,000				
	Area Warning Sirens Control System					115,100		115,100
	Sub-Total		125,000	125,000		115,100		115,100
Fire Operations	Ambulance Replacement		193,000	193,000				
	Repl Reserve: Breathing Apparatus (Grant Match)			24,614				
	Ambulance Remount				176,000	176,000	176,700	176,700
	Control LifePak (Qty. 4)				130,000	130,000	135,500	135,500
	SCBA Test Bench						9,400	9,400
	Sub-Total		193,000	217,614	306,000	306,000	321,600	321,600

FIXED ASSETS

DIVISION	DESCRIPTION		YEAR-END BUDGET TRANSFERS 2014-15	YEAR-END BUDGET PLANNED PURCHASES 2014-15	ADOPTED BUDGET TRANSFERS 2015-16	ADOPTED BUDGET PLANNED PURCHASES 2015-16	PROPOSED AMENDED BUDGET TRANSFERS 2015-16	PROPOSED BUDGET PLANNED PURCHASES 2015-16
Park Maintenance	Replacement Mower(s)		90,600	90,600	9,500	9,500	9,500	9,500
	Replacement Vehicles		22,500	22,500	69,700	69,700	69,700	69,700
	Tractor		25,000	25,000				
	Boom Mower with Power Arm		30,000	30,000				
	Mulching Mower		12,200	12,200				
	Debris Blower		8,500	8,500				
	Utility Cart with Dump Bed		8,000	8,000	10,000	10,000	10,000	10,000
	Spreader				8,000	8,000	8,000	8,000
	Trailer				55,000	55,000	55,000	55,000
	Loadster				75,000	75,000	75,000	75,000
	Sub-Total		196,800	196,800	227,200	227,200	227,200	227,200
Aquatics	Software (CLASS)		9,800	9,800				
	Sub-Total		9,800	9,800				
Historical Preservation	Security System Upgrade		6,500	6,500				
	Sound System Update		25,000	25,000				
	Sub-Total		31,500	31,500				
Library	Library Materials		210,000	210,000	210,000	210,000	210,000	210,000
	Sub-Total		210,000	210,000	210,000	210,000	210,000	210,000
Water & Sewer Operations	Large Water Meters		100,000	100,000	100,000	100,000	100,000	100,000
	Cargo/Camera Van		300,000	300,000				
			73,000	73,000	100,500	100,500	100,500	100,500
	Sewer Jet Mount		70,000	70,000				
	Shoring Box		25,000	25,000				
	Handheld Unit for AMR System		6,500	6,500				
	Utility Boom Replacement		85,300	85,300				
	Utility Vehicle	[2]			11,000	11,000	11,000	11,000
	Vacuum Trailer				65,000	65,000	65,000	65,000
	Sub-Total		659,800	659,800	276,500	276,500	276,500	276,500
Stormwater Utilities	Street Sweeper		88,400	236,300	147,900		147,900	
	Sub-Total		88,400	236,300	147,900		147,900	

FIXED ASSETS

DIVISION	DESCRIPTION	YEAR-END BUDGET TRANSFERS 2014-15	YEAR-END BUDGET PLANNED PURCHASES 2014-15	ADOPTED BUDGET TRANSFERS 2015-16	ADOPTED BUDGET PLANNED PURCHASES 2015-16	PROPOSED AMENDED BUDGET TRANSFERS 2015-16	PROPOSED BUDGET PLANNED PURCHASES 2015-16
Facilities Mgmt	Furniture	300,000	300,000	24,000	24,000	24,000	24,000
	Vehicle	28,500	28,500				
	Annual Projects			475,000	475,000		
	HVAC Software Upgrade			14,000	14,000	14,000	14,000
	Key Management System			25,000	25,000	25,000	25,000
	Sub-Total	328,500	328,500	538,000	538,000	63,000	63,000
GRAND TOTAL		$ 3,139,700	$ 3,526,814	$ 3,178,600	$ 3,299,800	$ 2,596,100	$ 2,917,300
Totals by Fund:							
	General Fund	$ 2,031,500	$ 2,270,714	$ 2,216,200	$ 2,485,300	$ 2,108,700	$ 2,577,800
	Enterprise Funds	748,200	896,100	424,400	276,500	424,400	276,500
	Internal Service Funds	328,500	328,500	538,000	538,000	63,000	63,000
	Hotel/Motel Fund	31,500	31,500				
		$ 3,139,700	$ 3,526,814	$ 3,178,600	$ 3,299,800	$ 2,596,100	$ 2,917,300

Footnotes for Transfers and Purchases:

[1] Funding for Council Chamber audio/visual project split between 2015-16 ($25,000) & 2016-17 ($125,000). Additional funding provided in the PEG Fund.

[2] Shared cost between Environmental Services & Water & Sewer Operations (50/50 split).

[3] Ongoing annual replacement funding. Transfers cover purchases on a multi-year basis.

CAPITAL IMPROVEMENT PROGRAM BUDGET
PROPOSED AMENDED BUDGET 2015-16

The Capital Improvement Program (CIP) consists of budgets for eleven capital improvement funds that represent the capital spending plan for the City. The first three funds listed represent the City's Pay-As-You-Go Program. The capital improvement funds include:

Non-Bond Capital Improvement Program (CIP) Fund: The revenues are primarily from General Fund transfers. Expenditures are for improvements to municipal facilities, parks, land acquisition, the Street Resurfacing and Reconstruction Programs, and other capital improvement projects not included in one of the other funds.

Hotel/Motel Capital Improvement Program (CIP) Fund: This fund was previously identified as the Historical Park Fund. The revenues are exclusively from the Hotel/Motel Fund. Expenditures are for improvements to the Historical Park.

Non-Bond Utility Fund: The revenues consist primarily of transfers from the Water & Sewer Fund. Expenditures are for water and sanitary sewer improvements. The budget has been expanded to begin funding capital replacement at levels based on the annual depreciation of the water and sanitary sewer systems.

DART Local Assistance Program (LAP) Fund: (Closed at end of Fiscal 2014-2015). Revenues are primarily from DART with supplemental funding from earned interest, the Texas Department of Transportation (TxDoT), and Dallas County. Expenditures are for street, traffic, and transportation improvements associated with transit.

Tax Increment Finance District #1 Fund: The Mercer Crossing TIF district expires in 2019 and the fund will be active until that expiration date. Revenues will be generated from bonds, developers' contributions and advances, and property tax payments.

Tax Increment Finance District #2 Fund: The Old Farmers Branch TIF district expires in 2020 and the fund will be active until that expiration date. Revenues will be generated from bonds, developers' contributions and advances, and property tax payments.

Radio System Upgrade Bond Fund: The revenues consist primarily of bond proceeds. Expenditures are for development, design, and implementation of a police/fire radio system.

Aquatics Center Bond Fund: The revenues consist primarily of bond proceeds. Expenditures are for demolition of existing Don Showman pool. Then design, construction and equipping of new aquatics center at same site.

Consolidated Dispatch Bond Fund: The Cities of Farmers Branch, Addison, Carrollton and Coppell have created a Local Government Corporation that will purchase and install equipment, staff, maintain, operate and manage the North Texas Emergency Communications Center. A public safety answering point that will serve all four jurisdictions.

Street Improvement Bond Fund: Voter approved General Obligation bonds issued for $13.92 million (plus premium) in 2014. These funds are to be used in addition to non-bond funds having $10 million for residential streets. Major street renovations expenses estimated at $13.12 million. South bound Marsh Lane bridge replacement expenses estimated at $1 million.

Capital Improvement Program Budget

Project Change Descriptions
Proposed Amended Budget 2015-16

The following is a complete list of capital improvement project expenditure changes requested for mid-year adjustments. The budget amount indicated below the name of each project represents the total budget for that project in that fund, as some projects are funded through more than one fund in the Capital Improvement Budget. Projects funded by the Pay-As-You-Go program are identified in the first three funds: Non-Bond Fund, Hotel/Motel CIP Fund, and Non-Bond Utility Fund.

NON-BOND FUND

Traffic Signals Rehabilitation:
$120,385 Transferred from the closed DART fund, $32,411. Net cash effect is $0. Additional increase of $32,000 from receipt of Developer's Contributions. Increase requested $64,411.

Traffic Counts:
$26,283 Transferred from the closed DART fund. Net cash effect is $0. Increase requested $26,283.

Farmers Branch Station Street:
$210,208 Transferred from the closed DART fund. Net cash effect is $0. Increase requested $210,208.

DART LOCAL ASSISTANCE PROGRAM FUND
(Closed in fiscal 2014-2015)

Traffic Signals Rehabilitation:
$0 Transferred to Non-Bond Fund. Net cash effect is $0. Decrease requested $32,411.

Traffic Counts:
$0 Transferred to Non-Bond fund. Net cash effect is $0. Decrease requested $26,283.

Farmers Branch Station Street:
$0 Transferred to Non-Bond fund. Net cash effect is $0. Decrease requested $210,208.

TAX INCREMENT FINANCE DISTRICT #1

City and School Administrative Fees
$234,986 Costs/fees for administration and development of TIF projects. Decrease is in relation to a reduction in actual prior year expenditures. Decrease requested ($298,253).

Zone School Project Costs (CFBISD)
$15,488,524 Costs reimbursed to Carrollton-Farmers Branch School District. Decrease is in relation to decrease in revenue projections due to slower than anticipated development. Decrease requested ($5,059,313).

Developer Reimbursements
$14,682,265 Costs reimbursed to Developer advances. Decrease is in relation to Decrease in revenue projections and reduced prior year. City and School Administrative Fees expense. Decrease requested $48,582.

TAX INCREMENT FINANCE DISTRICT #2

City and School Administrative Fees
$66,553 Costs/fees for administration and development of TIF projects. Increase is in relation to increase in prior year actual expenditures. Increase requested $1,397.

Zone School Project Costs
$704,243 Costs reimbursed to Carrollton-Farmers Branch School District. Increase is in relation to increase in revenue projections. Increase requested $370,185.

K. Hovnanian
$0 Developer incentive reimbursements for public improvements (Mustang Station). Developer will not meet requirements for reimbursement. Decrease requested $666,885.

Western Securities
$2,400,000 Developer incentive reimbursements for public improvements (Mustang Station). Increase requested $724,143.

CONSOLIDATED DISPATCH BOND FUND

No Adjustments Requested

STREET IMPROVEMENT BOND FUND

No Adjustments Requested

HOTEL/MOTEL CIP FUND

No Adjustments Requested

NON-BOND UTILITY FUND

East Side Lift Station
$1,214,474 Funding for the design, construction and implementation of a lift station to service construction projects. Project Completed. Transfer funds to Utilities Replacement and Improvement. Cash effect $0 Decrease requested ($285,526).

Utilities Replacement and Improvement
$24,976,526 Rehabilitation of water and sanitary sewer lines. Funds transferred from East Side Lift Station. Cash effect $0 Increase requested $285,526.

RADIO SYSTEM UPGRADE BOND FUND

Radio Upgrade Project
$2,676,500 Funding for upgrade of analog system used by Fire and Police to a digital system. Combined with Radio System Improvements project. Cash effect $0 Increase requested $570,000.

Radio System Improvements
$0 Funding for overall improvements to radio system used by Fire and Police. Combined with Radio Upgrade project. Cash effect $0 Decrease requested ($570,000).

AQUATICS CENTER BOND FUND

No Adjustments Requested

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
SUMMARY
PROPOSED AMENDED BUDGET 2015-16

			PRIOR YEARS	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES										
Non-Bond CIP	$	86,487,069	77,927,149	1,926,320	1,985,600	935,600	935,600	925,600	925,600	925,600
Hotel/Motel CIP	$	4,366,834	4,366,834							
Non-Bond Utility	$	54,947,625	35,138,404	2,772,073	2,772,293	2,772,516	2,872,741	2,872,969	2,873,199	2,873,431
DART LAP	$	25,483,587	25,483,587							
Tax Increment Finance District #1	$	44,536,099	26,651,575	1,507,153	3,432,526	5,133,097	5,636,033	2,175,714		
Tax Increment Finance District #2	$	5,260,007	1,331,085	732,193	768,784	807,205	847,547	377,176	396,016	
Street Improvement/Animal Shelter Bond	$	8,170,849	8,170,849							
Fire Station 1 Relocation Bond	$	5,633,031	5,633,031							
Radio System Bond	$	3,022,759	3,022,759							
Aquatics Center Bond	$	8,902,805	8,902,805							
Consolidated Dispatch	$	2,053,117	2,053,117							
Street Improvements	$	14,828,223	14,799,942	28,281						
TOTAL REVENUES	$	263,692,005	213,481,138	6,966,019	8,959,204	9,648,419	10,291,921	6,351,459	4,194,814	3,799,031
EXPENDITURES										
Non-Bond CIP	$	86,420,072	77,170,567	2,649,505	1,975,000	925,000	925,000	925,000	925,000	925,000
Hotel/Motel CIP	$	4,359,232	4,333,134	26,098						
Non-Bond Utility	$	53,598,856	31,524,944	5,253,912	320,000	4,920,000	4,070,000	2,870,000	2,320,000	2,320,000
DART LAP	$	25,474,256	25,474,256							
Tax Increment Finance District #1	$	44,286,098	26,597,430	1,511,299	3,382,525	5,083,098	5,586,033	2,125,713		
Tax Increment Finance District #2	$	3,757,136	806,393	938,402	589,998	619,521	650,519	152,303		
Street Improvement/Animal Shelter Bond	$	8,170,850	8,170,850							
Fire Station 1 Relocation Bond	$	5,636,153	5,636,153							
Radio System Bond	$	3,000,000	2,224,809	775,191						
Aquatics Center Bond	$	8,773,270	8,641,366	131,904						
Consolidated Dispatch	$	2,044,796	1,550,740	494,057						
Street Improvements	$	14,769,267	4,104,988	10,164,279	500,000					
TOTAL EXPENDITURES	$	260,289,986	196,235,629	21,944,646	6,767,524	11,547,619	11,231,552	6,073,016	3,245,000	3,245,000

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
NON-BOND CIP FUND
PROPOSED AMENDED BUDGET 2015-16

	PROJECT BUDGET	PRIOR YEARS	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUE SOURCES:									
Miscellaneous Revenues									
Prior Year Revenue	$ 4,240,303	4,240,303							
North Texas Toll way Authority	$ 150,000	150,000							
Interest	$ 8,443,826	8,439,626	600	600	600	600	600	600	600
Developer Contributions	$ 1,299,919	1,267,919	32,000						
Fire Station #3 Reimbursement	$								
Dallas County	$ 260,358	260,358							
Public Improvement District [1]	$ 3,568,918	3,568,918							
Las Campanas Wall Assessment	$ 110,295	102,870	7,425						
Hotel/Motel Fund Transfer	$ 1,466,200	466,200		1,000,000					
TIF # 2 Reimbursement	$								
DART Signal Reimbursement	$ 97,467	97,467							
TxDOT (LBJ Express)	$ 969,656	839,006	130,650						
TxDOT RTR (NCTCOG)	$ 270,645		270,645						
CDBG Funds	$ 938,652	938,652							
Subtotal Revenues Excluding Transfers	$ 21,816,239	20,371,319	441,320	1,000,600	600	600	600	600	600
Transfer of General Fund Balance									
Prior Year Revenue	$ 19,441,000	19,441,000							
Subtotal Transfer of General Fund Balance	$ 19,441,000	19,441,000							
General Fund Transfers									
Prior Year Revenue	$ 8,388,000	8,388,000							
Street Revitalization	$ 4,500,000	1,000,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Fire Station #2 Relocation	$ 450,000	400,000		50,000					
Street Program Transfer	$ 15,018,000	14,978,000	10,000	10,000	10,000	10,000			
Trails Program Transfer	$ 550,000		550,000						
Farmers Market Grove at Mustang Crossing	$ 75,000	75,000							
Subtotal General Fund Transfers	$ 28,981,000	24,841,000	1,060,000	560,000	510,000	510,000	500,000	500,000	500,000
Departmental Transfers									
Prior Year Revenue	$ 11,555,500	11,555,500							
Playground/Park Renovations ('13-'14 Lighting Study)	$ 425,000	425,000							
Park Maintenance	$ 3,400,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
Parks Maintenance (VV Soccer Complex)	$ 105,000	105,000							
Trails Improvements	$ -								
Streets/Railroad Crossings	$ 754,000	754,000							
DART	$ 9,331	9,331							
Subtotal Departmental Transfers	$ 16,248,831	$ 13,273,831	425,000	425,000	425,000	425,000	425,000	425,000	425,000
TOTAL REVENUES:	$ 86,487,069	77,927,149	1,926,320	1,985,600	935,600	935,600	925,600	925,600	925,600

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
NON-BOND CIP FUND
PROPOSED AMENDED BUDGET 2015-16

PROJECTED EXPENDITURES

Completed Projects

	PROJECT BUDGET	PRIOR YEARS	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Prior Years [2]	$ 56,508,469	56,508,469							
Liberty Plaza	$ 429,858	429,858							
Screen Wall Assistance	$ 185,196	185,196							
City Entryway Enhancements	$ 48,878	48,878							
Field of Blue Statue	$ 24,500	24,500							
CDBG Project 2008-10	$ 136,693	136,693							
Railroad Crossing Signal Controllers (DART)	$ 97,767	97,767							
Current and Future Projects									
Playground/Park Renovations ('13-'14 Lighting Study)	$ 629,386	616,317	13,069						
Parks Maintenance (VV Soccer Complex)	$ 105,000	50,000	55,000						
Park Field Light Replacement	$ 1,800,000		450,000	225,000	225,000	225,000	225,000	225,000	225,000
Burke Nature Preserve Improvements	$ 400,000		100,000	50,000	50,000	50,000	50,000	50,000	50,000
Playground Equipment Replacement	$ 400,000		100,000	50,000	50,000	50,000	50,000	50,000	50,000
Trail Improvements [4]	$ 2,350,000		750,000	1,100,000	100,000	100,000	100,000	100,000	100,000
Farmers Market - Grove at Mustang Crossing	$ 75,000		75,000						
Redevelopment Program	$ 2,816,584	2,810,802	5,782						
Railroad Crossing Improvements	$ 588,841	588,841							
Streetscape Enhancements	$ 292,114	292,114							
Street Resurfacing	$ 7,490,278	7,490,278							
LBJ Express	$ 917,070	681,516	235,554						
-Monument Signs (LBJ/Josey, Webb Chapel)	$ 50,000		50,000						
CDBG Project 2013-14 Wasina Dr. Reconstruction	$ 112,528	109,917	2,611						
CDBG Project 2014-15 Nestle Reconstruction	$ 95,937	95,937							
Trail Connector - Mercer Crossing South	$ 20,000	20,000							
Traffic Signals Rehabilitation	$ 120,385	45,198	75,187						
Fire Station #2 Relocation	$ 450,781	400,781		50,000					
Street Revitalization [3]	$ 4,500,000	999,190	500,810	500,000	500,000	500,000	500,000	500,000	500,000
Traffic Counts	$ 26,283		26,283						
Farmers Branch Station Streets/Transit Center	$ 267,336	57,128	210,208						
TOTAL PLANNED EXPENDITURES:	$ 80,938,883	71,689,378	2,649,505	1,975,000	925,000	925,000	925,000	925,000	925,000
Transfers	$ 5,481,189	5,481,189							
TOTAL EXPENDITURES:	$ 86,420,072	77,170,567	2,649,505	1,975,000	925,000	925,000	925,000	925,000	925,000
RESERVED FOR CONTINGENCIES AND FUTURE PROJECTS:	$ 66,997	756,582	33,397	43,997	54,597	65,197	65,797	66,397	66,997

[1] Funding is from savings resulting from the early payoff of public improvement district (PID) debt.
[2] A list of completed projects is available upon request.
[3] Street Revitalization project spans 10 years from FY 2013-2014 to FY 2022-2023 for total of $5,000,000.
[4] An additional $500,000 to be paid from Street Improvement Bonds making total project $3,000,000 ($1,500,000 funded by Dallas County) for fiscal 2016-2017

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
HOTEL/MOTEL CIP FUND
PROPOSED AMENDED BUDGET 2015-16

	PROJECT BUDGET	PRIOR YEARS	2015-16	2016-17	2017-18	2018-19
REVENUE SOURCES:						
Appropriated Fund Balance	$ 200,199	200,199				
Interest	$ 297,235	297,235				
Hotel/Motel Transfer from Non-Bond CIP	$ 360,400	360,400				
Special Revenue Donations	$ 75,000	75,000				
Hotel/Motel Transfers	$ 3,434,000	3,434,000				
TOTAL REVENUES:	$ 4,366,834	4,366,834				
PROJECTED EXPENDITURES						
Completed Projects						
Prior Years [1]	$ 4,051,632	4,051,632				
Visitor Center - Design	$ -					
Historical Park Master plan	$ 28,500	28,500				
Historical Park General Store	$ 100,000	100,000				
Historical Park Lighting Study	$ 25,000		25,000			
Historical Park Bridge & Pathways	$ 154,100	153,002	1,098			
TOTAL EXPENDITURES:	$ 4,359,232	4,333,134	26,098			
RESERVED FOR CONTINGENCIES AND FUTURE PROJECTS:	$ 7,603	33,701	7,603	7,603	7,603	7,603

[1] A list of completed projects is available upon request.

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
NON-BOND UTILITY FUND
PROPOSED AMENDED BUDGET 2015-16

		PROJECT BUDGET	PRIOR YEARS	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUE SOURCES:										
Transfer from Water & Sewer Fund Operations [1]	$	43,349,346	23,699,346	2,750,000	2,750,000	2,750,000	2,850,000	2,850,000	2,850,000	2,850,000
Transfer from Water & Sewer Fund - Fund Balance	$	6,200,000	6,200,000							
Transfer from Sewer Interceptor Fund	$	1,495,069	1,495,069							
Transfer from Fixed Asset Fund	$	213,166	213,166							
Developer Contribution	$	5,500	5,500							
Interest	$	3,402,239	3,243,018	22,073	22,293	22,516	22,741	22,969	23,199	23,431
CDBG	$	282,305	282,305							
TOTAL REVENUES:	$	54,947,625	35,138,404	2,772,073	2,772,293	2,772,516	2,872,741	2,872,969	2,873,199	2,873,431
PROJECTED EXPENDITURES										
Completed Projects										
Prior Years [2]	$	8,389,812	8,389,812							
Benchmark Water/SS Line	$	392,611	392,611							
Current and Future Projects	$									
Utility Replacement & Improvements	$	24,976,526	12,503,228	4,573,298	100,000	600,000	2,100,000	900,000	2,100,000	2,100,000
I & I Repairs	$	2,578,187	1,528,188	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Service Center Improvements	$	7,740,500	114,062	26,438		4,100,000	1,750,000	1,750,000		
Council Rebate	$									
Motor/Pump/Tank Improvements	$	2,602,402	1,978,121	204,281	70,000	70,000	70,000	70,000	70,000	70,000
Technology/Security Improvements	$	1,707,166	1,457,579	249,587						
East Side Lift Station	$	1,214,474	1,216,688	(2,214)						
Farmers Branch Station Streets	$	833,070	780,547	52,523						
TOTAL PLANNED EXPENDITURES:	$	50,434,749	28,360,837	5,253,912	320,000	4,920,000	4,070,000	2,870,000	2,320,000	2,320,000
Transfers	$	3,164,107	3,164,107							
TOTAL EXPENDITURES:	$	53,598,856	31,524,944	5,253,912	320,000	4,920,000	4,070,000	2,870,000	2,320,000	2,320,000
RESERVED FOR CONTINGENCIES AND FUTURE PROJECTS:	$	1,348,769	3,613,460	1,131,620	3,583,914	1,436,430	239,171	242,140	795,339	1,348,769

[1] Transfer from Water & Sewer Operations. This is a planned use of fund balance for capital improvements.
[2] A list of completed projects is available upon request.

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
DART LOCAL ASSISTANCE PROGRAM FUND - FUND CLOSED IN FISCAL 2014-2015
PROPOSED AMENDED BUDGET 2015-16

		PROJECT BUDGET	PRIOR YEARS	2015-16
REVENUE SOURCES:				
Dart Technical Assistance Program	$	243,912	243,912	
Dart Capital Assistance Program (CAP)				
CAP Allocation (Not Yet Rec'd)	$	57,363	57,363	
CAP Allocation Received	$	8,910,239	8,910,239	
TxDOT Grant	$	415,557	415,557	
TxDOT RTR (NCTCOG)	$	261,515	261,515	
Interest (Operating Account)	$	574,780	574,780	
Dallas County	$	648,012	648,012	
Texas Comptroller	$	27,588	27,588	
DART Local Assistance Program (LAP)				
LAP Allocation (Not Yet Rec'd)	$	857,140	857,140	
LAP Allocation Received	$	13,487,481	13,487,481	
TOTAL REVENUES:	$	25,483,587	25,483,587	
PROJECTED EXPENDITURES				
TECHNICAL ASSISTANCE PROGRAM	$	159,997	159,997	
Completed Projects				
Prior Years [1]	$	122,344	122,344	
Subtotal Technical Assistance Program	$	282,341	282,341	
CAPITAL ASSISTANCE PROGRAM				
Completed Projects				
Prior Years [1]	$	23,086,411	23,086,411	
Traffic Signal Communications	$	332,125	332,125	
Current and Future Projects	$	-		
Traffic Counts	$	3,717	3,717	
DART Green Line Trail	$	292,208	292,208	
Trails	$	135,000	135,000	
Traffic Signals Rehabilitation	$	101,062	101,062	
Farmers Branch Station Streets/Transit Center	$	1,241,391	1,241,391	
TOTAL EXPENDITURES:	$	25,474,256	25,474,256	
Transfers				
RESERVED FOR CONTINGENCIES AND FUTURE PROJECTS:	$	9,331	9,331	0

[1] A list of completed projects is available upon request.

CMS (post 1996) rolled into DART Allocation line item

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
TAX INCREMENT FINANCE DISTRICT #1 FUND
PROPOSED AMENDED BUDGET 2015-16

	PROJECT BUDGET	PRIOR YEARS	2015-16	2016-17	2017-18	2018-19	2019-20
REVENUE SOURCES:							
CFBISD (100%)	$ 22,797,828	11,439,325	1,089,241	2,481,836	3,711,833	4,075,593	
City of Farmers Branch (35%)	$ 4,720,408	1,277,447	220,053	501,391	749,880	823,368	1,148,269
Dallas County Hospital District (34%)	$ 2,302,713	714,450	101,512	231,295	345,925	379,826	529,705
Dallas County (34%)	$ 1,843,968	493,948	86,285	196,600	294,036	322,851	450,248
Dallas County Community College District (35%)	$ 204,912	204,912					
Valwood Improvement Authority (50% - M&O Rate)	$ 299,050	160,395	8,862	20,192	30,199	33,159	46,243
Dallas Independent School District (35%)	$ 53,503	53,503					
Developer Advance [1]	$ 11,601,824	11,601,824					
Interest	$ 711,894	705,773	1,200	1,212	1,224	1,236	1,249
TOTAL REVENUES:	$ 44,536,099	26,651,575	1,507,153	3,432,526	5,133,097	5,636,033	2,175,714
PROJECTED EXPENDITURES							
Completed Projects							
Prior Years [2]	$ 3,245,649	3,245,649					
Current and Future Projects							
City and School Administrative Fees	$ 234,986	234,986					
Developer Reimbursement [3]	$ 14,682,265	5,044,796	667,863	1,640,387	2,477,907	2,725,599	2,125,713
Zone School Project Costs (CFBISD) [4]	$ 15,486,587	7,437,325	841,499	1,742,138	2,605,191	2,860,434	
Zone School Project Costs (DISD) [5]	$ 1,937		1,937				
Mercer Parkway	$ 3,531,657	3,531,657					
Lake Improvements: north of I-635	$ 1,343,709	1,343,709					
"Peninsula Tract" Improvements [6]	$ 2,980,332	2,980,332					
Remaining West Side Projects [1]	$ 2,453,432	2,453,432					
Mercer Parkway Extension (Luna to I-35)	$ 364,450	364,450					
Knightsbridge Road	$ 363,700	363,700					
Bond Street	$ 363,700	363,700					
East Lift Station (west of I35, north of IH635)	$ 380,696	380,696					
Luna Road Lift Station	$ 632,140	632,140					
Lake Improvements: South of I-635	$ 348,745	348,745					
TOTAL PLANNED EXPENDITURES:	$ 43,960,554	26,271,886	1,511,299	3,382,525	5,083,098	5,586,033	2,125,713
Transfers	$ 325,544	325,544					
TOTAL EXPENDITURES	$ 44,286,099	26,597,430	1,511,299	3,382,525	5,083,098	5,586,033	2,125,713
RESERVED FOR CONTINGENCIES AND FUTURE PROJECTS:	$ 250,000	54,145	50,000	100,000	150,000	200,000	250,000

[1] A list of completed projects is available upon request

[2] Developer reimbursements to be based on provisions of Developer Agreements Nos. 1-8. (Principal and Interest as of Sept. 30th 2013 is $14,663,421)

[3] Figures represent 65% of CFBISD revenue payment

[4] Figures represent 20% of DISD revenue payment

[5] Design for Phase 2 improvements were funded by Developer Advances.

[6] Does not include future projects or overpayments/refunds.

Terms and Limits for Participation

Dallas County (Term-12/31/2019)	34% up to $4.5MM
Carrollton Farmers Branch ISD (Term-12/20/2018)	100% up to $129,805,190
Valwood Authority (Term-12/31/2019)	50% of O&M rate only
Dallas ISD (Term 12/20/2018)	35% up to $4,145,043
DCCCD (Term-15 years from zone creation date of 12/21/1998)	35%
Parkland (Term 12/31/2019)	34% up to $4.5MM
Farmers Branch	35%

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
TAX INCREMENT FINANCE DISTRICT #2 FUND
PROPOSED AMENDED BUDGET 2015-16

	PROJECT BUDGET	PRIOR YEARS	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
REVENUE SOURCES:								
CFBISD (100%)	$ 2,412,134	594,022	421,823	442,915	465,060	488,313		
City of Farmers Branch (100%)	$ 1,737,485	316,490	208,911	219,357	230,324	241,841	253,933	266,629
Dallas County Hospital District (55%)	$ 456,303	85,467	54,519	57,245	60,107	63,113	66,268	69,582
Dallas County (55%)	$ 384,481	69,271	46,341	48,658	51,091	53,646	56,328	59,145
Dallas County Community College District (100%)	$ 53,256	53,256						
Non-Bond CIP Fund Advance	$ 200,000	200,000						
Interest [1]	$ 16,348	12,578	598	610	622	634	647	660
TOTAL REVENUES:	$ 5,260,007	1,331,085	732,193	768,784	807,205	847,547	377,176	396,016
PROJECTED EXPENDITURES								
Completed Projects								
Prior Years [2]	$ 14,943	14,943						
Phase One Public Imp./Enhancements	$ 144,999	144,999						
Current and Future Projects								
Zone School Project Costs [3]	$ 704,243	158,810	126,547	132,874	139,518	146,494		
City and School Administrative Fees	$ 67,950	67,950						
Farmers Branch Station Streets	$ 225,000	219,690	5,310					
K. Hovnanian	$ -							
Western Securities [4]	$ 2,400,000		806,545	457,124	480,003	504,025	152,303	
TOTAL PLANNED EXPENDITURES:	$ 3,557,136	606,393	938,402	589,998	619,521	650,519	152,303	
Transfers	$ 200,000	200,000						
TOTAL EXPENDITURES	$ 3,757,136	806,393	938,402	589,998	619,521	650,519	152,303	
RESERVED FOR CONTINGENCIES AND FUTURE PROJECTS:	$ 1,502,871	524,693	318,483	497,270	684,954	881,982	1,106,855	1,502,871

[1] Includes bond premiums, interest income, and accrued interest
[2] A list of completed projects is available upon request.
[3] Figures represent 30% of CFBISD revenue payment
[4] Contractual cap of $2,400,000

Terms and Limits for Participation	
Dallas County (Term-12/31/2020)	55% up to $1.7MM
Carrollton Farmers Branch ISD (Term-07/20/2019)	100% up to $23,895,858
DCCCD (Term-5 years from zone creation date of 7/21/1999)	100%
Parkland (Term 12/31/2020)	55% up to $1.7MM
Farmers Branch	100%

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
RADIO SYSTEM UPGRADE FUND
PROPOSED AMENDED BUDGET 2015-16

	PROJECT BUDGET	PRIOR YEARS	2015-16
REVENUE SOURCES:			
Bond Proceeds	$ 3,000,000	3,000,000	
Interest	$ 22,759	22,759	
TOTAL REVENUES:	$ 3,022,759	3,022,759	
PROJECTED EXPENDITURES			
Current and Future Projects			
Radio Upgrade Project/Radio System Improvements	$ 2,676,500	2,275,191	401,309
SunGuard Records Management System	$ 270,000		270,000
Bond Issuance Costs	$ 53,500	34,618	18,882
TOTAL PLANNED EXPENDITURES:	$ 3,000,000	2,309,809	690,191
Transfers	$ -	(85,000)	85,000
TOTAL EXPENDITURES	$ 3,000,000	2,224,809	775,191
RESERVED FOR CONTINGENCIES:	$ 22,759	797,950	22,759

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
AQUATICS CENTER
PROPOSED AMENDED BUDGET 2015-16

	PROJECT BUDGET	PRIOR YEARS	2015-16
REVENUE SOURCES:			
Bond Proceeds	$ 7,148,755	7,148,755	
Non-Bond Utilities Transfers In	$ 1,700,000	1,700,000	
Interest	$ 54,050	54,050	
TOTAL REVENUES:	$ 8,902,805	8,902,805	
PROJECTED EXPENDITURES			
Current and Future Projects			
Aquatics Center Project	$ 8,625,555	8,493,651	131,904
Bond Issuance Costs	$ 147,715	147,715	
TOTAL PLANNED EXPENDITURES:	$ 8,773,270	8,641,366	131,904
Transfers	$		
TOTAL EXPENDITURES	$ 8,773,270	8,641,366	131,904
RESERVED FOR CONTINGENCIES:	$ 129,535	261,439	129,535

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
CONSOLIDATED DISPATCH BOND
PROPOSED AMENDED BUDGET 2015-16

		PROJECT BUDGET	PRIOR YEARS	2015-16
REVENUE SOURCES:				
Bond Proceeds	$	2,000,000	2,000,000	
Bond Premium	$	42,906	42,906	
Interest	$	10,211	10,211	
TOTAL REVENUES:	$	2,053,117	2,053,117	
PROJECTED EXPENDITURES				
Current and Future Projects				
Consolidated Dispatch; Training Facilities	$	1,430,000	1,412,581	17,419
Fire Training Facility	$	570,000	8,363	561,638
Bond Issuance costs	$	44,796	44,796	
TOTAL PLANNED EXPENDITURES:	$	2,044,796	1,465,740	579,057
Transfers	$	-	85,000	(85,000)
TOTAL EXPENDITURES	$	2,044,796	1,550,740	494,057
RESERVED FOR CONTINGENCIES:		8,321	502,378	8,321

CITY OF FARMERS BRANCH
CAPITAL IMPROVEMENT PROGRAM
STREET IMPROVEMENTS
PROPOSED AMENDED BUDGET 2015-16

	PROJECT BUDGET	PRIOR YEARS	2015-16	2016-17	2017-18
REVENUE SOURCES:					
Bond Proceeds	$ 14,500,000	14,500,000			
Bond Premium	$ 191,338	191,338			
Interest	$ 136,885	108,604	28,281		
TOTAL REVENUES:	$ 14,828,223	14,799,942	28,281		
PROJECTED EXPENDITURES					
Current and Future Projects					
Street Improvements	$ 13,090,221	3,749,544	9,340,677		
Marsh Lane Bridge (south bound) [1]	$ 1,000,000	176,398	823,602		
Public Way Improvements [2]	$ 500,000			500,000	
Bond Issuance Costs	$ 179,046	179,046			
TOTAL PLANNED EXPENDITURES:	$ 14,769,267	4,104,988	10,164,279	500,000	
Transfers	$				
TOTAL EXPENDITURES	$ 14,769,267	4,104,988	10,164,279	500,000	
RESERVED FOR CONTINGENCIES:	$ 58,956	10,694,954	558,956	58,956	58,956

[1] Major Capital Improvement Plan with Dallas County. Dallas County match equals $1.0MM. Total project cost - $2.0MM

[2] Major Capital Improvement Plan with Dallas County. Connecting Farmers Branch DART Station to John Burke Nature Preserve to Campion Trail. Total Dallas County project of $3MM with City's portion to be $1.5MM

Exhibit I

COMBINED SUMMARY OF ESTIMATED REVENUES, EXPENDITURES AND FUND BALANCES - SELECT FUNDS

PROPOSED AMENDED BUDGET 2015-16

		GENERAL FUND	FIXED ASSET FUND	ENTERPRISE FUNDS	HOTEL/ MOTEL FUND
FUND BALANCE 9/30/2015	(1)	$ 7,907,059	$ 585,338	$ (330,154)	$ 1,110,536
2015-16 ESTIMATED REVENUES		$ 52,026,200	$ 2,941,678	$ 19,417,100	$ 2,913,000
2015-16 ESTIMATED EXPENDITURES		52,313,000	2,917,300	18,836,300	2,454,400
ADDITION TO (USE OF) FUND BALANCE SUB-TOTAL		$ (286,800)	$ 24,378	$ 580,800	$ 458,600
SPECIAL EXPENDITURES					
ASSIGNED FOR FUTURE PURCHASES		$	$ (45,578)	$	$
ADDITION TO (USE OF) FUND BALANCE		$ (286,800)	$ (21,200)	$ 580,800	$ 458,600
ESTIMATED FUND BALANCE 9/30/2016		$ 7,620,259	$ 564,138	$ 250,646	$ 1,569,136
TARGET BALANCES	High	$ 10,040,860 (2)	$ 300,000	$ 2,000,000	$ 300,000
	Low	$ 7,530,645 (2)			

This chart illustrates a partial listing of select major operating funds of the City. The chart is used to quickly compare revenues, expenditures, and fund balances for the budget year with the prior year. Special expenditures are one-time uses of fund balance, which were approved by the City Council consistent with fund balance target objectives.

[1] Actual per 9/30/15 Comprehensive Annual Financial Report. Fixed Asset Fund Balance has been adjusted for $45,578 in 2014-15 assigned purchases.

[2] The Estimated Ending Fund Balance for 9/30/2016 reflects an adjustment for the assignment of future purchases for the Fire Department totaling $45,578.

[3] The General Fund target balance has been adjusted for $2,108,700 of General Fund fixed asset transfers. A General Fund fund balance target is defined as a target range with a low end of 15% and a high end of 20% of the actual GAAP basis expenditures and other financing sources and uses.

Exhibit II

MOST REALISTIC
COMBINED SUMMARY OF ESTIMATED REVENUES, EXPENDITURES AND FUND BALANCES - SELECT FUNDS

PROPOSED AMENDED BUDGET 2015-16

		GENERAL FUND	FIXED ASSET FUND	ENTERPRISE FUNDS	HOTEL/ MOTEL FUND
FUND BALANCE 9/30/2015	(1)	$ 7,907,059	$ 585,338	$ (330,154)	$ 1,110,536
2015-16 ESTIMATED REVENUES		$ 52,026,200	$ 2,941,678	$ 19,417,100	$ 2,913,000
2015-16 ESTIMATED EXPENDITURES		52,013,000	2,917,300	18,736,300	2,379,400
ADDITION TO (USE OF) FUND BALANCE SUB-TOTAL		$ 13,200	$ 24,378	$ 680,800	$ 533,600
SPECIAL EXPENDITURES					
ASSIGNED FOR FUTURE PURCHASES		$	$ (45,578)	$	$
ADDITION TO (USE OF) FUND BALANCE		$ 13,200	$ (21,200)	$ 680,800	$ 533,600
ESTIMATED FUND BALANCE 9/30/2016		$ 7,920,259	$ 564,138	$ 350,646	$ 1,644,136
TARGET BALANCES	High	$ 9,980,860 (2)	$ 300,000	$ 2,000,000	$ 300,000
	Low	$ 7,485,645 (2)			

This chart illustrates a partial listing of select major operating funds of the City. The chart is used to quickly compare revenues, expenditures, and fund balances for the budget year with the prior year. Special expenditures are one-time uses of fund balance, which were approved by the City Council consistent with fund balance target objectives.

[1] Actual per 9/30/15 Comprehensive Annual Financial Report. Fixed Asset Fund Balance has been adjusted for $45,578 in 2014-15 assigned purchases.

[2] The Estimated Ending Fund Balance for 9/30/2016 reflects an adjustment for the assignment of future purchases for the Fire Department totaling $45,578.

[3] The General Fund target balance has been adjusted for $2,108,700 of General Fund fixed asset transfers. A General Fund fund balance target is defined as a target range with a low end of 15% and a high end of 20% of the actual GAAP basis expenditures and other financing sources and uses.

Exhibit III

COMBINED SUMMARY OF ESTIMATED REVENUES, EXPENDITURES AND FUND BALANCES - SELECT FUNDS

ADOPTED BUDGET 2015-16

		GENERAL FUND	FIXED ASSET FUND	WATER & SEWER FUND	HOTEL/ MOTEL FUND
FUND BALANCE 9/30/2014	[1]	$ 7,538,450	$ 527,786	$ (719,466)	$ 523,043
2014-15 ESTIMATED REVENUES		49,910,900	3,459,890	16,383,700	2,746,800
2014-15 ESTIMATED EXPENDITURES		49,886,200	3,526,814	16,004,200	2,746,800
ADDITION TO (USE OF) FUND BALANCE SUB-TOTAL		24,700	(66,924)	379,500	
SPECIAL EXPENDITURES					
ASSIGNED FOR FUTURE PURCHASES			(45,578)		
ADDITION TO (USE OF) FUND BALANCE		24,700	(112,502)	379,500	
ESTIMATED FUND BALANCE 9/30/2015		$ 7,563,150	$ 415,284 [2]	$ (339,966)	$ 523,043
2015-16 ESTIMATED REVENUES		51,986,900	3,524,178	19,417,100	2,810,000
2015-16 ESTIMATED EXPENDITURES		51,986,900	3,299,800	18,731,000	2,295,100
ADDITION TO FUND BALANCE SUB-TOTAL			224,378	686,100	514,900
SPECIAL EXPENDITURES					
ASSIGNED FOR FUTURE PURCHASES			(45,578)		
ADDITION TO FUND BALANCE SUB-TOTAL			178,800	686,100	514,900
ESTIMATED FUND BALANCE 9/30/2016		$ 7,563,150	$ 594,084 [2]	$ 346,134	$ 1,037,943
TARGET BALANCES	High	$ 9,954,140 [3]	$ 300,000	$ 2,000,000	$ 300,000
	Low	$ 7,465,605 [3]			

This chart illustrates a partial listing of select major operating funds of the City. The chart is used to quickly compare revenues, expenditures, and fund balances for the budget year with the prior year. Special expenditures are one-time uses of fund balance, which were approved by the City Council consistent with fund balance target objectives.

[1] Actual per 9/30/14 Comprehensive Annual Financial Report. Fixed Asset Fund Balance has been adjusted for $70,190 in 2013-14 assigned purchases.

[2] The Estimated Ending Fund Balance for 9/30/2015 and 9/30/2016 reflects an adjustment for the assignment of future purchases for the Fire Department totaling $70,192.

[3] The General Fund target balance has been adjusted for $2,216,200 of General Fund fixed asset transfers. A General Fund fund balance target is defined as a target range with a low end of 15% and a high end of 20% of the actual GAAP basis expenditures and other financing sources and uses.

Exhibit IV

MOST REALISTIC
COMBINED SUMMARY OF ESTIMATED REVENUES, EXPENDITURES AND FUND BALANCES - SELECT FUNDS

ADOPTED BUDGET 2015-16

		GENERAL FUND	FIXED ASSET FUND	WATER & SEWER FUNDS	HOTEL/ MOTEL FUND
FUND BALANCE 9/30/2014	[1]	$ 7,538,450	$ 527,786	$ (719,466)	$ 523,043
2014-15 ESTIMATED REVENUES		49,910,900	3,459,890	16,383,700	2,746,800
2014-15 ESTIMATED EXPENDITURES		49,886,200	3,526,814	15,904,200	2,671,800
ADDITION TO (USE OF) FUND BALANCE SUB-TOTAL		24,700	(66,924)	479,500	75,000
SPECIAL EXPENDITURES					
ASSIGNED FOR FUTURE PURCHASES			(45,578)		
ADDITION TO (USE OF) FUND BALANCE		24,700	(112,502)	479,500	75,000
ESTIMATED FUND BALANCE 9/30/2015		$ 7,563,150	$ 415,284 [2]	$ (239,966)	$ 598,043
2015-16 ESTIMATED REVENUES		51,986,900	3,524,178	19,417,100	2,810,000
2015-16 ESTIMATED EXPENDITURES		51,686,900	3,299,800	18,631,000	2,220,100
ADDITION TO FUND BALANCE SUB-TOTAL		300,000	224,378	786,100	589,900
SPECIAL EXPENDITURES					
ASSIGNED FOR FUTURE PURCHASES			(45,578)		
ADDITION TO FUND BALANCE SUB-TOTAL		300,000	178,800	786,100	589,900
ESTIMATED FUND BALANCE 9/30/2016		$ 7,863,150	$ 594,084 [2]	$ 546,134	$ 1,187,943
TARGET BALANCES	High	$ 9,894,140 [3]	$ 300,000	$ 2,000,000	$ 300,000
	Low	$ 7,420,605 [3]			

This chart illustrates a partial listing of select major operating funds of the City. The chart is used to quickly compare revenues, expenditures, and fund balances for the budget year with the prior year. Special expenditures are one-time uses of fund balance, which were approved by the City Council consistent with fund balance target objectives.

[1] Actual per 9/30/14 Comprehensive Annual Financial Report. Fixed Asset Fund Balance has been adjusted for $70,190 in 2013-14 assigned purchases.

[2] The Estimated Ending Fund Balance for 9/30/2015 and 9/30/2016 reflects an adjustment for the assignment of future purchases for the Fire Department totaling $70,192.

[3] The General Fund target balance has been adjusted for $2,216,200 of General Fund fixed asset transfers. A General Fund fund balance target is defined as a target range with a low end of 15% and a high end of 20% of the actual GAAP basis expenditures and other financing sources and uses.

Financial Condition Analysis

The City of Farmers Branch strives to be an accessible, accountable and transparent organization. In fulfilling our functions, we are committed to being responsive to the public and those whom we serve. As part of this commitment, we recognize that financial management is one of the most challenging responsibilities facing local governments and cities across the country are more aware than ever that they must achieve a level of fiscal health to be sustainable over the long-term.

