

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION  
MEETING MINUTES

August 16<sup>th</sup>, 2018

The Farmersville EDC met in regular session on August 16th, 2018 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Jason Lane, Robbie Tedford, Diane Piwko, Randy Smith, and Bob Collins. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized Councilman Hurst.

CALL TO ORDER

Mr. Lane convened the meeting at 6:33 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Councilman Hurst.

PUBLIC COMMENT

No Comments

PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON EDC 4A PROPOSED 2018-2019 BUDGET AND GOALS

Mr. Lane opened the public hearing @ 6:34 asking if anyone would like to come forward and speak for the EDC 4A proposed budget, with no one coming forward. Mr. Lane asked if anyone would like to come forward and speak against the EDC 4A proposed budget. With no one coming forward to speak for or against the 2018-2019 proposed budget, Mr. Lane closed the public hearing @6:35. Mr. Tedford motioned to approve 2018-2019 proposed budget as submitted, second by Mrs. Piwko, motioned passed unanimously

REVIEW, CONSIDER AND DISCUSS 2018 KEY INITIATIVE AREA GOALS (KIA'S)

Mr. Smith provided updates asking to wait until he received update on the wastewater treatment plant to move forward on setting up meetings with local businesses. Mr. Smith stated that he had meet with Mr. White in January 2018 and they are discussing placing the Small Business information on the Cities website.

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

Mrs. Piwko motioned to approve items listed for payment, The Stables Paula and Brian Edwards for the Façade Grant, \$1,903.82, Reimburse City of Farmersville for Engineering and meeting expenses, \$9,069.86, and City of Farmersville for staff support in the amount of \$1,000.00, second by Mr. Tedford, motion passed unanimously.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR MAY, JUNE, AND JULY 2018 AND REQUIRED BUDGET AMENDMENTS

Mr. Tedford motioned to approve May, June, and July 2018 financial statements as submitted, second by Mr. Smith, motion passed unanimously.

RECEIVE UPDATE ON WASTEWATER TREATMENT PLANT

Mr. White provided update on the wastewater treatment plant. Wastewater treatment plant #1 and #2 are entering construction. Wastewater treatment plant #3, Design is 45% complete, design completion should be done by December 2018. West side Lift Station is complete just need electricity. Electric service is provided through Texas New Mexico. Next step is to connect to sewer remove old lift station connection down to Lexington and will be able to move sewer. This lift station is attached to SCADA, able to monitor any issues it may have. Mr. Tedford asked how soon the new lift station will be on line. Mr. White stated hopefully within the next week. Mrs. Piwko asked which lift station will be remodeled next. Mr. White stated the east side lift station. Mr. White stated with the activity and interest in our industrial area he feels this would be the best way to go. We will finish up the force main line to Floyd Road, redo the Floyd lift station, and put in a new lift station by AFI. These lift stations will also be tied into the SCADA. Mr. Smith asked work had actually started on Plant #1 and #2. Mr. White stated a lot of data going back and forth on items using for construction, ordered everything, and as they come in they will go out to plant and begin. Mr. Smith asked if we had the capacity to connect if Camden came on line. Mr. White stated yes, the real problem has always been infiltration. Mrs. Piwko stated she thought there was a whole section of sewer line which was your major infiltration issue. Mr. White stated Floyd Road is in horrible shape, has old brick well and leaks. Once Floyd is complete there will be all new lines going east. Mrs. Piwko asked about the communications upgrade. Mr. White stated all FM radios are installed and being utilized. Mr. Smith asked when plant #1 is on line how much time will this buy us. Mr. White stated could not be sure depends on development. Mr. White stated what it is helping with is infiltration, during infiltration issues we have spikes which causes issues, and by adding extra capacity it avoids TCEQ issues. Mr. Smith said in the masterplan numbers are based on 2015 numbers, have all the bids come in. Mr. White stated yes all the bids are in and have had to cut scope to make cost target.

