

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

August 2nd 2018; 6:30 p.m.
City Hall Council Chambers

205 S. Main

Farmersville, Tx 75442

- 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) Budget Workshop
- B) Set public hearing date

V. Requests to be Placed on Future Agendas

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 July 30th, 2018 by 5:00 P.M. and remained so posted continuously at least 72 hours preceding the scheduled time of said meeting.


Daphne Hamlin/EDC Liaison

Farmersville Economic Development Corp 4A

EXHIBIT (A)		
REVENUE	2017-2018 budget	2018-2019 Proposed Budget
Sales Tax	\$264,800.00	
Interest Earned	\$3,000.00	
Total Revenue:	\$267,800.00	
Expenses		
Administration		
Administration Assist	\$1,000.00	
Meeting Expenses	\$1,000.00	
Legal Services	\$2,500.00	
Dues/School/Travel	\$500.00	
Office Supplies	\$200.00	
Total Administration	\$5,200.00	
Marketing /Sponsorship /Adv.		
Marketing/Promotion Expenses/Ar	\$16,900.00	
Chamber Sponsorship	\$1,000.00	
Rotary Sponsorship	\$500.00	
Collin College Sponsorship	\$7,500.00	
TEX-21	\$1,250.00	
Small Business Conference	\$500.00	
Total Expenses:	\$32,850.00	
Development		
Collin College Project (sewer/street)	\$150,000.00	
Zoning Ordinance Re-write	\$35,000.00	
Fiber Optic Cable Study		
Fiber Optic		
Waste Water		
Facade Grant Program	\$50,000.00	
Towne Centre Planning		
Total Development Cost:	\$235,000.00	
Total Expenditures	\$267,850.00	
Revenue vs. Expenditures	\$(50.00)	
From Reserves	\$50.00	
Balance Budget	\$-	

Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2018

FY 2018	October	November	December	January	February	March
Budget	\$151,370.45	\$148,089.53	\$154,014.17	\$162,578.23	\$171,635.92	\$191,905.38
Beginning Bank Balance						
Deposits						
Sales Tax Collections	\$264,800.00	\$19,322.84	\$17,078.99	\$16,423.31	\$20,135.37	\$18,954.31
Interest Income cking	\$3,000.00	\$6.24	\$6.78	\$6.99	\$6.69	\$8.26
CD Interest Earned		\$146.23	\$123.29	\$127.39	\$127.40	\$115.07
Total Revenue	\$267,800.00	\$170,699.53	\$171,223.23	\$179,135.92	\$191,905.38	\$210,983.02
Expenses:						
Administration	\$1,000.00					
Meeting Expenses	\$1,000.00					
Dues/School/Travel	\$500.00					
Office Supplies	\$200.00					
Legal Service	\$2,500.00					
Marketing/promotion Expenses						
Marketing/Promotion	\$16,900.00					
Expenses/Advertising	\$7,500.00			\$7,500.00		
Collin College Sponsorship						
Small Business						
Entrepreneurship Conf	\$500.00					
Tex-21	\$1,250.00					
Farmersville Chamber	\$1,000.00					
Farmersville Rotary	\$500.00					\$500.00
Total Expenditures	\$32,850.00	\$-	\$-	\$7,500.00	\$-	\$500.00
Directive Business Incentives						
Zoning Ordinance Re-write	\$52,960.00					
Collin College	\$22,610.00	\$13,770.00		\$8,645.00		
Project(sewer/street/electric)	\$150,000.00					
Façade Grant Program	\$50,000.00					
Total Development Cost	\$252,960.00	\$13,770.00		\$8,645.00		
Total Expenditures	\$285,810.00	\$13,770.00		\$7,500.00	\$-	\$500.00
Revenue vs Expenditures	(\$18,010)					
From Reserves						
Total Expenditures	\$22,610.00	\$13,770.00	\$8,645.00	\$7,500.00	\$-	\$500.00
Ending Bank Balance	\$148,089.53	\$154,014.17	\$162,578.23	\$171,635.92	\$191,905.38	\$210,483.02
CD Investment	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
Texpool Balance	\$874,562.60	\$875,317.76	\$876,192.32	\$877,158.88	\$878,063.10	\$879,193.31
Interest Earned	\$765.73	\$755.16	\$874.56	\$966.56	\$904.22	\$1,130.21
Total Available Funds	\$1,272,652.13	\$1,279,331.93	\$1,288,770.55	\$1,298,794.80	\$1,319,968.48	\$1,339,676.33