With these goals in mind, the following Financial Condition Analysis is designed to help City officials and the public make sense of the many factors that affect fiscal health and develop quantifiable indicators that can be tracked over time. Tracking these variables will allow the City to have a better understanding of its overall financial condition and trends, which will allow the City to better serve the public and plan for the City's future.

The basic questions that all City officials must consider regarding its fiscal health are:

- Can the City continue to pay for what it is now doing?
- Are there reserves or other vehicles for financing emergencies?
- Is there enough financial flexibility to allow adjustments for change?
- Is the City adequately investing in and preparing for its future?

If a government can meet these challenges, it is in a sound financial position. If it cannot, it is probably experiencing or can anticipate problems.

BACKGROUND

This report was accomplished primarily through the use of the Financial Trends Monitoring System (FTMS) developed by the International City/County Management Association (ICMA). The ICMA system identifies and organizes the factors that affect financial condition so that they can be measured and analyzed by municipalities. It is a management tool that pulls together information from the City's budgetary and financial reports, combines it with economic and demographic data, and creates a series of financial indicators that, when plotted over time, can be used to monitor changes in financial condition and alert the government to future problems.

To further develop the City's monitoring system, staff reviewed numerous other sources of information, including procedures and indicators developed and published by Dr. Kenneth Brown of Southwest Missouri State University; procedures and indicators used throughout other states; and, information from various publications issued by the Governmental Accounting Standards Board. Many of the financial indicators selected have been identified by ICMA, credit rating agencies, and other governmental professional associations as factors most relevant in determining the financial condition of local governments.

The City's assessment is based on the development of financial ratios and environmental trends from City financial documents as well as relevant economic and demographic data from a variety of sources. All of the data used to create this report is available to the public; data sources and where they can be found are indicated throughout the report. The ratio and trend indicators included in this section are grouped into five categories, these include:

- Community Needs and Resources Indicators
- Revenue Indicators
- Expenditure Indicators
- Operating Position Indicators
- Debt Structure Indicators

Multiple indicators are provided for each of these categories in an effort to provide a series of financial measures and demographic indicators which can help highlight issues and trends in the City's operations and provide sufficient information to analyze the City's underlying financial condition. It should be noted that individual indicators may be meaningful only when viewed in conjunction with other indicators. Accordingly, an overall organization-wide perspective is essential in obtaining a comprehensive representation of the City's financial condition.

It should also be noted that in order for financial information to be comparable over a number of years, the information must be adjusted to reflect constant dollars. More specifically, the distortion created by the effects of inflation must be removed in indicators comparing dollars to non-dollars. The Finance Department began tracking trend information in 1993. Since ten years was selected as an appropriate comparison period, 1983 is the earliest year that information was collected. Accordingly, 1983 was used as the base year, and had a consumer price index of 100.7. Since comparing today's costs with those of three decades ago may not be helpful, the base year has been reset to 2004 with an index of 100. In other words, the effect of inflation since 2004 has been removed in order that the dollar amounts of any year presented are comparable to 2004 dollars. Inflation adjusted schedules are noted as Constant Dollars.

The last several years have been challenging for the City of Farmers Branch. The effects of the national economic recession created both financial and psychological hurdles for the community. Despite these hurdles, the City continues working towards re-energizing and revitalizing the community.

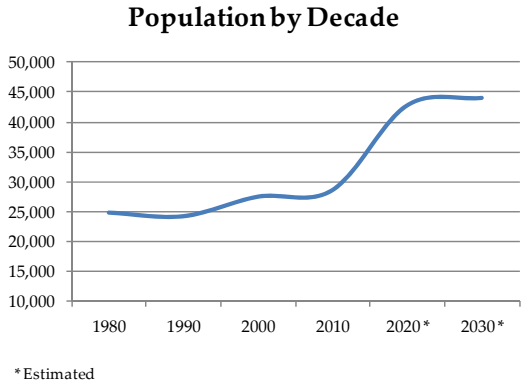
COMMUNITY NEEDS AND RESOURCE INDICATORS

Community needs and resource indicators encompass various economic and demographic characteristics that determine the resources available to the community (i.e., revenues that can be generated within a community to finance service provision efforts) as well as the service demands that may be required by the community (i.e., demands for public safety, capital improvements, and social services). Community needs and resources are all closely interrelated and affect each other in a continuous cycle of cause and effect and changes in these characteristics tend to be cumulative.

Demographics help to measure a community's needs and resources. As populations grow, shrink or change in composition, the government's role also changes. For example, a community with a growing population of children may need to increase recreation services or a community with a high unemployment rate may need to work on bringing new industry or educational facilities to the community. Additionally, community demographics also determine a community's wealth and its ability to generate revenue. These indicators often provide the best "early warning" of future fiscal stress as fiscal stress is often apparent in these measures long before it is evident in financial data.

Population Change by Decade, 1980-2030

Is Farmers Branch growing? Empirical evidence indicates that changes in population can have a direct effect on a locality's revenue because of the impact upon related issues, such as employment, income, and property value. Sudden increases in population can create immediate pressures for new capital outlays for infrastructure and for higher levels of service, particularly in the areas of Public Safety and Culture & Recreation.



A locality faced with a declining population is rarely able to reduce expenditures in the same proportion as it is losing population. Many expenditures, such as debt service and salaries, are fixed and cannot effectively be reduced in the short run. In addition, because of the interrelationship between population levels and other economic and demographic factors, a decline in population tends to have a cumulative negative effect on revenues - the further the decline, the more adverse the effect on employment, income, housing and business activity. Also, if out-migration is composed of middle-and upper-income households, then those remaining in the community are likely to be the low income and aged, who depend the most on government services.

	2005	2011	2012	2013	2014	2015
Farmers Branch	27,595	28,600	28,620	28,800	29,660	30,350
Dallas County	2,330,050	2,373,870	2,385,990	2,453,843	2,435,330	2,454,880
Texas	22,897,000	25,657,477	26,094,422	26,505,637	26,956,958	27,469,114
United States	296,460,000	311,721,632	314,112,078	316,497,531	318,857,056	321,418,820

Measurement: The official population of the City is determined by the United States Census Bureau for previous years. Future years are estimated from information provided by the North Central Texas Council of Governments (NCTCOG) – 2030 Demographic Forecast and is based on current housing inventories for cities in the NCTCOG region with populations of 1,000 or more. (Regional, state and national data is obtained from entity financial reports.) The City also measures its daytime population, which is currently estimated at 64,955 per the American Community Survey 5-Year Estimates (US Census Bureau). Note: Use of the NCTCOG estimate resulted in an unusually high population estimate in 2009 (31,100), which was

corrected through the 2010 census. This high estimate, therefore, will distort results of 2009 per capita measures.

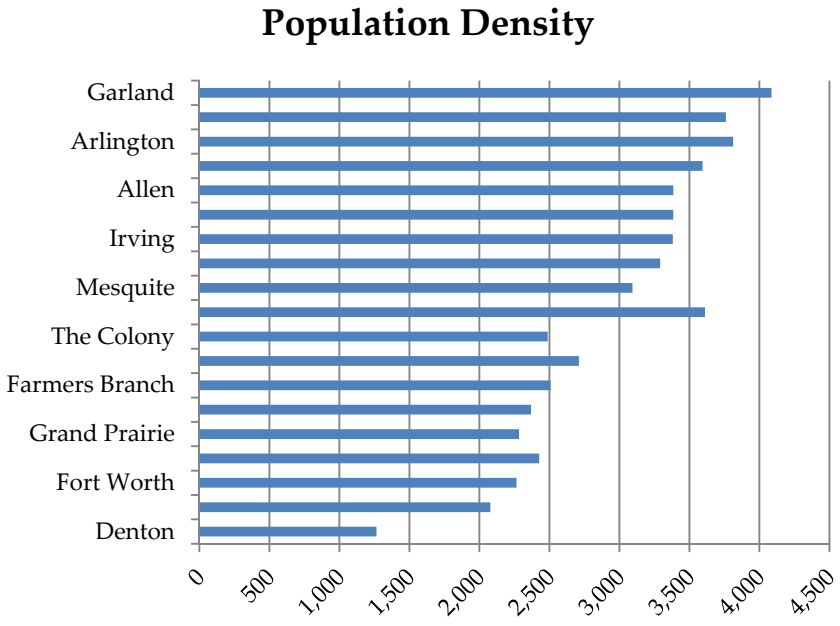
Warning Signs: A stable trend is a positive sign for a municipality. An increasing population is generally considered positive as long as the City is prepared to take on the added service responsibilities. However, rapid increases or decreases often have a pronounced negative effect on a community as timely reaction to extreme and sudden change can be difficult and may require additional services to compensate for the negative social and demographic effects of the rapid change.

Analysis: **Positive Trend.** The City's population has been increasing at a sustainable pace over the past two decades. The City anticipates a continuation of this slow pace of growth in population over the next couple of decades as the amount of land available for residential development in the community is limited. Despite these limitations, the City has been taking aggressive steps toward attracting new business and industry, jumpstarting housing development, and creating facilities that make Farmers Branch an attractive choice when choosing a home. The City is also working on branding and marketing initiatives so that more people know about the great things in the City. It is estimated that the City's population will increase slowly through 2030 to a total of approximately 32,509 based on Texas Water Development Board demographic estimates.

Population Density (Population per Square Mile)

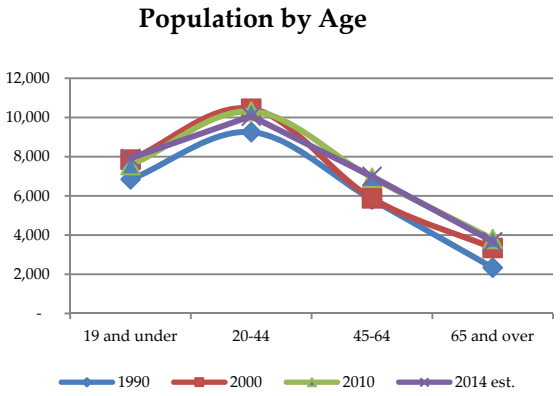
How large is the City's coverage area? Population density or population per square mile is one condition that affects the cost of providing public services. A City with compact boundaries and high population density can provide street maintenance and fire and police protection for less cost per household than if that same population is spread out over twice as much land area. Extremely high densities often lead to higher costs as well, a function of the extra burden of social problems in densely populated central cities.

Measurement: Area cities population divided by area cities jurisdiction area in square miles. *(Source: NCTCOG and/or budget documents.)*



Warning Signs: Decreasing population density.

Analysis: **Information Trend.** With approximately 60% of the General Fund budget dedicated to Fire, Police and Public Works, exploiting ways to export costs and import revenues from non-residents is essential for long-term fiscal stability. Compared to peer cities, Farmers Branch has fewer residents to pay for roads and police and fire protection.



Population by Age

Who is living in Farmers Branch? Taking a closer look at who comprises Farmers Branch's population allows the City to see what areas of the population are growing or shrinking. From a financial standpoint, this indicator helps to measure the level of current and future needs of the community.

Measurement: Population levels divided by population. *(Source: American FactFinder - 2010-2014 American Community Survey 5-Year Estimates)*

Census	Total Population	19 and under	20-44	45-64	65 and over
1990	24,250	6,846	9,253	5,814	2,337
2000	27,508	7,847	10,446	5,876	3,339
2010	28,616	7,571	10,317	6,929	3,799
2014	28,681	7,916	10,067	6,998	3,671
2015est	30,261	8,429	10,594	7,172	4,066

Warning Signs: Increasing percentage of population under 18 or over 64.

Analysis: **Positive Trend.** From 1990 to 2010, the division of Farmers Branch's population has been fairly stable. The most notable change, when factoring changes in overall population, is the increase in growth in the number of individuals 45 to 64 years of age between 2000 and 2010.

Changes in population will require different and perhaps additional services. Attracting young families to the area may require updated playground and park facilities or the City may need to add additional recreation, educational, after-school or library programs. As this segment of the population grows, the City will have to grow these amenities, which will cost money.

Additionally, Farmers Branch has a growing population of people aged 45 to 64 and people aged 65 and over. As these people retire, the City will need to be able to provide services for them as well. This could cost the City in the expense of an expanded senior center, additional public transportation needs, etc. The City should also prepare by making sure adequate housing is available for an aging population.

Personal Income Per Capita

How much do families have to spend? Personal income per capita is an important variable to measure because it gives an indication of how much money residents will be able to spend in the community. If income is going down, for example, sales tax is also likely to decline. Generally, the higher the per capita income, the more property taxes and sales taxes the City can generate. If income is distributed evenly, a higher per capita income may mean a lower dependency on governmental services, depending on the mix of services provided. Credit rating firms use per capita income as an important measure of the health of the local economy.

Having a higher income will make Farmers Branch a more competitive location for attracting restaurants and retail businesses, and will come back to the City in higher property taxes (from people building, buying, and improving homes) and higher sales taxes (from people spending more within the City). As the City works to build its local economy and grow employment opportunities, it also needs to work to be a desirable location for families to live so that the City can attract and retain higher-income households. Services and capital infrastructure may need to be evaluated and upgraded and adequate housing stock must be available for middle-to-upper income households.

Measurement: Personal income per capita is provided by the U.S. Census Bureau's American Community Survey – 3 Year Estimates, with the exception of census years, which are based on the actual census.

Fiscal year data has a one year lag (e.g., 2015's information is based on the American Community Survey - 5 Year Estimate for 2014)

	2009	2010	2011	2012	2013	2014	2015
Farmers Branch	$ 27,153	$ 29,073	$ 28,715	$ 29,623	$ 27,545	$ 26,703	$ 29,573
Dallas County	26,399	25,680	25,670	25,816	25,878	26,816	27,195
Texas	24,709	24,541	24,671	24,966	25,268	26,019	26,513
United States	27,466	27,100	26,942	27,158	27,385	28,155	28,555

Source: Area City Comprehensive Annual Financial Reports, Ending 9/30/14
The cities of Arlington, Dallas and Mesquite did not report this activity.

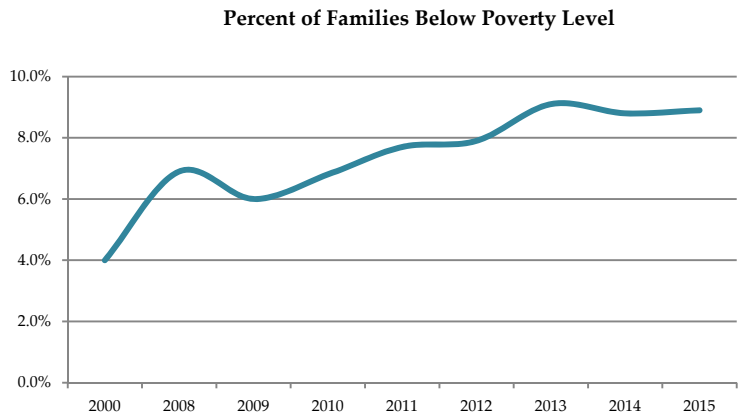
Warning Signs A decline in per capita income results in a loss of consumer purchasing power and can provide advance notice that businesses, especially in the retail sector, will suffer a decline that can ripple through the rest of the local economy.

Analysis: **Positive Trend.** At $29,573, the City's per capita income is slightly higher than national, state. Income indicators are important for the City because of their relationship to sales tax, one of the City's largest single sources of revenue. Current median household income is $58,666 and current mean household income is $75,631.

Percent of Poverty Families, 2000-2015

Is our proportion of poverty families growing? This indicator measures the percent of families in the community with a total income that falls below the poverty line established by the Federal Government. Communities with a significant percent of poverty families face difficulties due to an inability to generate resources combined with a high demand for municipal and social services.

Measurement: Percent of poverty families is provided by the U.S. Census Bureau's American Community Survey – 3 Year Estimates. Information prior to 2008 is not available, with the exception of the 2000 Census figure. *Note: Fiscal year data has a one year lag (e.g. 2015's information is based on American Community Survey – 5-year estimate for 2014)*

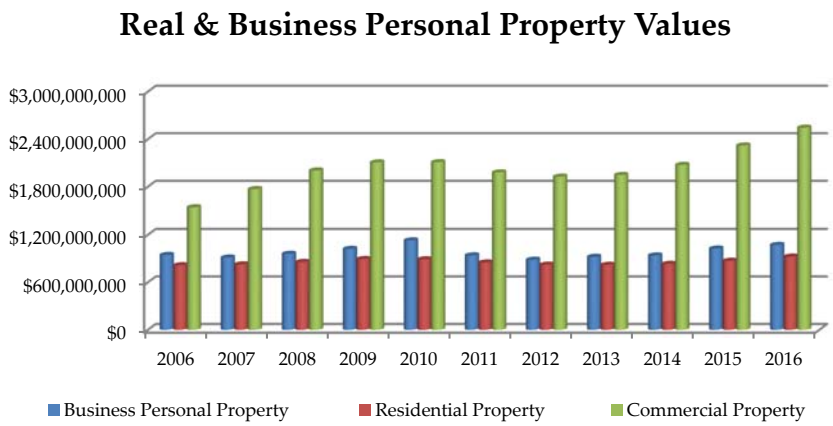


	2009	2010	2011	2012	2013	2014	2015
Farmers Branch	6.0%	6.8%	7.7%	7.9%	9.1%	8.8%	8.9%
Dallas County	13.9%	14.7%	14.8%	15.5%	15.9%	16.4%	15.9%
Texas	12.8%	12.9%	13.2%	13.8%	14.1%	13.6%	13.7%
United States	9.6%	9.9%	10.5%	11.1%	11.6%	11.6%	11.5%

Warning Signs: The lower this number - the better, both in terms of the ability to generate resources and in terms of the services needed by the community. An increasing trend can signal a future increase in the level and unit cost of some services because poverty exacerbates issues related to public safety and numerous other community dynamics. An increasing trend is a signal that the City may face future additional service demands as more families cope with the problems associated with financial stress combined with fewer resources that can be generated by the community for municipal service provision efforts.

Analysis: **Monitor Trend.** Although the City has very few families below the poverty line when compared to regional, state and national levels, the effect of the economic downturn is apparent. The percent of families below poverty in the community peaked in 2013 to 9.1%. As with measures of personal income, if the trend of more families below poverty continues to increase it could signal future increases in the level and demands for municipal services.

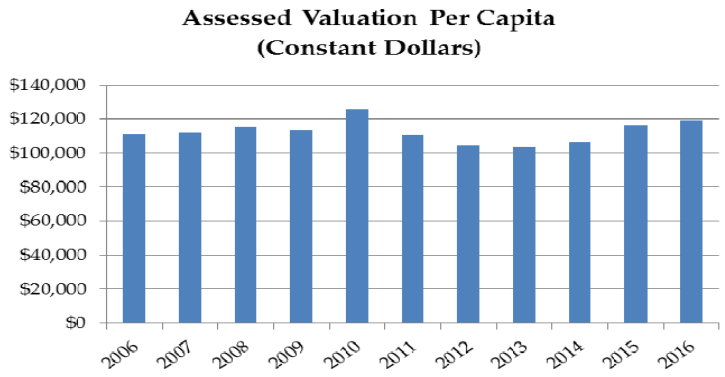
Taxable Assessed Valuation Per Capita (Constant Dollars) *How much is Farmers Branch's property worth?* Changes in property value are important to track because local governments depend on property taxes for a substantial portion of revenue. For example in FY 2015, property tax made up 42.53% of the City's General Fund revenues. If property assessments dip, the government feels the effects in the budget. Property value is an important indicator of the health of the local economy and reflects the overall

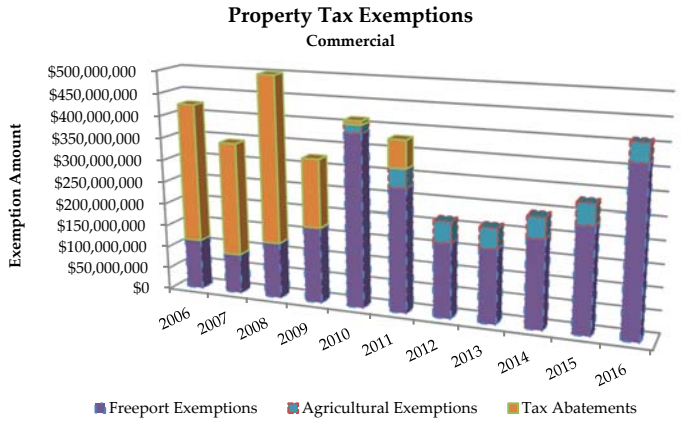


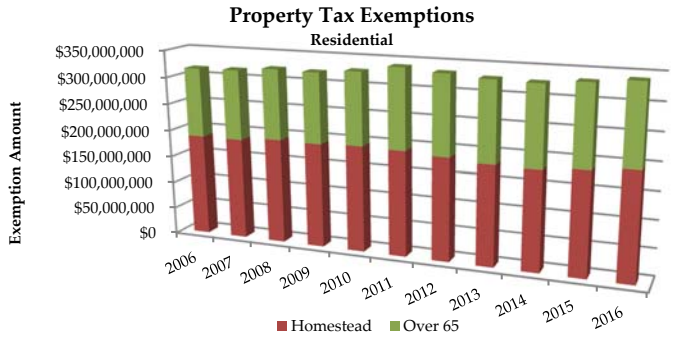
strength of a community's real estate market. This market, in turn, reflects the strength of a city as a whole.

Property values are also an important indicator of a community's ability to generate resources for core municipal services such as police and streets. Positive changes (growth) in the assessed value of a municipality indicate that property values in the community are continuing to increase and is also indicative of a healthy community that is an attractive place to live and do business (population increases and economic growth can increase property values as demand drives prices up). Declining property values are often a symptom, rather than a cause, of other underlying problems. Fluctuations in property values are important because most cities depend on property taxes as a substantial portion of their revenue base. Credit rating agencies review the property tax base to assess the financial health and debt capacity of a city.

Measurement: The assessed value of the City is adjusted annually by the Dallas Central Appraisal District for properties located in Dallas County. Properties in the City are assessed at 100% of the market value. The City is notified of the assessed value of properties within the City in late July each year and bills residents the following October. This indicator is measured by dividing the City's assessed value, adjusted for inflation, by the population. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*







Warning Signs: A plateau or drop in the taxable assessed value tends to indicate a lowering of demand for real estate located in the City. Such a decline in property value is a warning trend, as it is most likely a symptom of other underlying problems. This would be a prime indicator of economic and social challenges in the future for the City.

Analysis: **Monitor Trend.** Assessed valuation per capita, in constant dollars, is slowly beginning to improve. Values began decreasing in fiscal year 2005 due to a Business Personal Property tax exemption added in 2004 for freeport inventory items. (Freeport property includes various types of property that are detained in Texas for a short period of time (175 days or less) to be transported out of Texas.) Values remained relatively stable from 2005 to 2009[1], before rising in 2010 due to a large reduction in tax abatement exemptions, but the trend was quickly reversed in 2011 as a result of the collapse of the real estate market, the slowdown in the economy, and the impact of agricultural exemptions that more than doubled from the prior year ($18,051,564 in 2010 to $41,730,053 in 2011). Farmers Branch remains a desirable place to live and operate a business, but the economic headwinds from 2007 to 2010 continue to have an impact on property values in the community. [1] *Note: Results in 2009 are distorted due to an unusually high population estimate. When comparing the period to the population of 2010, the indicator would actually show slight growth in 2009.*

Farmers Branch's access to the DART rail, two major interstates, and the George Bush, Sam Rayburn and Dallas North Tollways, make it an attractive location for many businesses. Over the past several years, City Staff has been working diligently to spur retail development, increase marketing efforts to attract new residents, and develop housing initiatives to help spur

the development of new homes and multi-family housing. The best way to protect property value is to grow the community's population; by continuing to aggressively pursue economic development, gaining new retail establishments, filling empty building spaces, building new homes, and marketing our community the City is working to continually improve property values in the City.

