

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

June 30th, 2016; 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. Update regarding Collin College Campus
 - B. Discussion and possible action regarding Façade Grant Application received.
 - C. Discussion and possible action regarding zoning ordinance
 - D. Discussion and possible action regarding Fiber Optic Cable for the City of Farmersville
 - E. Receive update regarding proposed City of Farmersville wastewater facility master plan
 - F. Budget Workshop
 - G. Consideration and possible action regarding financial statements for May 2016, and required budget amendments.
 - H. Consideration and possible approval of the minutes of the April 28th 2016, and May 19th, 2016 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 27th, 2016 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 30th, 2016

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 30th, 2016
SUBJECT: Façade Grant Application

Discussion and possible action regarding Façade Grant Application

Action: Approve or Deny

FARMERSVILLE BUSINESS IMPROVEMENT GRANT POLICY AND GUIDELINES

Program Overview

The Farmersville 4A Economic Development Corporation (FEDC) introduces the Farmersville Business Improvement Grant Program as a way to stimulate commercial investment and development in Farmersville. This program is sponsored, funded, and monitored by the Farmersville 4A Economic Development Corporation Board of Directors who may amend, adjust, or eliminate this program at any time, for any reason.

Program Goal

The Business Improvement Grant Program is intended to enhance the economic development of the City of Farmersville by offering matching grant funds for façade or exterior improvements to the building, sign improvements, or other approved exterior property improvements.

Scope of Program

This program is limited to businesses in the City of Farmersville. The Farmersville 4A Economic Development Corporation has budgeted \$50,000 for the 2015–2016 fiscal year for the Business Improvement Grant Program. The grant award decisions of the Farmersville 4A Economic Development Corporation Board of Directors are final.

Type of Improvements allowed by Grant

Façade Improvement – Improvements to storefronts including, but not limited to, painting, reconstruction, replacement, or remodeling.

Sign Improvement – New signs, replacement, and/or renovation, or the removal of existing signs.

Property Improvement – Items such as but not limited to: landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.

Grant Award

The maximum size of the Grant award shall be \$25,000, with a required 50% match from the property owner.

Eligibility

Any existing businesses in the City of Farmersville shall be eligible for this program.

Guidelines

✓ (A) - Proof of applicant's ownership of the subject business or businesses, or proof that the owner of such property has approved the application for such grant funds, shall be required.

N/A (B) - The owner of a business to be operated within a leased facility and the owner of such leased facility must apply jointly for the program. Copies of a valid lease agreement, written permission of the owner(s), and proof of ownership of the leased facility shall be required.

✓ (C) - The applicant shall provide at least three (3) cost estimates from three (3) separate bona fide contractors/suppliers of all proposed improvements.

✓ (D) - The applicant shall provide "before" photos of the building/property that is proposed to be improved/renovated. The applicant shall provide "after" photos of the building/property after improvements and/or renovations have been completed.

• (E) - The applicant shall provide verification and compliance with City Zoning requirements.

(F) - The applicant shall provide a true copy of relevant building/construction and/or site plans.

N/A (G) - The applicant shall provide a true copy of the loan application to a bank, if a loan is needed to complete the improvement project.

N/A (H) - The applicant shall provide a true copy of a letter from their bank stating the availability of funds if a loan is needed to complete the project.

✓ (I) - The applicant must provide a current tax certificate demonstrating that all property taxes are currently paid and that there are no back taxes owed to any taxing entities.

(J) - A business may only apply for one (1) or more of the grants set forth herein within any calendar year. A business that receives grant funding during a calendar year shall not be prohibited from making subsequent applications for funding in following years.

(K) - The maximum amount of funding available to any one applicant or business establishment shall be \$25,000 per calendar year.

(L) - All grants are reimbursement grants, and will only be funded after completion of the project in accordance with drawings and specifications approved by the Farmersville 4A Economic Development Corporation (the "FEDC"), and after the applicant submits to FEDC proof of paid receipts for all applicable labor and materials. Photographs of the completed work shall also be required.

(M) - Reimbursement grants are a cash match for funds disbursed by the applicant and are not to exceed the limits set forth in the Type and Amount of Grant Section above. In-kind contributions may not be used as any part of the applicant's match. Only cash matches of the applicant's expenditures may be used.

(N) - The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the FEDC Board of Directors. Thereafter, any modifications must first receive the written approval of the FEDC Board of Directors. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding.

(O) - The applicant shall be responsible for all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.

(P) - The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.

(Q) - Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the FEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.

(R) - The applicant shall not begin any improvements prior to receiving written approval of grant funding from the FEDC.

(S) - The applicant must complete the improvement project within twelve (12) months of receiving written approval therefore from the FEDC. Failure to complete the improvements within the required time period may result in the loss of the grant funds allocated for the project.

(T) - The applicant must agree to remain in business and to not sell or assign such business to another person or entity for a period of twelve (12) months from the date of approval of his /her application.

(U) - Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred, within twelve (12) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the FEDC the grant money received, in accordance with the requirements.