2018/2019 FEDC Budget Requests

1. **Farmersville Electric Substation Acquisition and Distribution Line Improvements**
 - a. **Rationale:** Collin College is going to require upgrades to Farmersville's existing electrical system especially regarding the substation and the distribution lines. Farmersville entered into a development with Collin College in 2011 requiring "three-phase electric power at the eastern boundary". The initial strategy is to buy the substation from Oncor and make immediate upgrades to our system to accommodate the initial phase of the Collin College campus. Eventually upgrades will be made to Farmersville Electric system to handle build-out of the Collin College Farmersville Campus and future expansion due to general growth. The City of Farmersville is asking for a loan from the FEDC to save costs and time associated with procuring a revenue bond.
 - b. Below is a list of the Collin College facility requirements to date based:
 - i. **Building: Instructional, Admin, Student services**
 1. **Building Area:** 60,000 square feet
 2. **Water: (Domestic/Fire):** One 6" line @ 65 PSI
 3. **Electric:** 720 KW
 4. **Sewer:** One 4" line (equates to 70 KGPD)
 5. **Gas:** 3" line (as stated on development agreement)
 - ii. **Build-out**
 1. **Building Area:** 300,000 square feet
 2. **Water: (Domestic/Fire):** One 12" line @ 65 PSI
 3. **Electric:** 3,600 KW
 4. **Sewer:** One 8" line (equates to 0.5 MGPD)
 5. **Gas:** 3" line (as stated on development agreement)
 - c. **Cost Estimate**
 - i. **Cost to acquire substation:** \$85K
 - ii. **Distribution line upgrades from current substation site to the northeast corner of the Collin College site:** \$125K
 - d. **Loan**
 - i. **Amount:** \$210K
 - ii. **Interest Rate:** 0%
 - iii. **Term:** 2 years
 - iv. **Payments:** \$26,250/quarter for 8 equal payments starting after first expenditures, probably November 2018
 - e. **2018/2019 Budget Amount:** \$210K

2. Land Use Map Upgrades

- a. **Rationale:** The FEDC is recommending setting aside approximately 6,000 acres for employment centers across the Farmersville eventual city limit boundaries. The land use map needs to be upgraded to reflect how these employment centers will impact: major transportation corridors including principal and major streets, industrial development, educational facilities, commercial development, and residential development.
- b. **Preliminary Land Use Map:** A preliminary version of the land use map will be provided via projector at the meeting.
- c. **2018/2019 Budget Amount:** \$36K

Farmersville Planning Services

Industrial District Future Land Use Plan Update and Thoroughfare Plan Update

7-13-18

PROJECT UNDERSTANDING

This project consists of providing professional services associated with updating the City of Farmersville's Future Land Use Plan and Master Thoroughfare Plan. The project is anticipated to include the following components: develop a recommended future land use strategy to accommodate an industrial district and minimize negative impacts on surrounding land uses, review and develop a recommended update to the Farmersville Future Land Use Plan map, and review and develop and recommended update to the Master Thoroughfare Plan.

SCOPE OF SERVICES

Task 1: Data Collection / Project Coordination / Meetings

1.1 Project Management

Consultant will manage day to day activities associated with communications, scheduling, budgeting, billings, sub-consultant contracting and management, and work planning related to the project.

1.2 Data Collection / Review / Base Mapping

The City will provide the Consultant with available data (electronic files, including Microsoft Word files, and / or hard copies as available) including the current Future Land Use Plan and Thoroughfare Plan map files.

1.3 Project Coordination Meetings

Consultant will hold up to three (3) project coordination meetings with City Staff to review the existing future land use plan and thoroughfare plan, recommended planning strategies and updates to the plans, and development of final deliverables.

Meeting #1: Project Initiation

Meeting #2: Review Draft Industrial District Land Use Strategy and Master Thoroughfare Plan Recommendations

Meeting #3: Review Revised Future Land Use Plan, Review Revised Master Thoroughfare Plan, and Prep for Public Workshop

Task 2: Develop Future Land Use Strategy

2.1 Develop Industrial District Land Use Strategy

Consultant will review with City Staff future opportunities for an industrial district within the City's City Limits and/or ETJ. Consultant will provide best practices for accommodating industrial land uses and minimizing negative impacts on adjacent land uses, including residential development. Consultant will develop a recommended Future Land Use Plan scenario incorporating the new industrial district and updates to adjacent future land uses. Recommended industrial district location best practices and recommendations for adjacent land uses will be summarized in a PowerPoint slide format to be presented at a public workshop.

