

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

June 18th, 2015; 7:00 p.m.

City Hall Council Chambers

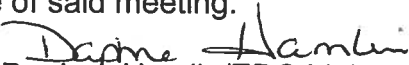
- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Welcome Incoming EDC Board member and Administer Oath of Office**
Reorganize Board of Directors by electing a President, Vice President and Secretary for the upcoming Year.
- IV. Business Items for Discussion and Possible Action**
 - A. Receive report on status of State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt county line.**
 - B. Update regarding Collin College Campus**
 - C. Receive report on status of Collin College Small Business Development Center regarding assisting small businesses.**
 - D. Discussion and possible action regarding proposed City of Farmersville wastewater facility engineer.**
 - E. Discussion and possible action regarding Farmersville Towne Centre Planner**
 - F. Receive report on status of fiber-optic cable for the City.**
 - G. Review information received from Robbie Robinson regarding Collin County Growth.**
 - H. Budget Workshop**
 - I. Consideration and possible action regarding financial statements for May 2015, and required budget amendments.**
 - J. Consideration and possible approval of the minutes of the May 21st, 2015 meeting.**
- V. Discussion in Contemplation of Placing Items on Future Agenda**
- VI. 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.**

The Farmersville Economic Development Board (4A) reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues,) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information)

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972- 782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in

the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted June 15th, 2015 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.


Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
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.

ACTION: No action informational purpose only.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: Collin College Campus

Update regarding Collin College Campus

ACTION: No action informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: Small Business Development

Receive a report regarding Collin College Small Business Development Center regarding assisting small businesses.

ACTION: No action informational purpose only.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: Wastewater Facility

Consideration and possible action regarding proposed City of Farmersville
Wastewater Facility engineer



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: Farmersville Towne Centre

Discussion and possible action regarding Farmersville Towne Centre
Concept Planner



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: Fiber-optic cable

Receive report regarding fiber-optic cable for City of Farmersville



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: Collin County Growth

Receive report regarding information received from Robbie Robinson

This contains information, and ideas important to the long term future of Collin County. This information is from reports by the State Demographer, the Texas State Data Center, and the Hobby Center for the Study of Texas at Rice University. Hence this should be given serious consideration. It is possible the population of Collin County could increase from it 850,000 to 4,400,000 by 2025. That would make it the most This contains information, and ideas important to the long term future of Collin County. This information is from reports by the State Demographer, the Texas State Data Center, and the Hobby Center for the Study of Texas at Rice University. Hence this should be given serious consideration. It is possible the population of Collin County could increase from it 850,000 to 4,400,000 by 2025. That would make it the most densely populated county in Texas. Now is the time to act while costs are relatively low. We don't have to build the roads, etc. yet, but we ought to buy the land in the near future as it will only increase in price. In ten years much less 25 years, it may not be available. We need to discuss this, think about it, plan, and take action as appropriate. The sooner the better.

The attachment is a summary of the State and Rice information and my own musings. Consider it a start and add to it. Send me your additions and I will try to keep a master list. Put any changes, additions in a bright color. However I am getting old and will need to shift all this to someone in the not too distant future.

Feel free to forward this.

I would especially appreciate your thoughts on the next steps to generate ideas and actions regarding this issue

If any of your government organizations (City Councils, etc.) or civic organizations would like a briefing on this, they can contact me.

As this will have a wide distribution and few of you know me, my resume is also attached.

Robbie Robinson, Ph.D.
972-403-1515
469-964-1515 cell
r.l.robinson@att.net

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A Call to Action throughout Collin County

May 16, 2015

by

George (Robbie) Robinson, Ph.D.

Outline

1. (word) Concerns about Collin County Growth
2. (word) Who Will Be the Winners? (Why do People Relocate to Texas?)
3. (PDF) Texas Job Gains (Cox School of Business at SMU)
4. (Excel) Summary: Texas Population Projections 2010 to 2050 (State Demographer and Texas State Data Center)
5. Report: Texas Population Projections 2010 to 2050 (State Demographer)
6. (word) Population Density by County (Hobby Center for the Study of Texas at Rice University and the Texas State Data Center)
7. (PDF) County Infrastructure Implications
8. (word) A Few Ideas to Deal with Growth/Start Our Thinking
9. (word) Next Steps

PLEASE FORWARD TO OTHERS

Home/Office: 972-403-1515

Fax: 972-378-7845

r.l.robinson@att.net

1. Concerns About Collin County Projected Growth

May 15, 2015

Robbie Robinson, PhD (CE)

Collin County and especially its major cities have experienced significant growth generated by the success of the Legacy development, relocations of large prominent corporations (See: Who Will be the Winners by SMU School of Business), pro-business city councils, the proximity to DFW Airport, right to work laws, no income tax, etc. this is bolstered by the fact that Texas has the largest annual increase in employment of any state by far (See: Job Gains). Hence Plano, Frisco, McKinney had the largest growth rates in the nation at different times. During one recent year, Collin County had the largest growth rate in the nation.

Growth will not just continue but is projected to increase substantially (See: Texas Population Projection Chart). A report by the Hobby Center for the Study of Texas at Rice University projects an aggressive growth of Collin County from 889,000 in 2010 to 4,410,800 in 2050 (See: Population Density of Selected Counties). The Office of the State Demographer and the Texas Data Center developed several scenarios based on different migration rates between now and 2050. Using an average of the three scenarios showing Collin County's population will grow from 782,341 in 2010 to 1,840,860 in 2050 (called the 0.5 scenario). Therefore using an average growth rate, it is likely that the population over the next 35 years will more than double with a worst case of increasing our current size by 5 times to 4.4 million (called the 1.0 scenario). We are already seeing significant issues with water and traffic from the existing growth much less a doubling or greater.

The availability of essential resources will restrict our ability to accommodate this added growth.

