

Tom Bean Type A Community Development Corporation

2019-2020 Budget

Income:

Sales Tax Forecast	\$27,000.00
--------------------	-------------

Expenses:

80-720-6208	Office Supplies	\$200.00
80-720-6212	Postage	\$100.00
80-720-6231	Advertising/Marketing	\$2700.00
80-720-6708	IT Support Services	\$535.00
80-720-6216	Travel/Fuel	\$200.00
80-720-6721	Education and Training	\$1000.00
80-720-6743	Treasure Bonding	\$100.00
80-720-6754	Accounting	\$500.00
80-720-6755	Audit Expense	\$950.00
80-720-6762	Projects	\$20000.00
80-720-6799	Copying	\$60.00

City of Tom Bean

Overview of Community Visioning and Policy, Code and Ordinance Review Proposal

Presented by Martin Sanchez, CEO
Sanchez & Associates, LLC

The Sanchez Group
2000 N. McDonald St., Suite 100
McKinney, Texas 75071
Office: 469-424-5900
Email: info@thesanchezgroup.biz
www.thesanchezgroup.biz



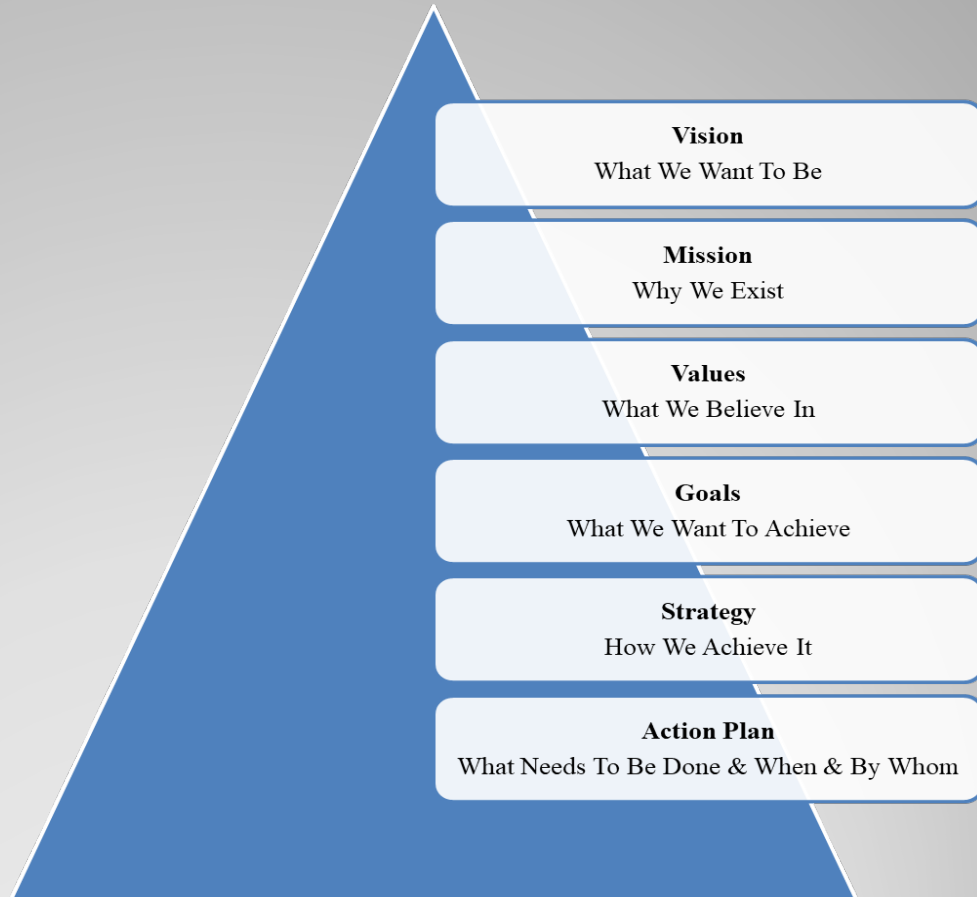
Strategies

**I. Conduct
Community
Visioning Session**

**II. Review
Policies, Codes
and Ordinances**



Strategic Planning Pyramid



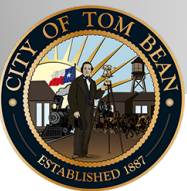
What.....

- To create a “road map” to get you from where you are to where you want to be by identifying the “who, what, where, when, how and why.
- To ensure that your policies, codes and ordinances are consistent with where you want the city to go



Why.....

- Builds consensus in direction - brings a community together
- By working together, success can be achieved



CHAOS – a state of utter
confusion – a feeling of being
overwhelmed



How.....

