

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION  
MEETING MINUTES

June 15th, 2017

The Farmersville EDC met in regular session on June 15th, 2017 at 6:31 p.m. in the City Hall Council Chambers with the following members present: Kevin Meguire, Robbie Tedford, George Crump, Jason Lane and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, City Council Liaison Mike Hurst, Mayor Diane Piwko, Albert Evans and Donna Williams.

CALL TO ORDER

Chairman Meguire convened the meeting at 6:31 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, City Council Liaison Mike Hurst, Mayor Diane Piwko, Albert Evans and Donna Williams

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S)

Mr. White addressed the EDC 4A Board regarding meeting between himself, Mayor Piwko and Mr. Jeff Pappas with E Smith Reality. Mr. White said this is a firm exactly what we are looking for. They do national level relocations of businesses all over the United States, and 25% of their business is done here locally in the Dallas area.

Mr. White presented to the EDC 4A Board the presentation given to E Smith Reality. The presentation given showed information about City of Farmersville, population, location, business related strengths, Marketing Strategy, and City of Farmersville Goals. Mr. White presented to E Smith Reality the Chamber pamphlet (The Farmersville Facts) and in the future when we go to visit brokers we will have the drone video to present as well.

Mr. White stated during this meeting he discussed all the things going on in Farmersville currently and what is in the future. North passage way, East – West Lars down the road, inter-modal facility, etc.

Chairman Meguire asked what the feedback from E Smith Reality was. Mr. White stated that they commented we are doing all the right things. Chairman Meguire asked in the future when we go to these meetings to limit to (3) people.

Mr. White updated the EDC 4A Board on the interactive map. Presented on the overhead screen the interactive map on the Cities website. Mr. White stated this map was produced with Matt Boley with DBI. Once you click on a property hi-lighted in the red

it will give you all the information regarding that particular property. Mr. White stated what is needed now is how we will maintain interactive website. Mr. Crump asked if there was any way we could move the interactive map to the front page of the Cities website for easier access. Ms. Hamlin will contact Mrs. Green the City Secretary to move interactive map to front page.

Mr. White gave the EDC 4A Board a copy of the narrative on the voice overlay on the drone video. Mr. White stated the video is ready and the voice overlay could be changed at any time. Will bring back the EDC 4A Board next regular meeting for review

#### RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated trying to get a better understanding of the utilities required for the Campus. Currently water is not an issue may need to do some upgrades on the electrical side of this though. Mr. White stated the sewer plant will need to be in place before the Campus is complete. Currently we are doing all the right things to make this happen. Substation upgrades are scheduled for next year to handle capacity needed. The sewer for this facility will be approximately ½ million per day.

Mr. Smith asked about the county road 611, where the campus is proposed to be built. Mr. White stated that will be another issue, we have no agreement currently with anyone. Once street is built we will own it not the County. Mr. White stated it is harder to obtain grants and funding which will be needed to build the road.

#### CONSIDER, DISCUSS AND ACT UPON RELOCATION OF NEW BUSINESS, BIG D CONCRETE NEEDING CITY WATER AND SEWER SERVICES

Mr. White had information for review regarding the projected sales revenue this facility could bring into Farmersville. Big D wants to open up a batch plant near the county line on the north side. Big D just opened a plant in Gunner and has an established plant in Dallas.

Mr. White stated that Big D will make the Farmersville plant more modern. Permits from TCEQ have already been approved. Their hopes are to be up and running by October 2017.

Mr. White stated Big D is requesting to be annexed into the City for Water and Sewer. Mr. White stated that the water tower on the East Side has a lot of stagnation and have to flush tower often and having this facility would help alleviate this issue.

Mr. White stated another big item is the sales tax. Sales tax is applied at point of sale. Mr. White stated he is able to confirm that concrete companies are big business.

Only issue is cannot supply sewer until next year. Mr. Tedford asked if Big D is willing to participate in helping with this project. Mr. White stated they are exploring many different ideas right now. Mayor Piwko stated if Big D does not receive water from Farmersville they will have to have a well dug at a cost of approximately 600k. Mr. White

stated they do have other options for water. Mr. Tedford stated typically when 4A does a project it is 50/50. Mr. Tedford said he is very impressed by the revenue potential presented. Mr. Crump asked to validate facility. Mr. Tedford would also like to know how many trucks and compare with existing plants. Chairman Meguire asked to drill into the numbers and verify. Contact Princeton Plant. Just need more information. Mr. White was asked to come back at the next meeting with information requested.