(V) - Applicant certifies that applicant, or a branch, division, or department of applicant shall comply with Chapter 2264, Texas Government Code as added by Acts 2007, 80th Leg., R.S., Ch. 853, Sec. 1, eff. September 1, 2007. Applicant further certifies that in the event that applicant, or a branch, division, or department of applicant, is convicted of a violation under 8 U.S.C. Section 1324a(f), applicant shall be shall repay the amounts previously paid to or otherwise granted applicant by the FEDC pursuant to this program, with interest, at the rate and according to the other terms provided herein.

(W) - The applicant must agree that, in the event of default of its obligations, the FEDC has the right to reimbursement for all attorney's fees and costs, which may be incurred as a result of any legal action required to seek reimbursement of all grant funding received by applicant.

Application and Approval

(A) - Applications filed with the Farmersville EDC on or before the first Monday of each month shall be considered at the next regular FEDC Board meeting or at such special Board meeting that may be called.

(B) - Applications must be made on a form provided by the FEDC, which form shall be made available at the Farmersville City Offices located at 205 S. Main, Farmersville, Texas.

(C) - All applications must be approved by a majority vote of the Board of Directors of the FEDC.

(D) - An applicant shall be notified in writing of the FEDC's decision to approve or disapprove the application.

(E) - The FEDC may award grant funds to an applicant, with certain provisions, conditions, or other requirements the FEDC deems necessary or appropriate.

Funding of Grant

(A) - Upon written notification to the FEDC by the applicant that a project has been completed, an inspection by an FEDC representative or representatives shall be made to confirm that such project has been completed in accordance with the application, or any approved modifications thereto. Such notification shall include, but not be limited to, documentation of paid receipts for materials, labor, permits, inspection reports, or any other item that the FEDC may reasonably deem necessary for determining the project's completion.

(B) - Within thirty (30) days following the inspection required above, and confirmation of completion of the project in accordance with the application, or any approved modifications thereto, the FEDC shall consider a letter of approval. A copy of such letter shall also be provided to the applicant. Funding authorization shall take place at the FEDC Board meeting where the Board's letter is considered, approved, and acted upon.

(C) - Within fifteen (15) days following an FEDC inspection and the presentation of the receipts by the applicant, a determination is made by the FEDC's representative that the project has not been completed in accordance with the application, or any approved modifications thereof, the FEDC shall issue a letter to the applicant indicating all areas of non-compliance. The applicant shall then have sixty (60) days, from the date of the FEDC letter, to make the modifications necessary to bring the project into compliance. Failure to complete such modifications within said sixty (60) day period shall be deemed a default of applicant's obligations under the grant.

(D) - Available funding: The FEDC has currently budgeted a total of \$50,000 per year to fund this grant program. Grant applications received after the available funding has been exhausted may be considered the following fiscal year. The FEDC retains sole discretion to accept or reject applications either received before or after the available funding has been exhausted. The FEDC reserves the right to discontinue this program at any time.

(E) - If the subject business is closed, sold, transferred, downsized, or relocated within a six (6) month period after funding approval is received, the applicant shall be required to reimburse the FEDC for 100% of the grant amount received. Thereafter, until the twelve (12) month anniversary date of such approval, the applicant shall be required to reimburse the FEDC for 50% of the grant amount received if the subject business is closed, sold, transferred or relocated.

(F)- Payments due by the applicant/owner must be paid in full within thirty (30) days after the date of written notification by the FEDC that the applicant/owner is in default of any of the funding requirements set forth herein. The form of such payment shall be a cashier's check or money order, made payable to Farmersville Economic Development Corporation.

Notice

(A) THE FARMERSVILLE 4A ECONOMIC DEVELOPMENT CORPORATION MAY DELIVER A COPY OF THESE GUIDELINES TO ANY APPLICANT FOR HIS/HER REVIEW, BUT THE DELIVERY HEREOF DOES NOT CONSTITUTE AN OFFER OF A BUSINESS IMPROVEMENT GRANT TO THE APPLICANT.

(B) THE LAWS OF THE STATE OF TEXAS SHALL GOVERN THE INTERPRETATION, VALIDITY, PERFORMANCE, AND ENFORCEMENT OF THIS BUSINESS IMPROVEMENT GRANT PROGRAM, AND VENUE FOR ANY DISPUTE, LAWSUIT OR OTHER PROCEEDING INVOLVING THIS PROGRAM SHALL BE IN COLLIN COUNTY, TEXAS. IF ANY PROVISION OF THIS BUSINESS IMPROVEMENT GRANT PROGRAM IS HELD TO BE INVALID OR UNENFORCEABLE, THE VALIDITY AND ENFORCEABILITY OF THE REMAINING PROVISIONS SHALL NOT BE AFFECTED THEREBY.

THE FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION ACKNOWLEDGMENT OF RECEIPT OF GUIDELINES AND CRITERIA FOR:

BUSINESS IMPROVEMENT GRANT PROGRAM

The undersigned acknowledges and agrees to abide by and be subject to the terms and conditions of the Business Improvement Grant Program as described herein.

