

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
AGENDA

August 18th, 2016; 7:00 p.m.

City Hall Council Chambers

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Public Hearing**
 - A. Consider, discuss and act upon EDC 4A Proposed 2016-2017 Budget and Goals
- IV. Business Items for Discussion and Possible Action**
 - A. Update regarding Collin College Campus
 - B. Discussion and possible action regarding awarded façade grant to Matt and Lisa Crowder
 - C. Update regarding project Matilda
 - D. Update regarding Marketing Pamphlet
 - E. Update regarding training for public meetings.
 - F. Receive report on status regarding proposed City of Farmersville proposed wastewater facility.
 - G. Receive report on status of fiber-optic cable for the City.
 - H. Discussion and possible action regarding marketing committee
 - I. Discussion and possible action regarding items for payment
 - J. Consideration and possible action regarding financial statements for July 2016, and required budget amendments.
 - K. Consideration and possible approval of the minutes of the July 13th 2016 and July 21st 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 August 15th, 2016 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

A handwritten signature in black ink, appearing to read "Daphne Hamlin". The signature is fluid and cursive, with a prominent loop at the end of the last name.

Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Public Hearing to receive public comment on the Proposed Farmersville Economic Development Corporation projects and budget for Fiscal Year 2016-2017

- Goals and Projects for the FEDC are attached for review
- FEDC 2016-2017 Budget

ACTION:

- 1) Open the Public hearing and call the time.**
- 2) Ask for those FOR the proposed projects and budget to come forward.**
- 3) Ask for those OPPOSING the proposed projects and budget to come forward.**
- 4) Close the Public Hearing and call the time.**
- 5) Approve or Disapprove**

2016-2017 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. Partner with Collin College for a functional college by 2020.
4. 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.

Farmersville Economic Development Corp 4A

REVENUE	2015-2016 Revised Budget	2016-2017 Proposed Budget
Sales Tax	\$200,000.00	\$220,000.00
Interest Earned	\$1,100.00	\$1,100.00
Total Revenue:	\$201,100.00	\$221,100.00
Expenses		
Administration	\$1,000.00	\$1,000.00
Meeting Expenses	\$1,000.00	\$1,000.00
Dues/School/Travel	\$500.00	\$500.00
Office Supplies	\$200.00	\$200.00
Marketing/Promotion Expenses/Adv	\$10,000.00	
Chamber Sponsorship	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00
Collin College Sponsorship	\$7,500.00	\$7,500.00
Legal	\$2,500.00	\$2,500.00
Small Business Conference	\$500.00	\$500.00
Total Expenses:	\$24,700.00	\$14,700.00
Development		
Collin College Project (sewer/street)	\$-	\$150,000.00
Zoning Ordinance Re-write	\$85,000.00	\$85,000.00
Fiber Optic Cable Study	\$20,000.00	\$-
Fiber Optic	\$33,000.00	\$33,000.00
Waste Water	\$195,000.00	\$-
Facade Grant Program	\$50,000.00	\$50,000.00
Towne Centre Planning	\$30,000.00	\$-
Total Development Cost:	\$413,000.00	\$318,000.00
Total Expenditures	\$437,700.00	\$332,700.00
Revenue vs. Expenditures	\$236,600.00	\$111,600.00
From Reserves	\$236,600.00	\$111,600.00
Balance Budget		

**FARMERSVILLE ECONOMIC DEVELOPMENT
NOTICE OF PUBLIC HEARING
TO CONSIDER PROPOSED PROJECTS FOR
FISCAL YEAR 2016-2017**

Notice is hereby given that a public hearing will be held by the Farmersville Economic Development Corporation in the Council Chambers of City Hall, 205 S. Main, at 7:00 p.m. on August 18, 2016, to consider the following proposed projects for fiscal year 2016-2017. **Projects:** Regional wastewater infrastructure design, Funding Collin College and/or City of Farmersville request as they pertain to the College's Eastern County Campus, Develop plan and/or invest in infrastructure for future economic development projects. Support planning study of the Farmersville Towne Centre.

Notice is hereby given that a second public hearing will be held by the Farmersville City Council on August 23rd at 6:00pm in the Council Chambers of City Hall to discuss the same proposed projects for the Farmersville Community Development Corporation's Fiscal Year Budget 2016-2017.

All interested citizens and property owners are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Update regarding Collin College Campus

ACTION: Informational only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Discussion and possible action regarding awarded façade grant to Matt and Lisa Crowder

Action: Approve or deny payment in the amount of \$8,677.00

Alvarez Construction

214-491-8872

Matt & Lisa Crowder

Estimate redo back wall.....	\$11,116
First Payment.....	\$6,000
Balance.....	\$5,116

Paid In Full: 



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: mattero@aol.com
p: (214) 547-3059

INVOICE FOR REMODEL WORK – 07/21/2016

Windows

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

\$2851.00

Door

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

\$764.00

Door lock

Put a new lock on the front door.

\$225.00

Paint on building

Pressure wash all wood on front of building and paint. Customer to furnish paint.

