

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

December 21st, 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. Receive update on Collin College
- C. Consider, discuss and act upon Regional EDC committee.
- D. Consider, discuss and act upon TEX 21 Committee.
- E. Receive update on Homegrown Plants
- F. Consider, discuss and act upon Comprehensive Plan Grant
- G. Receive update on Camden Park Project.
- H. Receive update on 2016-2017 EDC 4A Accomplishments
- I. Consider, discuss and act upon items for payment
- J. Consider, discuss and act upon financial statements for November 2017, and required budget amendments
- K. Consider, discuss and act upon meeting minutes for November 30th, 2017
- L. Consider, discuss and act upon Workshop in January 2018.

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 December 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 Corp
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Review KIA

Review, consider and discuss Key Initiative Area Goals (KIA's)

Action: No action required, information purposes only



TO: Economic Development Corp
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Collin College

Receive update on Collin College

Action: No action required, information purposes only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Regional EDC Committee

Consider, discuss and act upon Regional EDC committee

Action: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: TEX 21 Committee

Consider, discuss and act upon TEX 21 Committee. Linda Brown will be here to answer questions

ACTION: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Homegrown Plants

Receive update on Homegrown Plants

ACTION: No action Information purposes only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st. 2017
SUBJECT: Comprehensive Plan Grant

Consider, discuss and act upon Comprehensive Plan Grant. Ben White to address the board

ACTION: Approve or Deny



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Camden Park

Receive update on Camden Park Project.

ACTION: No action Information purposes only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: EDC 4A 2016-2017 Accomplishments

Ben White to update EDC 4A on accomplishments in budget year 2016-2017

ACTION: No action required, informational only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Consider, discuss and act upon items for payment

1) Kimley Horn – Ordinance re-write (\$8,645.00)

ACTION: Approve or Deny items for payment

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

Invoice No: 061290101-1117
 Invoice Date: Nov 30, 2017
 Invoice Amount: \$8,645.00

Project No: 061290101
 Project Name: FARMERSVILLE ORDINANCES
 Project Manager: BRAWNER, DREW

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

Client Reference:

For Services Rendered through Nov 30, 2017

Federal Tax Id: 56-0885615

LUMP SUM

KHA Ref # 061290101.1-10372872

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PROJECT INITIATION / DATA COLLECTION / PROJECT MANAGEMENT	14,200.00	100.00%	14,200.00	13,490.00	710.00
EVALUATE CURRENT ZONING AND SUBDIVISION ORDINANCES	5,600.00	100.00%	5,600.00	5,600.00	0.00
PREPARATION OF THE ZONING ORDINANCES UPDATE	35,700.00	95.00%	33,915.00	32,130.00	1,785.00
PREPARATION OF THE SUBDIVISION ORDINANCE UPDATE	20,500.00	90.00%	18,450.00	16,400.00	2,050.00
PUBLIC WORKSHOP AND ADOPTION	8,200.00	50.00%	4,100.00	0.00	4,100.00
Subtotal	84,200.00	90.58%	76,265.00	67,620.00	8,645.00
Total LUMP SUM					8,645.00

DESCRIPTION OF SERVICES PERFORMED:
 PREPARED MATERIALS AND PRESENTATION FOR ORDINANCE OPEN HOUSE;
 CONSULTANT TEAM HOSTED ORDINANCE OPEN HOUSE;
 REVISED DRAFT ZONING AND SUBDIVISION ORDINANCES TO INCORPORATE FINAL COMMENTS FROM THE OPEN HOUSE.

Total Invoice: \$8,645.00



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Consider, discuss and act upon financial statement for November 2017, and required budget amendments.

