

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

October 26th, 2011

12:00 P.M., BEST CENTER

I. Call to Order

II. Recognition of Citizens and Visitors

III. Business Items for Discussion and Possible Action

A. Receive report on status of State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt county line. Report presented by Barry Heard and Brandon Sparkman, Texas Department of Transportation (TXDOT).

B. Consideration and possible action on Facade Grant Application and Program.

C. Consideration and possible action regarding feasibility study on Tax Increment Financing (TIRZ) presented by Craig Farmer from Freese & Nichols.

D. Consideration and possible action regarding presentation by Allard Research.

E. Consideration and possible action regarding report on water/sewer/street/drainage analysis performed by Daniel and Brown Engineering and Kimley-Horn Engineering.

F. Receive reports from 4A EDC board members for Board meetings of Collin College, NTMWD, Collin County Area Realtors and Collin County Commissioner's Court.

G. Consideration and possible approval of items for payment:

Lunch

Other Items

H. Consideration and possible action regarding financial statements for September, 2011 and budget amendments.

I. Consideration and possible approval of the minutes of the September 21st, 2011 meeting.

IV. Discussion in Contemplation of Placing Items on Future Agenda

V. Adjournment

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

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

I, Daphne Hamlin, Finance Director certify that the above Agenda for October 26th, 2011 was posted in the regular posting place of the City of Farmersville on the 21st day of October, 2011 at 5:00 p.m.



Daphne Hamlin



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 26th, 2011
SUBJECT: Receive report on status of the State Highway 380

Receive report on status of the State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt County Line. Report presented by John Hudspeth, Texas Department of Transportation (TXDOT).



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE October 26th, 2011
SUBJECT: Consideration and possible action on Façade Grant Application and Program

Consideration and possible action on Façade Grant Application and Program



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 26th, 2011
SUBJECT: Update on Tax Increment Financing (TIRZ)

Consideration and possible action regarding feasibility study on Tax Increment Financing (TIRZ) presented by Craig Farmer from Freese & Nichols.



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 26th, 2011
SUBJECT: Consideration and possible action regarding presentation by Allard Research

Consideration and possible action regarding presentation by Allard Research



Farmersville

DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 26th, 2011
SUBJECT: Consideration and possible action regarding report on
water/sewer/street/drainage analysis

Consideration and possible action regarding report on
water/sewer/street/drainage analysis performed by Daniel and Brown
Engineering and Kimley-Horn Engineering



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 26th, 2011
SUBJECT: Receive reports from 4A EDC board members

Receive reports from 4A EDC board members for Board meetings of Collin College, NTMWD, Collin County Area Realtors and Collin County Commissioner's Court

COMMISSIONERS COURT

Dates and Time: See attached for details.

NTMWD

Dates and Time: Meets the 4th Thursday of every month
October 27th, @4:00p.m.

Location:
505 E. Brown Street, Wylie, Texas

COLLIN COLLEGE

Dates and Time:
Meets the 4th Tuesday of every month
October 25th, 2011 @ 7:00p.m.

Location:
The CCCD Meetings are at the Courtyard Center, in Plano, 4th Floor Board Room unless otherwise announced. Announcement of meetings are posted on the CCCD website. (Roughly intersection of Park Blvd and Preston RD. Just N. of Bush Tollway about one block E. of Preston, Rd.

COLLIN COUNTY AREA REALTORS

Meets the 1st Thursday of every month
November 3rd, 2011 @ 8:30 a.m



Collin County Public Notices

[Sign In](#)

The following is the list of current meeting notices for Collin County affiliated boards and committees. Please click on the title of the meeting you would like to view.

