

# **FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION**

## **AGENDA**

**October 18th, 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. Review, consider and discuss 2018 Key Initiative Area Goals (KIA'S**

- a.) Retention Program/follow up business meetings – Mr. Smith
- b.) Small Business Information - Mr. Smith

#### **B. Considers, discuss and act upon items for payment:**

- a.) City of Farmersville ( meeting expenses)
- b.) TEX-21

#### **C. Consider, discuss and act upon financial statements for September 2018.**

#### **D. Recommendations in regards to zoning ordinance to be more in align with business.**

#### **E. Receive update on KCS Strategic Partners Annual Meeting**

#### **F. Receive update on Road impact Fees**

#### **G. Receive update on Camden Park**

#### **H. Receive update on Concrete Facilities**

#### **I. Receive update on Collin College**

#### **J. Receive a debrief on Project Motus**

#### **K. Consider, discuss and act upon meeting minutes for August 16<sup>th</sup>, and September 27<sup>th</sup> 2018**

### **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 October 15, 2018, 2018 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

A handwritten signature in black ink that reads "Daphne Hamlin". The signature is written in a cursive style with a large, sweeping initial "D".

Daphne Hamlin/EDC Liaison



TO: EDC 4A Board  
FROM: Daphne Hamlin, Finance Director  
DATE: October 18th, 2018  
SUBJECT: 2018 Key Initiative Area Goals

Mr. Smith to update Board on retention and Small Business Information

**Action: Informational item only**



TO: EDC 4A Board  
FROM: Daphne Hamlin, Finance Director  
DATE: October 18th, 2018  
SUBJECT: Items for Payment

Consider, discuss and act upon items listed for payment

- 1.) The City of Farmersville \$61.12
- 2.) TEX-21 \$2,500

**Action: Approve or Deny**



4-A

100.12-6494.000



2018 TEX-21 Officers

- Tim Welch, Chair North Richland Hills Councilmember
Keith Self, Vice Chair Collin County Judge
Chris Coffman, Vice Chair Granbury City Manager
Chris Brown, Vice Chair Ark-Tex COG Executive Director
Tom Whitten, Vice Chair Bowie County Commissioner
Gary Fickes, Vice Chair Tarrant County Commissioner
Adam McGough, Vice Chair Dallas City Councilmember
Debby Bobbitt Treasurer Rowlett Councilmember

- 2018 VOTING MEMBERS: ALLEN \* Stephen Terrell
ARK-TEX COG \* Chris Brown
Bowie \* Gaylynn Burris
BOWIE COUNTY \* Tom Whitten
CHILDRESS COUNTY\* Jay Mayden
COLLIN COUNTY \* Keith Self
COLLEYVILLE \* Richard Newton
COPPELL \* Karen Hunt
CROCKETT \* Joni Clontz
DALLAS \* Adam McGough
DALLAS COUNTY \* Mike Cantrell
Dallas Area Rapid Transit \* Gary Thomas
DECATUR \* Martin Woodruff
DENISON \* Janet Gott
DeSOTO \* Curtistena McCowan
DURANT, OK \* Stewart Hoffman
EAGLE PASS \* Ivan Morus
EULESS \* Linda Martin
Farmersville \* Kevin McGuire
Fomey \* Wendle Medford
GARLAND \* Lori Dodson
GRANBURY \* Chris Coffman
GRAYSON COUNTY \* Bill Magers
HASLET \* James Quin
HOPKINS COUNTY \* Robert Newsom
HOPKINS COUNTY EDC \* Roger Feagley
KAUFMAN \* Jeff Jordan
LANCASTER \* Carol Strain-Burk
IRVING \* Rick Stapler
MANSFIELD \* Clay Chandler
McGregor \* Kevin Evans
MIDLOTHIAN \* Bill Houston
MOUNT PLEASANT \* Mike Ahrens
MOUNT VERNON \* Teresia Wims
MTA Houston \* Tom Lambert
NORTH RICHLAND HILLS \* Tim Welch
R.K. HALL CONSTRUCTION, LTD\* ROBERT HALL
RICHARDSON \* CLIFF MILLER
ROCKWALL COUNTY \* David Sweet
ROCKWALL \* Jim Pruitt
ROWLETT \* Debby Bobbitt
SEADOVILLE \* Patrick Stallings
SHERMAN \* Robby Hefton
SULPHUR SPRINGS \* Merc Maxwell
TARRANT COUNTY \* Gary Fickes
TEXARKANA \* Bob Bruggeman
TITUS COUNTY \* Brian Lee
Trinity County \* Doug Page
TYLER COUNTY \* Martin Nash
Wise County \* J.D. Clark
WOODVILLE \* Mandy Risinger
WYUe \* Mindy Manson