\$2398.00

Paid in Full
Weldon
[Signature]

Total amount now due: \$6238.00

Thanks!
Weldon Smith



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Update regarding project Matilda

ACTION: No action informational purpose only



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Update regarding Marketing Pamphlet

ACTION: No action informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Update regarding training for public meetings.

Action: No action informational purpose only



TO: Economic Development Corporation

FROM: Daphne Hamlin, Finance Director

DATE: August 18th, 2016

SUBJECT: Receive report on status regarding proposed City of Farmersville wastewater facility

ACTION: No action required informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Receive report on status of fiber-optic cable for the City

ACTION: No action required informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Discussion and possible action regarding marketing committee

ACTION: Approve or Deny request for funding



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Discussion and possible action regarding items for payment

ACTION: Approve or Deny items listed for payment

- 1.) Collin College Foundation (\$7,500)**
- 2.) City of Farmersville (\$1,000) administration fee**



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Consideration and possible action regarding financial statement for July 2016, and required budget amendments.

ACTION: Approve or Deny 4A EDC Financial Statements for July 2016 as presented

Farmersville Economic Development Corp 4A

July 2016

Statement Balance 7-1-2016	\$95,095.84
Deposits:	
Sales Tax:	\$19,638.41
Cking Int .05%	\$4.19
CD Interest	\$71.72
Transfer to Texpool	
Cleared Checks	
Transfer Fee	
Statement balance 07-31-2016	\$114,810.16

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest

Balance 8-4-2016	\$114,810.16
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Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2016

	FY 2016 Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$82,893.33	\$62,753.94	\$41,892.45	\$42,277.10	\$36,852.13	\$34,406.76	\$ 39,866.31	\$53,040.84	\$76,789.07	\$95,085.84			
Deposits														
Sales Tax Collections	\$200,000.00	\$18,274.32	\$23,756.33	\$18,285.52	\$15,274.17	\$22,874.01	\$16,781.24	\$ 17,811.18	\$27,577.49	\$16,229.41	\$19,638.41			\$196,482.08
Interest Income chrg	\$1,100.00	\$3.28	\$2.88	\$2.21	\$1.67	\$1.50	\$1.48	\$ 1.74	\$2.27	\$3.25	\$4.19			\$24.45
Transfer from Texpool to First Bank														
Transfer funds to CD		\$71.91	\$74.32	\$71.92	\$74.19	\$74.12	\$69.33	\$ 74.11	\$71.72	\$74.11	\$71.72			\$727.45
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	\$51,238.81	\$57,753.34	\$80,692.32	\$95,095.84	\$114,810.16			\$197,233.98
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
Collin College Sponsorship	\$7,500.00					\$7,500.00		\$500.00						\$7,500.00
Small Business Entrepreneurship Cont	\$500.00								\$1,903.25					\$500.00
Legal Service	\$2,500.00						\$1,000.00							\$1,000.00
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	\$7,500.00	\$1,500.00	\$500.00	\$1,903.25	\$-	\$-			\$21,403.25
Directive Business Incentives														
Zoning Ordinance Re-write	\$85,000.00													\$-
Collin College Project(sewer/street/electric)	\$-													\$-
NTMWD Regional WW Treatment	\$195,000.00	\$48,588.90	\$24,695.00	\$17,975.00	\$20,775.00	\$17,695.00	\$9,872.50	\$4,212.50						\$144,013.90
Fiber Optic Study	\$20,000.00													
Fiber Optic Cable	\$33,000.00													
Industrial Park Infrastructure	\$-													\$-
West Side Lift Station	\$-													
Farmersville Towne Centre	\$30,000.00						\$9,872.50							\$9,872.50
Façade Grant Program	\$50,000.00						\$9,872.50							\$163,886.40
Total Development Cost	\$413,000.00	\$48,588.90	\$24,695.00	\$17,975.00	\$20,775.00	\$17,695.00	\$9,872.50	\$4,212.50	\$-	\$-				\$987,233.98
Total Expenditures	\$437,700.00	\$48,588.90	\$34,695.00	\$17,975.00	\$20,775.00	\$25,385.00	\$11,372.50	\$4,712.50	\$1,903.25	\$-				\$175,289.65
Revenue vs Expenditures	(\$216,600)													\$-
From Reserves	\$236,600.00													
Balance Budget	\$-													
Total Expenditures		\$48,588.90	\$34,695.00	\$17,975.00	\$20,775.00	\$25,385.00	\$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	\$95,095.84	\$114,810.16			
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	\$250,000.00			\$250,000.00
Texpool Balance	\$616,985.88	\$617,041.89	\$617,139.53	\$617,139.53	\$617,279.68	\$617,427.31	\$617,598.89	\$617,770.46	\$617,948.48	\$618,133.24	\$618,326.97			\$618,326.97
Interest Earned	\$50.62	\$50.62	\$56.01	\$97.64	\$140.15	\$147.63	\$171.58	\$171.57	\$178.31	\$184.47	\$193.73			\$193.73
Total Available Funds		\$919,739.82	\$908,934.34	\$909,416.63	\$904,131.81	\$901,834.07	\$907,465.20	\$920,811.30	\$946,737.55	\$963,229.08	\$983,137.13			\$1,391,713.13