Meeting Announcements (Click On Heading to see Details) ▼

Title	Date and Time
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	10/24/2011 1:30 PM
Collin County CPS Meeting !NEW	10/24/2011 5:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	11/7/2011 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	11/14/2011 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	11/21/2011 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	12/5/2011 6:00 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	12/12/2011 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	12/19/2011 1:30 PM

General Announcements ▼

Title	Expires
Notice: Proposed Westminster 138 kV Transmission Line Project	11/30/2011
Collin County Indigent Health Care Public Notice	8/31/2012
NOTICE OF ADOPTED FISCAL YEAR 2012 COMPENSATION FOR COLLIN COUNTY ELECTED OFFICIALS	9/30/2012
Notice of Effective Tax Rate	1/31/2012
Disaster designation for 213 Texas counties	1/31/2012
NOTICE OF PROPOSED FY 2011 COMPENSATION for Elected Officials	10/31/2011
2010 Property Tax Rates in Collin County	10/31/2011

Meeting Minutes (Click On Heading to see Details) ▼

Type Name	Modified	Modified By	Checked Out To
CPS September 2011 minutes (2) !NEW	10/18/2011 3:29 PM	rhonda2	
Commissioners Court Minutes 09-27-11 !NEW	10/18/2011 1:08 PM	shepherdge	
Health Care Foundation Minutes 09-27-11 !NEW	10/18/2011 1:08 PM	shepherdge	
Collin County Toll Road Authority Minutes 09-19-11 !NEW	10/18/2011 1:08 PM	shepherdge	
Commissioners Court Minutes 09-19-11	10/12/2011 11:08 AM	shepherdge	
Health Care Foundation Minutes 09-19-11	10/12/2011 11:08 AM	shepherdge	
Commissioners Court Minutes 09-12-11	10/6/2011 4:03 PM	shepherdge	
Health Care Foundation Minutes 09-12-11	10/6/2011 4:03 PM	shepherdge	
Commissioners Court Minutes 09-06-11 Special Session	9/29/2011 3:38 PM	shepherdge	
Collin County Toll Road Authority Minutes 08-22-11	9/28/2011 2:43 PM	shepherdge	
Commissioners Court Minutes 08-17-11 Workshop	9/28/2011 2:43 PM	shepherdge	
Commissioners Court Minutes 08-15 - 17-11 Budget Workshop	9/28/2011 2:43 PM	shepherdge	



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 21st, 2011
SUBJECT: Items for payment

Consideration with possible action on items for payment

(1) Lunch



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 26th, 2011
SUBJECT: September 2011 Financial Statements

**Consideration and possible action regarding financial statements for
September, 2011 and budget amendments.**

Farmersville Economic Development Corp 4A

September 2011

Statement Balance 09-01-2011	\$22,739.86
Deposits:	
Sales Tax:	\$13,601.71
Cking Int .10%	\$2.60
CD Interest	\$191.10
Transfer from Texpool	\$-
Transfer to Texpool	
Checks 1030,1031,1029	<u>\$(8,042.33)</u>
Statement balance 09-30-2011	\$28,492.94

Outstanding Transactions

Sales Tax	\$11,463.95
Transfer to Texpool	
CD Interest	

Balance 10-06-2011	<u>\$39,956.89</u>
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SUMMARY OF ACTIVITY
 IN TEXPOOL INVESTMENT ACCOUNTS
 ECONOMIC DEVELOPMENT

	4A INVESTMENT ACCT	4A Certificate of Deposit
Beginning Market Value for reporting period	\$365,701.31	
Changes in Market Value:		
Deposits		
Withdrawals		
Interest Earned	\$27.92	
Ending Market Value for Period	\$365,729.23	\$250,000.00

Weighted average maturity = 48 days

The Public Funds Investment Act (Sec.2256.008) requires the City's Investment Officer to obtain 10 hrs. of continuing education each period from a source approved by the governing body. Listed below are courses Daphne Hamlin will complete to satisfy that requirements.

- 06-2010 NCTCOG - Public Funds Investment Act Part 1 6 hrs.
- 06-2010 NCTCOG - Public Funds Investment Act Part 11 6 hrs.

I hereby certify that the City of Farmersville's Investment Portfolio is in compliance with the City's investment strategy as expressed in the City's Investment Policy (Resolution 99-17, and with relevant provisions of the law.



