



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
OCTOBER 24TH, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on October 24th, 2019 at 6:39 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Diane Piwko, and Randy Smith. Absent Robbie Tedford and Bob Collins. Special guest recognized Councilman Mike Hurst, Ben White City Manager, Tommy Ellison TIRZ representative and Daphne Hamlin City Accountant

RECOGNITION OF CITIZENS AND VISITORS

No visitors

PUBLIC COMMENT

No Comments

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White updated the EDC 4A board on Collin College progress. Farmersville is ready to install temporary power waiting on College to give the go ahead. Permanent power will happen when dirt work is complete. DBI continuing to move forward on Farmersville Parkway and Collin Parkway. Most of plans are done 70 to 80 percent complete. Preliminary plat signed off and permit issued to begin construction. Collin College plans to install fire lane in asphalt but this is only temporary and concrete will be installed. Dirt is being moved and ground fences are being installed. Mr. Smith asked if the square footage has been decided. Mr. White stated he cannot remember but has not changed from previous numbers given.

RECEIVE UPDATE ON CONCRETE FACILITIES

Mr. White stated Reliable Concrete continues with construction. Almost the entire sight has been concreted. Anything that will generate from dust will be escaping from the aggregate. Plans are placing up the screen walls. Grass and trees will be planted outside those screening walls. The 12 inch water line only 600 ft remaining. Began with 6,500 feet with our City public works employees installing. City only have 7 employees in this department and they continue to keep up with the

progress. Mr. White stated the plan was to be completed in October but moved to November first week.

Council has reviewed the development agreement with Martin Marietta. Negotiations still continue.

TCEQ hearing was held on the 14th of October at RSVP. Outside Martin Marietta no one else supported this project.

Mr. Smith asked if Mr. White heard back from Martin Marietta since the hearing. Mr. White stated he has not heard back from Martin Marietta. Mr. Smith stated a lot of people spoke at the hearing. Mr. White stated our strategy still is to bring them into the City with a development agreement.

RECEIVE UPDATE ON TIRZ BOARD

Mr. White stated that he and Mr. Ellison worked together on the project. The 12in Reliable water line almost done cost approx. 300K totally supported by TIRZ funds. Other projects funded are the bond for the 4 lane divided street around the College. The engineering and construction will begin soon. Mr. White is trying to find funding to complete road all the way to Hwy 380.

High speed internet survey was sent out in a separate envelope, not in the water bills as first projected. First week of November is the cutoff and we will begin the analysis of the survey. What is unique with the survey this is how Mont Bellevue and Hudson Oaks helped with the deployment of their system. Mrs. Piwko suggested that the Police Department post on their Facebook sight to remind people to complete the survey. Mr. Ellison stated we had to modify the survey due to the TIRZ Board can only spend funds within the TIRZ District. Texas A&M commerce developed the survey and helped prepare for distribution.

Mr. White is developing a street improvement plan. TIRZ Board is researching on ways to help with funding of the street improvement plan.

TIRZ needs to make updates on project plans and financial plans.

Mr. Ellison stated one of the issues with the City is they do not have funds for street maintenance. Mr. Ellison stated a road improvement that is beneficial to TIRZ and City would have to update the project plan in order to fund.

Mr. Ellison stated the water line project there have been concerns on who is funding this project. TIRZ is funding this project.

Mr. Ellison stated they are projecting 17 jobs related to the plant plus 200k in revenue from sales tax. If this projection pans out it is a very positive thing for the City.

Mr. White stated our objective is to move them into the city.

Mr. Smith asked if the city will get the ad valorem tax or will go to TIRZ.

Nelson Brothers discussed bringing in truck repair facility.

Mr. Smith asked about the internet survey will Texas A&M be going straight into the commercial business. Mr. Ellison stated yes. Mr. White stated we are receiving a lot of help from Ms. Mingo on getting the surveys completed.

Mr. Smith asked if the survey is going outside the City limits. Mr. White stated the people outside the City limits are really underserved. Mr. White stated the City owning this wireless is not the only option they have. Mr. