

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MINUTES

May 18th, 2011

The Farmersville Economic Development Corporation met in regular session on April 20th, 2011, at 12:00 p.m. at the City of Farmersville Best Center with the following members present: Joe Helmberger, Craig Overstreet, Stefanie Hurst, Robbie Tedford, and Eddy Daniel. Staff members present were City Public Works Director Ben White, and Finance Director Daphne Hamlin.

CALL TO ORDER

Joe Helmberger convened the meeting at 12:10 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Recognized were Brandon Sparkman and Barry Heard with the Texas Department of Transportation, Chris Lair representing the Farmersville Chamber of Commerce, and Anna Carrillo with Kimley-Horn Engineering.

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)

Barry Heard and Brandon Sparkman with TxDOT came to present an update to the Board.

Phase I is still on schedule. Barry Heard stated traffic has been moved over to the South side of the roadway. Completion date is June 2011.

Phase II Brandon Sparkman stated Caddo Basin has successfully moved utilities and has requested reimbursement.

Phase III scheduled letting for July 7th, 2011. Still working on finalizing railroad agreement. TxDOT has received KCS estimation and is just waiting on all the paperwork to line up to finalize agreement. Barry Heard stated that Mousa has contacted COG on securing additional funding to eliminate the Walnut Street crossing and to construct the cul-de-sac. Barry Heard stated that on the South Side they are proposing to construct a loop back to Highway 380. Barry Heard stated that the estimated received from the City was about \$100,000.00 more than what was anticipated because of the cul-de-sac on the north side of the crossing. Barry stated that he needs more feedback from the City on this issue. Barry also stated that the cul-de-sac on the north side will not fit as currently engineered and that is why TxDOT devised the loop to connect to Highway 380 (because of the limited right-of-way). Joe Helmberger suggested that TxDOT coordinate with the City of Farmersville's Public Works Director to resolve this issue. Mr. Helmberger stated that when 4A met last month we were told that the crossing was in and the cul-de-sacs were out. Eddy Daniel mentioned that the letter received from TxDOT stated the plans were going to stay with the railroad crossing included. Barry Heard agreed that is what the letter said but,

at the same time, TxDOT is still working on a way to eliminate the crossing. Barry brought up the utility relocation for Phase III and asked when this will be done. Joe Helmberger stated that the City has received plans from Hayter Engineering on the Highway 380 utility relocation plans and they are 90-95% complete. Joe Helmberger asked Barry Heard if he has received those plans. Eddy Daniel stated he has received them for Hayter Engineering last Friday. Eddy Daniel is to review plans and forward to Hayter with any comments and then Hayter will send to TxDOT for final approval.

RECEIVE UPDATE REGARDING SOUTH MAIN STREET BRIDGE RE-DESIGN AND AESTHETICS

Joe Helmberger stated we still have not received anything on what the bridge and retaining walls are going to look like. Brandon Sparkman said they have talked with Patrick and he is going to give dimensioned drawings. Patrick has the brand and what it will look like on the retaining wall but it is not dimensioned. Barry Heard stated once the dimensioned drawing is received final renderings can be prepared. Barry said the form liners they are proposing are the same as those used on the Highway 289 and Highway 380 intersection. Brandon Sparkman stated at one time it was mentioned that the name Farmersville was to be placed on the side of the beams. Brandon stated that since the bridge design has changed there just is no room because it would be too small to read. Joe Helmberger asked if it is going to say South Main anywhere. Brandon Sparkman said on signage but nothing on actual bridge. Barry Heard said he is going to get with Patrick again on placing South Main on Bridge. Eddy Daniel stated that the rails on the bridge are called classic rails and there any way to add signage. Barry Heard said if we went back to the other railing it could be possible.

RECEIVE A PRESENTATION WITH POSSIBLE ACTION FROM ANNA CARRILLO WITH KIMLEY HORN ENGINEERING AND BEN WHITE CITY OF FARMERSVILLE PUBLIC WORKS DIRECTOR REGARDING EXISTING CITY STREETS.

Anna Carrillo with Kimley-Horn Engineering gave a power point presentation on how to implement a maintenance and rehabilitation plan for our city streets, how to tell the difference between the two and how to implement. Anna stated the first thing that needs to be done is evaluate the streets. Joe Helmberger stated after the presentation that the 4A board does have a few line items in the budget that this program could fall into. Robbie Tedford asked what the dollar amount to implement this plan is. Ben White said it could be between (5) five and (10) ten thousand dollars. Anna Carrillo stated that you can get very sophisticated with this program. Anna also stated that they can start with a general overview of the drainage issues in the City then maybe take it to the next phase. Craig Overstreet asked would this be a three to five year implementation plan? Ben White said in his opinion it would cover twenty years of proposed improvements. Joe Helmberger stated that they are aware of drainage issues (not huge because have not received any complaints). The drainage issue on McKinney Street (which is a state highway) is the ditch there is not capable of handling the run off. Ben White said that he is aware that the City could raise funds by implementing a Stormwater fee. Joe Helmberger stated he is aware that there is an immediate need to correct streets. Eddy Daniel suggested a comprehensive plan that includes water, wastewater, and streets. Eddy Daniel suggested that both firms work together and that Kimley-Horn bring back to the board a plan for a comprehensive study on the streets and drainage and that Daniel and Brown bring back to

the board a plan for a comprehensive study on water/wastewater. Joe Helmberger suggested that at the next regularly 4A meeting that Kimley-Horn and Daniel and Brown bring back a proposal for a street, drainage, water, and waste water comprehensive plan

REVIEW AND POSSIBLE ACTION ON FAÇADE GRANT APPLICATION

No Action. On Next scheduled Meeting the board to review budget and application process.

REVIEW CURRENT BUDGET AND HOLD PRELIMINARY MEETING FOR NEXT YEAR'S BUDGET AND GOALS

Joe Helmberger brought up that 4A has made the status of Legacy Partner which means that we have donated over \$20,000 dollars to Collin County Community College. Joe suggested that in next year's budget to increase donation to \$10,000.00 dollars. He also suggested under line item Development (Collin College Project) to add electrical since we already have sewer and streets. He also asked the 4A board to consider the future East Farmersville Industrial Park sanitary sewer needs.

Joe Helmberger suggested that under Goals a creation of T.I.R.Z. encompassing the Farmersville Market Center property, College Property and the Camden Property. Joe Helmberger stated to create a T.I.R.Z. program will cost approximately \$30,000.00 thousand.

DISCUSSION ON FUTURE LAND USE FOR MCKINNEY STREET

No Action

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

Joe Helmberger term is up and asked if anyone would consider taking the NTMWD meetings. Eddy Daniel said he would take Joe Helmbergers place in meetings.

Board took no action on this item.

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

NTMWD – Eddy Daniel

Collin College – Craig Overstreet

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

Motion made by Robbie Tedford to approve invoices as listed for payment, second by Craig Overstreet. Motion approved unanimously.

FINANCIAL STATEMENTS FOR APRIL 2011

On a motion by Eddie Daniel and a second by Stefanie Hurst, the financials for February and April 2011 were approved. Motion carried unanimously.

MEETING MINUTES OF APRIL 20TH 2011

On a motion by Eddy Daniel and a second by Stefanie Hurst, the Board approved the meeting minutes of April 20th, 2011. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Reorganize Board Members. Eddie Daniel wants to place an item on the next agenda to discuss Future Land use on McKinney Street. Proposed Budget and Goals.


ADJOURNMENT

The Board adjourned at 1:07 p.m.

ATTEST:



Stefanie Hurst, Secretary



~~Joe Helmberger, President~~
Eddy Daniel