I. Community Visioning Plan

II: Policy, Code and Ordinance Review



I. Community Visioning Plan

- Community Survey
- Community Vision Session
- Participants would include:
 - Mayor & City Council
 - Planning & Zoning Commission
 - Type A & B Board Members
 - Other city board members, city staff and citizens
- Day long session
- Final Products
 - Community Vision and Goals
 - Action Plan



II. Policy, Code and Ordinance Review

- Selected policies, codes and ordinances will be reviewed
- Recommendations will be made consistent with the Community Vision



Project Timeline

- January - Community Visioning Session
- January – February - Write Vision Session Report and Action Plan
- February – March - Review Policies, Codes and Ordinances and present recommendations

❖ Project Timeline is flexible





Project Budget Summary

Task 1: COMMUNITY ENGAGEMENT
Task 2: ORGANIZATIONAL DEVELOPMENT

Lump Sum Subtotal **\$11,250**

Project Compensation

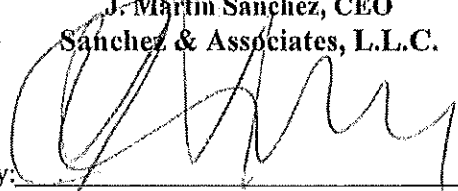
During the project schedule, S&A shall invoice the client monthly based upon work performed.

Additional Project Terms

All provisions in the Master Services Agreement shall apply.

President Mimmie Cox
Community Development Corporation (Type A)
City of Tom Bean

J. Martin Sanchez, CEO
Sanchez & Associates, L.L.C.

By: _____ By:  _____
Title: _____ Title: CEO
Date: _____ Date: 10-29-2019

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

2000 North McDonald Street, Suite 100, McKinney, TX 75071 Tel 469.424.5900

TBPLS Firm No. 10194352

TBPE Firm No. F-8865

TOM BEAN ZONING REGULATION CHART

ITEM	SF 1		SF 2		SF E		TF		MF		C 1		C 2	
	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW	OLD	NEW
Maximum Height (feet)	35	35	35	35	35	35	30	30	45	45	45	45	50	50
Side Yard Width (feet) b,h	15	15	10	10	15	15	8	8	15	15	B	B	B	B
Rear Yard (feet) c	25	25	20	20	30	30	15	15	15	15	B	B	B	B
Front Yard (feet) a	30	25	25	25	35	35	20	20	20	20	B	B	B	B
Lot Area (feet) k	9500	7500	7500	7000	43,560	43,560	6,000	6,000	A	A	B	B	B	B
Minimum Lot width (feet) l	70	70	60	60	100	100	50	50	70	70	B	B	B	B
Minimum Lot depth (feet)	100	100	90	90	200	200	90	90	150	150	B	B	B	B
Maximum Lot Coverage (%)	35%	35%	40%	40%	10%	20%	60%	60%	50%	50%	B	B	B	B
Minimum Bldg size (sq ft)		1800		1500		2400								
Minimum Garage Sz (sq ft)		400		400		400								
Masonry Requirement		0%		0%		0%								

A: Total lot area shall not be less than 9,000 square feet for dwelling unit construction. For each dwelling unit over three in number, no less than 1,500 square feet of additional lot area is required. A maximum of ten units may be constructed per acre.

B: None required except where nonresidential use abuts a residential lot in which case the requirements shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided within this chapter.

Grayson Central Appraisal District

512 N. Travis
Sherman, Texas 75090
Phone (903) 893-9673
Fax (903) 892-3835
www.graysonappraisal.org

October 24th, 2019

Sherry Howard, Mayor
City of Tom Bean
P.O. Box 659
Tom Bean, TX. 75489

Dear Mayor:

As provided by Property Tax Code, Section 6.03, Subsection (j), please find enclosed an official ballot for the Grayson Central Appraisal District Board of Directors election for the term 2020-2021. The number of votes allocated to **City of Tom Bean** is:

6

Property Tax Code Section 6.03, Subsection (k), states that each taxing unit eligible to vote shall determine its vote by resolution and submit it to the chief appraiser **before December 15, 2019**. A sample resolution has been included for your convenience. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote total elected, and submit the results to the governing body of each taxing unit in the district and to the candidates.

If you have any questions regarding this procedure, please contact me at the below telephone number.

Sincerely,



Shawn D. Coker, RPA, CCA
Chief Appraiser/Chief Administrator
903-870-1993



OFFICIAL BALLOT

VOTING OF THE BOARD OF DIRECTORS OF THE GRAYSON CENTRAL APPRAISAL DISTRICT 2020-2021 TERM

- Five Members to be Elected;
- Indicate Number of Votes You Wish to Cast for Each Candidate;
- Candidates are listed alphabetically according to the first letter in each candidate's surname according to TPTC 6.03 (j)
- **Ballots and Resolution** must be submitted to the Chief Appraiser **before December 15, 2019.**

Name of Entity _____

_____	Brett Graham
_____	Obie Greenleaf
_____	Ryan Johnson
_____	Lynn Mitchusson
_____	Brad Morgan
_____	Luke Scheibmeir
_____	Charlie Williams

TPTC- 6.03 (k) The governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates.