Now is the time to start planning and taking the necessary steps to minimize the issues this growth will create. These issues include roads, water, distribution of power, trash, sanitary sewage, housing, zoning, rail, sustainable communities, schools, etc. The attached (See: Collin County Infrastructure Issues) discusses these in a bit more detail but is far from complete. Any additional issues? Who is responsible for developing and implementing solutions for these issues—some are obvious but others are not?

As an example, consider trash disposal. Trash dumps require a lot of acreage. The NTMWD is currently using a large dump east of McKinney. Is that really adequate to handle this growth or should we, as a matter of prudence, be planning for more dumps? If so we need to purchase the land now while it is relatively cheap, is still available, and is not yet surrounded by homes whose occupants would strenuously object to an adjacent dump site. If this land is not needed in the future, it could be sold for a substantial profit!

My point is this. Now, not a year from now is the time the county and its various entities must work together to plan and take appropriate actions to assure sufficient resources will be available to satisfy our future needs.

- Land for roads, ROWs, will become more expensive with time.
- Interest rates are relatively low.
- Rapid building of houses, etc. will prevent construction of landfills, sewage plants, power lines, major roads, etc. due to strenuous objections by nearby homeowners.
- Have projects available for state/federal funding so we can make an immediate commitment to obtain their funding.
- Sustainable communities are increasingly important.
- Etc.

Hopefully this is already being done, but is it enough, will it be timely, and where are the resources to make it happen? Who is responsible for any given issue? Time is NOT on our side. All I am trying to do is get us thinking, planning, raising funds, and taking timely action as appropriate.

George (Robbie) Robinson, PhD (CEng)

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972-403-1515 o/h

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2. Who Will Be the Winners?

SMU School of Business

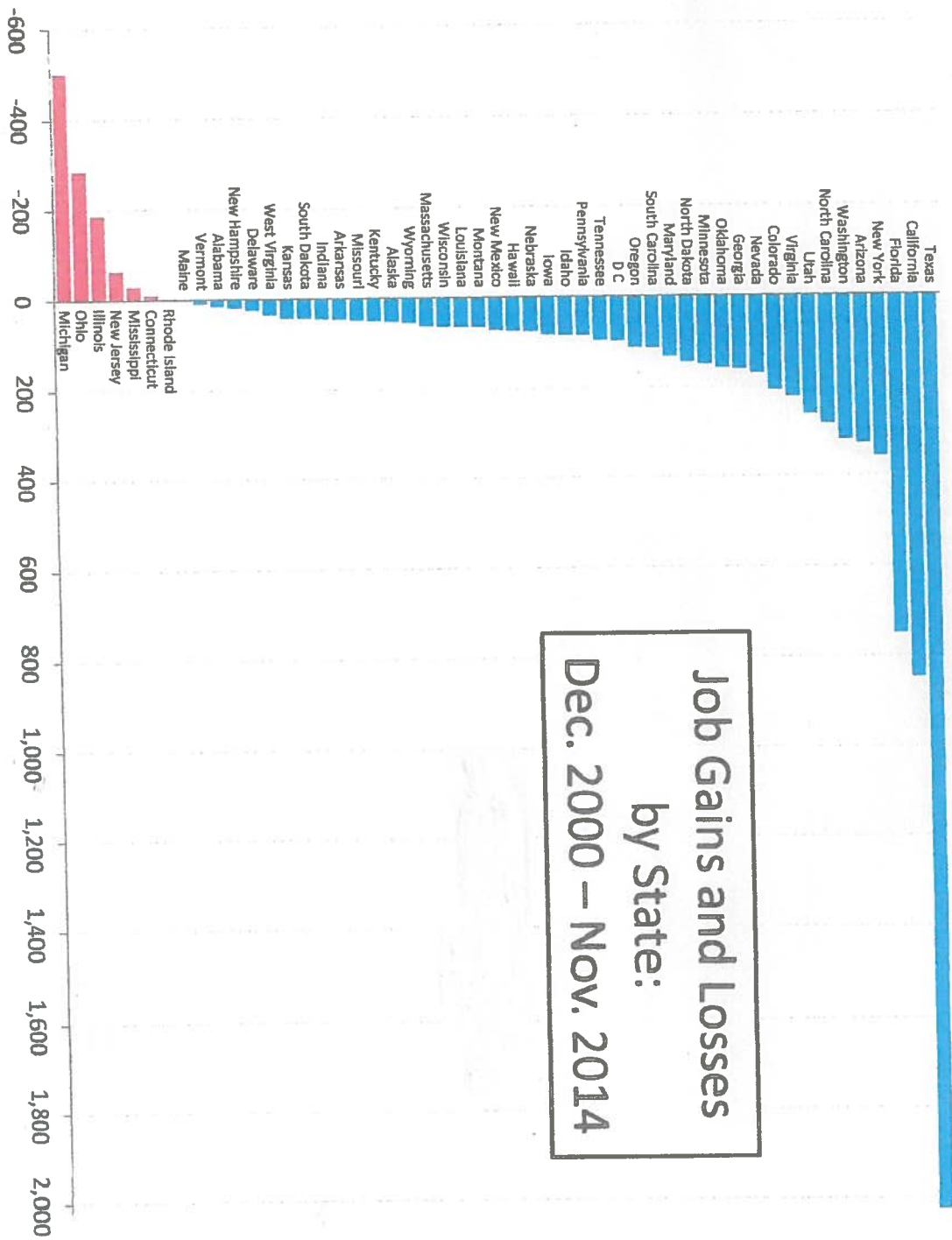
Or

(Why do People Relocate to Texas)

Corporate site selection includes:

- Low Taxes
- Low Cost of Doing Business
 - Land
 - Labor
 - Energy
- Free Labor Markets
- Location Advantages
 - Mid USA
- Business Friendly Environment
 - State level
 - City level
- Quality of Life
 - ISDs
 - Safety
 - Housing options
 - Relatively easy commutes
 - Etc.
- DFW Airport
 - Easy access to/from the world

Job Gains and Losses by State: Dec. 2000 – Nov. 2014





Included in this Brief:

- Non-Hispanic Other, mostly Asian Americans, projected to grow at fastest rate.
- Hispanic population will likely surpass the Anglo population by 2020.
- Those over 65 years of age projected to more than triple in size.
- Much of the population growth is projected to come from the large urban counties of Harris, Dallas, Tarrant, Bexar, and Travis.