- 2018 ASSOCIATE MEMBERS: AAA TEXAS \* Anne O'Ryan
Blue Ribbon Delivery \* Chris Allen

- 2018 RESOURCE AGENCIES: ARK-TEX COUNCIL OF GOVERNMENTS \* Chris Brown
SW ARKANSAS PLANNING & DEVELOPMENT DISTRICT \* Renee Oycus
TEXAS SOUTHERN UNIVERSITY

ATTN: Mr. Ben White
City of Farmersville City Manager
Farmersville City Hall
205 South Main
Farmersville, Texas 75442

RE: FYE 2019 TEX-21 MEMBERSHIP DUES STATEMENT, PERSUANT TO TEX-21 BYLAWS

Table with 4 columns: Date, Population, Annual Dues, Membership. Row 1: August 15, 2018, 3,309, \$2,500, Annual Membership Dues for FYE 2019 (October 1, 2018 – September 30, 2019)

2019 Annual Membership Fees: \$2,500

\*Official due date is October 1st, but many members prefer to prepay from current budget

\*\*Population number is based upon 2010 decennial census

Please Remit to: TEX-21
Attn: Nan Wheat, Business Manager
2208 Routh Street
Dallas, TX 75201

Payable Upon Receipt



# TEX-21

Transportation Excellence  
for the 21st Century

## 2018 TEX-21 Officers

Tim Welch, Chair  
North Richland Hills Councilmember  
Chris Coffman, Vice Chair  
Granbury City Manager

Keith Self, Vice Chair  
Collin County Judge  
Tom Whitten, Vice Chair  
Bowie County Commissioner

Chris Brown, Vice Chair  
Ark-Tex COG Executive Director  
Debby Bobbitt Treasurer  
Rowlett Councilmember

Gary Fickes, Vice Chair  
Tarrant County Commissioner  
Adam McGough, Vice Chair  
Dallas City Councilmember

### 2018 Voting Members:

- ALLEN \* Stephen Terrell
- ARK-TEX COG \* Chris Brown
- BOWIE \* Gaylynn Burns
- BOWIE COUNTY \* Tom Whitten
- CHILDRESS COUNTY \* Jay Mayden
- COLLIN COUNTY \* Keith Self
- COLLEYVILLE \* Richard Newton
- COPPELL \* Karen Hunt
- CROCKETT \* Joni Clonts
- DALLAS \* Adam McGough
- DALLAS COUNTY \* Mike Cantrell
- Dallas Area Rapid Transit \* Gary Thomas
- DECATUR \* Martin Woodruff
- DEHSON \* Janet Gott
- DE SOTO \* Crististene McCowan
- DURANT, OK \* Stewart Hoffman
- EAGLE PASS \* Ivan Morus
- EULESS \* Linda Martin
- Farmersville \* Kevin McGuire
- Forney \* Wendie Medford
- GARLAND \* Lori Dodson
- GRANBURY \* Chris Coffman
- GRAYSON COUNTY \* Bill Magers
- HASLET \* James Quin
- HOPKINS COUNTY \* Robert Newsom
- HOPKINS COUNTY EDC \* Roger Feagley
- IRVING \* Rick Stopfer
- KAUFMAN \* Jeff Jordan
- LANCASTER \* Carol Strain-Burk
- MANSFIELD \* Clay Chandler
- McGregor \* Kevin Evans
- MIDLOTHIAN \* Bill Houston
- MOUNT PLEASANT \* Mike Ahrens
- MOUNT VERNON \* Teresa Wims
- MTA Houston \* Tom Lambert
- NORTH RICHLAND HILLS \* Tim Welch
- R.K. HALL CONSTRUCTION, LTD \* ROBERT HALL
- RICHARDSON \* CLIFF MILLER
- ROCKWALL COUNTY \* David Sweet
- Rockwall \* Jim Pruitt
- ROWLETT \* Debby Bobbitt
- SEAGOVILLE \* Patrick Stallings
- SHERMAN \* Robby Nelson
- SULPHUR SPRINGS \* Marc Maxwell
- TARRANT COUNTY \* Gary Fickes
- TEXARKANA \* Bob Bruggeman
- TITUS COUNTY \* Brian Lee
- Trinity County \* Doug Page
- TYLER COUNTY \* Martin Nash
- WOODVILLE \* Mandy Risinger
- WYLIE \* Mindy Manson