Applicant: MATT & LISA CROWDER

Address: 119 SOUTH MAIN

Phone Number: 214-457-3059

Signature: Matt Crowder Date: 5/27/16
Lisa Crowder 5/27/16

Property Owner: MATT & LISA CROWDER

Address: 119 SOUTH MAIN

Phone Number: 214-457-3059

Signature: Matt Crowder Date 5/27/16

Lisa Crowder 6/12/16

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

FARMERSVILLE FACADE GRANT APPLICATION

Date of Application: 6/14, 2016

Applicant

Name: Matt & Lisa Crowder

Business Name: Simplexity

Business Street Address: 119 South Main

City: FARMERSVILLE State: TX Zip Code: 75442

Telephone: _____ Cell Phone: 214-457-3059

Email Address: simplexitytexas@gmail.com

Business Owner (if different than above):

Name: _____

Business Name: _____

Business Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Property Owner (if different than above):

Name: _____

Business Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Telephone: _____ Cell Phone: _____

Email Address: _____

Describe the type of improvement see attached ppt presentation

Attach set of site plans drawn to scale and before photos. Note final plans drawn to scale will be required prior to final approval.

Attach one (1) estimate of the total cost of improvements. **To the best of our knowledge the above information is accurate as provided:**

Applicant:

Name (please print): Matt & Lisa Crowder

Signature: Lisa Crowder
Matt Crowder Date: 6/13, 2016

Building Owner Approval of Application:

Name (please print): _____

Signature: _____ Date: _____, 20____

Please see the Façade Grant Policy and Guidelines for other required documents to be included with your application. By signature above the applicant acknowledges receipt of and agrees to abide by and be subject to the terms and conditions of the Façade Grant Policy and Guidelines.

SIMPLEXITY ENTERPRISES, LLC

1119 South Main
Farmersville, Texas 75442

BUSINESS DETAILS

- Owners – Matt and Lisa Crowder, Farmersville, Texas
- Property is owned, address is 119 South Main, Farmersville, Texas
- Simplicity will offer home furnishings, jewelry, clothing, antiques, and other retail products that compliment existing businesses in the city center
- Target opening date is August 1, 2016

CURRENT STATUS OF BUILDING

- Property was purchased by Matt and Lisa Crowder in June 2015
- Improvements so far to 1st floor (planned retail space):
 - Building cleaned, debris removed
 - Retail space cleaned, stripped, painted
 - HVAC installed
 - New lighting and ceiling fans
 - Bathroom repairs
 - Installation of exit signage
- Improvements in process:
 - Mezzanine installation for storage or retail space (TBD)
- Second floor will remain in current state for the remainder of 2016.

GRANT REQUEST DETAILS

- Replace 4 front windows. These windows are double paned and are stained and leaking. Wood around the frames is rotting, resulting in constant degradation.
- Paint entire storefront. Storefront has not been painted in a very long time. We plan to change the color to a dark grey and beige to match the interior color scheme. Current green color will be replaced with dark grey and current tan will be repainted with a similar hue.
- Repair existing front door. Current door will be repaired, repainted, and equipped with new locking mechanisms.
- Back wall is in very bad condition and is not presentable. Replace the entire back wall, install Tyvek, 4 foot brick wall, and Hardie board above the brick wall to the roof. Prime and paint.

