

# FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

## AGENDA

**May 18th, 2017; 6:30 p.m.**  
**City Hall Council Chambers**

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Public Comment**

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minutes. This forum is limited to a total of thirty (30) minutes. If a speaker inquires about an item, the EDC 4A Board or City staff may only respond with (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

### **IV. Business Items for Discussion and Possible Action**

- A. Review, consider and discuss Key Initiative Area Goals (KIA'S).**
  - a.) List of Brokers
  - b.) Interactive map update.
  - d.) Update on drone video
- B. Receive update on Collin College.**
- C. Consider, discuss and act upon relocation of new business, Big D Concrete needing City water and sewer services.**
- D. Consider, discuss and act upon Items for payment**
- E. Consider, discuss and act upon financial statements for April 2017, and required budget amendments.**
- F. Consider, discuss and act upon meeting minutes for April 29th, 2017**

### **V. Adjournment**

- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.

*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 May 15th, 2017 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:** May 18th, 2017  
**SUBJECT:** Key Initiative Area Goals

**Review Key Initiative Area Goals (KIA'S)**

**Broker Targets – Ben White**

**Interactive Map – Ben White**

**Drone pricing/incorporate into website pricing – Ben White**



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** May 18th, 2017  
**SUBJECT:** Collin College

Receive update on Collin College

**ACTION:** No action informational purpose only



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** May 18th, 2017  
**SUBJECT:** New Business Big D Concrete

Consider, discuss and act upon relocation of new business, Big D Concrete needing City water and sewer services

**Action: Approve or Deny**



**Farmersville**  
DISCOVER A TEXAS TREASURE

**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE** May 18thth, 2017  
**SUBJECT:** Items for payment

Consider, discuss, and act upon Items listed for payment

1. Daniel and Brown (DBI)

**ACTION:** Approve or Deny



Daniel & Brown Inc.  
PO Box 606  
Farmersville TX 75442  
972-784-7777

# Invoice

DATE	INVOICE #
5/4/2017	11506
Due Date	Terms
5/4/2017	

<b>BILL TO</b>
Farmersville Economic Corporation Daphne Hamlin 205 S. Main St. Farmersville, TX 75442

<b>PROJECT</b>
GENERAL

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Project Engineer	Commercial Properties Map	12	150.00	1,800.00

Thank you for allowing us to be of service.	<b>Total</b>	\$1,800.00
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**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** May 18th, 2017  
**SUBJECT:** Consider, discuss and act upon financial statement for April 2017, and required budget amendments.

**ACTION:** Approve or Deny 4A EDC Financial Statements for April 2017 as presented



Farmersville Economic Development Corp 4A  
Investment and Budget Report

April 2017

Prepared by: Daphne Hamlin

**Farmersville Economic Development Corp 4A**  
**April 2017**

<b>Statement Balance 4-3-2017</b>	<b>\$297,419.73</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$27,272.05</b>
<b>Cking Int .05%</b>	<b>\$12.35</b>
<b>CD Interest</b>	<b>\$74.32</b>
<b>Wire Fee Refund</b>	
<b>Cleared Checks 1285-1286</b>	<b>\$(1,877.00)</b>
<b>Statement balance 4-30-2017</b>	<b>\$322,901.45</b>

**Outstanding Transactions**

**Sales Tax**  
**Transfer to Texpool**  
**CD Interest**  
**Outstanding checks**

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<b>Balance 5-4-2017</b>	<b>\$322,901.45</b>
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TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: May 18th 2017  
SUBJECT: Consider, discuss and act upon meeting minutes for April 20<sup>th</sup>, 2017

**ACTION: Approve or Deny April 20<sup>th</sup>, 2017 meeting minutes**

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION  
MEETING MINUTES

April 20<sup>th</sup>, 2017

The Farmersville EDC met in regular session on April 20<sup>th</sup>, 2017 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Kevin Meguire, Robbie Tedford, Randy Smith, and George Crump. Absent, Jason Lane. Staff members present were City Secretary Sandra Green, City Manager Ben White. Special guest recognized, City Council Liaison Mike Hurst, Mayor Diane Piwko, Sarah Jackson Butler owner of Wag jack Enterprises and Donna Williams.