### 2018 Associate Members:

- AAA Texas \* Anne O'Ryan
- Blue Ribbon Delivery \* Chris Allen

### 2018 Resource Agencies:

- ARK-TEX COUNCIL OF GOVERNMENTS \* Chris Brown
- SW ARKANSAS PLANNING & DEVELOPMENT DISTRICT \* Renee Dycus
- TEXAS SOUTHERN UNIVERSITY  
Carol Robinson
- TEXAS TRANSPORTATION INSTITUTE

August 15, 2018

Mr. Ben White  
City of Farmersville City Manager  
Farmersville City Hall  
205 South Main  
Farmersville, Texas 75442

Dear Mr. White,

First, let me say thank you! Thank you for making TEX-21 the vibrant premier transportation policy group in Texas that it is today. It takes dedicated members who have a genuine interest in transportation opportunities, who are pleasantly persistent, to remind Austin and Washington that mobility matters.

If we want to continue to experience the type of economic growth that we have seen in our great state, we have to resolve our transportation issues. You realize that the commerce of transportation is a vital component of any economy. As a member of TEX-21, you also understand that nothing remains constant in Austin or Washington. It is a continuous battle not only to maintain a focus on transportation but to find new solutions to replace those that have fallen from favor. Sometimes it may seem like we are caught in the old "Groundhog Day" loop, asking ourselves, haven't we been here before? That is the kind of resilience TEX-21 has had for over twenty years.

TEX-21 has achieved so much and we plan to accomplish even more for your community and for Texas. Congestion, economic growth and the need for streamlining projects does not end at the city or county limits and it impacts every TEX-21 member, public or private.

Please re-join TEX-21 for fiscal year 2019. We have even more issues to resolve. Whether it is local control, reducing regulation or discovering new ways to fund projects, it takes a strong coalition with members like you who remain vigilant and persevere to get the job done.

Your membership fee is due on October 1, 2018 for the 2019 fiscal year. We usually have a few members who pay from the current budget because funds are available. Whichever you prefer, please find a TEX-21 invoice for your dues attached. Checks are to be made payable to TEX-21 and sent to the address listed below.

We hope to see you at our upcoming regional and statewide meetings in October and November respectfully. Next year is a legislative session so we will be in Austin at least monthly, from January through May and we are finalizing those dates now.

Thank you for your time and consideration. If you want any further information please contact Linda Harper Brown at 214.750.0123 or 214.663.9640 or email her at [lhbrown@dean.net](mailto:lhbrown@dean.net).

I look forward to your reply.

Sincerely,

Tim Welch  
Chairman of TEX-21  
Councilmember North Richland Hills

DEAN INTERNATIONAL, INC.  
PUBLIC POLICY CONSULTANTS  
2208 ROUTH STREET • DALLAS, TEXAS 75201  
Phone (214) 750-0123 • Fax (214) 750-0442  
[www.TEX21.net](http://www.TEX21.net)



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** October 18th, 2018  
**SUBJECT:** Financial Statements

Consider, discuss and act upon financial statements for September 2018

**ACTION:** Approve or Deny



# **Farmersville Economic Development Corp 4A**

## **September 2018**

<b>Statement Balance 9-4-2018</b>	<b>\$296,425.49</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$17,260.41</b>
<b>Cking Int .05%</b>	<b>\$12.47</b>
<b>CD Interest</b>	<b>\$127.39</b>
<b>Transfer to Texpool</b>	
<b>misc transfer</b>	<b>\$1.28</b>
<b>Statement balance 9-30-2018</b>	<b>\$313,827.04</b>

### **Outstanding Transactions**

<b>Sales Tax</b>	
<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 1304</b>	<b>\$(1,262.71)</b>
<b>Balance 9-30-2018</b>	<b>\$312,564.33</b>