STOREFRONT

Replace 4 windows

Paint Storefront - Dark Grey

Paint Storefront Trim - Beige

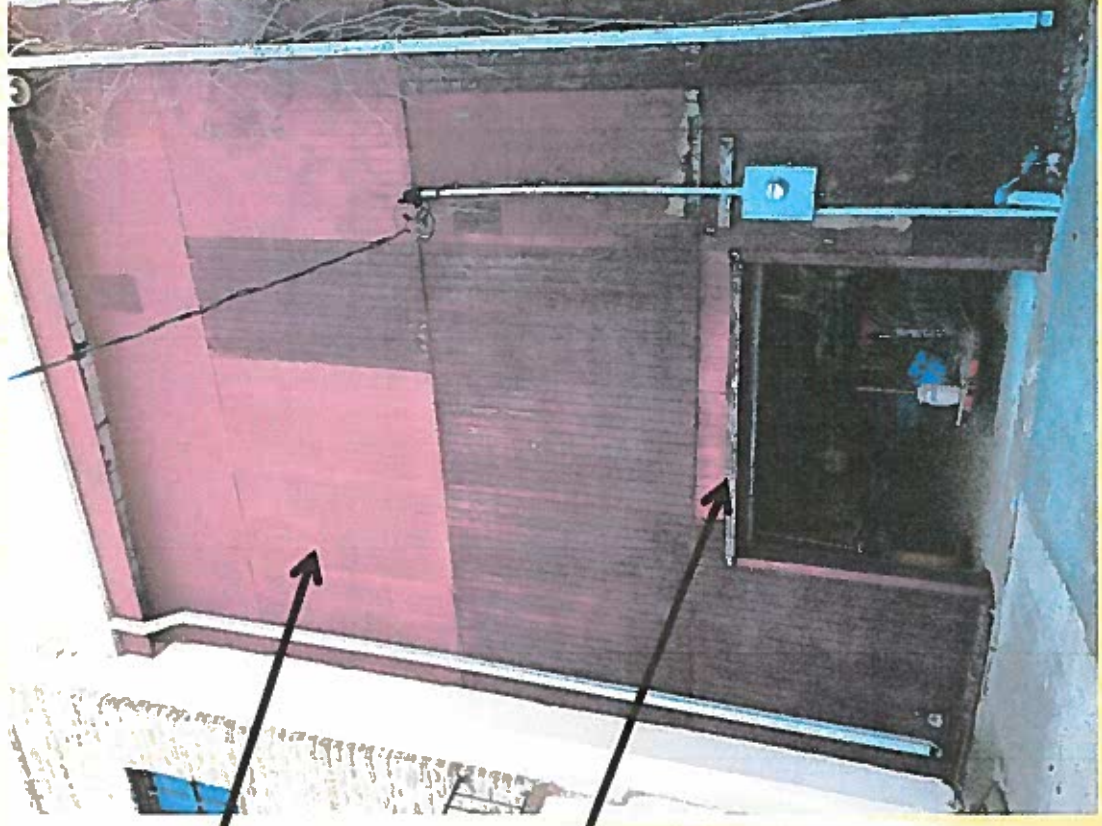
Repair Door



BACK WALL

Replace Entire Back Wall

Install New Garage Door
(owner will fund this portion)



REQUESTED GRANT AMOUNTS

- Replace 4 front windows, paint storefront, repair or replace front doors:
- Recommended contractor – Weldon’s Remodeling, Farmersville
- Grant amount requested - \$6,238
- Replace back wall
- Recommended contractor – Alvarez Construction, Farmersville
- Grant amount requested - \$11,116
- **Total Grant Request - \$17,354**

CONTACT INFORMATION

- Matt and Lisa Crowder:
- Mobile – 214-457-3059 (Matt)
- Mobile – 214-364-7074
- Email – simplicitytexas@gmail.com
- Mailing address – 5015 CR660, Farmersville, Texas 75442

THANK YOU FOR YOUR SUPPORT

We appreciate the kindness shown to us since we moved to Farmersville in 2013. Local store owners, public officials, and the general public have been extremely supportive as we work to bring an old building back to life. Farmersville is a wonderful community and we are thrilled to be a part of our community development.

Thanks to all of you who support small business development in our city.

If any additional information is needed, please don't hesitate to contact us.

THANK YOU FOR YOUR CONSIDERATION

PROOF OF OWNERSHIP

Property Search

Property ID: 2592738 - Tax Year: 2016

General Information

Property ID	2592738
Property Status	Active
Geographic ID	R-1045-003-010R-1
Property Type	Real
Property Address	119 S Main St Farmersville, TX 75442
Total Land Area	3,877 sq. ft.
Total Improvement Main Area	4,300 sq. ft.
Abstract/Subdivision	Farmersville Original Donation
Primary State Code	F1 (Real Commercial)
Legal Description	Farmersville Original Donation, Blk C, Lot 10r, 0.089 Acres; Replat

Owner Information

Owner ID	955838
Owner Name(s)	Crowder Matthew & Lisa
Exemptions	None
Percent Ownership	100.00%
Mailing Address	5015 County Road 660 Farmersville, TX 75442-5828

2016 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$49,639
Total Improvement Market Value	\$49,639
Land Homesite Value	\$0
Land Non-Homesite Value	\$23,261
Land Agricultural Market Value	\$0
Total Land Market Value	\$23,261
Total Market Value	\$72,900
Agricultural Use Loss	\$0
Total Appraised Value	\$72,900
Homestead Cap Loss	\$0
Total Assessed Value	\$72,900

Entities

Taxing Entity	Tax Rate	Collected By
CFC (Farmersville City)	0.859000 (2015 Rate)	Collin County Tax Office
GCN (Collin County)	0.225000 (2015 Rate)	Collin County Tax Office
JCN (Collin College)	0.081960 (2015 Rate)	Collin County Tax Office
SFC (Farmersville ISD)	1.429497 (2015 Rate)	Collin County Tax Office

Improvements

Improvement #1

Commercial

Land Segments

Land Segment #1

Commercial

State Code	F1 (Real Commercial)		State Code	F1 (Real Commercial)	
Homesite	No		Homesite	No	
Market Value	\$49,639		Market Value	\$23,261	
Total Main Area	4,300 sq. ft.		Ag Use Value	n/a	
Detail #	Type	Year Built	Sq. Ft.	Land Size	0.0890 acres 3,877 sq. ft.
1	MA - Main Area	1930	2,150		
2	MA - Main Area	1930	2,150		

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2016	\$49,639	\$23,261	\$72,900	\$0	\$72,900	\$0	\$72,900
2015	\$47,730	\$23,261	\$70,991	\$0	\$70,991	\$0	\$70,991
2014	\$47,902	\$23,261	\$71,163	\$0	\$71,163	\$0	\$71,163
2013	\$46,010	\$23,261	\$69,271	\$0	\$69,271	\$0	\$69,271
2012	\$44,462	\$23,261	\$67,723	\$0	\$67,723	\$0	\$67,723

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
06/25/2015	LANE LIVING TRUST	CROWDER MATTHEW & LISA	20150630000793260	
05/24/1999	LANE HOUSTON L & DONNA K	LANE LIVING TRUST		99-0115884/4501-925
11/12/1990	GRANT JACK	LANE HOUSTON L & DONNA K		3392/397

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.

PROOF THAT NO BACK TAXES ARE OWED

Property Tax Record

Kenneth L. Maun
Collin County Tax Assessor Collector
2300 Bloomdale Rd. Ste 2324
McKinney, TX 75071
Ph: 972-547-5020

 [Print Friendly Version](#)

[New Search](#)

Account: R1045003010R1
APD: 2592738
Location: 0000119S MAIN ST
Legal: FARMERSVILLE ORIGINAL DONATION
(CFC), BLK 3, LOT 10R, .089 A
CRES; REPLAT
Owner: CROWDER MATTHEW & LISA
5015 COUNTY ROAD 660
FARMERSVILLE TX 75442--582

Acres: 0.089
Yr Built: 0
Sq Ft: 0
Def. Start: NONE
Def. End: NONE
Roll: R
UDI: 100%

2015 Values
Improvement Non-Home Site 47730
Land Non-Home Site 23261
2015 Exemptions

Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

[Current status](#)

[All years](#)

[Tax Estimator](#)

[e-Payment](#)

[e-Statement](#)

Year	Unit	Levy Amount	Amount Paid	Levy Due	Penalty	Interest	Col Penalty	Total Due	Receipt Date
2015	01	159.73	166.05	0.00	0.00	0.00	0.00	0.00	2/22/2016
2015	11	609.81	633.96	0.00	0.00	0.00	0.00	0.00	2/22/2016
2015	55	1,014.81	1,055.00	0.00	0.00	0.00	0.00	0.00	2/22/2016
2015	60	58.18	60.49	0.00	0.00	0.00	0.00	0.00	2/22/2016
2015 Totals		1,842.53	1,915.50	0.00	0.00	0.00	0.00	0.00	



Making homes happier

308 S. Washington St. Farmersville, TX
Metro (972) 784-6929 Owner (972) 658-0820
weldon@weldonsremodeling.com



Matt & Lisa Crowder
119 S. Main
Farmersville, TX 75442
e: mattcro@aol.com
p: (214) 547-3059

ESTIMATE FOR REMODEL WORK – 06/02/2016 *

Exterior

Repair front doors. Fill and sand as needed.

\$560.00

Install new deadbolt lock.

\$268.00

Replace or build new frames for (4) windows. Install new safety glass. Prime ready to paint.

\$2769.00

Scrape, caulk, putty and paint front wood areas of building.

\$1672.00

Total for remodeling: \$5269.00

**Thanks!
Weldon Smith**

*** This bid is good for 15 days from the above date.**



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FRONT

All-Purpose Handyman

**14685 Ranch Road Circle
Farmersville, TX 75442
(972) 784-6929**

PROPOSAL FOR WORK

Matt & Lisa Crowder
Property at 119 S. Main
Farmersville, TX 75442
mattcro@aol.com
(214) 546-3059

- Remove old glass from windows.
- Repair frames and paint same color.
- Install new glass.

Work on windows: \$2851.00

- Repair damage on bottom of door. Sand, scrape and get ready for paint.

Work on door: \$764.00

- Put a new lock on the front door.

Lock on door: \$225.00

- Pressure wash all wood on front of building and paint. Paint will be provided by client.

Paint on building: \$2398.00

Total for this proposal as of 5-29-2016: \$6238.00

Thank you for the opportunity. Proposals are good for 20 days.

All-Purpose Handyman

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Farmersville, TX 75442
(972) 784-6929**

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FRONT

Guillermo Alvarez

214-491-8872

Alvarez Construction

June 4, 2016

- Reframe 4 openings with Trex Composite Material and trim.
- Install ¾ thick Bronze Tinted glass on the Reframed openings.
- Install two 30" wide X 80" height distress walnut commercial doors with handy cap low profile threshold.
- Build transom window
- Repair the edge of the awning with new flashing.
- Repaint the windows, trim, and awning.

Labor and Materials:.....\$10,130

Alvarez Construction

June 4, 2016

- Reframe 4 openings with Trex Composite Material and trim.
- Install ¾ thick Bronze Tinted glass on the Reframed openings.
- Install two 30" wide X 80" height distress walnut commercial doors with handy cap low profile threshold.
- Build transom window
- Repair the edge of the awning with new flashing.
- Repaint the windows, trim, and awning.