CALL TO ORDER

Chairman Meguire convened the meeting at 6:35 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, City Council Liaison Mike Hurst, Mayor Diane Piwko, Sarah Jackson Butler owner of Wag jack Enterprises and Donna Williams.

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S)

Mr. White addressed the 4A EDC Board and stated we are trying to get the map on the Cities website. It is very difficult to do. Daniel and Brown has GIS mapping and they can create and embed into the map. The City of Georgetown has an interactive map that was shown to the 4A EDC Board as an example. Mr. Smith asked if we are targeting Highway 380 and Highway 78. Chairman Meguire stated we are proposing to show the whole city. Mr. White stated it will be intermixed.

Chairman Meguire asked Mr. White where the City is in relation to the re-zoning. Mr. White stated rezoning will be considered throughout the City. We are updating to something more modern.

Mr. White stated that he was asked to send out info to a list of brokers, but I have not done that yet. Mr. White explained the process he is taking when people come to the City. Mr. White brought up an example; Minecraft a distribution center. It was right next to the railroad tracks. Mr. White presented to the 4A EDC Board the contract and questionnaire. Mr. White brought up that project cake that is due Monday, it is a food distribution center.

Mr. White again presented the brokers list spreadsheet through power point. The idea is to send a package out to all the brokers but he wants to include the drone video before doing so.

Mr. White explained the drone video is \$1,000 apiece. The Chamber is willing to pay. Chairman Meguire stated it will be a 50% split. Mr. White stated it would be \$1,000 each for 4A EDC and \$1,000 for Chamber. The video is 3 minutes long. The script is going to be in a male voice for the commercial portion and female voice for residential portion. The first video was take on May 2<sup>nd</sup>, 2017. The Goal for viewing the video is May 14<sup>th</sup>, 2017. Chairman Meguire stated the target as it relates to the video is the Downtown, Railroad, Highway 78, Highway 380, Proposed Loop, Chaparral Trail, Tedford Chevrolet, etc.

Mr. Smith asked if we are going to use in the video the proposed College site and Farmersville ISD. Mr. White stated we can show it. The residential video would show more of the Farmersville ISD. It was agreed by the 4A EDC Board members to wait on the videos completion before sending information packets out to brokers. Chairman Meguire said we need to set the agenda on how to set the meetings and discussions with people. Daphne will work with the 4A EDC board and Ben to create a timeline of 1 per month to have a presentation so that every broker is targeted and followed up.

#### CONSIDER, DISCUSS AND ACT UPON GIS MAPPING

No discussion.

#### CONSIDER, DISCUSS AND ACT UPON TEXAS TEAM GROUP PRESENTATION

Chairman Meguire asked that the groups (Texas Economic Development Council, Team Texas), are invited to the 4A EDC meeting in October 2017.

#### CONSIDER, DISCUSS AND ACT UPONG LOCAL BUSINESS RQUEST FOR ANNEXATION

Mr. Smith spoke to Home Grown Plants and stated the owner has major plans for his site. Owner wants to change the façade facing Highway 380 and add a restaurant and a wedding chapel in the back with a vineyard. Might even have an event space.

Mr. White said we received a non-binding letter about him annexing. Owner stated he may not want it right away, but he needs the sewer and he wants a gas line. The sewer has been solved by the lift station planned for construction next fall. Atoms' line stops at Lexington and he wants that on his property. We are getting some mixed signals from him about the time frame.

Mr. White has talked to owners asking if they would annex if they had gas lines on their property, and will ask the attorney if they would have to annex into the City. Mr.

Smith commented that Home Grown owner was told that the gas company was too backed up and could not supply gas for now. Mr. Tedford stated it is very expensive to run the gas line from Highway 78 to Brookshire's plus the bore under the street. Mr. Smith stated Big D Concrete annexation and property owner on the county line road in Hunt County are in favor of annexation. Chairman Meguire said this is the site of a 33 acre concrete plant. Mr. Smith stated 5-6 acres are for the batch plant and they will pave the rest of the property and put up walls to have an RV and Boat Storage facility. Mr. White sent out a letter in support of Big D Concrete to TCEQ last week. This would add 50-70 jobs. Chairman Meguire asked if Council is favorable of this project. Mr. Hurst stated he didn't see why the council would have a problem with it. Mr. Hurst stated that Home Grown needs gas because of all the propane he uses. Chairman Meguire asked how 4A EDC can support Big D Concrete. Mr. White stated they need water and sewer now. We won't have sewer until next fall. It might be beneficial to help pay for the water line. Chairman Meguire asked can 4A EDC help fund this project. Mr. Tedford asked how much would it cost. Mr. White stated \$150,000 to get to the Rudicles and \$200-300,000 for supplies and lines. Chairman Meguire asked for information regarding job forecasting and the tax revenue.