Top Ten Taxpayers

Name of Taxpayer	Nature of Property	Taxable Value	% of Total Taxable Assessed Valuation
70 Washington Street LP	Office Tower - Class A	$ 124,235,000	2.74%
Occidental Chemical Corporation	Office Tower - Class A	85,998,250	1.89%
Maxim Integrated Products	Semiconductor Manufacturing	62,866,849	1.38%
EOS Properties at Providence Towers	Office Tower - Class A	74,750,000	1.65%
Garden Centura LP	Office Tower - Class A	72,925,000	1.61%
Glazers Wholesale Drug Co.	Spirit and Wine Distribution Warehouse	74,953,180	1.65%
AT&T Communications	Telecommunications/Inventory	57,292,810	1.26%
TP IP Tower III Corp	Office Tower - Class A	51,275,000	1.13%
IBM Corporation	Office Tower - Class A	49,046,880	1.08%
Lakeview at Parkside	Apartment Complex	53,972,000	1.19%
		$ 707,314,969	15.58%

Source: Dallas County, "City Report of Property Value," City of Farmers Branch

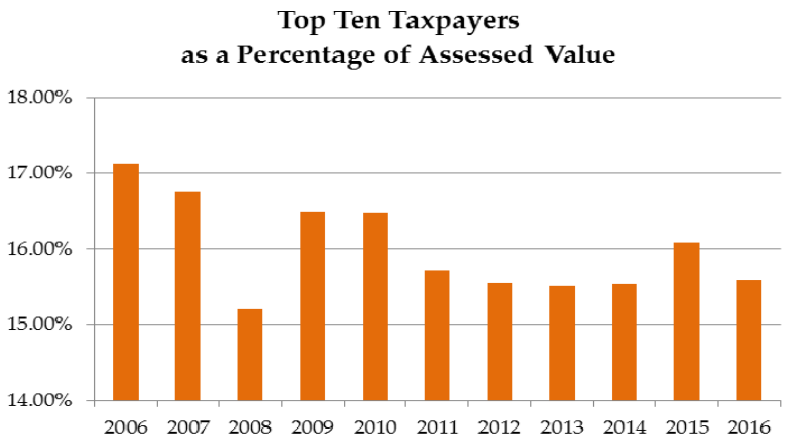
Top Ten Taxpayers

Is the City too reliant on a few major taxpayers? This indicator measures the concentration of property values in the community and helps to analyze the vulnerability of the economic base to the fortunes of a few taxpayers. Credit rating agencies use this information to determine the degree of concentration, wherein the leading taxpayers are profiled and assessed for their direct and indirect effects on the economy.

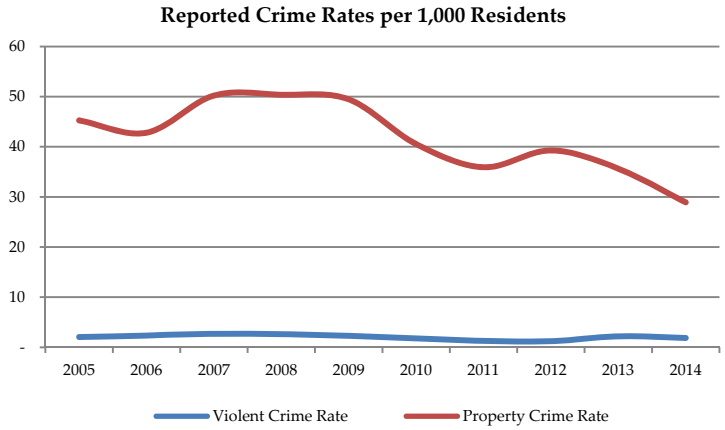
Measurement: Total assessed value for top ten taxpayers divided by total assessed valuation. *(Source: Dallas County)*

Warning Signs: High percentage or increasing percentage of overall assessed valuation owned by a few taxpayers. It is often cause for concern if the top five taxpayers of a city hold more than 20% of the community's total valuation.

Analysis: **Positive Trend.** The City publishes its top ten taxpayers in its annual audited financials. The current top ten taxpayers represent 15.58% of the total certified taxable assessed valuation; the top five taxpayers represent 9.27%. Historically, the City's top ten taxpayers have held less than 20% of the total assessed valuation. The reliance on one company (or only a few companies) is dangerous for cities because it makes a city vulnerable to any changes those taxpayers make. Farmers Branch has a relatively diversified tax base, which will help to give the City stability.



Crime Rate



Is Farmers Branch a safe place to live? Crime rate captures a negative aspect of a community that can affect its present and future economic development potential. The crime rate in the community represents the number of misdemeanor and felony offenses that occur within the corporate boundaries of the City and is strongly indicative of future demands for police and public services. The crime rate also measures demand on public services in the form of public safety expenditures. A rising crime rate, in extreme circumstances, can jeopardize the long-term health of the community by driving away existing businesses, discouraging new business, and straining the local government's budget with increased expenditures.

Measurement: The crime rate is measured from the City's Uniform Crime Report filed with the State each year and is based on a calendar year to allow for comparison with other entities. Property crimes include burglary, larceny-theft, motor vehicle theft, and arson (note that the FBI does not include arson in its totals for property crimes). The violent crime category includes murder and non-negligent manslaughter, forcible rape, robbery, and aggravated assault. *(Source: FBI; one year lag in data availability)*

Warning Signs: An increase in the number of misdemeanor or felony offenses.

Analysis: **Monitor Trend.** In 2014, the City's violent crime rate per 1,000 residents, 1.88, is less than the state rate of 4.06 and national rate of 3.65. The City's property crime rate of 28.91 is less than the state's at 30.19, higher than national at 25.96, but is comparable to surrounding cities. Violent crime rates are very low, representing approximately one-third the state and national levels. Low crime rates are an indicator of the overall social and economic health of the community.

Unemployment Rate

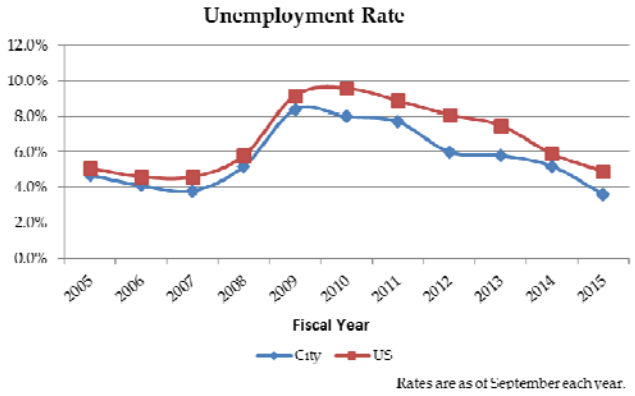
Can Farmers Branch residents find work? The unemployment rate in the community is a traditional indicator of the relative economic health of the community. Changes in unemployment impact personal income, and are consequently a measure of, and an influence on, the community's ability to support its business sector. A high unemployment rate indicates that residents of the community will be facing financial challenges and may not be able to contribute resources towards municipal services. In addition, a high unemployment rate produces social stress in the community and among families as financial challenges for those who are unemployed mount. This social stress can increase the demand for services and may have an impact on a community's crime rate.

A reduced percentage of employed citizens can be an early sign that overall economic activity is declining, which would likely have a negative impact on government revenues. Rising unemployment can lead to a greater need for services and a migration in population. Conversely, lower unemployment rates can bring a population influx, reduce the need for services and bring an increase in revenues. Credit rating agencies consider the employment base the primary measure of a City's ability to attract future economic growth and viability.

Unemployment Rate	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
City	4.7%	4.1%	3.8%	5.2%	8.4%	8.0%	7.7%	6.0%	5.8%	5.2%	3.6%
Dallas County	5.2%	4.6%	4.3%	5.3%	8.7%	8.4%	8.9%	6.7%	6.6%	5.3%	4.1%
State	5.3%	4.9%	4.4%	4.9%	7.5%	8.2%	7.9%	6.8%	6.5%	5.0%	4.4%
US	5.1%	4.6%	4.6%	5.8%	9.2%	9.6%	8.9%	8.1%	7.5%	5.9%	4.9%

Measurement: The unemployment rate is measured by the Texas Workforce Commission. (Values are as of September each year.)

Warning Signs: A sustained increase in the unemployment rate that is not reflective of the trends in the national or regional economy may indicate that residents of the community have lost some competitiveness in comparison to residents of the DFW Metropolitan Area. An unemployment rate that is higher than state or national averages may indicate that residents of the community are facing difficulties in comparison to overall averages. Increasing unemployment is a sign of a weak economy.

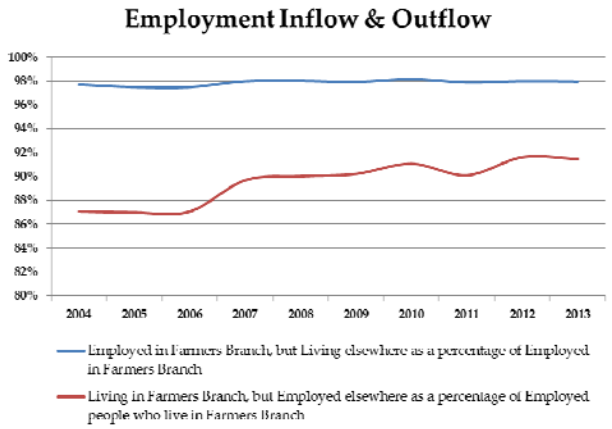


Analysis: **Monitor Trend.** While the unemployment rate in Farmers Branch has been improving over the past few years, the effects of the nationwide recession are clearly seen in the unemployment rate, with unemployment climbing from 2008 through 2009, before beginning to decline again as the community began to recover from the recession and more businesses moved into the area. The City's unemployment rate, in the 11-year period represented, reflects a high of 8.4% in 2008-09 to at or below 4.7% in 2004-05 thru 2005-06. The current unemployment rate of 3.6% is lower than regional and national averages (4.1%, and 4.9% respectively) and illustrates that economic conditions are improving. However, residents have been affected by the economic turbulence of the last few years. Reducing the unemployment rate will increase the health of the community and the financial condition of the City, because people will be more able to buy homes and will have more expendable income, which will help generate additional property and sales tax revenues for the City.

Employment Inflow and Outflow

How many commuters does Farmers Branch have? Employment inflow and outflow is the measurement of people who commute into Farmers Branch to work and people who live in Farmers Branch, but commute out to another city to work. Farmers Branch's proximity to Dallas and Fort Worth naturally creates a fairly large population of individuals who either commute from or commute to the metroplex.

Measurement: The inflow and outflow of commuters is measured by U.S. Census on the Map (onthemap.ces.census.gov). Data for this measurement has a three-year delay.



Warning Signs: A growing percentage of the workforce choosing to live in Farmers Branch and work elsewhere and/or a declining percentage of those employed in Farmers Branch who choose to live elsewhere are both positive trends.

Analysis: **Monitor Trend.** Farmers Branch has a high level of commuters, with many people commuting into Farmers Branch to work, and many commuting out of Farmers Branch to other cities. As the graph indicates, almost 98% of people who work in Farmers Branch do not live in Farmers Branch. This rate has remained stable since 2002, with the majority of the City's workforce commuting into town. This high percentage is a concern because people who work here are not choosing to live here. However, this also shows that there is a relatively large population the City can market to as new housing subdivisions and/or multi-family housing is developed and new housing opportunities emerge. The percentage of people living in Farmers Branch and commuting out of the community is also high, with over 91% of Farmers Branch workers commuting out.

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Employed in Farmers Branch	67,819	64,976	65,426	68,019	71,959	70,415	71,012	67,228	62,612	61,271	56,172	57,970
Employed in Farmers Branch, but Living elsewhere	66,202	63,360	63,921	66,312	70,153	68,994	69,604	65,837	61,459	59,977	55,046	56,790
Employed in Farmers Branch, but Living elsewhere as a percentage of Employed in Farmers Branch	97.62%	97.51%	97.70%	97.49%	97.49%	97.98%	98.02%	97.93%	98.16%	97.89%	98.00%	97.96%
Employed people who live in Farmers Branch	12,336	11,946	11,640	13,117	13,957	13,775	14,103	14,209	12,910	13,064	13,425	13,830
Living in Farmers Branch, but Employed elsewhere	10,719	10,330	10,135	11,410	12,151	12,354	12,695	12,818	11,757	11,770	12,299	12,650
Living in Farmers Branch, but Employed elsewhere as a percentage of Employed people who live in Farmers Branch	86.89%	86.47%	87.07%	86.99%	87.06%	89.68%	90.02%	90.21%	91.07%	90.09%	91.61%	91.47%
Living and Employed in Farmers Branch	1,617	1,616	1,505	1,707	1,806	1,421	1,408	1,391	1,153	1,294	1,126	1,180

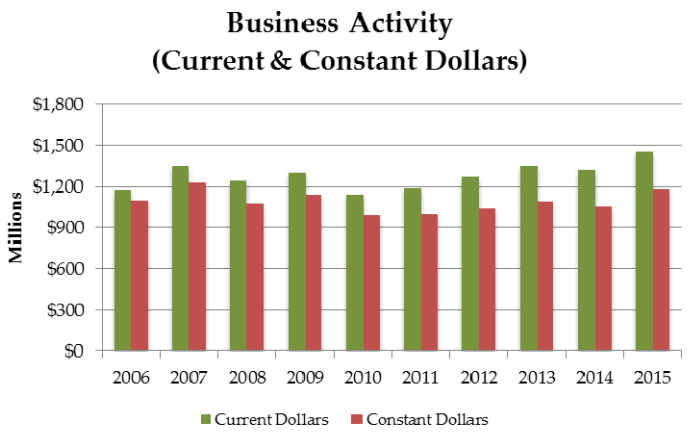
Business Activity

How healthy is our local economy? Business activity in the community provides a measure of the economic health of the community. The level of business activity affects a locality's financial condition in two ways. First, it directly affects revenue yields as sales taxes and gross receipts taxes are products of business activity. In a thriving community, business activity is vibrant as residents spend their disposable income in the community. Second, the effect of these indicators may be indirect to the extent that a change in business activity affects other demographic and economic areas such as employment base, personal income or property values. A decline in business activity may be an indicator of either a poor business environment in the City and/or a decline in the disposable income of residents and will tend to have a negative impact on employment base, personal income and/or commercial property values. This in turn can cause a decline in local revenues generated by businesses.

Measurement: Business activity is measured by the receipt of sales tax by the City. The City receives 1% of the retail sales of goods and services in the City. By dividing the City's sales tax receipts by 1%, the total amount of goods and services sold at retail in the City can be measured. This indicator is measured in both current and constant (adjusted for inflation) dollars. (*Source: Texas State Comptroller*)

Warning Signs: Drops in the total amount of goods and services sold at retail in the City; this is an especially important indicator if the drops are not reflective of trends in the regional, state or national economies.

Analysis: **Positive Trend.** Retail sales, in constant dollars, have increased from $1.101 million in 2006 to $1.187 million in 2015, representing an average annual increase (after the effect of inflation is removed) of less than 1%. In 2006, business activity remained within a narrow range, but increased significantly in 2007 due to the result of sales tax audits. In 2008 and 2009, retail sales were hard hit by the recession, but sales tax audits also helped to buffer the loss. In 2012, much of the increase can be attributed to the State's Amnesty Program, which allowed businesses to clear up their tax records without penalty or interest. In 2015, there was a small increase in business activity in the City.

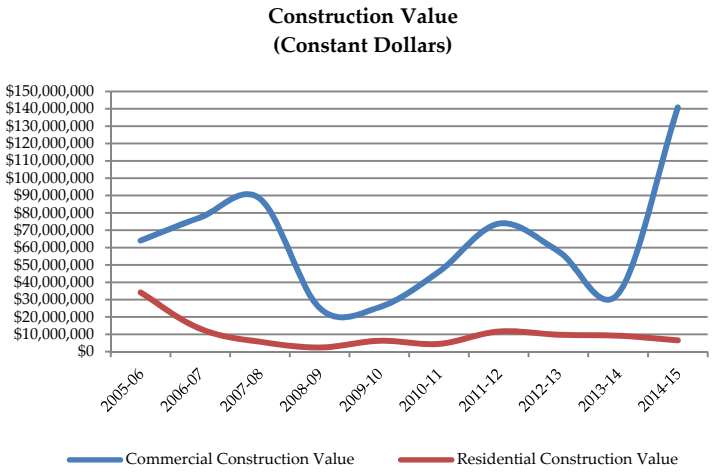


Construction Value

Is Farmers Branch growing? Construction value is an important measure of, and leading indicator for, economic activity. If commercial and residential growths are occurring, other revenue sources will grow positively as well.

Measurement: Construction activity is measured by the City's Community Services Department.

Warning Signs: Declining constant dollar construction.



Analysis: **Informational Trend.** Residential and commercial new construction, in constant dollars, while erratic from year to year, does reveal a steady increase from 2009-10 through 2011-12. A slowdown in new construction growth occurred in 2008-09 and 2009-10, the victim of retreating economic markets representing a 34% decline in total new construction from 2007-08 to 2009-10. The new commercial construction market dramatically rebounded in 2014-2015, resulting from a surge in mixed-use and multi-family developments, while residential construction represented a slight decline in activity.

REVENUE INDICATORS

These indicators analyze the capacity of a municipal government to provide services and highlight the growth, flexibility, elasticity, dependability, and diversity of the City's revenue base. Tracking revenues is important so that the City can effectively plan how it will maintain, expand or reduce service levels.

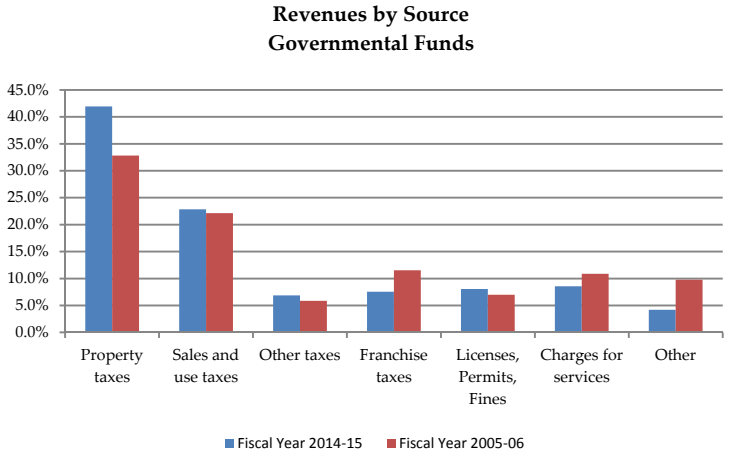
Revenues by Source

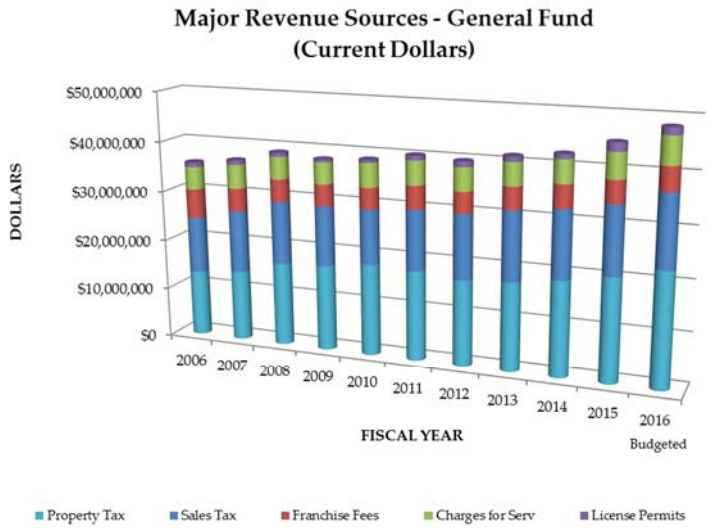
Where does the City's money come from? The trend and distribution of revenues can be used to analyze the City's capacity to provide services. Revenues should be free from spending restrictions to allow adjustments to changing conditions. They should be balanced between sources that fluctuate with the economy (elastic) and sources that do not (inelastic) to mitigate the effect of economic growth and decline. Revenue sources should also be diversified so they are not overly dependent on one sector or one tax base, or external funding sources (such as federal grants)

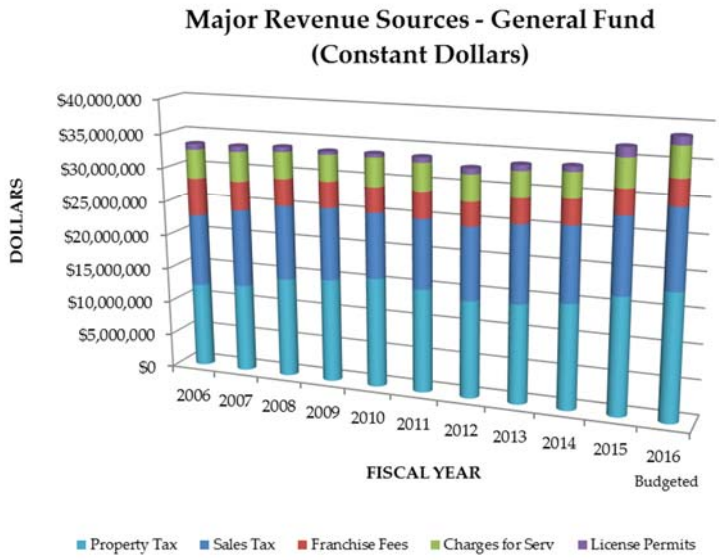
It is desirable to have a balance between elastic and inelastic revenues to limit the impact of sudden fluctuations in the tax base or inflation. But during inflationary periods, it is helpful to have a higher percentage of elastic revenues. As inflationary pressures drive up the cost of doing business, the same pressures will increase the City's revenues, thus offsetting the expenditure increase. These same elastic revenues will work against the City in periods of slow growth or recession; thus, inelastic revenues such as user fees will be more beneficial. The majority of the City's elastic revenues come from sales tax, landfill, and license and permits revenues.

Measurement: Governmental Fund revenues are detailed in the statistical section of the City's Comprehensive Annual Financial Report. Major revenue sources are displayed both in current and constant, inflation adjusted, dollars.

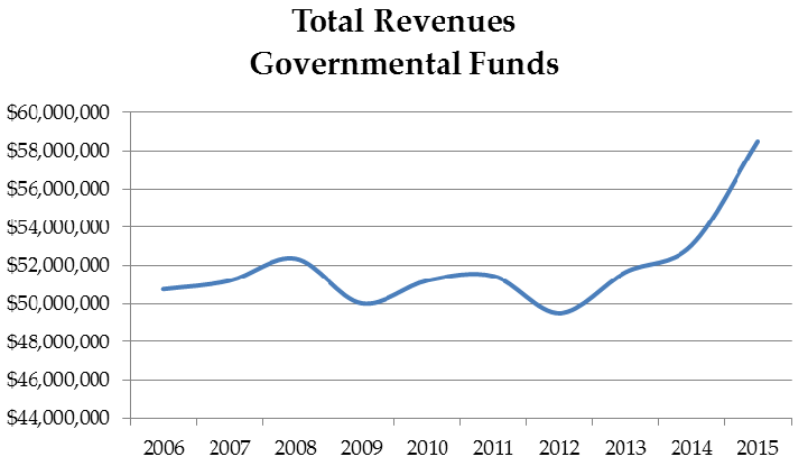
Warning Signs: Imbalance between elastic (e.g. sales tax, licenses & permits) and inelastic (e.g. property tax) revenues.