The Office of the State Demographer is responsible for interpreting and communicating information on demographic and socioeconomic issues for the State of Texas to the public and the legislature.

JANUARY 2013

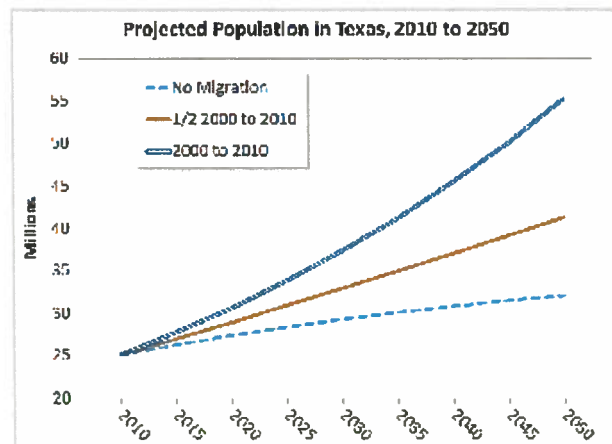
TEXAS POPULATION PROJECTIONS, 2010 TO 2050

Lloyd B. Potter, Ph.D.
State Demographer

Nazrul Hoque, Ph.D.
Texas State Data Center

The Office of the State Demographer and the Texas State Data Center produce population projections for 40 years beyond the most recent Census. In the most recent set of projections, three alternative migration scenarios are used: one with no migration (Zero), one with the migration patterns observed in Texas between 2000 and 2010 (1.0 scenario), and one that is half the migration of 2000-2010 (0.5 scenario). The Zero scenario yields a population of 32.1 million in 2050. The 1.0 scenario reflects rapid growth in many areas of the State and yields a total population of 55.2 million in 2050. The 0.5 scenario represents an approximate average of the zero and 1.0 migration scenarios and produces a projected population of 41.3 million in 2050.

This document provides a snapshot of the statewide population projections for 2010 to 2050 using the 0.5 scenario. This scenario is presented here as it represents the recommended scenario for most purposes in conducting long-term planning. Projections using the other migration scenarios and our full methodology can be found on our website or by contacting our office.

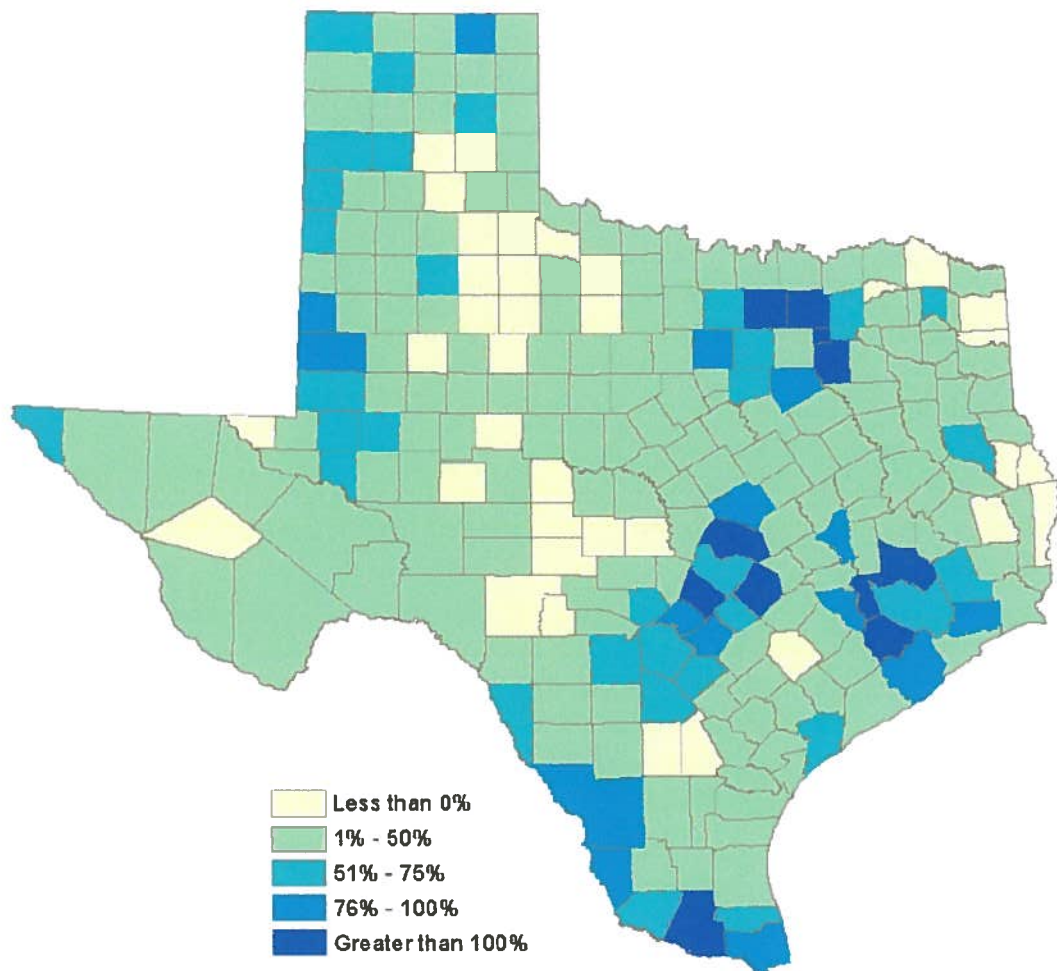


Projected Geographic Distribution of the Population

All of the population projections suggest that the majority of Texas counties will experience continued steady population growth between 2010 and 2050. This is especially the case for suburban counties surrounding the large urban centers of Dallas-Fort Worth, Houston, San Antonio, and Austin. While many of the large urban counties are

also projected to experience growth rates of over 50 percent, Dallas County is projected to grow at a slower pace, experiencing a growth rate of less than 50 percent between 2010 and 2050. Other counties that are projected to experience rapid growth between now and 2050 are counties along the southern border and select counties in the Panhandle region. Our projections suggest a continued population decline in a number of counties in West Texas and a few counties in parts of East Texas.