RECEIVE UPDATE ON CAMDEN PARK

Mr. White stated a large amount of activity occurring. Rain has affected and had a few weeks delay. Mr. White said water, storm water, sewer, complete, detention pond complete, streets are complete. Major issue is where the lift station is, causing delay for panel to be in place. Only thing remaining is a drawing of the final plat, coordination with HOA contracts. Very close to placing street signs. Mrs. Piwko asked about the 10 temporary permits. Mr. White stated have to wait till final plat comes through. Mrs. Piwko

asked about the access road with Texas New Mexico. Mr. White stated they own that property. Mr. Smith said during his research it is not showing on CAD, asked will they apply for annexation. Mr. White said he has not heard, and will look into it. Mr. White stated as far as he know what will happen it will become part of our right of way. Mr. Smith asked about the lift station on Tedford Drive, when will this move be done. Mr. White stated as soon as the electric is up and going and make that connection. Mr. Smith asked if Camden will start with 20 lots. Mr. White stated they have 20 floor plans, but may only wind up with 5 plans not sure.

#### RECEIVE UPDATE ON CONCRETE FACILITIES

Mr. White stated a lot of activity surrounding this area. Big D has sold 5 acres to Reliable Concrete. Big D originally was going to put in a batch plant, Big D has signed a development agreement and we have it filed. Nelson Brothers want to buy balance of Big D property. Nelson Brothers SUP is up in Prosper. This plant is located in prime area for residential and commercial development. Reliable is coming over to buy land, negotiation started until they were told when they come into the city they would be zoned industrial. Just learned today that Reliable in Dallas, Dallas is no longer going to renew their SUP. Reliable is going to invest millions of dollars into our City. Mr. White stated they are nervous, losing incentive to come into City. Mr. White stated what he is facing is if we don't make this deal, they may not come into the City. Mr. Collins asked where they will get water from. They can get water from Caddo or drill a well. Mr. White said he is negotiating very hard, strategy wise to work with them and bring them into the City to get the sales tax. Mrs. Piwko said if Nelson comes and stays in the county, and Reliable comes as well, they all may decide not to annex into the City. Mr. White stated what we need to do is resolve the SUP issue. If we want any sales tax revenue we need to get this resolved. Currently county has no restrictions. Mrs. Piwko asked what if they annex now. Mr. White said it would be harder they would have to follow our design. Mr. White stated negotiations are still going. The only thing we currently have is the development agreement. Mrs. Piwko asked if they do not put up the bond money wouldn't the development agreement become null and void. Mr. White feels that this would not be the case. Mrs. Piwko asked about Lafarge. Mr. White stated if fell apart. Mrs. Piwko what has happened with Martin Marietta, Mr. White stated they are still on track. Mrs. Piwko asked if they have purchased property. Mr. White stated they are under contract. Mrs. Piwko asked with the landscaping requirements did we shoot ourselves in the foot. Mr. White stated no it has always been there. It is something we need to resolve. Mr. White stated we will continue to work with these companies. Mrs. Piwko stated she heard something about a Lewisville Company. Mr. White stated he thinks Nelson Brothers are associated with that. Mr. Collins stated some point in time is it worth our effort, what if they do come in and set up operation. What if we come home rule City, can we annex them into the City. Mr. White stated Cities cannot do that anymore.

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. Collins updated the board regarding the Farmersville Collin College Campus. Next step is approval of contract in September. Architect has been approved, once contract is approved they will come back with a guarantee max cost. Mrs. Piwko asked about the Parkway not being complete. Mr. Collins stated that the president is not concerned at this point. Mr. Collins said he prefers not to have entry point off of Highway 380. Councilman Hurst asked about construction schedule. Mr. Collins said breaking ground fall 2019. Councilman Hurst asked Mr. Collins if he is 100% sure campus is going to happen. Mr. Collins said we passed a bond election and hired architect. Councilman Hurst stated we have been posed this questions many times. Mr. Collins stated what needs to happen is Mr. White get in contact with the College President set down and talk about the possibilities of point of access, architect will come up with a plan. Mrs. Piwko asked about programs. Mr. Collins does not know what the programs will be.

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR JUNE 21<sup>ST</sup>, AND JULY 19<sup>TH</sup>, 2018

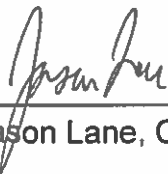
On a motion from Mrs. Piwko to approve minutes with changes, Mr. Tedford second motion passed, all in favor.

REQUEST TO BE PLACE ON FUTURE AGENDAS


Wastewater Plant update – January 2019  
Road impact fees  
380 presentation  
Land use map

ADJOURNMENT:

Meeting adjourned at pm. 7:55

  
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Jason Lane, Chairman

ATTEST:

  
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Diane Piwko, Secretary