Analysis: **Positive Trend**. The City strives to maintain a diversification of revenue sources, balancing elastic and inelastic revenue sources, particularly in the General Fund, while recognizing that cyclical, sectorial and population shifts could impact revenue diversification. Although Farmers Branch is a very stable community, macroeconomic trends such as inflation, unemployment, and in particular retail sales, do affect the City's financial condition. Other independent variables such as weather also affect collections of certain revenues.



Property tax and sales and use tax collections continue to be the most important sources of revenues in the City's diversified revenue base. This diversity is a major factor for reliability – revenues are mostly stable, protected from extreme fluctuation, and prior to the recent recession overall growth was generally strong. Property taxes are relatively low, and a majority of other revenues are partially paid by non-residents using City services, easing the overall burden on the City's taxpayers.

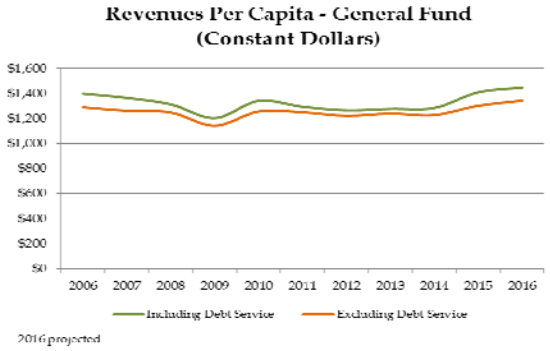
Revenues Per Capita, Constant Dollars, General Fund (Including & Excluding Tax Supported Debt Service)

Are revenues changing in accordance with the population? Revenues per capita measures the change in General Fund operating revenues, both including and excluding property tax revenue allocated to fund debt service, relative to changes in population size over time. Theoretically, as the population increases, the total amount of service provided must increase in order to maintain the same amount of service per capita. To allow for this increase in service, revenues must increase as well. A decrease in revenues per capita should signal the need to find new revenue sources, or develop cost-cutting strategies to get more mileage out of the existing revenues.

Revenues should grow enough each year to offset those factors which increase service costs: inflation and population growth. Revenue growth to cover capital improvements is also especially important. Historically, General Fund revenues have been the largest portion of Capital Improvement Program funding resulting in transfers of $8,396,700 over the review period. Ideally, real per capita revenues should remain constant over time. Declining real per capita revenues indicate a warning trend and may reflect a weak local economy, high tax delinquencies or a reliance on revenues that do not grow with the economy. Real per capita revenues that are increasing may also be a warning trend if the increases reflect non-recurring revenues, increasing tax burdens or expenditure pressures from new development.

Measurement: This ratio is measured by dividing General Fund operating revenues [excluding debt service] and property tax revenue allocated to fund debt service [including debt service], by the City's population. These figures are then adjusted for inflation to reflect constant dollars. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: A declining trend would indicate that the City's revenue base is declining on a per resident basis and may indicate that the City will not be able to maintain its current level of services due to a decline in the resources available to support those services.



Analysis: **Monitor Trend.** As demonstrated in the graph, City revenues (excluding debt service) per capita adjusted for inflation (constant dollars) have increased since 2006, from approximately $1,289 per resident to approximately $1,342 per resident in 2016 (in the 2016 revenue estimate). When including debt service the revenue per capita (constant dollars) increased from $1,398 in 2006 to $1,447 in 2016. When measuring current dollars, average overall revenues have increased since 2006 when both including and excluding debt service.

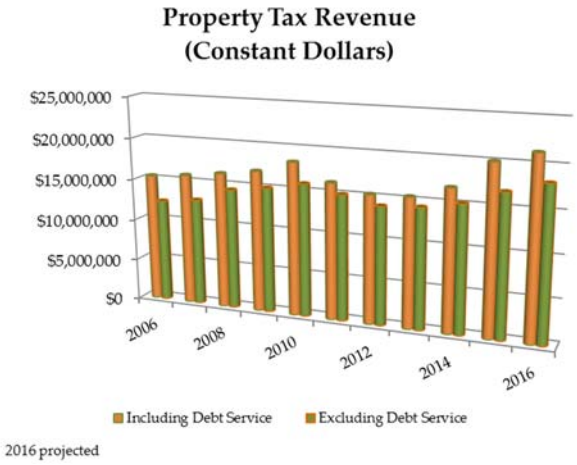
Although total City revenues, with the exception of the year ending 2009[1], have increased from 2006 to 2016, once the effect of inflation and population increases are factored in, actual City revenues are not keeping pace with the increase in demand for services and the cost for those services. This is indicative of the economic challenges the City has faced since 2006 as the City's receipt of elastic revenues, especially sales tax, has been significantly reduced when compared to the late 1990's and early 2000's. An overall flattening of revenues over the past several years is a trend that requires close monitoring.

[1] In 2009, the decline in revenue per capita resulted from an unusually high population estimate that skewed results. A more conservative estimate of 2009 population reflects a level trend in both current and constant dollars as property tax revenues increased approximately 2.4% - offsetting small declines in other revenue streams.

Property Tax Revenues in Constant Dollars, General Fund (Including & Excluding Tax Supported Debt Service)

How healthy is Farmers Branch's local economy? Measuring property tax revenue provides an indicator of the expansion in the City's resource base and its ability to maintain or improve upon the services it provides to residents. In addition, this statistic provides information about the City's ability to maintain and invest in the capital infrastructure in the community (i.e., streets, sidewalks, street lights, sewers, bikeways, etc.). The City relies substantially on property tax revenue for the yearly budget. Frequent or increasing declines in property tax revenue can provide a warning that the City may have to cut programs and services in the future if the trend does not reverse.

Measurement: This ratio is measured by summing General Fund and Debt Service Fund property tax revenue for the past eleven years and adjusting to reflect constant, inflation adjusted, dollars. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*



Warning Signs: A decrease in property tax revenues in constant dollars would indicate that the City's ability to maintain governmental services and invest in capital infrastructure in the community is eroding.

Analysis: **Monitor Trend**. Property tax revenue began to gradually improve through 2010 and expiring tax abatement agreements helped to mitigate a substantial increase in totally exempt parcels. The 2011 year was challenging due to nationwide economic difficulties that impacted the City's revenue base due to declining taxable property values of approximately $359 million. Property tax revenues are beginning to show a good recovery, with a positive trend seen from 2012 to 2016. As the City continues work on bringing in new housing development, hopefully this upward trend will continue.

Sales Tax Revenue Per Capita, Current and Constant Dollars, General Fund

How healthy is Farmers Branch's local economy? Changes in economic conditions are evident in terms of changes in sales tax collections. When consumer confidence is high, people spend more on goods and services, and local governments benefit through

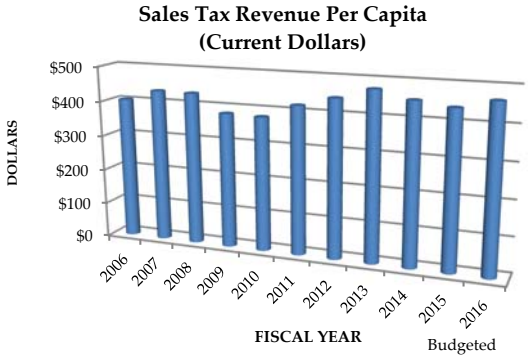
increases in sales tax collections. Prior to the recession, consumer spending was also fueled by a stronger real estate market that provided additional wealth to homeowners. The struggling economy and the declining real estate market have reduced consumer confidence, resulting in less consumer spending and declining sales tax revenues nationwide.

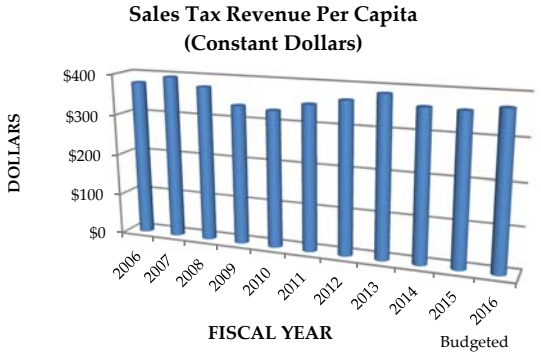
Sales tax is also affected by overall labor market conditions. If consumers have uncertainty in their employment they are likely to reduce their spending. Although the City receives a portion of its sales tax from tourists, economic conditions in the areas from which the tourist come can also impact sales taxes received by the City.

Measurement: This ratio is measured by dividing General Fund sales tax revenue by the population. Sales tax revenue is measured in both current dollars and constant, inflation adjusted, dollars. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: A declining or negative growth in sales & use tax revenue.

Analysis: **Positive Trend**. Sales tax is a significant General Fund revenue source and makes up the second largest revenue source for the City, representing an average of 30% of net operating revenues. In current dollars, sales tax revenue per capita shows an increasing trend until the recession, which began in December 2007 and ended in June 2009[1]. In constant dollars, adjusted to a 2004 basis, sales tax revenue shows only slight changes until the recession. Sales tax revenue has begun rebounding since the recession showing a gradual increase in both current and constant dollars from 2011 thru 2013. Although it appears the trend is improving, sales tax revenue per capita is projected to increase slightly in 2016. The City is expecting flat sales tax revenue as revenue from existing businesses is expected to rise, but will be offset by the beginning of a retention incentive rebate for the City's largest taxpayers. Sales tax is a key factor to watch moving forward because it is representative of the health of the local economy. [1] *Note: Results in 2009 constant dollars are distorted due to an unusually high population estimate. When comparing 2009 using the census population of 2010, the indicator would actually show a slight decline from 2008 to 2009 ($376 to $366 per capita)*



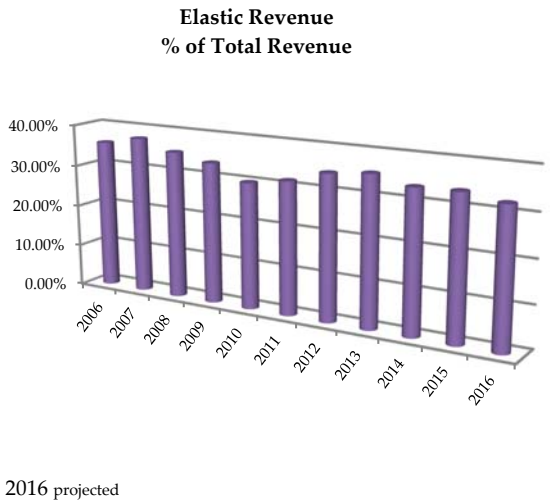


Elastic Revenues as a Percentage of Total Revenues, General Fund

Are the City's revenues diversified? Elastic revenues, such as sales tax, are defined as those revenue sources that are highly responsive to changes in the economic base and inflation. Elastic revenues expand or contract readily in response to national and regional economic trends. Elastic revenue as a percent of total revenue is an important indicator of the City's reliance on volatile revenue sources that may contract rapidly in response to a decline in economic activity. Credit rating agencies believe that diverse revenue sources strengthen financial performance.

Measurement: This ratio is measured by dividing General Fund elastic revenue sources (the major elastic revenue sources include sales tax, a portion of landfill revenue, and permits/fees) by General Fund operating revenues. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: The goal of the City should be to maintain a stable balance between elastic and inelastic revenues to mitigate the effects of economic growth or decline. An increase in the percent of elastic revenue sources as a portion of total revenues means the City is becoming more reliant on volatile revenue sources that may contract suddenly. A decrease in the percent of elastic revenue sources as a portion of total revenues may indicate financial stress if the decrease is in response to economic events. A decrease may also indicate a structural decline in the City's elastic revenue sources and this would mean that the City is becoming more dependent on inelastic revenues. An enhanced reliance on inelastic revenues can be detrimental because they do not expand rapidly in response to economic events and this decreases the City's ability to offset increasing operating costs in times of economic inflation.



Analysis: **Positive Trend.** Elastic revenues as a percent of total revenues began declining in 2009 due to a receding economy, but began increasing in 2011 as economic conditions began to show signs of improvement. Elastic revenues currently comprise approximately 33.8% of net operating revenues. An average rating for this ratio is appropriate as the City has maintained a relatively stable range of 30% to 38% from 2006 through 2016 and the fluctuation in elastic revenues has not had a negative impact due to the low inflationary environment that has occurred during this time period. Landfill operations were outsourced in 1998 and reduced the elasticity of landfill revenues. The landfill contract provides for a guaranteed $1 million payment from 2000 and beyond and these payments are not included in the calculations for elastic revenue.

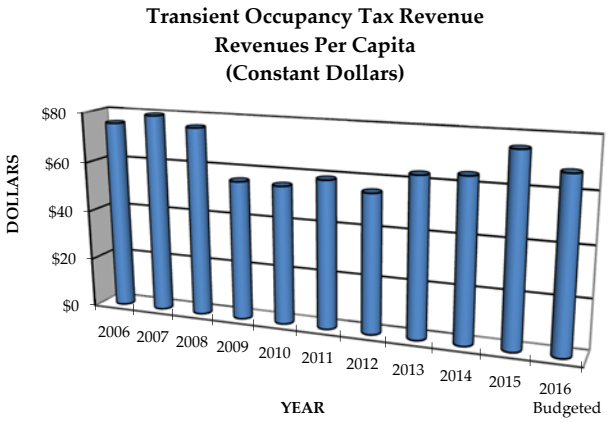
Hotel (Transient) Occupancy Tax Revenue Per Capita, Governmental Funds – Special Revenue Funds

How healthy is Farmers Branch's local economy? Hotel occupancy tax (or "transient occupancy tax") revenue per capita is an important indicator of the City's Hotel/Motel Fund revenue sources. While State law restricts use of the transient occupancy tax, the funds benefit attracting tourism and quality of life. Transient occupancy tax has a direct correlation to increases in sales tax as visitors come to Farmers Branch, stay in Farmers Branch hotels, shop at Farmers Branch businesses, and dine in Farmers Branch restaurants. Tourism and transient occupancy tax means people outside the area supplement and complement our quality of life by leaving tax dollars in the local economy.

Measurement: This ratio is measured by dividing total transient occupancy tax revenue by the population and adjusting to reflect constant, inflation adjusted, dollars. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: A decrease in transient occupancy tax revenue per capita may affect the ability to attract regional, state and national events and result in a loss of economic competitiveness, which potentially could undermine the City's ability to meet changing service needs.

Analysis: **Monitor Trend**. The economic downturn starting in December 2007 caused industries based on tourism and leisure to suffer. Local governments dependent upon retail and hospitality to generate sales tax and transient occupancy tax revenue saw a significant decline in collections. The relationship between the recession and decreased spending is well understood. The climb back up, however, is crucial for local governments that now have the opportunity to redefine themselves as consumers become increasingly willing to spend money on leisure.



In the years following the recession, both state and local governments saw plummeting tax revenues from almost all sources. Most cities planned for the 2011 fiscal year conservatively, rather than relying on a rebounding local

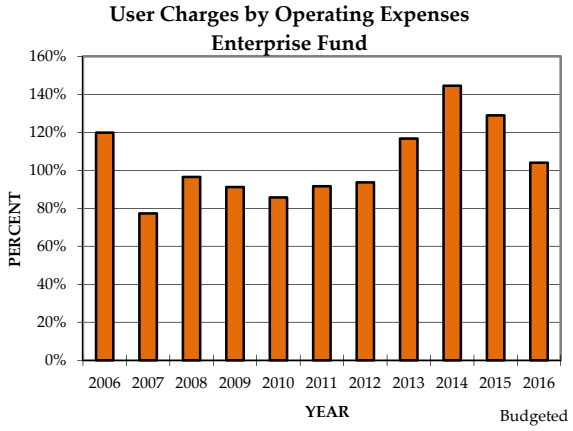
economy. However, in 2011 sales tax revenue was up in Farmers Branch as were transient occupancy tax revenues, reflecting an increase in the number of visitors to local hotels. Part of this increase may have been attributable to Dallas hosting Super Bowl XLV in February 2011 as transient occupancy tax revenue increased approximately $64,000 compared to the same period in the prior year.

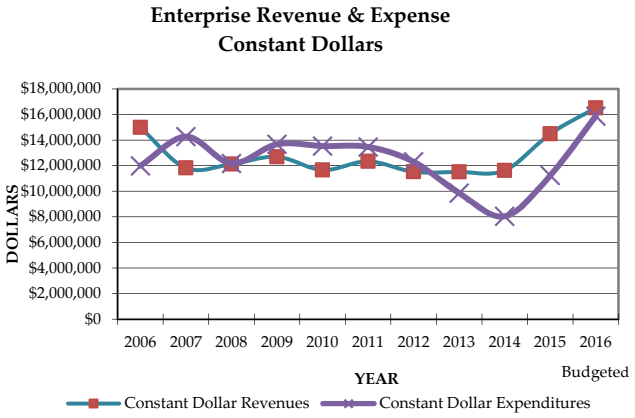
In 2012 transient occupancy tax revenues were reduced to reflect a shutdown for a $17 million renovation of the Sheraton Hotel between December 2011 and March 2012, adversely affecting what was already a sluggish economy. In 2013, both sales and occupancy tax revenues reflect good news as the City accounted for an increase in these revenues, signaling improvement after the recession. Transient occupancy tax revenue is expected to decrease slightly in 2016 after showing a increase for fiscal 2015. [1]
Note: Results in 2009 constant dollars are distorted due to an unusually high population estimate. When comparing 2009 using the census population of 2010, the indicator would actually show a decline from 2008 to 2009 of $76 to $61 per capita.

User Charges by Operating Expenses, Enterprise Funds

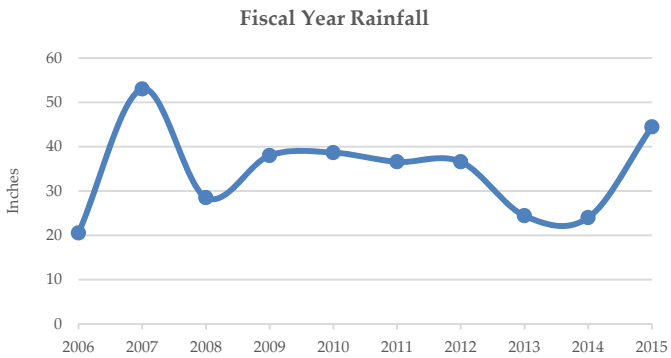
Is the City's Water & Sewer Fund self-sufficient? Enterprise activities generate revenues by providing services to citizens, either directly or through another agency, and are intended to operate more like a business than a public entity supported by taxes. User fees and charges are established in enterprise funds to promote efficiency by shifting payment of costs to specific users of services and to avoid general taxation. Rate increases are generally included as part of the budget to offset increasing operating costs, mandated environmental standard compliance, and pay-as-you-go capital costs attributable to repair and replacement of infrastructure. Charges for the services are set to cover most costs including equipment repair and replacement and debt service. Enterprise activities include sanitary sewer and clean water. This is an indicator of the long-term financial viability of the City's Enterprise Funds and indicates the ability of the City to maintain the infrastructure of the Enterprise Funds.

Measurement: Measure of operating revenues (charges for services only) divided by total operating expenses. In analyzing this indicator, an adjustment is made to normal coverage functions to include General Fund transfers and debt obligations in expenditure figures. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*





Warning Signs: A decreasing trend (i.e., user charges are offsetting less and less operating expenses over time) is indicative of future challenges and may indicate the need to generate additional revenue to ensure the future viability of the enterprise operation. Keeping this indicator above 100% is important because investments in capital infrastructure have to be financed by the Enterprise Fund and depreciation expense (which is a measure of the amount the City should be investing in its capital infrastructure each year) is incorporated into operating expenses. As long as the fund is generating revenues that are sufficient to offset total operating expenses including depreciation, the Enterprise Fund should have sufficient



cash flow to invest in the capital infrastructure of the system. If coverage is less than 100%, fees and charges are not sufficient to cover operating expenditures, which translates to operating deficits.

Analysis: **Monitor Trend.** Both revenue and expenses are directly impacted by weather patterns. With the exception of General Fund transfers and capital replacement funding, the City has little or no influence in the short-term in controlling costs such as purchasing water, treating sewage, and electrical costs. The City, like most other cities, pays for water on a two-pronged system in which they are billed for a "demand charge" in addition to the actual water used, the "volume charge". In 2010, the City negotiated a new 30-year contract with the City of Dallas, which significantly decreased the demand cost component of purchasing treated water. However, the City is required to pay the demand charge regardless of how little water is used.

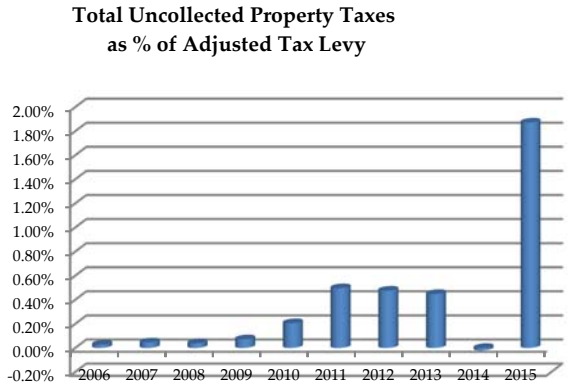
In 1973, the City entered into a 50-year contract with the Trinity River Authority whereby the Authority provides and operates a regional wastewater treatment plant and wastewater conveyance facility. The City pays for treatment services based on a usage formula that provides reimbursement for operations, maintenance and debt service payments to the Authority. The City's proportionate share of costs is determined annually according to its contributing flow to the system.

The user charge ratio has improved since 2010 and exceeded 100% in both 2013 and 2014 due to drier than usual conditions. In 2015 the City increased water and sewer rates by 12% to offset increasing costs. However, the City spent slightly more than it generated in operating revenues in three of the six years represented and spent significantly more than it generated in one year (2007) dropping below 80%, which was a negative trend. Fiscal year 2006 represents coverage at 120% attributable to a drought in North Texas that ended in 2007 with high rainfall. Fiscal year 2016 is projected to be slightly above 100% coverage. The City operates this fund on a pay-as-you-go philosophy for maintenance and support expenses. This is achieved without issuance of debt through annual transfers from the General Fund. Fiscal year 2016 projected revenue increased 15% to offset costs from water & sewer operating expenditures expected to increase due to the increased costs for purchased water due to legal proceedings with Sabine River Authority. Sabine River Authority's contract is in dispute and under appeal with the Public Utilities Commission. Until the dispute is resolved, higher costs have been implemented and must be passed on to customers as moderate and wet weather conditions over the past two years have sharply reduced revenues and eliminated fund balance reserves.

Uncollected Property Taxes as a Percentage of Adjusted Tax Levy

Are residents able to pay their taxes? Every year, a percentage of property owners are unable to pay property taxes. If this percentage increases over time, it may indicate an overall decline in the local government's economic health. Additionally, as uncollected property taxes rise, liquidity is decreased, and there is less cash on hand to pay bills or to invest.

Credit rating firms assume that a local government normally will be unable to collect from 2% to 3% of its property taxes within the year that taxes are due. If uncollected property taxes rise to more than 5% to 8%, rating firms consider this a negative factor because it signals potential instability in the property tax base. An increase in the rate of delinquency for two consecutive years is also considered a negative factor.