CONSIDER, DISCUSS AND ACT UPON LOCAL BUSINESS HOME GROWN PLANTS REQUEST FOR ATMOS GAS

Albert Evans owner of Home Grown Plants gave a history on retail sales and the potential growth. Mr. White presented the EDC 4A Board showing economic impact regarding, ad valorem tax, sewer sales, water sales, from Home Grown Plants.

Mr. Evans is asking for natural gas to his facility. Mr. White presented information from ATMOS the cost involved to supply gas to his facility.

After review of the information provided regarding economic impact, the EDC 4A Board asked to further research the ad valorem side to insure the numbers are correct. Mr. White will have an update on the next regular meeting with correct numbers.

Chairman Meguire asked if it was the intent of Home Grown Plants to annex into the City. Mr. Evans said my intention is to come into the City, but would like for the gas to be there.

Mr. Evans stated the growth in the last five years is substantial. I have people drive for hours to come to our facility.

Chairman Meguire asked to table this item and bring back to the next meeting with more data.

RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White gave a brief update on the Camden Park Project. Currently we have a memorandum of understanding and coming closer to a development agreement. Currently Camden Park will bring to the table \$375k for a lift station. Right now sewer is the number one issue. We currently have a delay with the Texas Water Development Board on the loan. Mr. Smith asked if Camden Park will contribute to the street cost. Mr. White stated there is no need to update roads currently. Mr. White stated a street analysis regarding street impact is complete. Mr. Smith asked for a copy of the street impact analysis. Ms. Hamlin will have that available for Mr. Smith review tomorrow.

RECEIVE UPDATE ON ZONING RE-WRITE PROJECT

Mr. White handed out to the 4A EDC Board a schedule of the zoning ordinance update. Mr. White stated an out brief will be in the next regular scheduled council meeting and the project will be completed by end of year.

CONSIDER, DISCUSS AND ACT UPON PARKING ISSUE AT MURPHY CROSSING

Mr. White stated the solution is to build a public parking lot in from of the Water Tower in order to get the trucks off the streets

BUDGET WORKSHOP

See attached (Exhibit "A") of those discussions

CONSIDER, DISCUSS AND ACT UPON WIRE AGREEMENT WITH INDEPENDENT BANK FARMERSVILLE

Ms. Hamlin explained that in order to transfer funds from Independent Bank to Texpool a new wire agreement needed to be signed. Ms. Hamlin had those documents ready for signatures.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR MAY 2017

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

CONSIDERATION AND POSSIBLE ACTION REGARDING MEETING MINUTES FROM MAY 18TH, 2017.

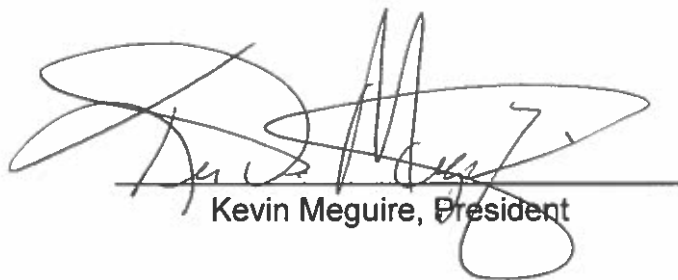
On a motion from Mr. Smith to approve meeting minutes from May 18th, 2017 with changes, second by Mr. Tedford, motion carried all in favor.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

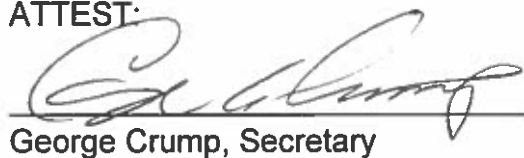
Budget Workshop  
Bid D Concrete  
Update on Shell Station

ADJOURNMENT:

Meeting adjourned at pm. 8:50

  
Kevin Meguire, President

ATTEST:

  
George Crump, Secretary