

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

July 20th, 2017

The Farmersville EDC met in regular session on July 20th, 2017 at 6:30 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, Patti Meguire 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, Patti Meguire and Donna Williams

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S)

Mr. White stated he and Councilman Mike Hurst met with Josh Bays with Site Selection Group, Mr. Bays is very knowledgeable about the business. Site Selection Group is the largest in this field and 85% of their business is domestic. Mr. Bays recommended to concentrate on companies that are already here, do not get involved in international relationships. Mr. Bays suggested getting tight with local EDC's. Make relationships with McKinney, Frisco, Allen, learn from their EDC. Mr. Bays suggested know what you want to be when you grow up. Mr. White presented a list of different businesses to review and consider. Mr. White suggested doing a work shop or send me your ideas on what Farmersville should look like in the future. Chairman Mequire said it's better to say what we don't want in our City, keep our minds open to other options. Chairman Mequire asked Daphne to contact local EDC's to set up meetings. Mr. Lane has contacts in Frisco and can set up meetings with EDC.

EDC reviewed the preliminary version of the drone video. After review the board requested a few changes.

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated not much to say in this area they still continue to say they will have something on the ground 2022. We received information on utility requirements for the first phase. Chairman Mequire said if they are going to need us it would be great to know now. Mr. White said the water is already there, sewer we are doing right now. The electrical substation we will have to update those lines, but that will not be an issue. The roads will be the main concern.

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

Mr. White met with Charlie's concrete in Princeton. Concrete is a booming industry in this area. Mr. White said the spreadsheet presented will be updated and will share with the Board the corrected numbers. Chairman Mequire asked Mr. White the investment the TIRZ Board is investing in Big D, what will they be investing in return. Mr. White said Big D is investing 10.5 million in the whole project.

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

Mr. White has no numbers to show the board. Atmos is willing to get involved in a rebate program. Atmos said anyone that hooks up into the line and once it is establish and up to 3 years the City will receive a \$3 per mcf back to the City. Chairman Mequire asked what is a mcf. Mr. White said per 1000 cubic feet. Atmos suggested putting in a 6 inch line due to the growth coming this way. Next step will be to look at sales tax average for businesses that might line up in that area.

RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White said the biggest item in this area is the developer agreement, council has previously taken out the portion on sweep curve. Mr. White stated there are a few small changes. The developer has agreed to the agreement and we will present to council on next Tuesday. Mr. Crump asked about the funding, Mr. White said 30 days after signatures.

Texas Water Development Board meeting has been moved back several times. But next week the board will meet, we continually contact them to make sure everything is in place. Last council meeting documents where approved to move forward. Now we are just waiting on the board to meet.

RECEIVE UPDATE ON ZONING RE-WRITE PROJECT

Mr. White presented to the board a schedule of the zoning ordinance re-write. We have had 2 meetings trying to get the basics and if they are meeting our requirements. Mr. White asked if he wants to documents. Board requested to review. Mr. Crump suggested attend the city council meeting to review documents. Daphne to send an email to the board with Kimley-Horn schedule.

CONSIDER, DISCUSS AND ACT UPON PARKING ISSUE AT MURPHY CROSSING

Mr. White stated plans to go forward and addressed the parking lot in front of the west water tower starting with crushed rock.

RECEIVE UPDATE ON SHELL STATION

Mr. White stated they are moving along trying to finish up. Construction taken longer than anticipated

CONSIDER, DISCUSS AND ACT UPON LEGAL RESPONSE TO MARKETING AND PROMOTIONS

Chairman Meguire asked Daphne to update the board on this line item. Ms. Hamlin advised the EDC 4A Board regarding marketing we can no longer donate to the Collin College Scholarship, but we could help with advertising of this event and still be recognized as a participant.

BUDGET WORKSHOP

See Exhibit "A" for those discussions

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion made by Mr. Tedford to approve items for payment as presented, second by Mr. Crump, motioned carried

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JUNE 2017

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

CONSIDERATION AND POSSIBLE ACTION REGARDING MEETING MINUTES FROM JUNE 15TH, 2017.

On a motion made by Mr. Lane to approve meeting minutes as presented, second by Mr. Tedford, motioned carried.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Public Hearing

Meet with local EDC members Greenville, Allen, Prosper, Garland, Mesquite

One meeting every two weeks

Drone Video Update

West Lift Station Update


ADJOURNMENT:

Meeting adjourned at pm. 8:03



Kevin Meguire, President

ATTEST:



George Crump, Secretary