Measurement: This indicator is measured by subtracting total tax collections from the adjusted property tax levy and then dividing by the adjusted property tax levy. The City's original tax levy is based on certified taxable values as of July each year. The original tax levy is then subsequently adjusted throughout the year by the Dallas County Tax Office as disputes and/or protests are resolved. Subsequent adjustments are continual and often result in a change to data reported in prior years. (Note: Information reported for the current year is always based on the original tax levy as subsequent adjustments are not reported until the following year.) *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: Increasing amount of uncollected property tax as a percentage of taxes levied.

Analysis: **Positive Trend.** Uncollected property tax, as a percentage of the adjusted tax levy, remained relatively consistent throughout the review period at less than 1%. The current year percentage is based on the original tax levy due to a one-year delay in reporting subsequent adjustments. The collection rate for the period 2006 through 2015 has averaged over 99%, which is an excellent record. The City's ability to collect delinquent taxes is well within credit rating industry standards.

EXPENDITURE INDICATORS

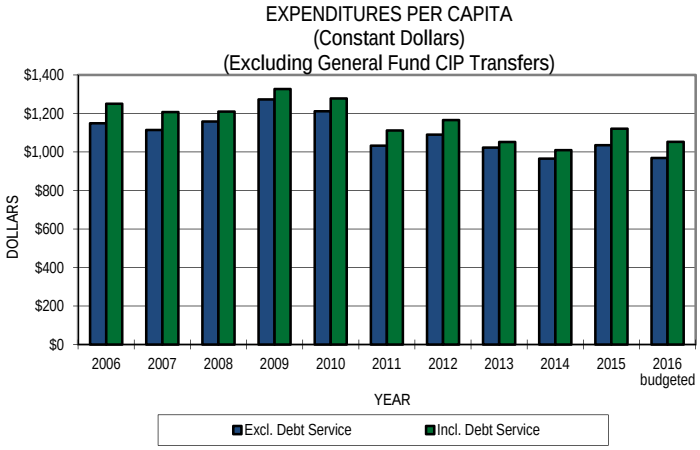
Expenditures are a rough measure of a City's service provision efforts and are an important indicator of financial condition. Generally, the more a government spends in constant dollars, the more services it provides. This reasoning does not take into account how effective the services are or how efficiently they are delivered. Revenue status should be reviewed in conjunction with expenditure growth to evaluate appropriate expenditure levels.

The following section is a profile of the City's expenditures. Taking a closer look at the expenditures will allow the City to recognize potential problems before they arise. Since the goal is to provide quality services while spending responsibly, it is important to examine the City's expenditure profile so that excessive or unexpected expenditure growth, undesirable increases in fixed costs or declines in personal productivity can be identified early.

Operating Expenditures Per Capita

Are expenditures changing in accordance with the population? Examining per capita expenditures shows changes in expenditures relative to changes in population. Increasing per capita expenditures can indicate that the cost of providing services is outstripping the community's ability to pay. Likewise, decreasing expenditures can indicate that the City is not investing adequately in the community. This provides information that can be used to compare current and projected expenditure patterns to previous years and to provide a basis for analyzing increases or decreases in expenditures.

Measurement: General Fund operating expenditures (less transfers for CIP), including and excluding expenditures for debt service and adjusted for inflation, are divided by the City's estimated population for each year. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*



Warning Signs: Substantial increases or decreases in any one year or a sustained trend of increases or decreases (unless the decreases do not correspond to a decrease in service levels). If an increase in spending is greater than that which can be accounted for by inflation, population or new programs, it may indicate that the City is spending more funds to support the same level of services or the methods of providing the services are inefficient. Likewise, decreasing expenditures may indicate that the City is experiencing challenges in maintaining service levels and/or is not investing adequately in the community.

Analysis: **Monitor Trend.** Operating expenditures per capita, both including and excluding debt service and adjusted for inflation, declined from 2006 through 2007. In 2008, expenditures increased due to an employee buyout program and reduction-in-force payouts. Expenditures, excluding debt service, peaked in 2009 due to a substantial increase in road resurfacing and repair projects. Since 2009, expenditures (excluding debt service) have been decreasing as the City has actively implemented cost containment measures to reduce its expenditures in response to the decrease in revenue experienced during the recession. As a result, the City is significantly more efficient as the decline in operating expenditures has not corresponded to a decrease in service levels. When excluding debt service expenditures, the City has been able to reduce and maintain expenditures per capita without significantly impacting services provided to the community. Fluctuations in expenditures, including debt service, are related to the issuance of new debt each year from 2009 to 2015. [1] *Note: Results in 2009 constant dollars are distorted due to an unusually high population*

estimate. When measuring 2009 using the census population of 2010, the indicator would actually reflect $420 per capita excluding debt service and $436 including debt service.

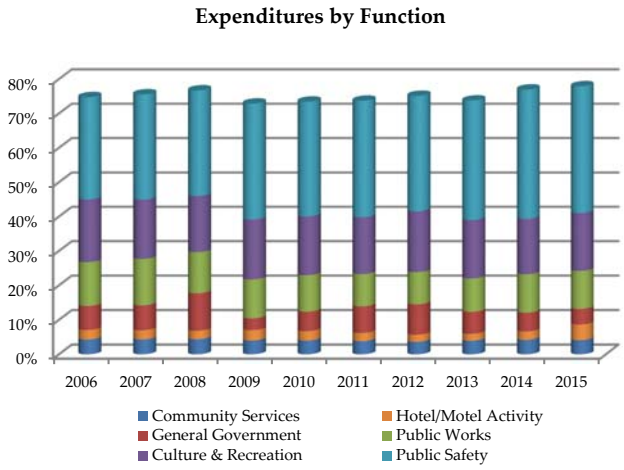
The City should continue to monitor expenditures per capita in the coming years. If this indicator begins to show growth (even gradually), this may evolve into a warning trend and steps to reverse the trend may have to be taken. Additionally, as the City's population ages, expenditures per capita may naturally increase, because older populations have a greater need for many City services. The City should start planning for how it will make up for this potential increase in expenditures now, so that it does not lead to unexpected financial strains in the future.

Operating Expenditures by Function

How does the City spend its resources? Operating expenditures by function shows a breakdown of what the City's expenditures are going towards and allows the government to identify where increases in expenditures are coming from. This ratio measures how the City is allocating its resources in its service provision efforts. A change may be indicative of a change in the way the City is choosing to provide services.

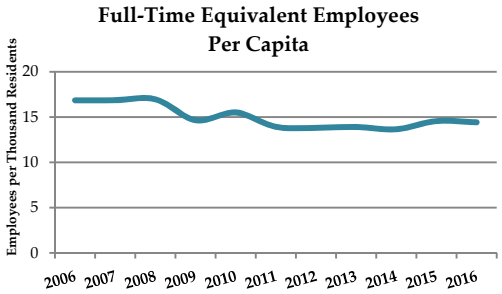
Measurement: This is measured by comparing budget basis actual expenditures for all of the City's expenditure classifications. *(Source: Annual City budget documents.)*
Warning Signs: Substantial increases or decreases in any one year or a sustained trend of increases or decreases in any function. Shifts in expenditures from one function to another, especially if expenditures shift towards general government, may indicate that the City is having a difficult time meeting all of its obligations and is shifting resources to more high priority areas.

Analysis: **Positive Trend.** As clearly demonstrated in this chart, the City continuously expends the majority of its resources on public safety and public works (including Water & Sewer). This is an important indicator of the City's commitment to providing a high level of service to residents. General government expenditures (those associated with administration) have traditionally been approximately 11% to 16% of total expenditures in the City. As the City moves forward, it wants to provide first-rate service while maintaining the budget responsibly. This means the City needs to maintain a productive staff, keep up with technology that will help to improve productivity, and evaluate the benefit of programs to make sure they are still serving the public effectively. This is a positive trend for the City because it highlights that none of the City's departments have had sudden changes or significant expenditure growth.



Employees Per Capita

Is the City labor intensive? The employee's per capita statistic ratio is an important indicator of operating expenditures as personnel costs are generally the largest portion of a local government's operating budget. If employees per capita increase, this may indicate difficulty in balancing revenues and expenditures in the future unless new revenue sources are obtained to finance the additional employees. An increase in employees per capita is not negative if a direct correlation can be made to increased services. Decreases in employees per capita may indicate that the City will have a difficult time sustaining current levels of service.



Measurement: This ratio is calculated by dividing the City's total full-time equivalents per year by the estimated population (per 1,000) for each year. Population estimates are provided by the North Central Texas Council of Governments (NCTCOG) with the exception of census years. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: Substantial increases or decreases in a year or a sustained trend of increases or decreases per 1,000 population.

Analysis: **Positive Trend.** Farmers Branch has demonstrated a relatively stable ratio of employees per 1,000 population. This ratio remained relatively constant from 2004 to 2008 despite adding 15 positions to staff a new fire station between 2007 and 2008 and adding three positions in the police department in 2008. These additional positions were offset by an overall reduction in non-public safety positions as part of a city-wide initiative to right-size staffing levels. The significant drop in 2009 is attributable to an unusually high population estimate in 2009, which had the effect of distorting per capita staffing levels. Had the population been more conservatively estimated, actual staffing reductions would have been only slightly reduced in 2009. Likewise, in 2010, staffing levels appear to have increased when the population estimate was corrected via the 2010 census. The decrease in 2011 was attributable to outsourcing the City's library and residential sanitation services. The decreases in staffing are a result of improved efficiency efforts and have not resulted in a decrease in services provided to the community. Overall, the City shows a stable trend working within a range of 13.9 to 17.2 employees per 1,000 population for the entire period.

Fiscal Year Ending	FTE's	Population	Full-Time Equivalents Per 1,000 Population
2002	496.00	27,700	17.91
2003	481.95	28,000	17.21
2004	471.65	27,400	17.21
2005	475.31	27,595	17.22
2006	469.27	27,850	16.85
2007	480.43	28,500	16.86
2008	487.79	28,750	16.97
2009	455.63	31,100	14.65
2010	443.42	28,616	15.50
2011	398.13	28,600	13.92
2012	395.34	28,620	13.81
2013	400.49	28,800	13.91
2014	404.84	29,660	13.65
2015	431.78	29,660	14.56
2016	437.70	30,350	14.42

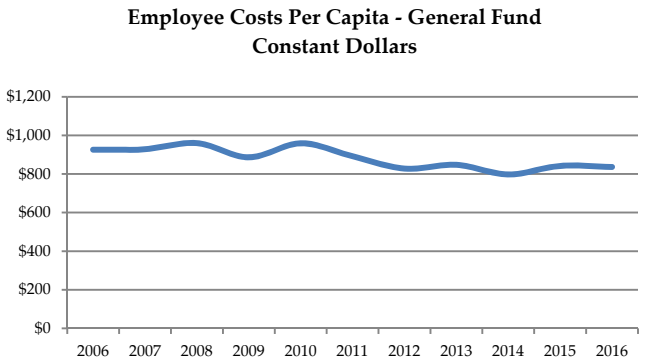
Employee Costs Per Capita – General Fund

Are personnel costs changing in accordance with the population? This indicator measures personnel costs (salaries + benefits) per capita. Personnel costs are a major portion of the City's operating budget. An increase in employee costs per capita may indicate that the government is becoming more labor intensive, personnel productivity is declining or the population is changing in a way that requires more services out of the local government.

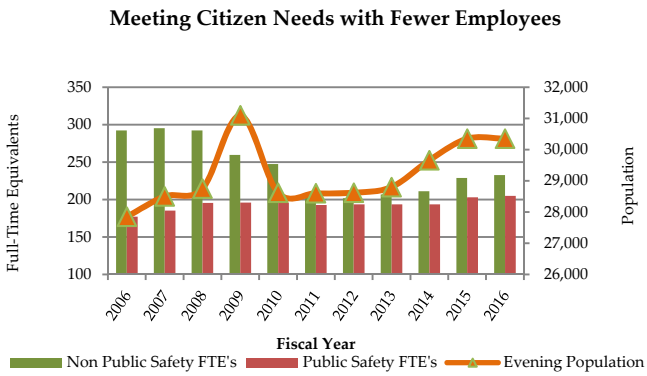
Considering this indicator, the City cannot simply view increasing employee costs as an inherently negative trend. An investment in employees can also indicate a commitment by the government to target problems. For example, if crime is an ongoing problem and the City increases its number of police officers, employee costs per capita may rise, but this is a positive sign because the City has stepped up in order to solve a problem.

Measurement: This ratio is calculated by dividing the City's General Fund annual personnel services costs (budget basis actual costs adjusted for internal transfers related to staff support to other funds) by the estimated population for each year. Population estimates are provided by the North Central Texas Council of Governments (NCTCOG) with the exception of census years. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: Substantial increases or decreases in a year or a sustained trend of increases or decreases per 1,000 population.



Analysis: **Monitor Trend.** During the review period, the City implemented a multi-phased staff reduction program to provide for a more efficient government operation that could be sustainable long-term. As part of this program, employees were offered retirement/buyout incentives, vacant positions were eliminated, library and sanitation services were outsourced, departments were restructured and/or reorganized to increase efficiency, and an outside review of personnel pay and benefits was completed. The impact of these changes is expected to benefit future fiscal years by reducing overall expenses.



During the period of 2008 to 2012, the City eliminated almost 100 full-time equivalent positions thru the multi-phased staff reduction program, representing a 20% decrease for all positions or a 33% decrease when not including public safety positions. However, the City did not begin realizing expense savings until 2011 due to the initial costs involved in implementing the program. Ultimately, the cost cutting efforts positioned the City well to capitalize on an improving state and local economy. (Note: The primary reason for the sharp decline in 2009, and corresponding sharp rise in 2010, is due to an unusually high population estimate in 2009 that was corrected in 2010 when census results were published. Employee costs per capita would have remained level between 2008 and 2010 without the unusually high estimate.) Increases in 2013 thru 2016 were due primarily to a pay structure adjustment for sworn personnel (recommended in a compensation study performed in 2011-12); reinstatement of merit-based pay increases, the addition of two full-time employees, and higher than expected health claims costs. This indicator should continue to be monitored so that growth in employee costs does not begin to greatly out-pace population growth.

OPERATING POSITION INDICATORS

This section is an analysis of the City's operating position trends. The term "operating position" refers to a local government's ability to (1) balance its budget on a current basis, (2) maintain reserves for emergencies, and (3) maintain sufficient cash (liquidity) to pay its obligations on time.

An analysis of operating position can help to identify the following situations:

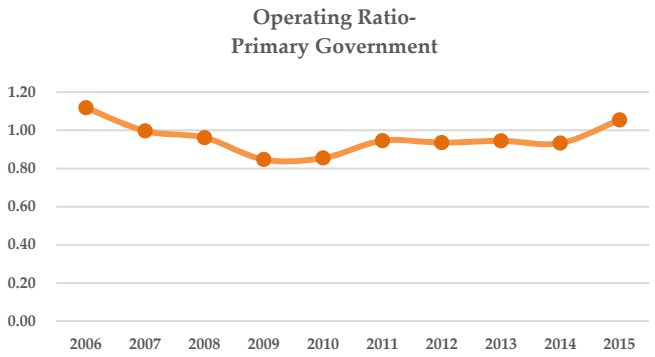
- A pattern of continuous operating deficits
- A decline in reserves
- A decline in liquidity
- Ineffective revenue forecasting techniques
- Ineffective budgetary controls

Operating Ratio – Primary Government

Is the City estimating its budget correctly? During a typical year, a government generates either an operating surplus or an operating deficit. An operating surplus develops when current revenues exceed current expenditures. An operating deficit develops when the reverse occurs. An operating surplus or deficit may be created intentionally, by a policy decision, or unintentionally, because of the difficulty of precisely predicting revenues and expenditures or trends in the underlying local and national economies. Deficits are usually funded from unreserved fund balances; surpluses are usually used to increase fund balances. The accumulation of operating surpluses builds reserves, which provide a financial cushion against the loss of a revenue source; an economic downturn; unanticipated expenditures required by natural disasters and the like; unexpected capital expenditures;

uneven cash flows; and similar items.

An operating deficit in any one year may not be cause for concern, but frequent and increasing deficits can indicate that current revenues are not supporting current expenditures and that serious problems may lie ahead or it could simply represent changes in policy decisions.



Measurement: Total primary government revenues divided by total primary government expenses. (*Source: Statement of Activities – Primary Government, City of Farmers Branch Comprehensive Annual Financial Report*)

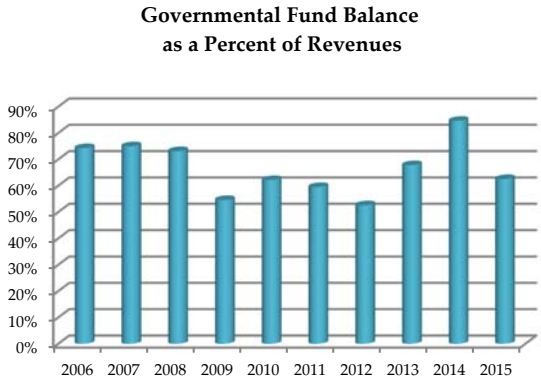
Warning Signs: Credit rating agencies consider the following occurrences to be warning trends: two consecutive years of operating deficits, a current deficit greater than the previous year, deficits in two or more of the last five years, or an abnormally large deficit (greater than 10% of revenues) in any one year.

Analysis: **Monitor Trend.** By industry standards, the City's operating ratio is considered a negative trend as the City has incurred operating deficits in seven of the last ten years. However, these deficits were a result of policy change decisions during the review period to reduce General Fund fund balance target levels, to reduce staffing levels by implementing a buy-out plan, and to replace capital assets that had previously been deferred, all of which resulted in planned increases in expenditures during the review period. As the City planned for use of fund balance, this indicator is not considered negative.

Fund Balance as a Percentage of Net Operating Revenue, Governmental Funds

How does our budgetary carryover position look? This statistic measures the amount of resources available to meet City obligations in the Governmental Funds in comparison to annual revenues in these funds.

Measurement: Total Governmental Fund ending fund balances divided by total Governmental Fund revenues. (*Source: Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds, City of Farmers Branch Comprehensive Annual Financial Report*)



Warning Signs: A substantial decrease in any one year or a trend of decreases could indicate the City's ability to meet its obligations was being eroded.

Analysis: **Monitor Trend.** Fund balance as a percentage of net operating revenue has remained relatively stable, but a trend of decreases began in 2008-09 as the impact of a sluggish economy proved greater than expected. However, the City has a very healthy level of Governmental Fund fund balance, which provides sufficient resources to respond to emergencies or the loss of a major revenue source. Decline in 2015 fund balance was primarily due to use of bond proceeds from debt issued in previous years for construction projects including street improvements and an aquatics facility.

Unassigned Fund Balance as a Percentage of Revenues & Expenditures, General Fund

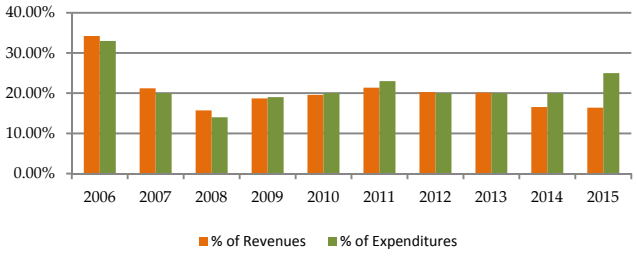
How much money does the City have available for appropriation in the General Fund? The financial health of the City is partly determined by the level of fund balances available to cushion revenue shortfalls caused by economic downturns, emergencies, or uneven cash flows. To determine the appropriate level of reserves, a government should analyze the elasticity of the revenue base, the level of insurance it maintains, the likelihood and magnitude of natural disasters, and the government's liquidity and ability to borrow.

In October 2012, the City Council passed an ordinance defining a General Fund fund balance target as a target range with a low end of 15% and a high end of 20% of actual GAAP (generally accepted accounting principles) basis expenditures and other financing sources and uses. [From 2004 through 2006, the City's financial policy was to maintain an unallocated fund balance for

unanticipated emergencies of 25% of the operating budget of the General Fund; from 2007 through 2012, this amount was reduced to 20%.]

Measurement: Total General Fund unassigned fund balance divided by General Fund revenues and General Fund expenditures plus other financing sources (uses). (*Source: Governmental Funds Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances, City of Farmers Branch Comprehensive Annual Financial Report*)

Warning Signs: A declining fund balance or insufficient level of fund balance or sustained trend of decreases. The ICMA considers an unassigned fund balance at or below 5% of net revenues to signal that a City is in financial distress. The ICMA considers a strong fund reserve balance to be at or above 15% of net revenues.



Analysis: **Monitor Trend.** The General Fund unassigned fund balance dropped below policy level in 2008 and 2009 as part of the City's approved financial plan to partially offset significant declines in revenues and soften the impact of an economic downturn on City programs and services. From 2007 to 2010, cost containment efforts (mainly personnel) were implemented in order to offset declining revenues. The City's General Fund unassigned fund balance over the last ten years has consistently been within recommended standards.

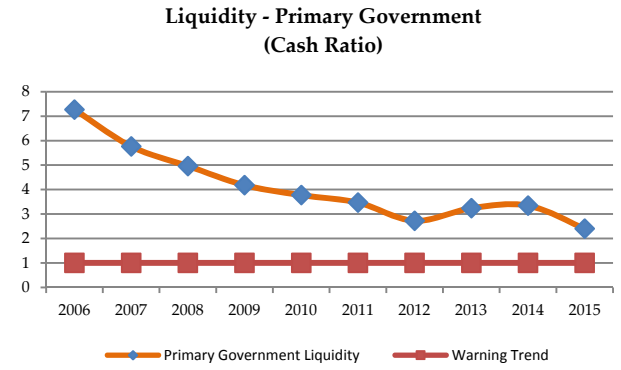
Liquidity – Primary Government

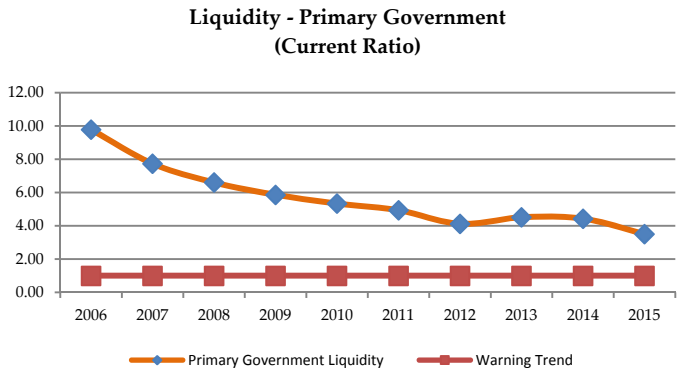
What is the City's cash position? A good measure of a local government's short-run financial condition is its cash position. Cash position, which includes cash on hand and in the bank, as well as other assets that can be easily converted to cash, determines a government's ability to pay its short term obligations. This is also known as liquidity, and the immediate effect of insufficient liquidity is insolvency— the inability to pay bills. Liquidity ratios, therefore, are concerned with a government's ability to pay for its most immediate obligations. The ratios can help determine if, over the next year (or less), a government will have enough cash (or assets that can be quickly converted to cash) on hand to pay the bills that come due. A larger value in the ratios indicates a larger amount of assets are available to cover liabilities, thus a higher level of cash solvency or liquidity. The "cash ratio" and "current ratio" are two common measures of liquidity. The "cash ratio" measures the ratio of cash, cash equivalents and investments to current liabilities and the "current ratio" measures the ratio of current assets to current liabilities to determine net position. Credit agencies review the liquidity of a local government as one of the focuses of their balance sheet examination. This indicator helps to assess the City's ability to sustain a strong financial position.