Projected Percent Population Change in Texas Counties, 2010 to 2050
0.5 Migration Scenario



Projections by Age, Sex, and Race/Ethnicity

Age

The age categories including Texans over 45 years of age are projected to grow at the fastest rate, when compared to the other age categories. Seniors, those over 65 years of age, are projected to more than triple in size from 2010 to 2050, exceeding 7.8 million. The age category including those 45 to 64 years of age is projected to grow by half by 2050 to a population of over 9.3 million. The younger age categories are projected to continue a slower but steady growth.

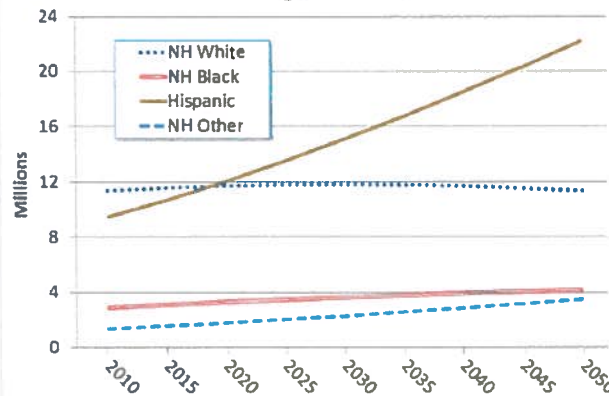
Sex

Projections show equal proportions of males and females in the state, each projected to grow to over 20 million by 2050, with slightly more males than females.

Race/Ethnicity

Projections indicate that the non-Hispanic Other group, consisting of mostly Asian Americans, will grow at the fastest rate, when compared to other racial/ethnic categories. The non-Hispanic Other population is projected to near 3.5 million by 2050, a population growth rate of nearly 2.5 times the 2010 population. While the non-Hispanic Other population is growing at the fastest rate, it is projected they will

Projected Population for Texas by Race/Ethnicity, 2010 to 2050
0.5 Migration Scenario



continue to make up the smallest proportion of the total State population when compared to other race/ethnicity categories.

The Hispanic population is growing at a rapid rate as well as increasing its proportion of the total State population. Our projections suggest the Hispanic population will increase to 2.5 times its size in 2010 to 22.3 million by 2050. The non-Hispanic black population is projected to increase at a steady pace, growing to 4.2 million by 2050. In contrast, the non-Hispanic white population is projected to grow at a progressively slower pace through 2040 and then ultimately decreasing from its 2010 base population to a total population of 11.4 million by 2050.

Population Characteristics	Census 2000	Census 2010	Population Projections, 0.5 Migration Scenario			
			2020	2030	2040	2050
Total Population	20,851,820	25,145,561	28,921,650	32,927,245	37,022,513	41,311,221
Male	10,352,910	12,472,280	14,390,420	16,421,211	18,515,771	20,736,328
Female	10,498,910	12,673,281	14,531,230	16,506,034	18,506,742	20,574,893
NH White	10,933,313	11,397,345	11,752,527	11,850,199	11,676,168	11,376,567
NH Black	2,364,255	2,886,825	3,295,218	3,658,975	3,951,928	4,182,147
NH Other	884,586	1,400,470	1,826,459	2,311,724	2,882,667	3,481,648
Hispanic	6,669,666	9,460,921	12,047,446	15,106,347	18,511,750	22,270,859
0-4 Years	1,624,628	1,928,473	2,116,330	2,325,232	2,533,108	2,759,893
5-17 Years	4,262,131	4,937,351	5,342,918	5,817,664	6,393,684	6,989,118
18-44 Years	8,683,202	9,644,824	10,668,181	11,810,552	13,066,125	14,366,948
45-64 Years	4,209,327	6,033,027	6,890,282	7,420,048	8,264,311	9,327,472
65 plus	2,072,532	2,601,886	3,903,939	5,553,749	6,765,285	7,867,790

Population Characteristics	Projected Numeric Change from 2010, 0.5 Migration Scenario				Projected Percent Change from 2010, 0.5 Migration Scenario			
	2020	2030	2040	2050	2020	2030	2040	2050
Total Population	3,776,089	7,781,684	11,876,952	16,165,660	15.02	30.95	47.23	64.29
Male	1,918,140	3,948,931	6,043,491	8,264,048	15.38	31.66	48.46	66.26
Female	1,857,949	3,832,753	5,833,461	7,901,612	14.66	30.24	46.03	62.35
NH White	355,182	452,854	278,823	-20,778	3.12	3.97	2.45	-0.18
NH Black	408,393	772,150	1,065,103	1,295,322	14.15	26.75	36.90	44.87
NH Other	425,989	911,254	1,482,197	2,081,178	30.42	65.07	105.84	148.61
Hispanic	2,586,525	5,645,426	9,050,829	12,809,938	27.34	59.67	95.67	135.40
0-4 Years	187,857	396,759	604,635	831,420	9.74	20.57	31.35	43.11
5-17 Years	405,567	880,313	1,456,333	2,051,767	8.21	17.83	29.50	41.56
18-44 Years	1,023,357	2,165,728	3,421,301	4,722,124	10.61	22.45	35.47	48.96
45-64 Years	857,255	1,387,021	2,231,284	3,294,445	14.21	22.99	36.98	54.61
65 plus	1,302,053	2,951,863	4,163,399	5,265,904	50.04	113.45	160.01	202.39