#### CONSIDER, DISCUSS AND ACT UPON FAÇADE GRANT APPLICATION

Sarah Jackson Butler owner of Wag Jack addressed the 4A EDC Board with a detailed budget of proposed façade repairs. Mr. Tedford asked if we currently had a grant opening. Chairman Meguire stated yes, but can we do this. Do we need 3 bids? Ms. Butler stated she read in the façade policy that 4A EDC only requires one bid. Chairman Meguire asked if Daphne could look into the policy on how many bids are required. Mr. Crump asked what her time line to complete the construction was. Ms. Butler stated they would start immediately upon approval of the 4A EDC Board. On motion by Mr. Tedford to accept the 1 bid with a 50/50 split up to \$25K., Second by Mr. Crump, motioned carried all in favor.

#### RECEIVE UPDATE ON FIBER OPTIC CABLE FOR THE CITY OF FARMERSVILLE

Mr. White was asked during last regular scheduled meeting to give a brief update on the fiber optic cable for the City of Farmersville. Mr. White stated he has received a lot of push back on this issue. If he felt this board was behind it then he would fight for it. The numbers scared people and there was a lot of risk. He has put it on the back burner in hopes that something would come along to make it on the front burner. Mr. Tedford said we paid someone \$30,000 for a bid and did not see what we wanted. He supported the study but thinks we were sold nothing. Mr. White said that Celina is moving forward and suggestion is to watch them and see what happens. Chairman Meguire stated if Mr. White would have been up front and told the 4A EDC Board it was a 20m dollar project they would have said no. Mr. White stated he did not know the cost of this project at that time. Chairman Meguire asked for Mr. White to keep an eye on Celina and continue to

give updates in the future. Mr. Smith asked if anyone in the Government facilities are receiving high speed internet. Mr. White stated not right now, not until the City pays for their own line.

#### RECEIVE UPDATE ON CAMDEN PARK PROGRESS

Mr. White stated residential and developing an apartment complex are in the plans for Camden Park. Problem now is wastewater, but the City is working to resolve this. A memo of understanding, basically assuring the developer he will have sewer. Mr. White stated currently have a lot of trailers parked on Bob Tedford Drive and we are working on cleaning those up to help sell. Mr. Smith asked what the hold is up on the developer. Mr. White stated he is trying to get financing for the apartment complex. Chairman Meguire said right now there is no finances available from 4A. Mr. Smith stated he wants to continue getting updates because we could help promote the commercial side in that area

#### RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated he could not speak on the bond part of the Collin College. Mr. Smith state we have put up signs on Highway 380 and yards signs in support of the Collin College Bond. Mr. Smith stated the Mayor knew of an organized group in Frisco who was opposed to the Bond project. Mr. Hurst stated since then they have changed their minds. Mr. Smith stated some people do not want it because they do not have any kids or grandkids here that will attend, and they are upset about the taxes. Mr. Hurst stated that 600 million dollars come from the college in tax funds. The County is supposed to double in their size. Mr. White stated that construction is scheduled to begin in Farmersville in 2020 and completion in 2024.

#### CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion from Mr. Tedford to approve items for payment, second by Mr. Crump, motioned carried all in favor

#### CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR MARCH 2017

On a motion from Mr. Crump to approve the proposed budget amendment as presented, second by Mr. Tedford, motioned carried all in favor.

On a motion from Mr. Tedford to approve the March 2017 financial statements as presented, second by Mr. Crump, motioned carried all in favor.

#### CONSIDERATION AND POSSIBLE ACTION REGARDING MEETING MINUTES FROM MARCH 16th, 2017.

On a motion from Mr. Smith to approve meeting minutes from March 16th, 2017 as presented, second by Mr. Tedford, motion carried all in favor.



DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

ADJOURNMENT:

Meeting adjourned at pm. 8:20

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Kevin Meguire, President

ATTEST:

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George Crump, Secretary

DRAFT