Measurement: This indicator is measured using the "cash ratio" [cash, cash equivalents and investments ÷ current liabilities] (includes all liabilities except those listed as noncurrent liabilities) and the "current ratio" [current assets ÷ current liabilities] for the City's primary government. *(Source: Statement of Net Position – Primary Government, City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: A substantial decrease in one year or a trend of low or declining liquidity may indicate that the City has overextended itself in the long run and will have trouble meeting obligations in the future. A 1:1 ratio of cash and short-term investments to current liabilities means the City has enough cash on hand to cover accounts payable and other liabilities due within one year. If this ratio is less than 1:1 (or less than 100%), the entity is considered to be facing liquidity problems.

Analysis: **Monitor Trend.** There was a steady decline in liquidity from 2006 to 2012. However, despite this decline, the City has a high level of liquidity and this is reflected by the City's ability to meet current operating expenditures without having to resort to short-term borrowing. The City's liquidity ratio has remained well above the warning ratios for the entire review period and is considered a healthy level. Utilizing the cash ratio, which is a narrower measure that compares only the most liquid assets of the government, primary government activities current assets for the year ending 2015 are two times greater than current liabilities – meaning the City has $2 in assets that can be converted rapidly to cash for every $1 of liabilities. Utilizing the current ratio, primary government activities current assets for the year ending 2015 are three times greater than current liabilities – meaning the City has $3 in assets for every $1 of current liabilities.



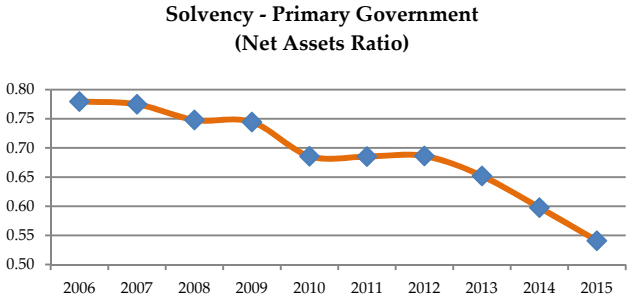


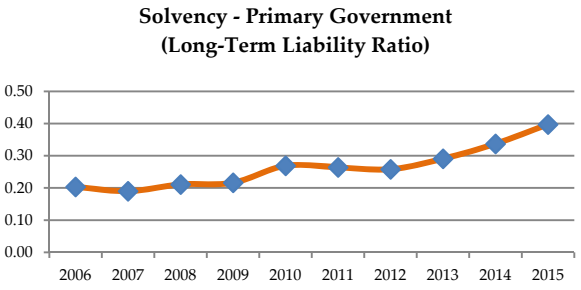
Solvency – Primary Government

What is our future spending ability? Solvency and liquidity are both terms that refer to a state of financial health, but with some notable differences. Solvency refers to the capacity to meet long-term financial commitments. Liquidity refers to the ability to meet short-term obligations and refers to the capability to sell assets quickly to raise cash. A solvent government is one that owns more than it owes; in other words, it has a positive net worth and a manageable debt load. On the other hand, a government with adequate liquidity may have enough available to pay its bills, but it may be heading for financial disaster down the road. Solvency and liquidity are equally important, and healthy governments are both solvent and possess adequate liquidity.

Long-run solvency is measured using the "net assets ratio" and "long-term liability ratio." The "net assets ratio" measures the portion of net assets compared to total assets and determines what percentage of total assets are paid for and what percentage of total assets is classified as a liability. The "net assets ratio" is designed to provide a clear picture of a government's future spending and ability, as well as the ability to overcome emergencies and down cycles in the economy. A larger "net assets ratio" indicates a higher level of long-run solvency. The "long-term liability ratio" measures a government's ability to pay long-term debt by comparing long-term liabilities to total assets. A higher ratio for the "long-term liability ratio" indicates a lower level of ability to pay off long-term debt or a strain on future resources as well as increasing levels of long-term obligation.

Measurement: This indicator is measured using the "net assets ratio" [net assets ÷ total assets] and "long-term liability ratio" (long-term liabilities ÷ total assets] for the City's primary government. (*Source: Statement of Net Position – Primary Government, City of Farmers Branch Comprehensive Annual Financial Report*)





Warning Signs: A low "net assets ratio" indicates a low level of long-run solvency; whereas, a high "long-term liability ratio"

indicates a lower level of ability to pay off long-term debt or a strain on future resources. [It should be noted that the net assets and long-term liability ratios should maintain a negative relationship to each other. When combined, the total ratio should be near "1" with current liabilities making up the difference.]

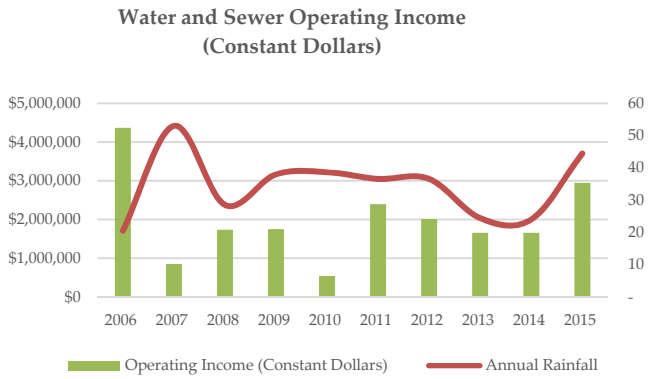
Analysis: **Monitor Trend.** This ratio has declined from a high of 77 to 54 for the "net assets ratio" and has increased from a low of 19 to 40 for the "long-term liability ratio." Although the City still maintains satisfactory levels of long-run solvency and the ability to payoff long-term debt, the current trends are gradually increasing debt levels. Net assets ratio for 2015 decreased by $12.6 million, which includes an increase of $4.0 million during the year, which is offset by a $16.6 million restatement of beginning net position for the implementation of new statements from the Governmental Accounting Standards Board (GASB Statements no. 68 and 71)) in regards to pensions. Long-term Liability Ratio for fiscal year 2015 assuming the net pension liability had always been reported, the City's long-term liabilities decreased $6.1 million in 2015, principal was paid down and no new debt was issued.

Operating Income in Constant Dollars, Water & Sewer Fund

What is the operating position of the Water & Sewer Fund? This indicator provides information about the ability of the Water & Sewer Fund to generate sufficient operating revenues to offset operating expenses. Measuring the Water & Sewer Fund operating income is important because unlike other City government funds, a local government cannot raise taxes to increase support for an Enterprise Fund – enterprises are subject to the laws of supply and demand.

One of the many challenges in managing a Water & Sewer Fund is that water demand, and thus revenues, vary with weather patterns. Customer water use patterns and conservation efforts also have a very strong influence on revenues and, by extension, on financial performance. Managing the price-usage nexus is critical when navigating between conservation goals and revenue requirements. When sales fall, revenues typically fall with them. But a decrease in water sales, however, does not lead to a commensurate reduction in utility expenses. Without constant attention to pricing levels and structures, consistent decreases in water use from year-to-year can lead to significant revenue shortfalls. While many local governments have an expressed goal of reducing water usage, excessive declines in water use over recent years have caught many cities off-guard, as revenues have fallen below predicted levels.

Measurement: Operating revenues less operating expenses in constant dollars. (*Source: Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds, City of Farmers Branch Comprehensive Annual Financial Report*)



Warning Signs: A substantial decrease in operating income in one year or a trend of decreasing operating income over several years. Either of these situations would indicate that the ability of the Water & Sewer Fund to continue operations is being eroded.

Analysis: **Monitor Trend.** The City's water and sewer operating income stream has fluctuated considerably over the past ten years and steeply decreased in 2007 due primarily to high levels of rainfall. Income declined in 2010 due to slightly higher rainfall levels and conservation efforts; however, the decline would have been even more pronounced had the City not renegotiated its treated water contract that provided for a one-time opportunity to reduce annual expenditures by approximately $432,000 (without this adjustment operating income would have been at approximately the same level as in 2004). The steep incline in 2006 is attributable to a drought in North Texas that ended in 2007 with the highest level of rainfall for the review period at 53.21". Increased revenue in 2015 is the result of a rate increase to offset increased charges. As can be seen in the graph, higher levels of rainfall generally result in lower operating income, while lower levels of rainfall usually result in higher operating income. Despite the declines, the Water & Sewer Fund has continued to run on a surplus, with operating revenues exceeding operating expenditures. However, if the declining income trend continues a more thorough evaluation of the fund may be necessary. *(See **User Charges by Operating Expenses, Enterprise Fund** for notation on Sabine River Authority dispute)*

DEBT INDICATORS

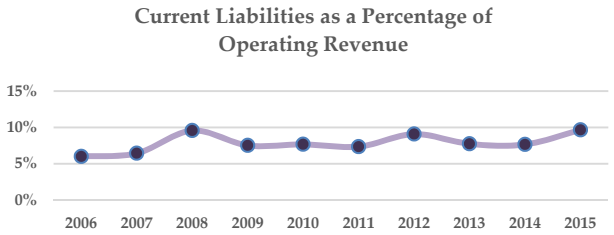
Debt is an effective way to finance capital improvements, and may even be used to stabilize short-term revenue fluctuations. Its

misuse, however, can cause serious financial problems. Even a temporary inability to repay can result in loss of credit rating and increased cost of future borrowing. The most common forms of long-term debts are general obligations, special obligations and revenue bonds. Even when these types of debt are used exclusively for capital projects, the outstanding debt cannot exceed the ability to repay as measured by the wealth of the community in the form of property value or personal income. Another method to evaluate ability to repay is to consider the amount of principal and interest or "debt service" that is obligated to be repaid each year. Also to be considered is "overlapping debt", which is the debt of another jurisdiction that is issued against a tax base within part or all of the boundaries of the community.

Current Liabilities as a Percentage of Net Operating Revenues

Can the City afford to pay its bills? This ratio indicates the ability of the City to meet its future liabilities with operating revenues. Current liabilities are those that the City has an obligation to pay within one fiscal year.

Measurement: Current liabilities divided by net operating revenues. [Net operating revenues are defined as the total revenues to the General, Special Revenue and Debt Service funds before any interfund transfer and less those revenues legally restricted to capital improvements or other special purposes.] *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

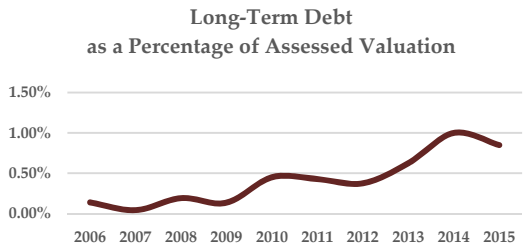


Warning Signs: A trend of increases in current liabilities as a percent of revenues may indicate that the City will not be able to meet its future liabilities due to the lack of sufficient revenues. Credit industry benchmarks consider short-term debt exceeding 5% of operating revenues and a two-year trend of increasing short-term debt outstanding at the end of the fiscal year to be negative factors.

Analysis: **Negative Trend.** This ratio increased from almost 6% in 2006 to 9.6% in 2008. The current ratio is 9.66%, which is a increase of 2.01% from the prior year. The City's current liabilities as percentage of net operating revenues has remained below 10% during the review period and has averaged 7.9% over the past ten years, which means that City revenues were always at or more than ten times the amount of its current liabilities. Although this ratio would be considered strong by many cities, credit industry benchmarks consider a ratio above 5% to be a negative factor.

Long-Term Debt as a Percentage of Assessed Valuation

How much does the City owe? This statistic compares the City's assessed valuation to long-term debt and provides an analytical measure of the City's ability to service its current debt obligations as well as its ability to incur further debt if necessary. Daily operating expenditures generally produce benefits in the current period and are funded by current operating revenues. Conversely, capital expenditures produce long-term benefits and are funded over the long-term by issuing debt. Direct long-term debt is bonded debt for which the local government has pledged its full faith and credit. For this analysis long-term debt is General Obligation bonds which are tax supported and have no sinking fund adjustment. An increase in direct debt as a percentage of assessed valuation can indicate that the government's ability to repay is diminishing—because the government depends on property tax to pay its debts. Increasing debt as a percentage of assessed valuation is a warning sign. However, in analyzing this indicator, it is more complicated than just "the lower, the better" because a low debt profile may indicate underinvestment in public infrastructure and capital facilities. Investment in the community enhances growth prospects for the community both in attracting residents and in attracting new businesses.



Measurement: Net direct debt divided by the City's assessed value. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

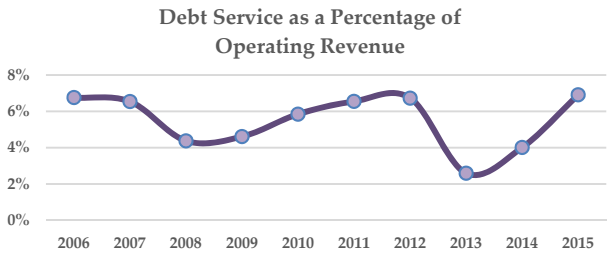
Warning Signs: A trend of increases in bonded debt as a percent of assessed value may indicate that the City will have trouble meeting its future debt obligations and will not be able to incur further debt; however, the overall debt outstanding and the purposes served by that debt must also be taken into account when rating this indicator.

Analysis: **Positive Trend.** This indicator puts into perspective the City's outstanding long-term debt in relationship to taxable assessed valuation, thus allowing the City to determine if there is sufficient power to afford current and future debt. Debt issued between fiscal year 2009 and 2014, has caused an increase in this trend; however, the trend remains considerably below the 10% industry benchmark.

Debt Service

What are the fixed debt service costs? Debt service, in this indicator, is the amount of principal and interest that the City must pay each year on net direct bonded long-term debt plus the interest it must pay on direct short-term debt. Increasing debt service reduces expenditure flexibility by adding to the government's obligations. Increasing debt service costs may also indicate excessive debt and fiscal strain. [Net direct debt is direct debt minus self-supporting debt and is funded by a percentage of property tax exclusively.]

Measurement: Net direct debt service (annual principal and interest payments on debt) divided by net operating revenues. [Net operating revenues are defined as the total revenues to the General, Special Revenue and Debt Service funds before any interfund transfer and less those revenues legally restricted to capital improvements or other special purposes.] *(Source: City of Farmers Branch Comprehensive Annual Financial Report and annual budget documents)*



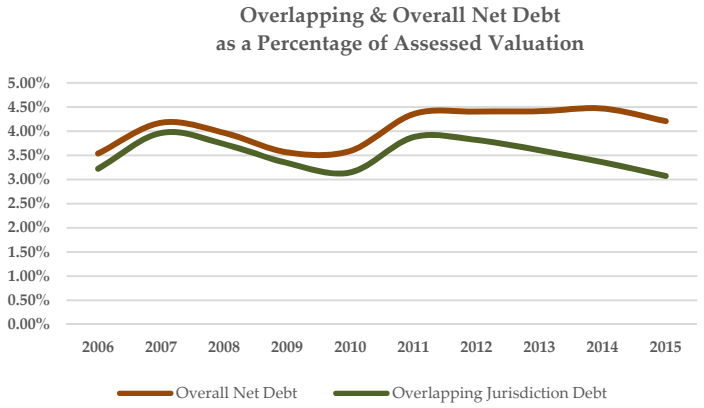
Warning Signs: Increasing net direct debt as a percentage of net operating revenues. Credit industry benchmarks consider debt exceeding 20% of operating revenues a potential problem; 10% is considered acceptable.

Analysis: **Positive Trend.** The City's assessed value is able to sustain significant debt; however, the impact of debt service on operating revenues is important. Since 1992, debt service as a percentage of operating revenues, has consistently been below the credit rating benchmark of 20% and has decreased from 25% in 1990 to 6.91% in 2015. This is a positive trend for the City because it indicates that the City has been borrowing responsibly; too little debt service may indicate that a City is not investing in its future, while too much debt service may indicate financial irresponsibility.

Overlapping & Overall Net Debt

How much do we owe if overlapping jurisdictions default on their debt? Overlapping debt is the net direct bonded debt of another jurisdiction that is issued against a tax base within part or all of the boundaries of the community. The level of overlapping debt is only that debt applicable to the property shared by both jurisdictions. The overlapping debt indicator measures the ability of the community's tax base to repay the debt obligations issued by all of its governmental and quasi-governmental jurisdictions. If other jurisdictions default, a community may have a contingent, moral or political obligation to assume the debt, provide the services, or both.

Credit industry benchmarks for assessing long-term debt often include the net direct bonded debt of the local government, as well as the bonded debt of geographically overlapping jurisdictions that are applicable to the local government. This is referred to as overall net debt.



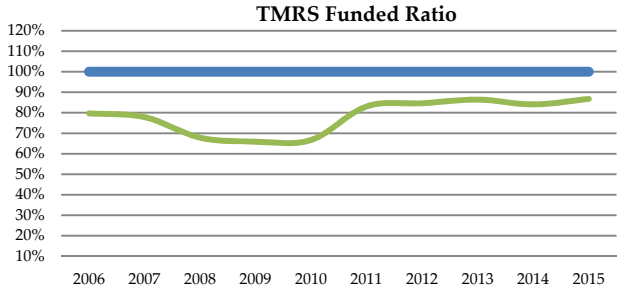
Measurement: Long-term overlapping bonded debt and overall net debt (City net debt + long-term overlapping bonded debt) divided by total assessed valuation. *(Source: City of Farmers Branch Comprehensive Annual Financial Report)*

Warning Signs: Increasing long-term overlapping bonded debt as a percentage of assessed valuation; overall net debt exceeding 10% of assessed valuation or that reflects an increase of 20% over the previous year. Continuing increases in this trend may signal a need for the various local governments to coordinate their efforts in terms of long-term financing initiatives.

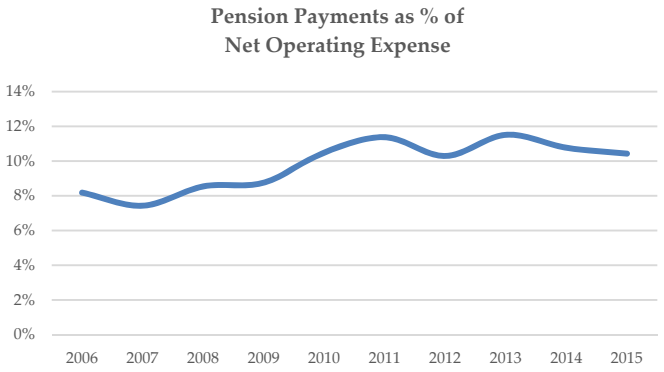
Analysis: **Positive Trend.** Overlapping jurisdiction debt has averaged 3.52%, while overall net debt of the City has averaged 4.07% for the ten year review period, both of which are below credit industry benchmarks.

Other Long-Term Liabilities, Pensions

What are some of the other long-term debts the City is obligated to pay? The City provides pension benefits for all eligible employees through a nontraditional, joint contributory, hybrid defined plan in the state-wide Texas Municipal Retirement System (TMRS). The City does not participate in the Social Security system benefits or 7% contributions. The City closely monitors its pension funding and cost levels to ensure both a financially sustainable employee benefit as well as a wise use of taxpayer dollars.



Measurement: All long-term liabilities associated with the City's pension include contributions to pension plan based on actuarial estimates. Funding ratio is the assets divided by the liabilities. Basically the dollar amount that is required to meet future benefits of current participants. This ratio should increase over time until fully funded. A public pension system is considered healthy at a ratio of 80% or greater. Pension payments can be a major component of costs. Measured as a percentage of net operating expenses. A rising percentage is an indication of fiscal strain. The City's goal is to maintain this percentage at 12% or less.



Warning Signs: Underfunded pension plan adds to obligations the City must already meet and reduces its ability to fund current operations.

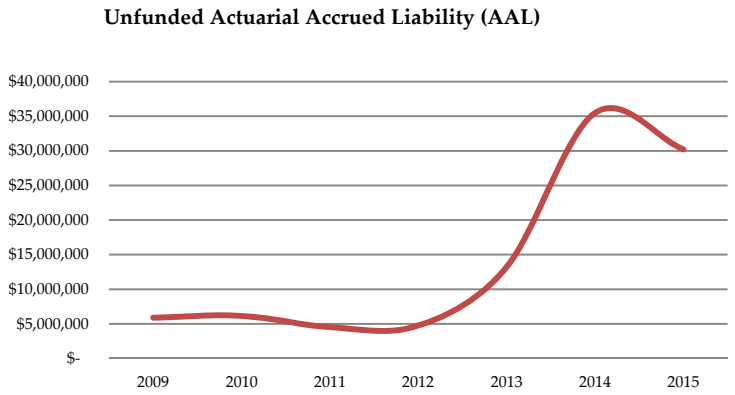
Analysis: **Monitor Trend.** The trends for pension, on average, remain stable. Since 2010 the funding ratio has been on a steady increase as the percentage of payments to net operating expenses has remained relatively stable.

Other Long-Term Liabilities, Other Postemployment Benefits

The City also has liabilities with postemployment benefits other than pension (OPEB). These benefits are primarily made up of healthcare benefits for retirees.

Measurement: Liabilities associated with other postemployment benefits other than pension divided by net operating expenses.

Analysis: **Monitor Trend.** GASB requirements for recording OPEB started in 2009 and were gradually phased in to 2011. Significant plan design changes in 2015 accounting requirements sharply reduced this liability

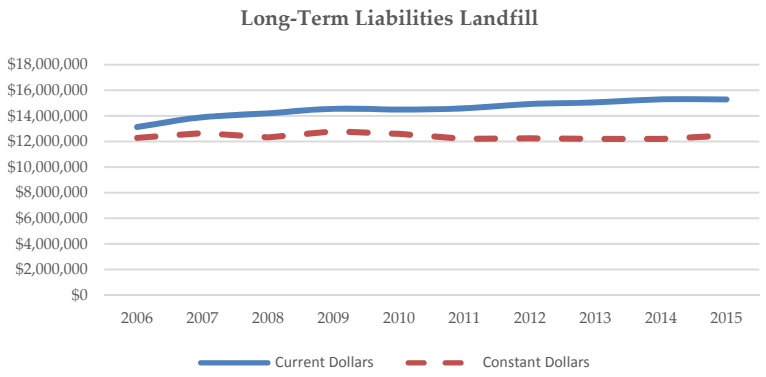


Other Long-Term Liabilities, Landfill

Long-term liabilities that are anticipated for the closure of the City owned Camelot landfill. Increase reduces resources available to other City projects. The City has applied to the Texas Commission on Environmental Quality for a landfill expansion. Once approved, the long-term liability growth should stabilize.

Measurement: Liabilities associated with anticipated closure and post closure care costs of the City owned Camelot landfill.

Analysis: **Monitor Trend.** Trend shows increase in current dollars however when adjusted for inflation the liabilities associated with the Camelot landfill are flat.



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: R2016-043

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Regular Agenda

In Control: City Council **File Type:** Resolution

Agenda Number: I.4

Consider approving Resolution No. 2016-043 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 3047 Topaz Lane; and take appropriate action.

BACKGROUND:
In an effort to improve the quality of housing opportunities in Farmers Branch, the City Council enacted a Residential Demolition/Rebuild Program pursuant to Chapter 380 of the Texas Local Government Code to encourage the redevelopment of existing single-family detached residential properties with the construction of new, higher value, single-family detached residential structures.

DISCUSSION
David Garcia is applying for the Residential Demolition/Rebuild Program Option One which is an incentive based on the increase over the course of seven (7) years of City property taxes paid on the difference between the original home appraised value (excluding the land value) prior to demolition and the value of the newly constructed home (excluding the land value), as determined by the Dallas County Appraisal District. This option also includes a reimbursement of up to $5,000.00 of the cost of demolition of the original home following completion of demolition. Demolition of the original home and completion of construction and occupancy of the new home must be within 24 months of the effective date of the incentive agreement signed with the City. The current improvement value is $77,740 and the estimated new improvement value is estimated to be at least $350,000.

