

# **FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION**

## **AGENDA**

**July 20TH, 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.) Broker meeting updates
  - 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 local business Home Grown Plants request for ATMOS gas.**
- E. Receive update on Camden Park Project.**
- F. Receive update on Zoning re-write Project.**
- G. Consider, discuss and act upon parking issue at Murphy Crossing.**
- H. Receive update on Shell Station**
- I. Consider, discuss and act upon Legal Response to Marketing and Promotions**
- J. Budget Workshop**
- K. Consider, discuss and act upon items for payment**
- L. Consider, discuss and act upon financial statements for June 2017, and required budget amendments.**
- M. Consider, discuss and act upon meeting minutes for June 15th, 2017**

### **V. Adjournment**

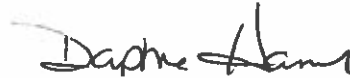
- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.

*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 July 18th, 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:** July 20th, 2017  
**SUBJECT:** Key Initiative Area Goals

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

**Broker Targets – Ben White**

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



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20th, 2017  
SUBJECT: Collin College

Receive update on Collin College

**ACTION: No action informational purpose only**



TO: Economic Development Corp  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20<sup>th</sup>, 2017  
SUBJECT: 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**



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20th, 2017  
SUBJECT: Home Grown Plants

Consider, discuss and act upon local business Home Grown Plants request for  
ATMOS Gas.

**ACTION: Approve or Deny**



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20th, 2017  
SUBJECT: Camden Park

Receive update on Camden Park Progress

**ACTION: No action informational purpose only**



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20th, 2017  
SUBJECT: Zoning Re-Write

Receive update on Zoning re-write Project

**Action: Informational only**





TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20th, 2017  
SUBJECT: Murphy Crossing

Consider, discuss and act upon parking issue at Murphy Crossing

**Action: Approve or Deny**



TO: Economic Development Corp  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20<sup>th</sup>, 2017  
SUBJECT: Shell Station

Receive update on Shell Station

**Action: None informational only**



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** July 20th, 2017  
**SUBJECT:** Consider, discuss and act upon Legal response to marketing and promotions

Consider, discuss and act upon Legal response to marketing and promotions

**ACTION:** Approve or Deny

## Daphne Hamlin

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**From:** Daphne Hamlin  
**Sent:** Thursday, July 13, 2017 10:23 AM  
**To:** 'Kevin Meguire'  
**Cc:** Ben White  
**Subject:** FW: donations/support

See below, I will check to see if I have any more information regarding donations  
Thanks

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**From:** Jeff Moore [mailto:jmoore@bhlaw.net]  
**Sent:** Friday, June 16, 2017 2:23 PM  
**To:** Daphne Hamlin <d.hamlin@farmersvilletx.com>  
**Cc:** Alan Lathrom <Alathrom@bhlaw.net>  
**Subject:** RE: donations/support

Daphne,

As we discussed the best fit might be to help these different organizations with the advertisement of certain events they hold. Let me know of any other questions or comments you have and I can revise accordingly.

Thanks, Jeff

**Jeff Moore**  
*Attorney at Law*

**Brown & Hofmeister, L.L.P.**  
740 East Campbell Road  
Suite 800  
Richardson, Texas 75081

Main: 214-747-6100  
Direct: 214-747-6109  
Fax: 214-747-6111

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**From:** Alan Lathrom  
**Sent:** Friday, June 16, 2017 10:02 AM  
**To:** Jeff Moore  
**Subject:** FW: donations/support

Jeff,

Could you respond to Daphne's questions regarding what kind of support that the Farmersville EDC might be able to provide please? I know you have a wealth of knowledge in this regard, and appreciate any assistance you can provide.