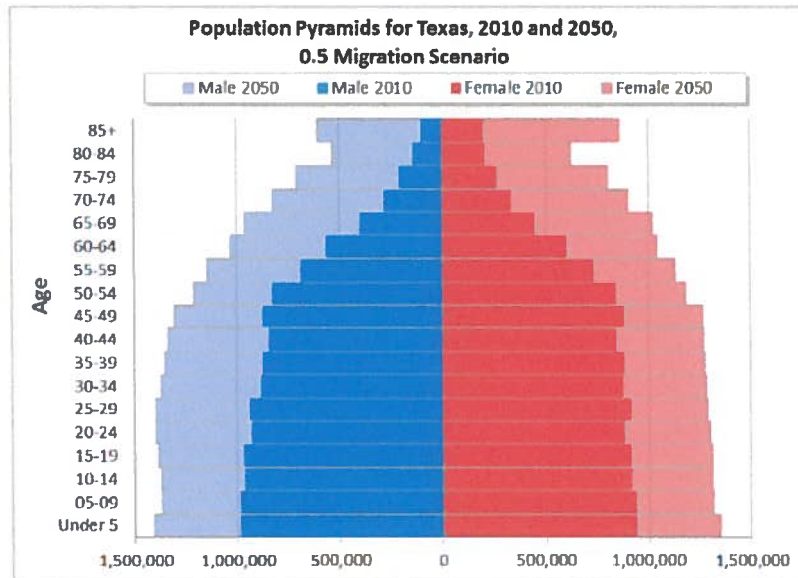
Our population projections suggest the Hispanic population will likely surpass the Anglo population in Texas by 2020. Our population projections also suggest a plateau in population growth among Anglo Texans, while slow but steady growth is projected among Black and Asian Texans.

Projected Age Structure of the Population

Population pyramids for Texas in 2010 and 2050 reveal some key changes in the sex and age structure expected. Most strikingly, the projected population pyramid for Texas in 2050 loses much of its pyramidal shape and begins to look more like a rectangle, with a very broad base — representing the growing proportion of those in the younger age categories, and a very broad “peak” — representing the growing proportion of those in the older age categories.

Fastest Growing and Declining Counties

Numerically, much of the population growth is projected to come from the large urban counties of Harris, Dallas, Tarrant, Bexar and Travis. These counties alone are projected to add 6.1 million between 2010 and 2050. However, in addition to this growth, significant contributions are projected to come from suburban counties surrounding the large



urban counties. The top 10 counties projected to have the fastest growth rates are all suburban counties adjacent to the urban counties of Harris, Dallas, Tarrant, and Travis. All of these suburban counties are projected to more than double their populations between 2010 and 2050, adding a total population of over 4.6 million or 29 percent of the total State population change projected between 2010 and 2050. While Texas is generally characterized by rapid growth, some counties are projected to have declines in population. These counties are mostly rural, more sparsely populated counties in parts of West Texas. The top 10 counties with the lowest percent change, and greatest population decline, are projected to lose between 13 and 44 percent of their populations between 2010 and 2050. The county projected to have the greatest population decline, in terms of percentage, by 2050 is Loving County, also the least populated county in Texas.

These projections, like all projections, involve the use of certain assumptions about future events that may or may not occur. Users of these projections should be aware that although the projections have been prepared with the use of detailed methodologies and with extensive attempts being made to account for existing demographic patterns, they may not accurately project the future population of the State or of particular counties in the State. Complete population projections are available on our website:

<http://txsdc.utsa.edu/Data/TPEPP/Projections/Tables.aspx>

Top 10 Texas Counties with Greatest and Lowest Percent Change between 2010 and 2050

County	2010	2050	Numeric Change	Percent Change
Hays	157,107	474,802	317,695	202.22
Williamson	422,679	1,015,713	593,034	140.30
Fort Bend	585,375	1,394,724	809,349	138.26
Collin	782,341	1,840,860	1,058,519	135.30
Kaufman	103,350	242,718	139,368	134.85
Rockwall	78,337	183,394	105,057	134.11
Montgomery	455,746	1,058,848	603,102	132.33
Denton	662,614	1,535,959	873,345	131.80
Bastrop	74,171	153,180	79,009	106.52
Waller	43,205	88,736	45,531	105.38
Loving	82	46	-36	-43.90
Jeff Davis	2,342	1,897	-445	-19.00
Marion	10,546	8,571	-1,975	-18.73
Coke	3,320	2,710	-610	-18.37
Armstrong	1,901	1,559	-342	-17.99
Motley	1,210	1,019	-191	-15.79
Menard	2,242	1,892	-350	-15.61
Baylor	3,726	3,233	-493	-13.23
Throckmorton	1,641	1,431	-210	-12.80
Real	3,309	2,894	-415	-12.54



P.O. Box 13455
Austin, TX 78701

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<http://osd.state.tx.us>

Email: state_demographer@state.tx.us



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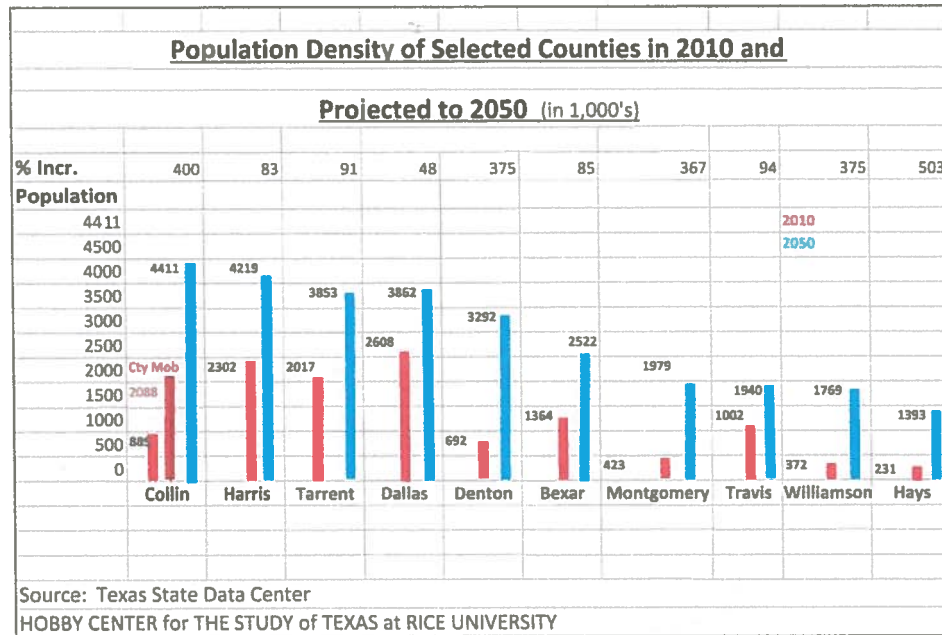
Email: txsdc@utsa.edu

Texas Population Projections 2010 to 2050 by the Office of the State Demographer,
5/15/15.

<u>Year</u>	<u>Comment</u>	<u>County Population</u>	<u>% Growth</u>	<u>Texas Population</u>	<u>% Growth</u>
2014 Existing		885,241		26,956,958	
2050 0.5*		1,840,860	108	41,300,000	53
2050 1.0**		4,411,000	398	55,000,000	104
2054 2014 Cty Mobility Plan		2,088,000	136		

1.0** continuation of migration patterns observed in Texas between 2000-10.
0.5* represents half the migration between 2000-2010 (or 1/2 of 1.0**)

Texas Population Projections 2010 to 2050 by the Office of the State
Demographer, January 2013.



Collin County Infrastructure Issues

05/15/15

Projected County Population: between 1.8 and 4.4 million

Current County Population 900,000

George (Robbie) Robinson, PhD CE

<u>Infrastructure</u>	<u>Issues</u>	<u>Possible Solutions</u>	<u>Responsibility</u>	<u>Solution Ideas</u>
Water	Shortage, wastage, enforcement, need to water yard weekly, Phoenix landscape not acceptable here	Deepen lakes while water levels are low, Problem of where to dispose of excavated dirt, expedite construction of reservoirs, move state boundary so all pumps can be used, negotiate water rights with Okla., enforce conservation, have cities minimize landscaping of new homes, use grey water for yards, buy water from Okla.	NTMWD	
Trash	Land for land fills, incineration, enough land for build out needs.	Buy land NOW before development prohibits landfills, prohibit trash from other counties, incinerate to reduce volume--produce electricity	NTMWD, cities	
Sanitary sewage	How to meet demands, how to dispose,	Set site locations now before development prohibits it. Make fertilizer,	NTMWD	
Change take or pay	Provide conservation incentives down to the individual house/business	revise concept to a more effective one (no incentive?)	NTMWD	
Roads	Congestion, emissions, delays, reduces economic development, projects not available for funding, SW area already congested, meet future needs,	walkable communities, public transit, electric cars, another access to downtown, more mixed use centers within a city, clean up existing congestion, Need bond program within a year, Cty pay for Cty roads and split cost for city roads.	County has lead, city assist, NTCOG	
Zoning	many existing areas are too dense, east part of county, lower density	walkable communities, public transit, more mixed use centers within a city, meet new dynamics, lower density	Cities	
Rail	Need ROW now	Use elevated above toll way to reach downtown Dallas, get ROW for major high speed connections to airport, city centers, etc.	DART, RTC	
Power	Obtaining ROW, adequate supply,	Improve distribution, obtain ROW for lines now, use road ROW, alternative sources (solar, wind, etc.), conservation, no landscape lighting,	Utilities, cities	

Housing	how to meet future demands, future markets, denser, fewer children,	Plan to meet projected needs, Concepts to reduce congestion, size, etc. Population dynamics, fewer children, walking distances, urban centers, smaller families	Cities, NTCOG
Sustainable communities	housing, business, retail, schools, recreation, open areas	denser, walkable, access, get ROWs, city centers, Avoid blight caused by failure of areas.	Cities, county
Schools	need may reduce in older areas, smaller families	Repurpose buildings and acreage,	ISD's, CCCCCD
Business	Attract and retain businesses, grow,	Need growth for income and jobs, economic development/incentives	Econ Dev Bds
Organization	Clarify who is responsible and hold them to it	County: overall coordination and transportation, NTMWD, state transportation, DART, NTTA, state government,	County and cities working together
Climate change	Landscaping, land use, temperature, water usage	Develop plans, water availability, tolerant landscaping, building insulation and standards,	County and cities working together

8. A few ideas to Deal with Growth in Collin County

- Roads and Rail
 - Already congested
 - County to Dallas in particular
 - Reduce auto orientation
 - More businesses in the suburbs
 - More arts etc. in suburbs
 - DART
 - Above ground
 - Below ground
 - Follow tollway
 - Follow SH 121 to DFW
 - Mini DARTS in each community
 - Trolleys in the cities
- Zoning modified to reduce traffic
 - Sustainable development
 - Denser, housing, businesses, retail, schools
 - Walkable communities
- Water
 - Strict watering rules, enforce
 - Don't provide full water glasses at restaurants unless requested
 - Improve use/pay provision
 - Deepen lakes when they are low, or dredge
 - Expedite construction of reservoirs
 - Add reservoirs (if needed) to future list
 - Buy land
 - Start approval process
- Power
 - Design ultimate distribution system
 - Buy land for ROW now
 - Alternate sources

- Solar
 - Underground heat exchangers
- Improve building standards
 - Insulation
 - Utility conservation programs
- Trash
 - Buy land now before development prevents land fills
 - Prohibit accepting trash from other counties
 - Incinerate to reduce volume
 - Use heat to generate electricity
 - Capture gases and use them
- Sewage
 - Select site locations now before development prevents construction
 - Buy land
 - Make fertilizer and sell it
- Zoning and Housing
 - Revise master plans to make more efficient use of space
 - Use sustainability and other concepts
 - Denser
 - Fewer children (fewer schools)
- Schools
 - Population changes may reduce schools
- Businesses
 - Continue to attract quality
 - Need continued growth of income
 - Provide jobs
 - Variety
 - Not dependent on just a few types of commercial

9. Next Steps

1. Build awareness

- a. Newspapers, magazines
- b. Speeches to civic organizations, Rotary, etc.
- c. Brief City Councils, Planning and Zoning Commissions, County Planning Council, NTMWD, DART, COG, ISD's, UTD, etc.??
- d. Brief CCBA, corporate boards/CEO's, Chambers of Commerce
- e. Circulate semi-annual newsletters to homeowner's associations
- f. Periodic updates
- g. Ask for annual updates from above entities who are responsible for specific actions
- h. Other???