2.2 Future Land Use Plan Map Update

Consultant will develop a draft updated Future Land Use Plan scenario map to be presented at a public workshop. Consultant will create a final recommended Future Land Use Plan map incorporating public and City Staff comments to be presented for adoption.

Task 3: Thoroughfare Plan Review and Update

3.1 Thoroughfare Plan Review

Consultant will review the City's existing Master Thoroughfare Plan and develop recommendations to update this plan based on the goals of the City's Comprehensive Plan. This analysis will include assessing the plan's consistency with the Collin County Thoroughfare Plan and reviewing thoroughfare alignment and functional classifications to best support planned growth of the City. Recommended Thoroughfare Plan updates will be summarized in a PowerPoint slide format to be presented at a public workshop.

3.2 Future Land Use Plan Map Update

Consultant will develop a draft updated Master Thoroughfare Plan map to be presented at a public workshop. Consultant will create a final recommended Master Thoroughfare Plan map incorporating public and City Staff comments to be presented for adoption.

Task 4: Public Workshop and Adoption

4.1 Public Workshop

Consultant will present the draft Future Land Use Plan and Master Thoroughfare Plan update at one (1) joint public workshop with Planning and Zoning Commission and the City Council. The workshop shall be designed to provide an opportunity for the City Council, the Planning and Zoning Commission, and the public to review proposed changes to these plans.

4.2 Public Hearings

Consultant will attend up to one (1) meeting with the Planning and Zoning Commission and one (1) meeting with the City Council to present the draft future land use plan update. Per the request of City Staff, Consultant may attend additional meetings but such meetings shall be considered as additional meeting/expense beyond the Scope of Services and will be billed at an hourly rate.

Consultant will incorporate any comments from the Commission (if applicable) into the final documents prior to presentation to the City Council. Consultant will incorporate any additional Council comments (if applicable) into the final documents prior to final delivery to the City.

Schedule

It is anticipated that the tasks outlined in the Scope of Services will take approximately 3-4 months to complete from the notice to proceed. Upon authorization to perform the above tasks, Consultant and the City of Farmersville will agree upon a mutually acceptable schedule.

Final Deliverables

- Recommended industrial district location best practices and recommendations for adjacent land uses summarized in a PowerPoint slide format
- Updated Future Land Use Plan map to be adopted as a Comprehensive Plan amendment
- Recommended thoroughfare planning best practices, alignment modifications and functional class recommendations summarized in a PowerPoint slide format
- Updated Master Thoroughfare Plan map to be adopted as a Comprehensive Plan amendment

FEES AND EXPENSES

Consultant will perform the services in Tasks 1-4 for the total lump sum fee below. Individual task amounts are informational only.

EXHIBIT 'A - COMPENSATION Farmersville Planning Services - Final Fees - 7/13/18		Basic Services		
		Labor	Reimbursable Expenses	LUMP SUM COMPENSATION
		Total	Total	Project
		Fee Dollars	Items	Total
<i>Units</i>				
Task 1 - Data Collection / Project Coordination / Meetings				
1.1 - Project Management		\$ 2,140	\$ 130	\$ 2,270
1.2 - Data Collection / Review / Base Mapping		\$ 1,300	\$ 80	\$ 1,380
1.3 - Project Coordination Meetings		\$ 4,870	\$ 290	\$ 5,160
Task 2 - Develop Future Land Use Strategy				
2.1 - Develop Industrial District Land Use Strategy		\$ 8,160	\$ 490	\$ 8,650
2.2 - Future Land Use Plan Map Update		\$ 3,000	\$ 180	\$ 3,180
Task 3 - Thoroughfare Plan Review and Update				
2.1 - Thoroughfare Plan Review		\$ 5,190	\$ 310	\$ 5,500
2.2 - Master Thoroughfare Plan Map Update		\$ 1,900	\$ 110	\$ 2,010
Task 3 - Public Workshop and Adoption				
3.1 - Public Workshop		\$ 4,190	\$ 250	\$ 4,440
3.2 - Public Hearings		\$ 3,250	\$ 190	\$ 3,440
Total Lump Sum Compensation		\$ 34,000	\$ 2,030	\$ 36,030

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Review and update of the Future Land Use Plan in respect to a future US 380 alignment alternative

3. Farmersville Parkway and Collin Parkway Improvements

- a. Rationale: Collin College is going to require significant upgrades to Farmersville's existing street system especially regarding Farmersville Parkway (east/west portion of CR 611) and Collin Parkway (north/south portion of CR 611). Farmersville entered into a development with Collin College in 2011 requiring a "four-lane divided concrete thoroughfare" adjacent to the north and west boundaries of their property. The strategy is to fund a twenty year Certificate of Obligation (CO) bond from funds supplied by the following boards at the amounts shown:
 - i. FEDC: \$125K/year
 - ii. FCDC: \$100K/year
 - iii. TIRZ: \$225/year
- b. Interlocal Agreement: To secure the note each organization will be required to enter into an interlocal agreement with the City of Farmersville to secure the funding over the twenty year life of the bond. The following stipulations will be placed into each ILA as appropriate:
 - i. As the TIRZ fund grows, the yearly bond payment amount and 75% of the yearly revenue amount the TIRZ receives above yearly bond payment amount will be devoted to the repayment of the CO bond up to the full amount.
 - ii. As the TIRZ fund grows to be able to handle more of the CO bond payment amount the TIRZ fund will offset the FCDC first and the FEDC second.
 - iii. If other funding sources become available over the life of the CO Bond, such as NCTCOG funding, Collin County funding, grants, street impact fees, city fund growth, etc., those funds will be used to refinance the CO bond or may be used to offset the bond payments.
- c. Project estimate
 - i. \$8.0M
 - ii. \$2.0M matching funds from Collin County (includes Floyd Road match)
- d. Bond
 - i. See attached bond repayment schedule
 - ii. Amount: \$6.0M
 - iii. Coupon: 4.200%
 - iv. Term: 20 years
 - v. Payment Amount: \$450K/year, see schedule
- e. 2018/2019 Budget Amount: \$125K

BOND DEBT SERVICE

**City of Farmersville, Texas
 Tax & Utility System Surplus Revenue Certificates of Obligation, Series 2019
 Insured Bank Qualified Rates as of 06/25/2018 (+50 bps) (A+)**

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2020	125,000	4.200%	322,175	447,175
09/30/2021	205,000	4.200%	242,445	447,445
09/30/2022	215,000	4.200%	233,625	448,625
09/30/2023	225,000	4.200%	224,385	449,385
09/30/2024	235,000	4.200%	214,725	449,725
09/30/2025	245,000	4.200%	204,645	449,645
09/30/2026	255,000	4.200%	194,145	449,145
09/30/2027	265,000	4.200%	183,225	448,225
09/30/2028	275,000	4.200%	171,885	446,885
09/30/2029	290,000	4.200%	160,020	450,020
09/30/2030	300,000	4.200%	147,630	447,630
09/30/2031	315,000	4.200%	134,715	449,715
09/30/2032	330,000	4.200%	121,170	451,170
09/30/2033	340,000	4.200%	107,100	447,100
09/30/2034	355,000	4.200%	92,505	447,505
09/30/2035	370,000	4.200%	77,280	447,280
09/30/2036	390,000	4.200%	61,320	451,320
09/30/2037	405,000	4.200%	44,625	449,625
09/30/2038	420,000	4.200%	27,300	447,300
09/30/2039	440,000	4.200%	9,240	449,240
	6,000,000		2,974,160	8,974,160

Note: Preliminary, for illustrative purposes only.

**FARMERSVILLE ECONOMIC DEVELOPMENT
NOTICE OF PUBLIC HEARING
TO CONSIDER PROPOSED PROJECTS FOR
FISCAL YEAR 2017-2018**

Notice is hereby given that a 2nd public hearing will be held by the City Council in the Council Chambers of City Hall, 205 S. Main, at 6:00.m. on September 5th, 2017, to consider the following proposed projects for fiscal year 2017-2018.

Projects: Regional wastewater infrastructure design, Funding Collin College and/or City of Farmersville request as they pertain to the College's Eastern County Campus, Develop plan and/or invest in infrastructure for future economic development projects.

All interested citizens and property owners are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.