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

FY 2018

Budget	October	November	December	January	February	March
<b>Beginning Bank Balance</b>	<b>\$151,370.45</b>	<b>\$148,089.53</b>	<b>\$154,014.17</b>	<b>\$162,578.23</b>	<b>\$171,635.92</b>	<b>\$191,905.38</b>
<b>Deposits</b>						
Sales Tax Collections	\$19,322.84	\$19,542.30	\$17,078.99	\$16,423.31	\$20,135.37	\$18,954.31
Interest Income cking	\$6.24	\$6.11	\$6.78	\$6.99	\$6.69	\$8.26
CD Interest Earned		\$146.23	\$123.29	\$127.39	\$127.40	\$115.07
<b>Total Revenue</b>	<b>\$170,699.53</b>	<b>\$167,784.17</b>	<b>\$171,223.23</b>	<b>\$179,135.92</b>	<b>\$191,905.38</b>	<b>\$210,983.02</b>
<b>Expenses:</b>						
Administration	\$1,000.00					
Meeting Expenses	\$1,000.00					
Dues/School/Travel	\$500.00					
Office Supplies	\$200.00					
Legal Service	\$2,500.00					
<b>Marketing/promotion Expenses</b>						
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
<b>Total Expenditures</b>	<b>\$32,850.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$7,500.00</b>	<b>\$-</b>	<b>\$500.00</b>
<b>Directive Business Incentives</b>						
Zoning Ordinance Re-write	\$52,960.00	\$13,770.00	\$8,645.00			
Collin College						
Project(sewer/street/electric)	\$150,000.00					
Façade Grant Program	\$50,000.00					
<b>Total Development Cost</b>	<b>\$252,960.00</b>	<b>\$13,770.00</b>	<b>\$8,645.00</b>			
<b>Total Expenditures</b>	<b>\$285,810.00</b>	<b>\$13,770.00</b>	<b>\$8,645.00</b>	<b>\$7,500.00</b>	<b>\$-</b>	<b>\$500.00</b>
Revenue vs Expenditures	(\$18,010)					
From Reserves						
<b>Total Expenditures</b>	<b>\$22,610.00</b>	<b>\$13,770.00</b>	<b>\$8,645.00</b>	<b>\$7,500.00</b>	<b>\$-</b>	<b>\$500.00</b>
<b>Ending Bank Balance</b>	<b>\$148,089.53</b>	<b>\$154,014.17</b>	<b>\$162,578.23</b>	<b>\$171,635.92</b>	<b>\$191,905.38</b>	<b>\$210,483.02</b>
<b>CD Investment</b>	<b>\$250,000.00</b>	<b>\$250,000.00</b>	<b>\$250,000.00</b>	<b>\$250,000.00</b>	<b>\$250,000.00</b>	<b>\$250,000.00</b>
<b>Texpool Balance</b>	<b>\$874,562.60</b>	<b>\$875,317.76</b>	<b>\$876,192.32</b>	<b>\$877,158.88</b>	<b>\$878,063.10</b>	<b>\$879,193.31</b>
<b>Interest Earned</b>	<b>\$765.73</b>	<b>\$755.16</b>	<b>\$874.56</b>	<b>\$966.56</b>	<b>\$904.22</b>	<b>\$1,130.21</b>
<b>Total Available Funds</b>	<b>\$1,272,652.13</b>	<b>\$1,279,331.93</b>	<b>\$1,288,770.55</b>	<b>\$1,298,794.80</b>	<b>\$1,319,968.48</b>	<b>\$1,339,676.33</b>





TO: EDC 4A Board  
FROM: Daphne Hamlin, Finance Director  
DATE: October 18<sup>th</sup>, 2018  
SUBJECT: Zoning ordinances

Recommendations in regards to zoning ordinance to be more in align with business

**Action: Informational item only**



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** October 18th, 2018  
**SUBJECT:** KCS Strategic Partners Annual Meeting

.  
Receive update on KCS Strategic Partners Annual meeting attended by Mr. White and Mr. Ellison

**ACTION:** Informational Item Only



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** October 18th, 2018  
**SUBJECT:** Road Impact Fees

Receive update on road impact fees

**ACTION:** Informational item only



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** October 18th, 2018  
**SUBJECT:** Camden Park Project

Receive update on Camden Park Project

**ACTION:** Information item only



TO: EDC 4A Board  
FROM: Daphne Hamlin, Finance Director  
DATE: October 18th, 2019  
SUBJECT: Concrete Facilities