Thanks,  
Alan

**BROWN & HOFMEISTER, L.L.P.**

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Direct: (214) 747-6108

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**From:** Daphne Hamlin [<mailto:d.hamlin@farmersvilletx.com>]  
**Sent:** Friday, June 16, 2017 9:35 AM  
**To:** Alan Lathrom  
**Cc:** Kevin Meguire  
**Subject:** donations/support

Good morning, EDC 4A is in the middle of the 2017-2018 proposed budget. We can no longer donate to Collin College, but is there another form of support we may offer. Also, 4A donates to the following:

Chamber sponsorship : \$1,000  
Rotary sponsorship: \$500.  
Collin College sponsorship: \$7,500  
Small Business Conference: \$500

Thank you for your help

Daphne Hamlin  
City of Farmersville  
Ph 972-782-6151  
Fax 972-782-6604



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** July 20th, 2017  
**SUBJECT:** Budget Workshop

### Budget Workshop

(note: add will go into Farmersville time for budget for public comments/ add will run August 10<sup>th</sup>, 2017)

We will have public hearing at next meeting regarding budget

**ACTION:** No action informational purpose only

## Farmersville Economic Development Corp 4A

| EXHIBIT (A)                           |                     |                     |
|---------------------------------------|---------------------|---------------------|
| REVENUE                               | 2016-2017 Budget    | 2017-2018 workshop  |
| Sales Tax                             | \$220,000.00        | \$276,000.00        |
| Interest Earned                       | \$1,100.00          | \$3,000.00          |
| <b>Total Revenue:</b>                 | <b>\$221,100.00</b> | <b>\$279,000.00</b> |
| <b>Expenses</b>                       |                     |                     |
| <b>Administration</b>                 |                     |                     |
| Administration Assist                 | \$1,000.00          | \$1,000.00          |
| Meeting Expenses                      | \$1,000.00          | \$1,000.00          |
| Legal Services                        | \$2,500.00          | \$2,500.00          |
| Dues/School/Travel                    | \$500.00            | \$500.00            |
| Office Supplies                       | \$200.00            | \$200.00            |
| <b>Total Administration</b>           | <b>\$5,200.00</b>   | <b>\$5,200.00</b>   |
| <b>Marketing /Sponsorship /Adv.</b>   |                     |                     |
| Marketing/Promotion Expenses/Ad       | \$7,410.00          | \$18,100.00         |
| Chamber Sponsorship                   | \$1,000.00          | \$1,000.00          |
| Rotary Sponsorship                    | \$500.00            | \$500.00            |
| Collin College Sponsorship            | \$7,500.00          | \$7,500.00          |
| Small Business Conference             | \$500.00            | \$500.00            |
| <b>Total Expenses:</b>                | <b>\$22,110.00</b>  | <b>\$32,800.00</b>  |
| <b>Development</b>                    |                     |                     |
| Collin College Project (sewer/street) | \$150,000.00        | \$150,000.00        |
| Zoning Ordinance Re-write             | \$85,000.00         | \$35,000.00         |
| Fiber Optic Cable Study               | \$-                 |                     |
| Fiber Optic                           | \$20,000.00         |                     |
| Waste Water                           | \$-                 |                     |
| Facade Grant Program                  | \$50,000.00         | \$50,000.00         |
| Towne Centre Planning                 | \$-                 |                     |
| <b>Total Development Cost:</b>        | <b>\$305,000.00</b> | <b>\$235,000.00</b> |
| <b>Total Expenditures</b>             | <b>\$327,110.00</b> | <b>\$267,800.00</b> |
| <b>Revenue vs. Expenditures</b>       | <b>\$106,010.00</b> | <b>\$11,200.00</b>  |
| <b>From Reserves</b>                  | <b>\$106,010.00</b> | <b>\$-</b>          |
| <b>Balance Budget</b>                 | <b>\$-</b>          | <b>\$11,200.00</b>  |

**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.





**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** July 20th, 2017  
**SUBJECT:** Items for payment

Consider, discuss and act upon items for payment

1) Kimley Horn ( zoning re-write) \$6,390.00

**ACTION:** Approve or Deny

CITY OF FARMERSVILLE  
 ATTN: BEN WHITE  
 205 S. MAIN  
 FARMERSVILLE, TX 75442

Invoice No: 061290101-0517  
 Invoice Date: May 31, 2017  
 Invoice Amount: \$6,390.00  
 Project No: 061290101  
 Project Name: FARMERSVILLE ORDINANCES  
 Project Manager: BRAUNER, DREW