Labor and Materials:.....\$10,130

Guillermo Alvarez

214-491-8872

Alvarez Construction

June 4, 2016

- Reframe 4 openings with Trex Composite Material and trim.
- Install ¾ thick Bronze Tinted glass on the Reframed openings.
- Install two 30" wide X 80" height distress walnut commercial doors with handy cap low profile threshold.
- Build transom window
- Repair the edge of the awning with new flashing.
- Repaint the windows, trim, and awning.

Labor and Materials:.....\$10,130

Alvarez Construction

Matthew and Lisa Crowder

May 9, 2016

119 South Main St. Farmersville TX

To disassemble a wood siding wall 24ft wide X 29ft tall. Reframe garage door with 2" X 12" PT Pine. Add insulation, built OSB 7/16 paneling on the existing stud wall. Cover the entire wall with DuPont "Tyvek" wrap house material. Built 48" tall brick wall on the sides of the garage door with custom flashing 3" X 1 1/2 " cover the rest of the wall with Hardie Board siding 8 1/4 " X 12 ft long, finish roof eave with similar material. Edges and openings will be finished with 1" X 4" Hardie board. Paint one coat primer and two coats of paint.

Labor and Materials:..... \$11,116

Note: Labor for insulation is included in this estimate, but the materials have to be provided by the owner.

Alvarez Construction

Matthew and Lisa Crowder

May 9, 2016

119 South Main St. Farmersville TX

To disassemble a wood siding wall 24ft wide X 29ft tall. Reframe garage door with 2" X 12" PT Pine. Add insulation, built OSB 7/16 paneling on the existing stud wall. Cover the entire wall with DuPont "Tyvek" wrap house material. Built 48" tall brick wall on the sides of the garage door with custom flashing 3" X 1 ½ " cover the rest of the wall with Hardie Board siding 8 ¼ " X 12 ft long, finish roof eave with similar material. Edges and openings will be finished with 1" X 4" Hardie board. Paint one coat primer and two coats of paint.

Labor and Materials:..... \$11,116

Note: Labor for insulation is included in this estimate, but the materials have to be provided by the owner.

Dave & Sons LLC
2217 High Country Drive
Carrollton, TX 75007



BACK WALL
FRONT WINDOWS

Estimate

Date 4/4/2016
Estimate # 1107

Name / Address

Matt Crowder
119 S. Main St
Farmersville, Texas
75442

Description	Total
DEMO - Assumes we can place all demo materials in customer provided dumpster.	
ELECTRICAL/LIGHTING - Install 12 customer provided pendant lights, 2 ceiling fans, 2 attic fixtures, switches, fan controls, surface mount conduit and troubleshoot and repair existing receptacles as needed. Estimate only, will be charged actual hours at \$100/Electrician hour plus materials. Estimate 48 electrician man hours plus \$1500 in materials.	6,300.00
WINDOWS - Replace front upper window glass with new wood frames and glass. Configuration to be same as existing. 3 - 60x48 clear glass, 1 - 48x48 clear glass.	2,700.00
BRICK WALL - Install new OSB on rear of building, tyvex wrap, brick ties and brick. Includes all materials and labor	14,000.00
HVAC - Install new HVAC for first floor with exposed metal duct - Includes all labor and materials	10,000.00
Total	\$33,000.00

Dave & Sons LLC
davidmalis@verizon.net
214-693-5689

Dave & Sons LLC
2217 High Country Drive
Carrollton, TX 75007



Estimate

Date 4/4/2016
Estimate # 1107

Name / Address

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Dave & Sons LLC
davidmalis@verizon.net
214-693-5689



Making homes happier

**308 S. Washington St. Farmersville, TX
Metro (972) 784-6929 Owner (972) 658-0820
weldon@weldonsremodeling.com**



**Matt & Lisa Crowder
119 S. Main
Farmersville, TX 75442
e: matterno@aol.com
p: (214) 547-3059**

ESTIMATE FOR REMODEL WORK – 05/02/2016 *

Back of Building

Remove old siding and repair rotted framing.

Install 7/16" wafer board and cover with Tyvek.

Install Hardie board; caulk and paint.

Replace wood around garage door.

Install new trim and paint.

Total for remodeling: \$9677.00

**Thanks!
Weldon Smith**

*** This bid is good for 15 days from the above date.**



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 30th, 2016
SUBJECT: Zoning Ordinance Study

Discussion and possible action regarding zoning ordinance study.

ACTION: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE June 30th, 2016
SUBJECT: Fiber Optic Cable

Discussion and possible action regarding Fiber Optic Cable for the City of
Farmersville

ACTION: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 30th, 2016
SUBJECT: Wastewater Facility

Receive update regarding proposed City of Farmersville wastewater facility master plan



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 30th 2016
SUBJECT: Budget workshop

Review current budget 2015-2016 and proposed budget 2016-2017

Farmersville Economic Development Corp 4A

REVENUE	2015-2016 Revised Budget	2016-2017 Proposed 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)	\$-	
Zoning Ordinance Re-write	\$85,000.00	
Fiber Optic Cable Study	\$20,000.00	
Fiber Optic	\$33,000.00	
Waste Water	\$195,000.00	
Electrical Study	\$-	
Facade Grant Program	\$50,000.00	
Towne Centre Planning	\$30,000.00	
Total Development Cost:	\$413,000.00	
Total Expenditures	\$437,700.00	
Revenue vs. Expenditures	\$236,600.00	
From Reserves	\$236,600.00	
Balance Budget		

**2015-2016 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 2018.
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. 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. Funding Collin College and/or City of Farmersville requests as they pertain to the college's eastern county campus.
3. Develop plans and/or invest in infrastructure for future economic development projects.
4. Support planning study of the Farmersville Towne Centre.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 30th
SUBJECT: May 2016 Financial Statements

Consideration and possible action regarding financial statements for
May 2016 and budget amendments.