2. Cooperate, exchange ideas

3. Assess impacts of projected growth

4. Determine actions needed to cope with growth

5. Prioritize

6. Obtain resources to implement actions

7. Implement actions



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: Budget Workshop

Discussion regarding upcoming budget year 2015-2016 and goals

ACTION:

Farmersville Economic Development Corp 4A

Exhibit "A"		
REVENUE	2014-2015 BUDGET	PROPOSED 2015-2016 BUDGET
Sales Tax	\$200,000.00	
Interest Earned	\$1,100.00	
Total Revenue:	\$201,100.00	
Expenses		
Administration	\$1,000.00	
Meeting Expenses	\$1,000.00	
Dues/School/Travel	\$500.00	
Office Supplies	\$200.00	
Marketing/Promotion Expenses/Adv	\$10,000.00	
Chamber Sponsorship	\$1,000.00	
Rotary Sponsorship	\$500.00	
Collin College Sponsorship	\$7,500.00	
Legal	\$2,500.00	
Small Business Conference	\$500.00	
Total Expenses:	\$24,700.00	
Development		
Collin College Project (sewer/street)	\$100,000.00	
NTMWD Regional Waste Water	\$150,000.00	
Electrical Study	\$25,000.00	
Facade Grant Program	\$50,000.00	
	\$30,000.00	
Total Development Cost:	\$355,000.00	
Total Expenditures	\$379,700.00	
Revenue vs. Expenditures	\$(178,600.00)	
From Reserves	\$178,600.00	
Balance Budget	\$-	

2014-2015 Goals and Specified Projects Economic Development Corporation

Goals:

1. Create a business atmosphere in Farmersville that supports:
 - a. Retention and expansion of existing businesses,
 - b. Attracting new or relocating businesses that will increase the quality and quantity of primary jobs
 - c. Working with regional coalitions to address infrastructure, transportation, education and quality of life issues,
 - d. Recruiting at least one new employer per year.
2. Improve communication with the community and communicate accomplishments of the Economic Development Corporation
3. Enhance and promote the quality of life of the community and the crossroads significance of the city.
4. Partner with Collin College for a functional college by 2016.
5. Work with the City of Farmersville and the North Texas Municipal Water District (NTMWD) to establish a regional wastewater treatment plant (WWTP) servicing the area.
6. Support the City of Farmersville in retaining, upgrading, and establishing operation of the electric utility system.
7. Promote and support a planning study for the Farmersville Towne Centre.

Projects: Specific funding activities to achieve stated goals:

1. Regional wastewater infrastructure design
2. Support Farmersville electric utility system rate study.
3. Funding Collin College and/or City of Farmersville requests as they pertain to the college's eastern county campus.
4. Locate property for an EDC investment for future projects.
5. Support planning study of the Farmersville Towne Centre.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: May 2015 Financial Statements

Consideration and possible action regarding financial statements for May 2015 and budget amendments.

ACTION: Approve or disapprove the financial statements as presented

Farmersville Economic Development Corp 4A
Investment and Budget Report

May 2015

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A
May 2015

Statement Balance 5-1-2015	\$124,679.84
Deposits:	
Sales Tax:	\$19,984.22
Cking Int .05%	\$5.65
CD Interest	\$71.92
Transfer to Texpool	
Cleared Checks 1259	\$(210.00)
Transfer Fee	
Statement balance 5-31-2015	<hr/> \$144,531.63

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest
Check

Balance 6-4-2015	\$144,531.63
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Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ended, September 30, 2015

	FY 2015 Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$294,282.00	\$300,074.89	\$67,686.23	\$63,764.93	\$78,129.46	\$98,530.66	\$110,202.89	\$124,679.84					\$-
Deposits														\$144,353.82
Sales Tax Collections	\$200,000.00	\$16,546.49	\$17,755.33	\$21,003.44	\$14,286.73	\$20,323.58	\$20,056.31	\$14,397.72	\$19,984.22					\$47,46
Interest Income cking	\$1,100.00	\$12.88	\$9.34	\$3.34	\$3.49	\$3.30	\$4.54	\$4.92	\$5.65					\$-
Transfer from Texpool to First Bank														\$-
Transfer funds to CD														\$-
Transfer to Texpool														\$-
Transfer Fee														\$-
CD Interest Earned			\$71.91	\$71.92	\$74.31	\$74.32	\$67.12	\$74.31	\$71.92					\$580.13
Total Revenue	\$201,100.00	\$16,631.28	\$(232,201.01)	\$88,764.93	\$78,129.46	\$98,530.66	\$118,658.63	\$124,679.84	\$144,741.63					\$(105,058.59)
Expenses:														
Administration	\$1,000.00	\$5.00												\$5.00
Meeting Expenses	\$1,000.00	\$233.39					\$455.74							\$889.13
Dues/School/Travel	\$500.00													\$-
Office Supplies	\$200.00		\$187.65											\$187.65
														\$-
Marketing/promotion Expenses														
Marketing/Promotion Expenses/Advertising	\$10,000.00	\$10,000.00												\$10,000.00
Collin College Sponsorship	\$7,500.00						\$7,500.00							\$7,500.00
Small Business Entrepreneurship Conf	\$500.00						\$500.00							\$500.00
Legal Service	\$2,500.00	\$600.00												\$600.00
Farmersville Chamber	\$1,000.00													\$-
Farmersville Rotary	\$500.00													\$-
Total Expenditures	\$24,700.00	\$10,838.39	\$187.65				\$8,455.74							\$19,476.78
Directive Business Incentives														
Collin College Project(sewer/street/electric)	\$100,000.00													\$-
NTMWD Regional WW Treatment	\$150,000.00													\$-
Electrical Study	\$25,000.00													\$-
Farmersville Towne Centre	\$30,000.00								\$210.00					\$25,000.00
Facade Grant Program	\$50,000.00			\$25,000.00					\$210.00					\$25,000.00
Total Development Cost	\$355,000.00													
Total Expenditures	\$379,700.00	\$10,838.39	\$187.65				\$8,455.74							\$44,476.78
Revenue vs Expenditures	(\$178,600)													\$-
From Reserves	\$178,600.00													\$-
Balance Budget	\$-													\$-
Total Expenditures		\$10,838.39	\$187.65	\$25,000.00										\$44,476.78
Ending Bank Balance		\$300,074.89	\$67,686.23	\$63,764.93	\$78,129.46	\$98,530.66	\$110,202.89	\$124,679.84	\$144,531.63					
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					\$250,000.00
Texpool Balance		\$366,633.91	\$616,644.63	\$616,666.56	\$616,690.91	\$616,711.79	\$616,736.92	\$616,763.51	\$616,792.46					\$616,792.46
Interest Earned		\$8.37	\$10.72	\$21.93	\$24.35	\$20.88	\$25.13	\$26.59	\$28.95					\$28.95
Total Available Funds		\$916,708.80	\$934,330.86	\$930,431.49	\$944,820.37	\$965,242.45	\$976,939.81	\$991,443.35	\$1,011,324.09					