Please send payments to:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 P.O. BOX 951640  
 DALLAS, TX 75395-1640

Client Reference:

For Services Rendered through May 31, 2017

Federal Tax Id: 56-0885615

**LUMP SUM**

KHA Ref # 061290101.1-9481883

| Description   | Contract Value   | % Complete    | Amount Earned to Date | Previous Amount Billed | Current Amount Due |
|---|------------------|---------------|-----------------------|------------------------|--------------------|
| PROJECT INITIATION / DATA COLLECTION / PROJECT MANAGEMENT | 14,200.00        | 70.00%        | 9,940.00              | 3,550.00               | 6,390.00           |
| EVALUATE CURRENT ZONING AND SUBDIVISION ORDINANCES        | 5,600.00         | 0.00%         | 0.00                  | 0.00                   | 0.00               |
| PREPARATION OF THE ZONING ORDINANCES UPDATE               | 35,700.00        | 0.00%         | 0.00                  | 0.00                   | 0.00               |
| PREPARATION OF THE SUBDIVISION ORDINANCE UPDATE           | 20,500.00        | 0.00%         | 0.00                  | 0.00                   | 0.00               |
| PUBLIC WORKSHOP AND ADOPTION                              | 8,200.00         | 0.00%         | 0.00                  | 0.00                   | 0.00               |
| <b>Subtotal</b>   | <b>84,200.00</b> | <b>11.81%</b> | <b>9,940.00</b>       | <b>3,550.00</b>        | <b>6,390.00</b>    |
| <b>Total LUMP SUM</b>                                     |                  |               |                       |                        | <b>6,390.00</b>    |

DESCRIPTION OF SERVICES PERFORMED:  
 COMPLETED DATA COLLECTION AND INITIAL REVIEW OF ORDINANCES IN PREPARATION OF DIAGNOSTIC MEETINGS

**Total Invoice: \$6,390.00**



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20th, 2017  
SUBJECT: Consider, discuss and act upon financial statement for June 2017, and required budget amendments.

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

Farmersville Economic Development Corp 4A  
Investment and Budget Report

June 2017

Prepared by: Daphne Hamlin

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

|                                    |                       |
|------------------------------------|-----------------------|
| <b>Statement Balance 6-01-2017</b> | <b>\$347,297.69</b>   |
| <b>Deposits:</b>                   |                       |
| <b>Sales Tax:</b>                  | <b>\$19,549.47</b>    |
| <b>Cking Int .05%</b>              | <b>\$5.73</b>         |
| <b>CD Interest</b>                 | <b>\$74.32</b>        |
| <b>Transfer to Texpool</b>         | <b>\$(250,000.00)</b> |
| <b>Statement balance 7-2-2017</b>  | <b>\$116,927.21</b>   |

**Outstanding Transactions**

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

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|                         |                     |
|-------------------------|---------------------|
| <b>Balance 7-7-2017</b> | <b>\$116,927.21</b> |
|-------------------------|---------------------|

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Farmersville Economic Development Corporation  
 Cumulative Income Statement  
 For the 12 Months Ended, September 30, 2017