ACTION: Approve or disapprove the financial statements as presented

Statement Balance 5-1-2016	\$53,540.84
Deposits:	
Sales Tax:	\$27,577.49
Cking Int .05%	\$2.27
CD Interest	\$71.72
Transfer to Texpool	
Cleared Checks 1275, 1277	\$(2,403.25)
Transfer Fee	
Statement balance 05-31-2016	\$78,789.07
Outstanding Transactions	
Sales Tax	
Transfer to Texpool	
CD Interest	
Balance 6-7-2016	\$78,789.07

Farmersville Economic Development Corporation
Cumulative Income Statement
For the 12 Months Ended, September 30, 2016

	FY 2016	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance														
Deposits		\$82,993.33	\$52,753.94	\$41,892.45	\$42,277.10	\$36,852.13	\$34,406.76	\$ 39,866.31	\$53,040.84					\$-
Sales Tax Collections	\$200,000.00	\$18,274.32	\$23,758.33	\$18,285.52	\$15,274.17	\$22,874.01	\$16,761.24	\$ 17,811.18	\$27,577.49					\$180,614.28
Interest Income cking	\$1,100.00	\$3.28	\$2.86	\$2.21	\$1.67	\$1.50	\$1.48	\$ 1.74	\$2.27					\$17.01
Transfer from Texpool to First Bank														\$-
Transfer funds to CD		\$71.91	\$74.32	\$71.82	\$74.19	\$74.12	\$69.33	\$ 74.11	\$71.72					\$581.62
Transfer to Texpool														\$-
Transfer Fee														\$-
CD Interest Earned														\$-
Total Revenue	\$201,100.00	\$101,342.84	\$76,587.45	\$60,252.10	\$57,627.13	\$59,801.76	\$51,238.51	\$57,753.34	\$80,692.32				\$-	\$161,212.89
Expenses:														
Administration	\$1,000.00													\$-
Meeting Expenses	\$1,000.00													\$-
Dues/School/Travel	\$500.00													\$-
Office Supplies	\$200.00													\$-
Marketing/promotion Expenses														\$-
Marketing/Promotion Expenses/Advertising	\$10,000.00		\$10,000.00											\$10,000.00
Colin College Sponsorship	\$7,500.00					\$7,500.00		\$500.00						\$7,500.00
Small Business Entrepreneurship Conf	\$500.00													\$500.00
Legal Service	\$2,500.00						\$1,000.00		\$1,903.25					\$1,903.25
Farmersville Chamber	\$1,000.00						\$500.00							\$1,000.00
Farmersville Rotary	\$500.00													\$500.00
Total Expenditures	\$24,700.00		\$10,000.00	\$-	\$-	\$7,500.00	\$1,500.00	\$500.00	\$1,903.25					\$21,403.25
Directive Business Incentives														\$-
Colin College Project(sewer/street/electric)	\$-													\$-
NTMWD Regional WW Treatment	\$195,000.00	\$48,588.90	\$24,695.00	\$17,975.00	\$20,775.00	\$17,895.00	\$9,872.50	\$4,212.50						\$144,013.91
Fiber Optic Cable	\$33,000.00													\$-
Industrial Park Infrastructure	\$200,000.00													\$-
West Side Lift Station	\$170,000.00													\$-
Farmersville Towne Centre	\$30,000.00													\$-
Fapade Grant Program	\$50,000.00						\$9,872.50							\$9,872.50
Total Development Cost	\$678,000.00	\$48,588.90	\$24,695.00	\$17,975.00	\$20,775.00	\$17,895.00	\$9,872.50	\$4,212.50	\$-					\$153,886.48
Total Expenditures	\$702,700.00	\$48,588.90	\$34,695.00	\$17,975.00	\$20,775.00	\$25,395.00	\$11,372.50	\$4,712.50	\$1,903.25					\$175,289.65
Revenue vs Expenditures														\$-
From Reserves	(\$501,600)													\$-
Balance Budget	\$-													\$-
Total Expenditures		\$48,588.90	\$34,695.00	\$17,975.00	\$20,775.00	\$25,395.00	\$11,372.50	\$4,712.50	\$1,903.25					\$175,289.65
Ending Bank Balance		\$52,753.94	\$41,892.45	\$42,277.10	\$36,852.13	\$34,406.76	\$39,866.31	\$53,040.84	\$78,789.07					
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					\$250,000.00
Texpool Balance	\$818,985.88	\$617,041.89	\$617,139.53	\$617,279.68	\$617,427.31	\$617,598.89	\$617,770.46	\$617,948.48	\$617,948.48					\$617,948.48
Interest Earned	\$50.52	\$56.01	\$56.01	\$97.64	\$140.15	\$147.63	\$171.58	\$171.57	\$178.31					\$1,013.51
Total Available Funds		\$919,739.82	\$908,934.34	\$905,416.63	\$904,131.81	\$901,834.07	\$907,465.20	\$920,811.30	\$948,737.55					