Receive update on Concrete Facilities

**ACTION: Information item only**





**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** October 18th, 2018  
**SUBJECT:** Collin College

Receive update on Collin College

**ACTION:** Informational Item Only



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** October 18th, 2018  
**SUBJECT:** Project Motus

Receive a debrief on Project Motus

**Action: Informational item only**



TO: EDC 4A Board  
FROM: Daphne Hamlin, Finance Director  
DATE: October 18th, 2018  
SUBJECT: Meeting minutes

Consider, discuss and act upon meeting minutes for August 16<sup>th</sup>, and September 27<sup>th</sup> 2018

**ACTION: Approve or Deny August 16<sup>th</sup>, and September 27<sup>th</sup> 2018, meeting minutes**

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



**CITY OF FARMERSVILLE  
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES  
SPECIAL MEETING  
September 27, 2018, 6:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**CALL TO ORDER**

The Farmersville EDC met in special session on September 27th, 2018 at 6:00 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, Mr. and Mrs. Hunter, Alvarez Guillermo, Richard Smith and Guy Anderson

**RECOGNITION OF CITIZENS AND VISITORS**

Special guest recognized Councilman Hurst, Mr. and Mrs. Hunter, Alvarez Guillermo, Richard Smith and Guy Anderson

**PUBLIC COMMENT**

No Comments

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

Mr. Smith stated he will be speaking with Mrs. Piwko to coordinate meetings. Mr. Lane please let the EDC 4A Board know of meeting times.

**CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT**

Items for payment, City of Farmersville invoiced \$1,262.71, on a motion by Mr. Collins, and a Second by Mrs. Piwko, motioned passed, all in favor.



**CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR AUGUST 2018, AND REQUIRED BUDGET AMENDMENTS**

Financial statement for August 2018, motion to accept financial statements as presented by Mr. Smith, second Mrs. Piwko, motion passed, all in favor.

**CONSIDER, DISCUSS AND ACT UPON FAÇADE GRANT APPLICATIONS**

Mr. Lane stated that on the Façade Grant applications one of the EDC 4A board members pointed out regarding preferred vendor, but we do not have preferred vendor list. We have in the past removed the criteria for 3 bid request. Mrs. Piwko asked that the EDC 4A board approve up to the full amount on all façade grants. Mrs. Piwko excused herself from all façade grant discussions. Mr. Lane asked if there are any comments, Mr. Hunter stated he is purchasing 111 McKinney bldg. Mr. Hunter stated his intention is to take it back to the original look, including cornice windows similar to Aston building and Austin building, remove all the plaster and stone back to original. Received 15 quotes from all around the country, the one out of New York is the best quote, cornices are a little expensive. Greenville, Texas was the most expensive. Upstairs will be living area. Mr. Collins asked what kind of business you will be operating. Mr. Hunter stated music. Mr. Smith asked about the letter of intent, it was agreed on October 14, 2018, Mr. Hunter stated it should have been September. Mr. Smith asked the EDC 4A board to consider letter of intent. Mr. Collins stated we have always done grants as proposed. Mr. Hunter stated he understands work needs to begin within 90 days. Mr. Lane stated this has never come up before regarding property changing hands. Mr. Lane asked when you will begin. Mr. Hunter stated as soon as building is in my hands. Mr. Collins motioned approve both @ 25K level, confirmation from Hunters on closing, second Mr. Smith, motion passed, all in favor. Need budget amendment.

**RECEIVE UPDATE ON TPPA ANNUAL MEETING**

Item tabled

**PRESENTATION ON RECET US HIGHWAY 380 COLLECTED DATA AND FIGURES**

Mr. White stated he had asked Daniel and Brown for numbers. Mr. White presented maps with the yellow route that TX dot presented today. This path is anywhere from 300 to 500 feet wide. Showing the green path taking out housing and businesses. Green alignment will be like having Highway 75 in your backyard. Mr. White presented the Tx Dot alignment statistics. Showing how each proposed path and how it would affect parcels, sales tax, and ad valorem tax. Currently working on sales tax data. Mr. White showed how staying on the current highway 380, and the affect it would have on businesses and homes.(See attached data) Mr. White said what he thinks what will happen is at our next workshop and as we go into a series of meetings to start the process of making decisions regarding the Cities recommendation to Tx Dot. Reason we need to make a decision is that development may stop until developers know where the new road is going. It is a crippling effect of not making a decision, everything will stop. Mrs. Piwko asked regarding TIRZ what

the possibility of re negotiation with any land owners is. Mrs. Piwko asked if there is a certain time frame, we would lose tax, but shorten time frame. Mrs. Piwko said it would be worth investigating. Mr. Smith asked if this is on the City website. Mr. White said he will make sure it is. Mr. White stated this will be part of the minutes. (See attached). Mr. Lane stated when we send this out will be after the staff work. Mr. White stated he will send out what we currently have. Mr. Smith said might want to mention the meetings TX dot are having one in Frisco on the 4<sup>th</sup>, and Princeton on the 11<sup>th</sup>.