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: August 18th, 2016
SUBJECT: Consideration and possible action regarding meeting minutes for July 13th, 2016 and July 21st, 2016

ACTION: Approve or Deny

- 1.) July 13th, 2016 minutes**
- 2.) July 21st, 2016 minutes**

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
July 13th, 2016

The Farmersville EDC met in special session on July 13th, 2016 at 7:05 p.m. in the City Council Chambers of City Hall with the following members present: Kevin Meguire, Robbie Tedford, Randy Smith, George Crump, and Jason Lane. Staff members present were City Accountant Daphne Hamlin, and City Manager Ben White.

CALL TO ORDER

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

RECOGNITION OF CITIZENS AND VISITORS

No Special guest recognized

BUDGET WORKSHOP

4A EDC Board met to discuss the upcoming 2016-2017 Budget and Goals. First item up for discussion was the 4A EDC goals. Item 1.) Create a business atmosphere in Farmersville that supports:

- a.) ***Retention and expansion of existing businesses***, Mr. Crump asked what has the 4A EDC Board done in this area. Mr. White stated a local business was looking to expand and assisted with that project. A presentation was compiled so when leads for any potential new businesses looking to relocate, the 4A EDC Board was able to present them with a packet containing various information.
- b.) ***Attracting new or relocating businesses that will increase the quality and quantity of primary jobs***. Mr. Tedford felt as though it would benefit the City by concentrating on the Industrial Park area. Mr. Tedford stated 4A EDC Board is not in a position yet to solicit business until infrastructure is in place. Mr. Crump asked for an update on the budget surrounding Collin College. Mr. Tedford being familiar with the history of the Collin College gave a brief overview and stated at this time there is not a set dollar amount. What was agreed upon was to help with the property. Collin College property is secured and feels as though there are not enough roof tops to support a College. Mr. Tedford stated 4A EDC should change focus towards supporting infrastructure to help bring into Farmersville business and the College. Mr. Crump said his concern is if the College Campus comes will we have the funds available to support growth. Chairman Meguire asked Mr. White regarding the sewer issues surrounding the College Campus. Mr. White stated that within a year the City will be at a point to support growth.

Mr. White stated the exposure at this time is on the electrical side. Mr. White stated a need for a substation to support the College will be needed. Currently Sharyland owns the substation.

Chairman Meguire asked approximately how much is needed to build a substation. Mr. White stated around five (5) million.

Mr. Tedford said what the College was looking for at one time was improvement to roads and to support infrastructure.

Mr. Smith asked about the Camden Park project. Mr. White stated the engineering has been approved. Mr. Smith asked when will Camden Park begin construction?

Mr. White said they have been approved to begin now.

c.) ***Working with regional coalitions to address infrastructure, transportation, education and quality of life issues***, No discussion leave on for 2016-2017 Goals and Specified Projects.

d.) ***Recruiting at least one new employer per year*** Mr. Crump stated this is a very important item for the 4A EDC Board needs to support new business. But we have to solicit business and find out who is looking to bring business into our City.

Mr. Crump stated we need to pursue industries to move into our City. Chairman Meguire said who is going to accomplish this. Mr. Crump stated in the past the City Manager and the Mayor would solicit businesses.

Mr. Smith asked if the 4A EDC Board could work in conjunction with the Banks for business contacts. Chairman Meguire said possibly working with local realtors to find out who is looking for land. Chairman Meguire suggested the pamphlets 4A EDC Board has could be distributed to interested businesses.

2.) ***Improve communication with the community and communicate accomplishments of the Economic Development Corporation.***

Mr. Lane suggested an ad in the local paper giving the hi-lights and updates regarding 4A EDC. Chairman Meguire suggested giving updates to Rotary and the Chamber. 4A EDC Board decided that Mr. Tedford would open up discussion with the Masons. Chairman Meguire would address the Rotary and contact local Realtors, Mr. Crump with contact the Chamber, and Mr. Smith will contact the local banks.

3.) ***Partner with Collin College for a functional College by 2020.***

4.) ***Promote and support a planning study for the Farmersville Towne Centre.***

Items 3 and 4 left on for future Goals.

Attached are the 2016-2017 Goals and Specified Projects and 2016-2017 Proposed budget.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

ADJOURNMENT

Meeting adjourned at 8:30 p.m.

Kevin Meguire, President

ATTEST:

George Crump, Secretary

DRAFT

**2016-2017 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. Partner with Collin College for a functional college by 2020.
4. 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.
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Farmersville Economic Development Corp 4A

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Marketing/Promotion Expenses/Adv	\$10,000.00	
Chamber Sponsorship	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00
Collin College Sponsorship	\$7,500.00	\$7,500.00
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Balance Budget		