



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
June 27TH, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in special session on June 27th, 2019 at 6:38 p.m. in the City Hall Council Chambers with the following board members present: Diane Piwko, Robbie Tedford, and Randy Smith. Absent Jason Lane (late) and Bob Collins. Special guest recognized Councilman Mike Hurst, Ben White City Manager, and Daphne Hamlin City Accountant.

RECOGNITION OF CITIZENS AND VISITORS

No visitors recognized.

PUBLIC COMMENT

No Comments.

REVIEW, CONSIDER, AND DISCUSS THOROUGHFARE PLAN/LAND USE MAP UPDATE

Mr. White presented to the EDC Board an update to the land use map and the thoroughfare plan. EDC has currently budgeted \$36k towards this project. Kimley Horn is lined up for this project and believe they will be under budget. This project will go into next year's budget. Our current land use map is on the City website as a part of the existing comprehensive plan. Next step is to update current land use map due to annexation of Reliable. Currently we are in a semi-holding pattern to determine the outcome of Highway 380 re-alignment. Negotiations with Txdot are ongoing and should last thru the month of July 2019. Mr. Smith asked about the Highway 78 and the proposed Highway 78 routes. Mr. White stated there will be a recommendation regarding the Highway 78 route in the new thoroughfare plan. Mr. Smith feels it is premature to spend money on this project. We just spent off an on

last year for a sub division ordinance re-write, then we reviewed the high industrial zoning ordinance, it just seems we are pay for something then we need to revise. Mr. White stated correct we have to update the thoroughfare plan and land use map, the comprehensive plan every five years. It is part of the process and is required. It could be 2-3 years before TxDot would make a final decision, then by that time we will have to go through another update. Mr. Smith stated my recollection it has not been 5 years since the last plan. Mr. Piwko stated it has been 15 years. Mr. White stated it was around 2012. Mrs. Piwko stated a workbook was approved by council for the next update.

REVIEW CONSIDER AND DISCUSS COMMERCIAL RETAIL ZONING

Mr. Smith asked specifically for retail being the primary focus on employment opportunity to create additional sales tax revenue. Mr. White stated when we did the industrial zoning section for review, I wanted to be able not to turn businesses away due to certain situations. Example some buildings had to be total brick. When you have 100,000 sq. ft. building and it requires bricking it runs people away. Mr. White stated not sure on the commercial retail zoning that is driving anything away. Mr. White asked for direction on what he needs to look for in our zoning document that is not compliant. Mr. Smith stated he has heard that some businesses have encountered problems. Mr. Smith stated he cannot think off the top of his head but heard that a BBQ restaurant or some kind of food operation that where having issues with parking, parking cost is a substantial amount and would make it impractical. Also, Mr. Smith heard of a building across from the high school. The building was required to put in a certain type of ceiling, not sure if it is a zoning issue or a health department issue that was causing the restrictions. Mr. Smith also heard of several business shutting down due to commercial zoning. Mr. Smith the way I understand and the reasoning why we looked at the Industrial zoning was to make it more permit able. Mr. White asked can the EDC board review and let me know what to go after and revise. Mr. White stated as a commercial retail environment we want a certain look. When I'm looking at this I think it is right. Mr. Tedford stated if it was costing us business then this board would bring it up to you specifically. Mr. Smith stated example the situation Mr. Crump ran into the property by the cemetery. Mr. White stated it had a very peculiar situation and cannot apply here in this situation. Mr. Smith ask to postpone this item until we have a full board for review and comments. Mrs. Piwko stated she does not want to change the commercial zoning, believe this is a good set of standards. Mrs. Piwko stated only item I can see a problem is when we have a potential of new or existing corporations that has a set of corporate standards. Specifically in franchise owned business we need to give them some lead way or we might lose them. Mr. Tedford stated since he had been through this personally there should be a place to ask for a variance. Mr. Smith felt this is a good time to review the commercial zoning. Mrs. Piwko stated she has noticed this is becoming a trend is a sharing of parking. More of those type of agreements of sharing, think maybe we should possibly consider looking into this as well. Mr. Tedford asked Mr. Smith what do you want to propose. Mr. Smith stated he would like to have a full board available to review and give back comments. Mr. Hurst said that Princeton has grown with a lot of franchise corporation and that could help us address those situations easily and quickly. Maybe we need to go ahead

and incorporate logo and signage into the commercial zoning so there would not be any issues. Mr. Tedford asked Mr. White to talk with Princeton how it work for them. Mr. White stated he will contact Princeton for information

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR MAY 2019 AND BUDGET AMENDMENTS

- Motion made by Mrs. Piwko to approve financials, second by Mr. Smith. Motion passed all in favor.
- Motion made by Mr. Tedford proposed to amend the budget up to 15K for the balance of the fiscal year toward the 150K commitment, second by Mrs. Piwko. Motion passed all in favor.

CONSIDER, DISCUSS AND ACT UPON ITEMS LISTED FOR PAYMENT

- Motion made by Mrs. Piwko to accept items for payment in the amount of \$8,189.59 for engineering loop for Collin College, reimbursement to the City of Farmersville towards the 150k commitment, seconded by Mr. Smith with the conditions below.
- Mr. Smith added if contract is not secure the City will repay if contract not signed. Motion passed all in favor

CITY MANAGER REPORT

- Lake Haven MUD property expected to close tomorrow. Tommy Cansler with TCCI Land development.
- Camden Park: 120 homes permitted, 6 models, 48 completed, 47 homes sold.
- Palladium development continues. New waste water line is contracted.
- US380 alignment discussion continues. Possible meeting between City and TxDOT scheduled for 15 July 2019.
- Reliable Concrete property is now annexed. Reliable has started work on some of their concrete pad site. CCN agreement between Caddo Basin SUD and the City is approved by the City and awaiting approval by Caddo Basin SUD.
- Nelson Brothers: No change.
- Continued to work on electrical preparations for Collin College. College will likely apply for permit in Nov 2019. They will need their distribution line by that time. Currently working on large customer electrical agreement.
- No new activity to report concerning Martin Marietta.
- City Council has decided to go forward with a survey to see if we can build a business case for a City Owned Broadband Utility. The base survey document is ready but is in need of formatting.

BUDGET WORKSHOP

Board to review and come back to next meeting with comments

REQUESTS TO BE PLACED ON FUTURE AGENDAS

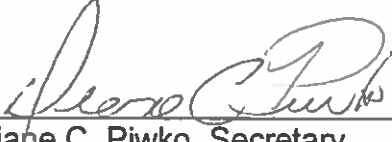
Discuss budget workshop
Thoroughfare plan update
Commercial retail zoning email to board
Reorganize board
Advertizing in magazine

ADJOURNMENT

On a motion from Mr. Smith with a second from Mrs. Piwko meeting was adjourned at 8:05 p.m.

ATTEST:

APPROVE:



Diane C. Piwko, Secretary



Jason Lane, Chairman