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: June 30th, 2016
SUBJECT: Meeting minutes for April 28th, 2016 and May 19th, 2016

Consideration and possible approval of the minutes April 28th, 2016, and
May 28th, 2016

ACTION: Approve or disapprove the April 28th and May 19th, 2016 as
presented

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
April 28th, 2016

The Farmersville EDC met in regular session on April 8th, 2016 at 6:02 p.m. in the City Managers Office of City Hall with the following members present: Kris Washam, Chris Lair, Bob Collins, Jason Lane and Kevin Meguire. Staff members present were City Accountant Daphne Hamlin, and City Manager Ben White.

CALL TO ORDER

Chairman Collins convened the meeting at 6:02.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

. No Special guest recognized.

DISCUSSION AND POSSIBLE ACTION REGARDING ZONING ORDINANCE RESOLUTION

Chairman Collins opened the meeting by asking the 4A EDC Board if they had any questions regarding the Zoning Ordinance Resolution. Mr. Lane asked if the City Council was in support of this project. City Manager Mr. White advised the Council is in full support. Mr. Meguire made a motion to approve the zoning ordinance resolution, and Mrs. Washam a second the, motion. All in favor. Motion passed unanimously

ADJOURNMENT

Meeting adjourned at 6:06 p.m.

Bob Collins, President

ATTEST:

Kris Washam, Secretary

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
May 19th, 2016

The Farmersville EDC met in regular session on May 19th, 2016 at 7:15 p.m. in the City Council Chambers of City Hall with the following members present: Kris Washam, Chris Lair, Bob Collins, Jason Land and Kevin Meguire. Staff members present were City Accountant Daphne Hamlin, and City Manager Ben White. Special guest recognized Councilman Hurst and Mayor Diane Piwko

CALL TO ORDER

Chairman Collins convened the meeting at 7:20.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Councilman Hurst and Mayor Diane Piwko

UPDATE REGARDING COLLIN COLLEGE CAMPUS

Chairman Collins reported to 4A EDC Board regarding the Farmersville Collin College Campus. Chairman Collins reported the new master plan is being reviewed. Nothing new to report at this time

DISCUSSION AND POSSIBLE ACTION REGARDING ZONING ORDINANCE STUDY

City Manager Mr. White said the zoning ordinance resolution was passed by City Council and the projects approved by City Council during last regular meeting.

Mr. Lane asked if the Attorney General opinion regarding this project had any limitations and if the 4A EDC Board is on firm ground. Chairman Collins said 4A EDC Board is on solid ground. The linkage between the projects is long term jobs.

Mr. Meguire motion to approve the project with initiating August 2016, second by Mrs. Washam. All in favor. Motion passed unanimously.

RECEIVE UPDATE REGARDING FIBER OPTIC CABLE FOR THE CITY OF FARMERSVILLE

City Manager Mr. White still in negotiations with I-365 Wire and trying to come before the 4A EDC Board with a completed contract.

DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED CITY OF FARMERSVILLE WASTEWATER FACILITY MASTER PLAN

Mr. White updated the 4A EDC Board regarding proposed wastewater facility. Mr. White and City Engineer Eddie Daniel are working together to secure funding.

Mr. White advised the 4A EDC Board due to the City Council change over everything will be delayed until City Council is briefed on the upcoming events surrounding the proposed wastewater facility. Chairman Collins said 4A EDC Board has funded to date \$144K towards the study. Mr. White said the study is in place. Mr. White said the right-of-way acquisitions are being done by the City Engineer and working with

the new plan. Mrs. Washam asked how long the new study is good for. Mr. White said for many decades to come.

DISCUSSION AND POSSIBLE ACTION REGARDING ITEMS LISTED FOR PAYMENT

Mr. Lair motioned to approve the items listed for payment as presented, Mr. Lane second the motion. All in favor. Motion passed unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENT FOR APRIL 2016, AND REQUIRED BUDGET AMENDMENTS

Mr. Meguire motioned to approve the financial statements for April 2016 as presented, Mr. Lair second the motion. All in favor. Motion passed unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE APRIL 21st 2016 MEETING

Mrs. Washam motioned to approve April 21st, 2016 minutes as presented, Mr. Meguire second the motion. All in favor. Motion passed unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Carrie Cox Agency
Budget Workshop
Farmersville Towne Centre Study

ADJOURNMENT

Meeting adjourned at 7:37 p.m.

Bob Collins, President

ATTEST:

Kris Washam, Secretary