#### **RECEIVE UPDATE ON CAMDEN PARK**

Council approved final plat. One item left on HOA. Currently on final edits on HOA. West side lift station currently being used. Mrs. Piwko asked how many floor plans. Mr. White asked for Mrs. Piwko to call in and speak with Mrs. Jackson for information. We have 20 permits waiting on completion. There is an interest from DR Horton on additional permits.

#### **RECEIVE UPDATE ON CONCRETE FACILITIES**

Mr. White stated a lot of activity, there is a P&Z meeting after this meeting to discuss this item. Nelson Brothers concrete is interested in purchasing land (corner of 380 and 699). Martin Marietta purchasing 94 acres west of Gerda. All plants interested in coming into our City limits. Nelson Brothers will be doing aggregate by rail and shipping out. Concern is zoning, coming into the City then getting zoned, but for batch plants requires SUP. Many conversations, during City Council at the last meeting they passed down to P&Z to review zoning requirements. This is what is being discussed tonight. Complicating factor if they do not have assurance their capital will be protected, if they feel comfortable they will come into city, they do have the right and stay in the county, the thing that has changed from handling in the past we cannot annex at will, has to be applied for by the owner of the property. Cities have SUP on books today, but rules have changed. Depends on the decision made tonight. Mr. Smith asked Martin Marietta is buying 94 acres? Mr. White I may be of an acre or 2. Mr. Smith who is LISTACOM. (Reliable). Mr. White stated LISTACOM has not sold to Nelson Brothers yet.

#### **RECEIVE UPDATE ON COLLIN COLLEGE**

Collin College update, Mr. White stated he met with the College, setting up financing for Farmersville Parkway with Hilltop Securities (First South West), funding will be secured by TIRZ Board. Ongoing discussion with ONCOR regarding substation, recommend not by the land, just purchase above ground equipment. Electrical plan continue to go forward with substation, eventually components move assets to new substation site. Would be sized to go with new substation and move to east side substation. Still continue to be on tract. Mr. Smith has anything been secured. Mr. White working on documents. Mr. White asked anymore questions.

#### **CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR AUGUST 2, 2018**

On a motion made by Mrs. Piwko to approve meeting minutes for August 2<sup>nd</sup> with correction on second page on first paragraph change from or to of, seconded Mr. Collins, motioned approved, all in favor

**REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- Road impact study fees
- Kcs Strategic Partners Annual Meeting
- Façade grant policy/purpose

**ADJOURNMENT**

Meeting was adjourned at 7:56 p.m.

ATTEST:

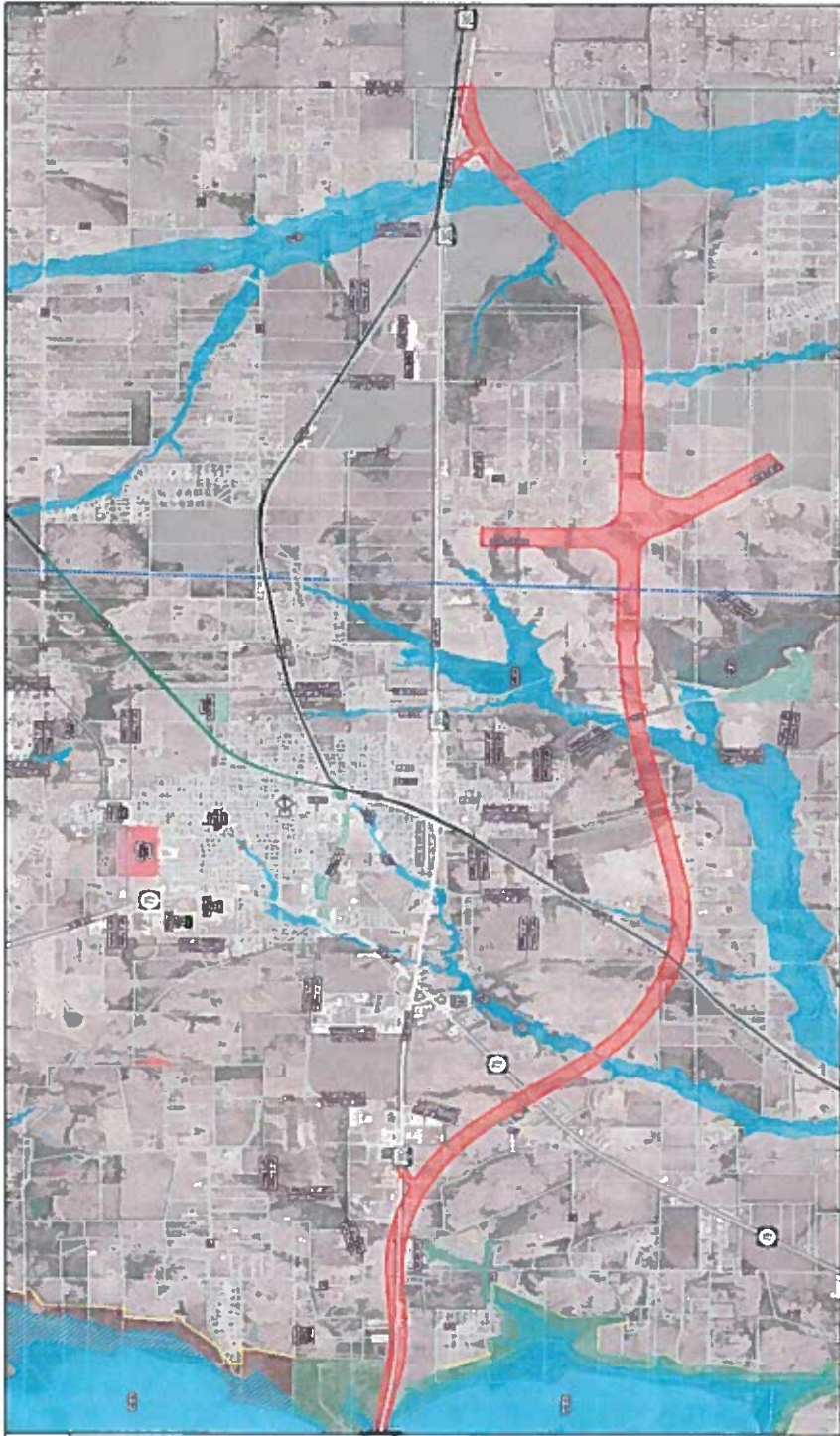
APPROVE:

\_\_\_\_\_  
Diane C. Piwko, Secretary

\_\_\_\_\_  
Jason Lane, Chairman

## Impacts Related to the US 380 Limited Access Roadway Options

Category	Alignment			
	Current ROW Path		Bypass	
	Green	Pink	Yellow	Red
Number of Parcels Inside City	119	88	6	0
Number of Parcels Inside TIRZ	150	114	27	10
Number of Parcels Inside USACOE Land	2	3	2	6
Number of Parcels in Agricultural Use	34	36	39	50
Number of Houses Affected	18	18	5	11
Number of Commercial Establishments Affected	45	36	5	1
Number of Civic/Social Organizations Impacted	8	8	0	0
Ad Valorem Tax Revenue Eliminated Per Year	131,507	78,122	2,429	0
Sales Tax Impact				
Number of Jobs Impacted				
Positive Impact from Roadway, Perryman Study				
City of Farmersville Utility Relocation Costs	1,000,000	1,000,000	0	0



**City Department of Transportation**  
 1000 N. 10th St.  
 Oklahoma City, OK 73102  
 Phone: (405) 771-1234

**Map Information:**  
 Date: 10/15/2023  
 Scale: 1" = 100'

**Legend**

**Water Bodies**

- Blue: Water
- Light Blue: Shallow Water
- Dark Blue: Deep Water

**Other Features**

- Red: Proposed Path
- Green: Parks
- Yellow: Schools
- Grey: Buildings
- Black: Streets
- White: Open Space

**Scale**

0 100 200 Feet

**North Arrow**

↑ North