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 18th, 2015
SUBJECT: Meeting minutes for May 21st, 2015

Consideration and possible approval of the minutes of May 21st, 2015 meeting.

ACTION: Approve or disapprove the May 21st, 2015 as presented

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
MAY 21ST, 2015

The Farmersville EDC met in regular session on May 21st, 2015 at 7:00 p.m. in the City Council Chambers of City Hall with the following members present: Chairman Bob Collins, Robbie Tedford, Chris Lair, Chris Washam and Kevin Meguire. Staff members present were City Accountant Daphne Hamlin and Mayor Joe Helmberger. No special guest recognized

CALL TO ORDER

Chairman Collins convened the meeting at 7:05 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

No special guest recognized.

RECEIVE REPORT ON STATUS OF STATE HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE

Due to a prior commitment City Manager Ben White was unable to attend meeting and submitted an email with the updates regarding the Highway 380 project.

"Not much has changed. TxDOT still working on completing the railroad bridge. Westbound lane opening will probably delay to June 2015. Main Street and Locust Street crossings will likely delay to June or July 2015."

UPDATE REGARDING COLLIN COLLEGE CAMPUS

Chairman Collins stated he had nothing new to report on the Collin College campus. Chairman Collins stated the President for the College Dr. Neal Matkin is getting his feet on the ground and looking forward to the challenges.

RECEIVE REPORT ON STATUS OF COLLIN COLLEGE SMALL BUSINESS DEVELOPMENT CENTER REGARDING ASSISTING SMALL BUSINESSES

Due to a prior commitment City Manager Ben White was unable to attend meeting and submitted an email with the updates regarding the Collin College Small Business Development Center.

"I hoped to have more to report here but Marta and I did not meet as I would have hoped for. Recommend keeping this item on the next agenda."

DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED CITY OF FARMERSVILLE WASTEWATER FACILITY ENGINEER

Due to a prior commitment City Manager Ben White was unable to attend meeting and submitted an email with the updates regarding the Farmersville Wastewater Facility Engineer.

"Lots of activity regarding this item. Council chose Kimley-Horn as the engineering firm in accordance with the selection team's recommendation. We are working quickly to get Kimley-Horn under contract to actually do the work. Everything is going smoothly so far. Still do not have an estimate of cost for the overall project since it is still early in the process. Probably late June before Kimley-Horn under contract."

DISCUSSION AND POSSIBLE ACTION REGARDING FARMERSVILLE TOWNE CENTRE PLANNER

Due to a prior commitment City Manager Ben White was unable to attend meeting and submitted an email with the updates regarding the Farmersville Towne Centre Planner.

"City Council has not approved an engineering firm yet. This should happen at the next council meeting on 26 May 2015. They wanted more time to evaluate the presentations and material."

RECEIVE REPORT ON STATUS OF FIBER-OPTIC CABLE FOR THE CITY

Due to a prior commitment City Manager Ben White was unable to attend meeting and submitted an email with the updates regarding the Fiber Optic Cable for the City.

"City staff has met with Corning Optical Communications and their local area approved installer NCS to determine the feasibility of installing a fiber optic communications ring involving the following City buildings: City Hall, Charles Curington Public Safety Building, Public Works Service Center, and Library. The thought is to build a ring that could be expanded to offer service to businesses and/or residences if desired. Fiber would be installed above ground using City poles. First thing would be to establish internal city intra-web services with our current internet service provider then connect to a higher speed service provider directly on the fiber line running along US 380. Corning is developing a cost of material. The City would provide labor to

place the fiber on the poles. NCS would provide all the delicate termination services that would be needed."

CONSIDERATION AND POSSIBLE ACTION REGARDING ITEMS LISTED FOR PAYMENT

Kris Washam motioned to approve items listed for payment as presented Chris Lair seconding the motion. Motion carried unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR MARCH AND APRIL 2015, AND REQUIRED BUDGET AMENDMENTS

Robbie Tedford motioned to approve the financial statements for March 2015 as presented Kris Washam seconding the motion. Motion carried unanimously.

Chris Lair motioned to approve the financial statements for April 2015 as presented Kevin Meguire seconding the motion. Motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE MARCH 19th, 2015 MEETING

Robbie Tedford motioned to approve March 19th, 2015 minutes presented with Kevin Meguire seconding the motion. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Robbie Robinson / Collin County Growth
ADJOURNMENT

Meeting adjourned at 7:20 p.m.

Bob Collins, President

ATTEST:

Kris Washam, Secretary