POSSIBLE COUNCIL ACTION:
1. I move to approve Resolution 2016-043.
2. I move to approve Resolution 2016-043, with modifications.
3. I move to table the issue for further study or take no action.

ATTACHMENTS:
1. Application
2. Location Map
3. Front Elevation of existing home
4. Front Elevation of new home
5. Resolution 2016-043

RECOMMENDATION:
Recommended motion by City Administration to approve Resolution No. 2016-043 authorizing

execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 3047 Topaz Lane.

POSSIBLE COUNCIL ACTION:
1. I move to approve Resolution 2016-043.
2. I move to approve Resolution 2016-043, with modifications.
3. I move to table the issue for further study or take no action.

FARMERS BRANCH

Application Number D/R- _____

Date Received 4-4-16

CITY OF FARMERS BRANCH

RESIDENTIAL DEMOLITION/REBUILD INCENTIVE PROGRAM

APPLICATION AND POLICY

This application is for the Residential Demolition/Rebuild Incentive Program and is subject to the attached policy. By submitting this application the undersigned acknowledges that such person has read and agrees to comply with the policy. [1]

Section A: Applicant Information

Dani Garcia Jr

Applicant's Full Name

Spouse or Co-Owner

Current Mailing Address

[redacted] Topaz Ln # 3058

City Farmers Branch State TX Zip Code 75234

Phone [redacted] Cell Fax N/A

E-mail [2] [redacted]

For additional information regarding this application or the Residential Incentives Program, please contact Allison Cook, Economic Development Manager at 972.919.2507.

[2] A person's home email address is confidential and may not be disclosed to the public by the city unless a citizen consents. By submission of this application you consent to the public disclosure of your email address unless requested otherwise in writing.

(kbl:8/25/14:67780)

Section B: New Home Information

~~3058~~ 3047 Topaz

Address of New Home (the structure to be demolished and to be replaced with new residence)[3]

FB TX 75234

City State Zip Code

350k - 400K

Estimated Value of new structure (value of improvement only, not inclusive of land)

Applicant shall include with the submittal of this application a copy of each of the following:

- Valid Texas driver's license or Texas I.D. card for identification verification
- Completed W-9 Form, including Social Security Number or taxpayer ID number, for tax purposes
- Elevations and floor plan of new home

Submit floor plan of new home via email to Allison Cook and/or Madison Clark:
Allison.cook@farmersbranchtx.gov
Madison.clark@farmersbranchtx.gov

Section C: Incentive Selection

I am applying for the following incentive:

Residential Demolition/Rebuild Incentive Program (Check One):

☑ **Program Option 1**: An incentive that is based on the increase over the course of seven (7) years in the City property taxes paid on the difference between the original home appraised value (excluding the land value) prior to demolition and the value of the newly constructed home (excluding the land value), as determined by the Dallas County Appraisal District. This option also includes a reimbursement of up to $5000.00 of the cost of demolition of the original home following completion of demolition. Demolition of the original home and completion of construction and occupancy of the new home must be within 24 months of the effective date of the incentive agreement signed with the City.

☐ **Program Option 2**: An incentive equal to 10 times the amount of the increase in the City property taxes paid on the difference between the original home appraised value (excluding the land value) prior to demolition and the value of the newly constructed home (excluding the land value), as determined by the Dallas County Appraisal District for the year following completion of construction. If requested, the City will pay up to one-half of the estimated incentive at the time the owner closes on the permanent financing of the new home following completion of construction based on the valuation set forth in the application for building permit submitted to the City prior to construction. This option does not include reimbursement for demolition costs. Demolition of the original home and

[3] If address for the residence for the demolition/rebuild program is different from the applicant's address in Section A , above.

(kbl:8/25/14:67780)

completion of construction and occupancy of the new home must be within 24 months of the effective date of the incentive agreement signed with the City.

Section D: Acknowledgements

I hereby certify that I am the owner and occupant of the property described in Section B, above (or that I am a builder or developer and own the property described in Section B above) and that the information set forth herein and accompanying this application is true and correct to the best of my knowledge. I hereby acknowledge that I have read, understand and agree to comply with the City of Farmers Branch Residential Demolition/Rebuild Incentive Program policy. Any VIOLATION of the terms pr conditions of the Residential Demolition/Rebuild Incentive Program Policy or any false or misleading information in or submitted with this application shall constitute grounds for rejection of the application or termination of the reimbursement of the incentives, if approved, at the discretion of the City of Farmers Branch.

The undersigned acknowledges and agrees that the approval of the application shall not be deemed to be approval of any aspect of the construction of the proposed project, and that I am fully responsible for obtaining all required permits and inspections from the City of Farmers Branch, and that the demolition of the existing structure and the construction of the new residence complies with all applicable City rules, regulations and requirements.

I understand that my application will not be processed if it is incomplete. I further agree to provide any additional information for determining eligibility as requested by the City of Farmers Branch within the stated period of time for the submittal of the requested additional information, or the application will be deemed denied.

I understand that the approval of the application and participation in the program is discretionary with the City Council, and that the program may be suspended, terminated, or modified at any time regardless of availability of City funds or pending applications on file.

The undersigned acknowledges that if the application is approved that I (and my spouse or other joint owner of the property, if applicable) shall be required to enter into a contract with the City, for the payment of the incentive under the Residential Demolition/Rebuild Incentive Program and setting forth the Applicant(s) obligations under the Program.

David García Jr

Printed Name of Applicant

3/16

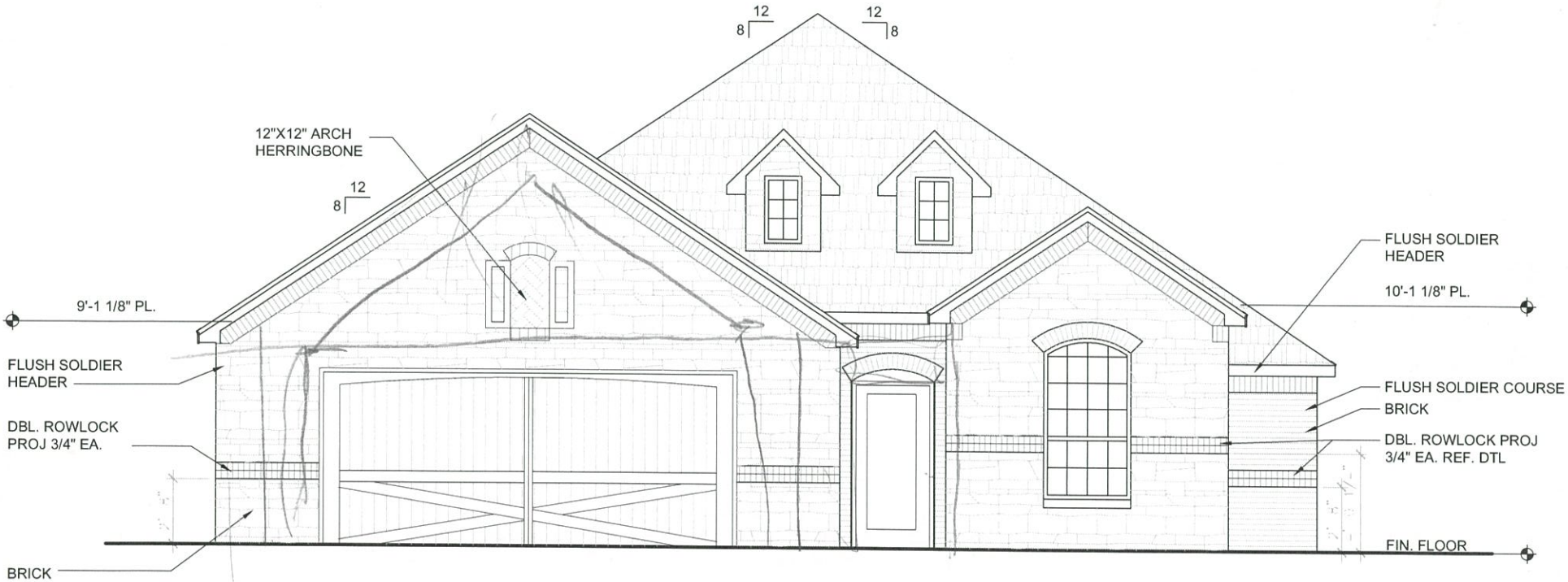
Signature Date

Printed Name of Co-Applicant

Signature Date

(kbl:8/25/14:67780)

Valwood Pkwy
Valwood Pkwy
Valwood Pkwy
L G Electronics USA
Cameo Ln
Cameo Ln
3047 Topaz Ln
Topaz Ln
Topaz Ln
Rose Fine Food
& Catering
Amber Ln
Amber Ln
www.plazashop.
zhuncity.com
Janwood Ln
Webb Chapel Rd
Webb Chapel Rd
Webb Chapel Rd



FRONT ELEVATION

1/4" = 1'-0"

RESOLUTION NO. 2016-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, AUTHORIZING EXECUTION OF A RESIDENTIAL DEMOLITION/REBUILD PROGRAM INCENTIVE AGREEMENT FOR THE OWNER OF PROPERTY AT 3047 TOPAZ LANE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch has established a Residential Demolition/Rebuild Incentive Program pursuant to Chapter 380 of the Texas Local Government Code for the purpose of promoting the redevelopment of existing single family housing stock within the City ("the Incentive Program"); and

WHEREAS, the owner of the property generally located at 3047 Topaz Lane has made application for the Incentive Program; and

WHEREAS, City Administration, having reviewed the foregoing application, has determined that the demolition and reconstruction of the residential structure on the above described property qualifies for the Incentive Program; and

WHEREAS, the City Council of the City of Farmers Branch finds it to be in the public interest to authorize the execution of an agreement setting forth the terms and conditions by which the owner of the above-described property will receive the benefits of the Incentive Program.

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

SECTION 1. The City Manager is hereby authorized to execute on behalf of the City of Farmers Branch a Residential Demolition/Rebuild Program Incentive Agreement with David Garcia, Jr. and Maria Dolores Garcia with respect to property generally known as 3047 Topaz Lane, Farmers Branch, Texas 75234, substantially in the form set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. The City Manager has full authority to administer the above approved agreement on behalf of the City including, but not limited to, providing notices of default and termination as the City Manager may, from time to time, deem appropriate and necessary.

SECTION 3. This Resolution shall be effective immediately upon final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 19TH DAY OF APRIL, 2016.

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED:

_____
Bob Phelps, Mayor

APPROVED AS TO FORM:

_____
Peter G. Smith, City Attorney
(KBL:4-11-16:TM 76364)

Resolution No. 2016-043
Exhibit "A"

STATE OF TEXAS	**§**	
	§	**RESIDENTIAL DEMOLITION/REBUILD PROGRAM**
	§	**INCENTIVE AGREEMENT**
COUNTY OF DALLAS	**§**	

This Economic Development Incentive Agreement ("Agreement") is made by and between the City of Farmers Branch, Texas (the "City"), and David Garcia, Jr. and Maria Dolores Garcia (collectively the "Property Owner"), acting by and through their respective authorized officers and representatives.

WITNESSETH:

WHEREAS, Texas Local Government Code Chapter 380 allows the City to provide incentives for the promotion of economic development; and

WHEREAS, the promotion of the redevelopment of existing housing stock in the City promotes economic development within the City and is essential for the continued economic growth and vitality of the City; and

WHEREAS, it is well established that the availability of quality housing stock encourages the relocation of businesses and attracts new business enterprises, as well as the expansion of existing business enterprises within the City, which in turn stimulates growth, creates jobs and increases property and sales tax revenues; and

WHEREAS, the promotion of the redevelopment of the housing stock in the City is a major contributing factor to the growth of the City, which in turn stimulates trade and commerce and reduces unemployment; and

WHEREAS, residential development and redevelopment will attract and encourage business relocation and expansion since business will look to the available housing stock to meet the needs of management and the work force; and

WHEREAS, the City has determined that providing an economic development incentive in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants and will promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the Property Owner is the owner of a one-family detached residential dwelling located at 3047 Topaz Lane, Farmers Branch, Texas 75234 (hereinafter defined as the "Residence"); and

WHEREAS, the Property Owner intends to demolish the Residence and construct a new one-family detached residential dwelling thereafter (hereinafter defined as the "New Residence"); and

WHEREAS, the Property Owner has been approved as an eligible participant and the demolition of the Residence and the construction of the New Residence has been approved as an eligible project (hereinafter defined as an "Approved Project") under the City Demolition/Rebuild Property Tax Incentive Program (hereinafter defined as a "Program");

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Article I
Term

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until the Expiration Date, unless sooner terminated as provided herein.

Article II
Definitions

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

"Annual Incentive(s)" shall mean seven (7) annual economic development incentives each in an amount equal to one hundred percent (100%) of the difference between the ad valorem taxes assessed by the City against the New Residence for the applicable tax year and paid to the City, and the amount of ad valorem taxes assessed by the City against the Residence for the Base Year and paid to the City, as calculated and determined by the City, to be paid to the Property Owner as set forth herein.

"Approved Project" shall mean the approval of the demolition of the Residence and the construction of the New Residence as an approved project by the City as being eligible for the incentives under the Program.

"Base Year" shall mean January 1 of the calendar year immediately preceding the date of approval of the Project.

"City" shall mean the City of Farmers Branch, Texas.

"Commencement Date" shall mean the date the City issues a certificate of occupancy or certificate of completion for the New Residence.

"Commencement of Construction" shall mean that (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for the Approved Project; and (ii) all necessary permits for the construction of the Approved Project have been issued by all applicable governmental authorities.

"Completion of Construction" shall mean that (i) substantial completion of construction of the New Residence has occurred; and (ii) the City has issued a final certificate of occupancy of certificate of inspection for the Approved Project.

"Effective Date" shall mean the last date of execution hereof.

"Event of Bankruptcy or Insolvency" shall mean insolvency, appointment of receiver for the Property Owner and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against the Property Owner and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Expiration Date" shall mean April 1 of the first full calendar year following the 8th anniversary of the Commencement Date.

"Impositions" shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Property Owner or any property or any business owned by Property Owner within the City.

"Land" shall mean the real property located in the City of Farmers Branch, Texas, on which the Residence is located, but excluding any improvements, which property is described as:

> Lot 26, in Block 15, of VALWOOD PARK, TWENTY-SECOND INSTALLMENT, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the Map thereof recorded in Volume 36, Page 85, of the Map Records of Dallas County, Texas.

"New Residence" shall mean a new one family detached dwelling to be constructed on the Land, as approved by the City as an Approved Project, excluding the Land.

"Payment Request" shall mean (a) with respect to the incentive grant paid pursuant to Section 3.1, below, a written request from the Property Owner to be submitted to the City on or before April 1 of each calendar year for the payment of the Annual Incentive accompanied by a tax receipt showing that the ad valorem taxes assessed against the Land and the New Residence for the preceding tax year have been paid in full, and such other information as the City may reasonably request and (b) with respect to the Demolition Grant, a written request from the Property Owner submitted to the City requesting payment of the Demolition Grant accompanied by (i) a copy of the written contract(s) between the Property Owner and third parties engaged in the demolition of the Residence, invoices related to the payment of permit fees, utility fees, charges for other goods, materials, and services related to demolition and removal of the Residence from the Land, proof of payment made by the Property Owner (e.g. copies of cancelled checks) for the fees and charges for which the Property Owner seeks reimbursement,

and such other information as the City may reasonably request to verify the Property Owner's right for reimbursement.

"Project" shall mean the demolition of the Residence and the construction of the New Residence on the Land.

"Property Owner" shall mean the owner of the Residence.

"Residence" shall mean the existing one family detached dwelling located on the Land at the time of approval of the Approved Project by the City.

"Residential Demolition/Rebuild Program" shall mean the City of Farmers Branch Residential Demolition/Rebuild Incentive Program adopted by Resolution of the City Council, as amended.

"Taxable Value" shall mean the appraised value of the Residence or the New Residence, as the case may be, as certified by the Dallas Central Appraisal District, or its successor entity, as of January 1 of a given year. The Parties agree that, as of the Effective Date, the Taxable Value of the Residence is $77,740.00.

Article III
Economic Development Incentive

3.1 Payment. Subject to the Property Owner's continued satisfaction of the terms and conditions of this Agreement and the obligation of the Property Owner to repay the Annual Incentives pursuant to Section 5.2 hereof, the City agrees to provide the Annual Incentives to the Property Owner to be paid within thirty (30) days after City receipt of the applicable Payment Request following April 1 of each calendar year, beginning April 1, of the calendar year immediately following the Commencement Date, provided the City has timely received the ad valorem taxes assessed against the Land and the New Residence in full for the respective tax year. The Property Owner shall submit a Payment Request to the City on or before April 1 of each calendar year for the applicable Annual Incentive. For example, assume for illustration purposes only that a Project was approved by the City in 2015 making 2015 the Base Year and further assume that the City taxes assessed and paid for the Residence (improvements excluding the Land) for 2015 was $1,000 and that the Approved Project was completed June 1, 2016, then the Commencement Date would be June 1, 2016. Further assume that the City taxes assessed and paid for tax years 2017 is $2,000. Then the first Annual Incentive would be for the difference in the City taxes assessed the New Residence for tax year 2017 in the amount of $2,000 and the amount of City taxes assessed for the Base Year (2015) of $1,000 resulting in an Incentive of $1,000 that would be paid within thirty (30) days after City receipt of the applicable Payment Request following April 1, 2018 provided the Property Owner submitted a Payment Request on or before April 1, 2018 which included a tax receipt showing that the ad valorem taxes assessed against the Land and the New Residence for tax year 2017 have been paid in full.

3.2 Current Revenue. The Annual Grants made hereunder shall be paid solely from lawfully available funds that have been appropriated by the City. Under no circumstances shall

City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. None of the City's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution or other party.

3.3 Payment of Demolition Grant. The City agrees to pay the Demolition Grant to the Property Owner not later than thirty (30) days after receipt of a Payment Request for reimbursement for the Demolition Costs, which shall in no case be earlier than thirty (30) days after Commencement of Construction of the New Residence. Notwithstanding the foregoing, the City shall not be required to pay the Demolition Grant if Commencement of Construction of the New Residence has not occurred on or before twelve (12) months after completion of demolition of the Residence. In no case shall the Demolition Grant exceed the lesser of (a) the Demolition Costs or (b) $5000.00. In reviewing the Payment Request for the Demolition Costs, the City shall be the final determiner as to whether a cost submitted for reimbursement is related to the demolition of the Residence.

Article IV
Incentive Conditions

The City's obligation to pay the Annual Grants shall be conditioned upon the Property Owner's continued compliance with and satisfaction of the terms and conditions of this Agreement and each of the conditions set forth in this Article.

4.1 Inspections. The Property Owner agrees to submit to periodic inspections of the Approved Project by the City during the period beginning with the date of Commencement of Construction and ending on date of Completion of Construction.

4.2 Construction of the Approved Project. The Property Owner, shall subject to delays resulting from events of Force Majeure, cause Completion of Construction of the Approved Project to occur on or before twenty-four (24) calendar months after the date of City approval of the Approved Project.

Article V
Termination

5.1 This Agreement shall terminate upon the occurrence of any one of the following:

(a) mutual agreement of the parties;
(b) the Expiration Date;
(c) by the City, if any Impositions owed to the City or the State of Texas by Property Owner shall become delinquent (provided, however Property Owner retains the right to timely and properly protest and contest any such Impositions);
(d) by the City, in the event Property Owner breaches any of the terms or conditions of this Agreement and such breach is not cured within sixty (60) days after written notice thereof;

(e) by City, if the Property Owner suffers an Event of Bankruptcy or Insolvency;

(f) by City, if, subject to delays resulting from an event of Force Majeure, Commencement of Construction of the New Residence has not occurred within twelve (12) months after demolition and removal of the Residence from the Land;

(g) by City, if any subsequent Federal or State legislation or any final, non-appealable decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or

(h) the sale or transfer of the Residence.

5.2 In the event of termination by the City pursuant to 5.1(c), (d), (e), (g), or (h), the Property Owner shall immediately repay to the City an amount equal to the total amount of Incentives paid to Property Owner, if any, prior to termination of this Agreement. If the City terminates this Agreement pursuant to Section 5.1(d) because Completion of Construction of the New Residence has not occurred within the time required by Section 4.2, above, the Property Owner shall, upon demand, reimburse the City the amount of the Demolition Grant paid to the Property Owner.

Article VI
Miscellaneous

6.1 Assignment. This Agreement may not be assigned without the prior written consent of the City. This Agreement shall automatically terminate upon any subsequent sale or transfer of the ownership of the Residence.

6.2 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto.

6.3 Limitation on Liability. It is understood and agreed between the parties that the Property Owner, in satisfying the conditions of this Agreement, has acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.

6.4 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties.

6.5 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.6 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for Property Owner, to:

On the Effective Date:

David Garcia, Jr.
3058 Topaz Lane
Farmers Branch, Texas 75234

After Completion of Construction:

David Garcia, Jr.
3047 Topaz Lane
Farmers Branch, Texas 75234

If intended for City, to:

Attn: City Manager
City of Farmers Branch, Texas
13000 William Dodson Pkwy.
Farmers Branch, Texas 75234

With a copy to:

Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Ross Tower
500 N. Akard Street
Dallas, Texas 75201

6.7 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

6.8 Governing Law. The Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

6.9 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.10 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.11 Recitals. The recitals to this Agreement are incorporated herein.

6.12 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

6.13 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.14 Employment of Undocumented Workers. During the term of this Agreement the Property Owner agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Property Owner shall repay the amount of the Annual Grants and any other funds received by the Property Owner from the City as of the date of such violation within one hundred twenty (120) days after the date the Property Owner is notified by the City of such violation, plus interest at the rate of four (4%) compounded annually from the date of violation until paid. The Property Owner is not liable for a violation of this section by a subsidiary, affiliate, or franchisee of the Property Owner or by a person with whom the Company contracts.

6.15 Future Incentives. The Property Owner agrees that the residence at 3047 Topaz Lane, Farmers Branch, Texas 75234, will not be eligible for any other or further residential or other incentive offer now or hereafter by the City.

[Signature Page to Follow]

EXECUTED on this _____ day of _____, 2016.

City of Farmers Branch, Texas

By:_____
Charles S. Cox, Interim City Manager

Attest:

By:_____
Amy Piukana, City Secretary

Approved As To Form:

By: _____
Peter G. Smith, City Attorney

EXECUTED on this _____ day of _____, 2016.

Property Owner

_____
David Garcia, Jr.

_____
Maria Dolores Garcia

City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 16-114

Agenda Date: 4/19/2016 **Version:** 1 **Status:** Closed Session

In Control: City Council **File Type:** Report

Agenda Number: J.1

Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:

- ***Discuss contemplated civil litigation regarding the substandard multifamily property located at 2835 & 2875 Villa Creek, Farmers Branch, Texas***

Council may convene into closed executive session pursuant to Section 551.074 of the Texas Government Code to deliberate regarding:

- ***Personnel Matters - Valwood Improvement Authority Board Member appointments***
- ***Personnel Matters - Discussion of selection process and criteria for appointment of a City Manager***

Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code to:

- ***Discuss the purchase, exchange, lease, or sale of real property* located at *2737 Farmers Branch Lane***

Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding:

- ***Discuss Economic Development Incentive for Project Echo***