Grayson Central Appraisal District
Board of Directors Election
2020-2021
Voting Allocation

ENTITY	2018 TAX LEVY	% OF TOTAL	# OF VOTES
Bells ISD	3,710,020.73	1.62	81
City of Bells	414,176.78	0.18	9
Collinsville ISD	2,682,493.65	1.17	59
City of Collinsville	302,566.73	0.13	7
Denison ISD	27,129,152.51	11.85	593
City of Denison	9,542,251.21	4.17	208
Gunter ISD	5,499,687.95	2.40	120
City of Gunter	935,107.92	0.41	20
Howe ISD	4,813,766.61	2.10	105
City of Howe	763,436.72	0.33	17
Pottsboro ISD	10,452,264.25	4.57	228
City of Pottsboro	982,029.38	0.43	21
S & S CISD	6,195,317.96	2.71	135
City of Southmayd	259,003.03	0.11	6
Sherman ISD	51,338,606.45	22.43	1,121
City of Sherman	12,919,698.62	5.64	282
Tioga ISD	1,698,993.90	0.74	37
City of Tioga	363,369.42	0.16	8
Tom Bean ISD	3,005,250.78	1.31	66
City of Tom Bean	285,555.72	0.12	6
Van Alstyne ISD	10,416,717.93	4.55	228
City of Van Alstyne	1,689,650.14	0.74	37
Whitesboro ISD	10,214,648.88	4.46	223
City of Whitesboro	829,094.70	0.36	18
Whitewright ISD	2,838,674.15	1.24	62
City of Whitewright	547,020.77	0.24	12
Grayson Junior College	17,734,196.94	7.75	387
Grayson County	40,985,705.93	17.90	895
Celina ISD	8,387.75	0.00	0
Pilot Point ISD	205,269.17	0.09	4
Trenton ISD	110,702.19	0.05	2
City of Knollwood	49,415.05	0.02	1
City of Pilot Point	5,473.68	0.00	0
TOTALS	228,927,707.60	100.0000	5,000

State of Texas §

County of Grayson §

RESOLUTION NO. _____

A RESOLUTION OF THE _____ (name of taxing unit)
CASTING VOTES TO ELECT CANDIDATES TO SERVE
AS MEMBERS OF THE GRAYSON CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS

WHEREAS, the quality of the property tax system depends on the appraisal district's board of directors. Individuals serving on the board of directors bring to the board knowledge, judgment and expertise in establishing policies and procedures for the district's organization and operation.

WHEREAS, the members of the board of directors are nominated and selected by the governing bodies of voting taxing units in the appraisal district.

WHEREAS, a board of five directors governs each central appraisal district, plus the tax-assessor collector as a nonvoting director (if not regularly appointed).

WHEREAS, the county, county college, cities and towns and school districts participating in the district nominate and select directors.

WHEREAS, the chief appraiser has notified the voting taxing units of the number of votes it may cast.

WHEREAS, the voting taxing units have nominated candidates.

WHEREAS, the chief appraiser has prepared a ballot listing the nominees alphabetically by each candidate's last name.

WHEREAS, the chief appraiser has delivered a copy of this ballot to the presiding officer of the governing body of each voting unit.

WHEREAS, each voting unit must cast its vote by written resolution and submit it to the chief appraiser before December 15.

WHEREAS, this unit may cast all its votes for one candidate or may distribute the votes among any number of candidates.

NOW THEREFORE, BE IT RESOLVED that on this date, in a properly noticed public meeting, BY THE _____ (name of taxing unit) in accordance with the statutory requirements set out in Texas Property Tax Code section 6.03, that the votes of this body are cast for the candidate(s) for the position of director of the Grayson Central Appraisal District as follows:

Candidate	Number of Votes
_____	_____
_____	_____

SIGNED this ____ day of _____, 2019.

(Title of presiding officer)

Attested:

Secretary



GREATER TEXOMA UTILITY AUTHORITY

5100 AIRPORT DRIVE
DENISON, TEXAS 75020-8448
903/786-4433
FAX: 903/786-8211
www.gtua.org

MEMO

TO: Mayors, General Law Member Cities

FROM: Drew Satterwhite, P.E.
General Manager

DATE: October 21, 2019

RE: Board Representation for General Law Cities

The legislation creating the Greater Texoma Utility Authority (Authority) in 1979 made a provision for a representative of the General Law Member Cities of the Authority to serve on the Board of Directors. This person is to be appointed by the General Law Member Cities to serve in Place IX on the Board of Directors of the Authority.

Currently Scott Blackerby serves in this capacity. His term will expire December 31, 2019. The purpose of this memo is to provide the attached nomination form for consideration by your City for the person to hold this position for the term of January 2020 through December 2021. Mr. Blackerby has expressed a willingness to continue serving if re-nominated, or you may wish to nominate another person for this position.

Each Director must be a qualified voter of the municipality that appoints the director. Also, a Director cannot be an officer, employee, or member of the governing body of a municipal corporation.

Attached is a Nomination Form for your City to use in nominating a person as the representative of the General Law Cities for the period of January 2020 through December 2021. Please complete this form and return it to the Authority by Friday, November 22, 2019, either by mail to 5100 Airport Drive, Denison Texas 75020, by facsimile to 903-786-8211, or by e-mail to gtua@gtua.org.

NOMINATION

The City of _____ hereby nominates _____
to serve on the Greater Texoma Utility Authority Board of Directors as representative for the General Law Cities for the
term beginning January 1, 2020 and ending December 31, 2021.

Signature

Name

Position

City of _____

Date _____