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

**Farmersville Economic Development Corp 4A
Investment and Budget Report**

November 2017

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A
November 2017

Statement Balance 11-2-2017	\$148,089.53
Deposits:	
Sales Tax:	\$19,542.30
Cking Int .05%	\$6.11
CD Interest	\$146.23
Transfer to Texpool check	
Statement balance 11-30-2017	\$167,784.17
Outstanding Transactions	
Sales Tax	
Transfer to Texpool	
CD Interest	
Outstanding checks 1296	\$(13,770.00)
Balance 12-06-2017	\$154,014.17



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Consider, discuss and act upon meeting minutes for November 30th, 2017

ACTION: Approve or Deny November 30th meeting minutes

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

November 30th, 2017

The Farmersville EDC met in regular session on November 30th, 2017 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Kevin Meguire, George Crump, and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, Mayor Diane Piwko, Councilman Mike Hurst, 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, Mayor Diane Piwko, Councilman Hurst and Donna Williams

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S)

Mr. White updated the EDC Board on the commercial broker visits. Met with Henry S Miller on the 10th of November, one of the most productive meetings yet. Mayor attended this meeting as well. After this meeting it resulted in Henry S. Miller contacting one of our local realtors asking about a particular piece of property in our area. Relator discussion is classified and currently still alive. Mr. White stated; from the results of all these meetings we are getting the attention we are wanting.

Mr. White gave a short briefing on one of the KIA'S. A company that was slotted to go to Greenville, contacted us informing that they were having issues with the City of Greenville. The way they found out about us was through Kimley-Horn. We found property that would solve their utility issues. This company would employ 170-200 employees, on just phase (1). They are re-locating their plant from China to the United States. But, after resolving their issues with the City of Greenville they decided to stay. But the point is, with our information available on the DVD, and the packets, plans to upgrade our existing wastewater facility, it is making it easier for us to pursue companies to move here.

RECEIVE UPDATE ON COLLIN COLLEGE

No update to provide

CONSIDER, DISCUSS AND ACT UPON REGIONAL EDC COMMITTEE, MR LANE TO FOLLOW UP ON MEETING WITH FRISCO EDC.

Mr. White updated the EDC Board regarding the meeting with Frisco EDC. John Bonnot the Director of Economic Development with the City of Frisco. Mr. Bonnot, said we are doing all the right things. Stay with the DFW marketing team attend the meetings go out and talk to people. Mr. Bonnot suggested to have an animal or bird hunt, make it a seasonal thing to invite people out to have fun, but market what we have to offer. Stay up with TEDC courses, workshops. This would be good for the Chairperson and City Manager to attend, could benefit from workshops. Keep the EDC Board educated.

Mr. White met with TEX-21 committee they are trying to improve the transportation infrastructure in the State of Texas. Mr. White mentioned currently they are bringing goods through the Panama Canal which ties into Port of Houston. They are looking for roadways to move goods north. Chairman Meguire suggested to bring a member from the TEX-21 committee to the next regular scheduled meeting.

Mr. White discussed with the EDC Board about the Regional EDC committee. Suggestion with a starting point of contacting surrounding EDC Directors and map out available land. Mr. White will discuss with Daniel and Brown cost related to helping with the area land map.

RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White stated continue to develop land grades. The west lift station has cleared environmental, one final review until funds are released. We are sending the information in person and engineering will complete by 12-2017. Bids will go out January 2018. Phase 1 proposed project complete by June 2018. Phase 2 full speed ahead, with apartments continue to go forward.

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion made by Mr. Crump to approve items listed for payment with the a second by Mr. Smith, motioned carried

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR OCTOBER 2017

On a motion made by Mr. Smith to approve financial statements as presented with a second by Mr. Crump, motioned carried

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR OCTOBER 19TH 2017.

On a motion made by Mr. Crump to approve minutes as presented for October 19th, 2017, second by Mr. Smith, motion carried.

CONSIDER, DISCUSS AND ACT UPON FUTURE WORKSHOP TO DISCUSS THE FOLLOWING:

- A.) 2018 KIA's
- B.) Land Acquisitions
- C.) Feasibility study for hotels and like businesses
- D.) Main Street, EDC Position

Chairman Meguire asked to set up a workshop to discuss the 2018 KIA's. Daphne to poll board on dates and times

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

TEX-21

Workshop poll

Homegrown

ADJOURNMENT:

Meeting adjourned at pm. 7:35

Kevin Meguire, President

ATTEST:

George Crump, Secretary



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: December 21st, 2017
SUBJECT: Workshop

Consider, discuss and act upon future workshop to discuss the following:
Set date and time

Action: Approve or Deny