Daphne Hamlin, City Investment Officer

Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2011

	FY10 Budget	October	November	December	January	February	March	April	May
Beginning Bank Balance		\$38,481.51	\$4,744.28	\$17,535.83	\$27,724.95	\$16,359.81	\$23,097.05	\$423.81	\$5,743.67
Deposits	\$125,000.00	\$10,940.60	\$12,645.27	\$10,209.66	\$9,902.51	\$12,639.30	\$10,547.29	\$8,918.06	\$13,354.30
Sales Tax Collections	\$3,600.00	\$3.68	\$1.99	\$0.86	\$1.72	\$1.72	\$2.39	\$2.75	\$0.98
Interest Income cking							\$5,500.00		
Misc (accts rec)(JD Russell loan)									
Transfer from Texpool to First Bank									
Transfer funds to CD									
Transfer to Texpool		\$(45,000.00)							
CD Interest Earned		\$318.49	\$222.95	\$184.93	\$191.10	\$191.10	\$172.60	\$191.10	\$184.93
Total Revenue	\$128,600.00	\$4,744.28	\$17,614.49	\$27,931.28	\$37,820.28	\$29,191.93	\$39,319.33	\$9,535.72	\$19,283.88
Expenses:									
Administration	\$7,000.00								
Profession Fee(PR Specialist)	\$1,750.00								
Meeting Expenses	\$750.00		\$78.65	\$71.32	\$86.25	\$98.54	\$78.77	\$79.81	\$80.50
Dues/School/Travel	\$500.00						\$79.00		
Office Supplies	\$200.00			\$135.01					
Marketing/promotion Expenses									
Marketing/Promotion Expenses/Advertising	\$12,500.00						\$1,000.00		
NCCLP	\$500.00								
Book of Business	\$3,500.00								
Collin College Sponsorship	\$5,000.00				\$5,500.00	\$375.00	\$510.00		\$975.00
Legal Service	\$500.00							\$150.00	
Farmersville Rotary			\$78.65	\$206.33	\$5,586.25	\$473.54	\$1,667.77	\$229.81	\$1,055.50
Total Expenditures	\$32,200.00		\$78.65	\$206.33	\$5,586.25	\$473.54	\$1,667.77	\$229.81	\$1,055.50
Directive Business Incentives									
Highway 380/South Main Street Design	\$150,000.00				\$15,874.22	\$5,621.34	\$37,227.75	\$3,562.24	
Collin College Project	\$100,000.00								
NTMWD Regional WW Treatment	\$150,000.00								
Infrastructure Planning	\$25,000.00								
Planning Community Profile	\$5,000.00								
Community Profile	\$5,000.00								
Façade Grant Program	\$50,000.00								
Total Development Cost	\$485,000.00				\$15,874.22	\$5,621.34	\$37,227.75	\$3,562.24	
Total Expenditures	\$517,200.00								
Revenue vs Expenditures	(\$388,600)								
From Reserves	\$388,600.00								
Balance Budget	\$-								
Total Expenditures			\$78.65	\$206.33	\$21,450.47	\$6,094.88	\$38,895.52	\$3,792.05	\$1,055.50
Ending Bank Balance		\$4,744.28	\$17,535.83	\$27,724.95	\$16,359.81	\$23,097.05	\$423.81	\$5,743.67	\$18,228.38
CD Investment		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
Texpool Balance		\$445,750.30	\$445,818.46	\$445,881.96	\$445,942.07	\$445,992.38	\$440,547.40	\$440,588.04	\$440,619.33
Interest Earned		\$69.31	\$68.16	\$93.50	\$60.11	\$50.31	\$55.02	\$40.64	\$31.29
Total Available Funds		\$700,494.58	\$713,354.29	\$723,606.91	\$712,301.88	\$719,089.43	\$690,971.21	\$696,331.71	\$708,847.71

Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2011

June	July	August	September	YTD
\$18,228.38	\$15,471.79	\$25,367.95	\$36,341.57	
\$9,655.07	\$10,371.91	\$13,601.71	\$11,463.95	\$134,249.63
\$1.52	\$1.32	\$2.22	\$2.60	\$23.75
	\$50,000.00	\$25,000.00		\$80,500.00
				\$-
\$191.10	\$184.93	\$191.10	\$191.10	\$(45,000.00)
\$28,076.07	\$76,029.95	\$64,162.98	\$47,999.22	\$2,415.43
		\$600.00		\$172,188.81
				\$600.00
				\$-
\$80.14	\$99.12	\$80.50	\$42.33	\$875.93
				\$79.00
				\$135.01
				\$-
			\$5,000.00	\$6,000.00
				\$-
				\$-
	\$975.00	\$480.00		\$5,500.00
				\$3,315.00
\$80.14	\$1,074.12	\$1,160.50	\$5,042.33	\$150.00
				\$16,054.94
				\$-
\$12,524.14	\$49,587.88	\$1,660.91		\$126,058.48
				\$-
		\$25,000.00	\$3,000.00	\$28,000.00
				\$-
				\$-
\$12,524.14	\$49,587.88	\$26,660.91	\$3,000.00	\$154,058.48
				\$-
				\$-
				\$-
\$12,604.28	\$50,662.00	\$27,821.41	\$8,042.33	\$170,113.42
\$15,471.79	\$25,367.95	\$36,341.57	\$39,956.89	
\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	
\$440,648.05	\$390,672.93	\$365,701.31	\$365,729.23	
\$28.72	\$24.88	\$28.38	\$27.92	\$578.24
\$706,119.84	\$666,040.88	\$652,042.88	\$655,686.12	



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 26th, 2011
SUBJECT: Meeting minutes for September 21st, 2011

Consideration and possible approval of the minutes of September 21st, 2011 meeting.

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

September 21st, 2011

The Farmersville EDC met in regular session on September 21st, 2011, at 12:00 p.m. at the City of Farmersville Chambers with the following members present: Eddy Daniel, Bob Collins, Stefanie Hurst, Chris Lair, and Robbie Tedford. Staff members present were City Public Works Director Ben White, and Finance Director Daphne Hamlin. Guests recognized was Chamber Representative

CALL TO ORDER

Eddy Daniel convened the meeting at 12:00 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Guests recognized was Chamber Representative

RECEIVE REPORT ON STATUS OF STATE HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE. REPORT PRESENTED BY BARRY HEARD AND BRANDON SPARKMAN, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)

Brandon Sparkman and Barry Heard with TXDOT could not be present.

Ben White stated relocation has started on Phase III; also stated Phase II is going well. Eddy Daniel did not foresee any outstanding issues.

REVIEW AND POSSIBLE ACTION ON FAÇADE GRANT APPLICATION

The Board reviewed the application submitted from Randy Clark, owner of Tony's Mexican Restaurant. The façade grant application is a 50% matching grant up to \$25,000. On a motion from Robbie Tedford and a second from Bob Collins, the Board approved the Façade Grant application submitted by Tony's Mexican Restaurant pending the completion of signed application before September 30, 2011 Motion carried unanimously.

Another faced grant application was also submitted by Joe McKee, owner of Dairy Queen Restaurant. Eddy Daniel instructed Daphne Hamlin to contact Joe McKee to submit the renderings and estimates.

UPDATE ON TAX INCREMENT FINANCING (TIRZ) PRESENTED BY CRAIG FARMER FROM FREESE AND NICHOLS.

John Moran could not be present. Eddy Daniel is to contact Craig Farmers to follow up on the status of the feasibility study.

DISCUSS AND APPOINT ECONOMIC DEVELOPMENT MEMBERS FOR BOARD MEETINGS OF COLLIN COLLEGE, NTMWD, COLLIN COUNTY AREA REALTORS AND THE COMMISSIONER'S COURT

The Board's schedule of the meetings for members to volunteer as follows:

NTMWD – Stefanie Hurst

Collin College – Bob Collins presented an update regarding the status of the Collin College meeting.

Commission's Court – Eddy Daniel

Collin Co Area Realtor Meeting – Robbie Tedford

The Board will continue to review the schedule on a monthly basis.

ITEMS FOR PAYMENT APPROVED

A motion was made by Stefanie Hurst and second by Chris Lair the Board to approve the invoices as listed for payment. Motion carried unanimously.

FINANCIAL STATEMENTS FOR AUGUST 2011

On a motion by Robbie Tedford and a second by Bob Collins, the Board approved financials the for August 2011. Motion carried unanimously.

MEETING MINUTES OF AUGUST 17TH 2011

On a motion by Robbie Tedford and a second by Stefanie Hurst, the Board approved the meeting minutes of the August 17th, 2011 meeting. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Update on Water/Sewer/Drainage/Street Analysis

Update on TIRZ

ADJOURNMENT

The Board adjourned at 1:00 p.m.

Eddy Daniel, President

ATTEST:

Stefanie Hurst, Secretary