|  | FY 2017 Budget      | October               | November              | December              | January               | February              | March                 | April                 | May                   | June                  | July | August | September | YTD               |
|--|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------|--------|-----------|-------------------|
| <b>Beginning Bank Balance</b>                  |                     |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           |                   |
| Deposits                                       |                     | \$173,140.08          | \$201,976.01          | \$208,125.79          | \$230,622.32          | \$248,432.07          | \$277,620.76          | \$296,919.73          | \$322,901.45          | \$347,297.69          |      |        |           | \$-               |
| Sales Tax Collections                          | \$220,000.00        | \$29,345.45           | \$26,077.17           | \$22,405.42           | \$17,726.04           | \$29,103.92           | \$19,719.79           | \$27,272.05           | \$26,110.60           | \$19,549.47           |      |        |           | \$217,309.91      |
| Transfer to Taxpool                            |                     |                       |                       |                       |                       |                       |                       |                       |                       | -\$250,000.00         |      |        |           |                   |
| Interest Income chng                           | \$1,100.00          | \$7.77                | \$8.50                | \$9.19                | \$9.40                | \$10.01               | \$12.06               | \$12.35               | \$13.73               | \$5.73                |      |        |           | \$88.74           |
| Wire Fee                                       |                     |                       | \$(10.00)             | \$10.00               |                       |                       |                       |                       |                       |                       |      |        |           |                   |
| CD Interest Earned                             |                     | \$71.72               | \$74.11               | \$71.92               | \$74.31               | \$74.32               | \$67.12               | \$74.32               | \$71.91               | \$74.32               |      |        |           |                   |
| <b>Total Revenue</b>                           | <b>\$221,100.00</b> | <b>\$202,565.02</b>   | <b>\$228,125.79</b>   | <b>\$230,622.32</b>   | <b>\$248,432.07</b>   | <b>\$277,620.32</b>   | <b>\$297,419.73</b>   | <b>\$324,278.45</b>   | <b>\$349,097.69</b>   | <b>\$318,927.21</b>   |      |        |           | <b>\$654.05</b>   |
| <b>Expenses:</b>                               |                     |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           |                   |
| Administration                                 | \$1,000.00          |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Meeting Expenses                               | \$1,000.00          | \$539.03              |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$539.03          |
| Dues/School/Travel                             | \$500.00            |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Office Supplies                                | \$200.00            | \$49.98               |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$49.98           |
| Legal Services                                 | \$2,500.00          |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Marketing/Promotion Expenses                   |                     |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Marketing/Promotion Expenses/Advertising       | \$7,410.00          |                       |                       |                       |                       |                       |                       | \$1,377.00            | \$1,800.00            |                       |      |        |           | \$3,177.00        |
| Collin College Sponsorship                     | \$7,500.00          |                       |                       |                       |                       |                       | \$500.00              |                       |                       |                       |      |        |           | \$500.00          |
| Small Business Entrepreneurship Conf           | \$500.00            |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Farmersville Chamber                           | \$1,000.00          |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Farmersville Rotary                            | \$500.00            |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| <b>Total Expenditures</b>                      | <b>\$22,110.00</b>  | <b>\$589.01</b>       | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            | <b>\$500.00</b>       | <b>\$1,377.00</b>     | <b>\$1,800.00</b>     | <b>\$-</b>            |      |        |           | <b>\$4,266.01</b> |
| <b>Directive Business Incentives</b>           |                     |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           |                   |
| Zoning Ordinance Re-write                      | \$85,000.00         |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Collin College Project(sewer/streets/electric) | \$150,000.00        |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Fiber Optic Cable                              | \$33,000.00         |                       | \$20,000.00           |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Facade Grant Program                           | \$50,000.00         |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| <b>Total Development Cost</b>                  | <b>\$318,000.00</b> | <b>\$-</b>            | <b>\$20,000.00</b>    | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            |      |        |           | <b>\$-</b>        |
| <b>Total Expenditures</b>                      | <b>\$340,110.00</b> | <b>\$589.01</b>       | <b>\$20,000.00</b>    | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            | <b>\$500.00</b>       | <b>\$1,377.00</b>     | <b>\$1,800.00</b>     | <b>\$-</b>            |      |        |           | <b>\$4,266.01</b> |
| Revenue vs Expenditures                        | From Reserves       |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| Balance Budget                                 | \$-                 |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           | \$-               |
| <b>Total Expenditures</b>                      | <b>\$-</b>          | <b>\$589.01</b>       | <b>\$20,000.00</b>    | <b>\$-</b>            | <b>\$-</b>            | <b>\$-</b>            | <b>\$500.00</b>       | <b>\$1,377.00</b>     | <b>\$1,800.00</b>     | <b>\$-</b>            |      |        |           | <b>\$4,266.01</b> |
| <b>Ending Bank Balance</b>                     |                     |                       |                       |                       |                       |                       |                       |                       |                       |                       |      |        |           |                   |
| CD Investment                                  | \$250,000.00        | \$201,976.01          | \$208,125.79          | \$230,622.32          | \$248,432.07          | \$277,620.32          | \$296,919.73          | \$322,901.45          | \$347,297.69          | \$318,927.21          |      |        |           | \$-               |
| Taxpool Balance                                | \$618,917.57        | \$618,917.57          | \$619,120.37          | \$619,360.73          | \$619,644.00          | \$619,909.76          | \$620,237.32          | \$620,600.37          | \$621,005.65          | \$621,609.22          |      |        |           | \$-               |
| Interest Earned                                |                     | \$201.14              | \$202.08              | \$240.36              | \$283.27              | \$265.76              | \$327.57              | \$363.06              | \$406.28              | \$603.67              |      |        |           | \$2,892.07        |
| <b>Total Available Funds</b>                   |                     | <b>\$1,070,893.68</b> | <b>\$1,077,246.16</b> | <b>\$1,099,963.05</b> | <b>\$1,118,076.07</b> | <b>\$1,147,530.07</b> | <b>\$1,167,167.05</b> | <b>\$1,193,601.82</b> | <b>\$1,216,303.34</b> | <b>\$1,238,536.43</b> |      |        |           | <b>\$-</b>        |



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: July 20th, 2017  
SUBJECT: Consider, discuss and act upon meeting minutes for June 15th 2017

**ACTION: Approve or Deny June 15th 2017 meeting minutes**

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

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Kevin Meguire, President

ATTEST:

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George Crump, Secretary

DRAFT

## Farmersville Economic Development Corp 4A

| EXHIBIT (A)                           |                     |                     |
|---------------------------------------|---------------------|---------------------|
| REVENUE                               | 2016-2017 Budget    | 2017-2018 workshop  |
| Sales Tax                             | \$220,000.00        | \$276,000.00        |
| Interest Earned                       | \$1,100.00          | \$3,000.00          |
| <b>Total Revenue:</b>                 | <b>\$221,100.00</b> | <b>\$279,000.00</b> |
| <b>Expenses</b>                       |                     |                     |
| <b>Administration</b>                 |                     |                     |
| Administration Assist                 | \$1,000.00          | \$1,000.00          |
| Meeting Expenses                      | \$1,000.00          | \$1,000.00          |
| Legal Services                        | \$2,500.00          | \$2,500.00          |
| Dues/School/Travel                    | \$500.00            | \$500.00            |
| Office Supplies                       | \$200.00            | \$200.00            |
| <b>Total Administration</b>           | <b>\$5,200.00</b>   | <b>\$5,200.00</b>   |
| <b>Marketing /Sponsorship /Adv.</b>   |                     |                     |
| Marketing/Promotion Expenses/Adv      | \$7,410.00          | \$18,100.00         |
| Chamber Sponsorship                   | \$1,000.00          | \$1,000.00          |
| Rotary Sponsorship                    | \$500.00            | \$500.00            |
| Collin College Sponsorship            | \$7,500.00          | \$7,500.00          |
| Small Business Conference             | \$500.00            | \$500.00            |
| <b>Total Expenses:</b>                | <b>\$22,110.00</b>  | <b>\$32,800.00</b>  |
| <b>Development</b>                    |                     |                     |
| Collin College Project (sewer/street) | \$150,000.00        | \$150,000.00        |
| Zoning Ordinance Re-write             | \$85,000.00         | \$35,000.00         |
| Fiber Optic Cable Study               | \$-                 |                     |
| Fiber Optic                           | \$20,000.00         |                     |
| Waste Water                           | \$-                 |                     |
| Facade Grant Program                  | \$50,000.00         | \$50,000.00         |
| Towne Centre Planning                 | \$-                 |                     |
| <b>Total Development Cost:</b>        | <b>\$305,000.00</b> | <b>\$235,000.00</b> |
| <b>Total Expenditures</b>             | <b>\$327,110.00</b> | <b>\$267,800.00</b> |
| <b>Revenue vs. Expenditures</b>       | <b>\$106,010.00</b> | <b>\$11,200.00</b>  |
| <b>From Reserves</b>                  | <b>\$106,010.00</b> | <b>\$-</b>          |
| <b>Balance Budget</b>                 | <b>\$-</b>          | <b>\$11,200.00</b>  |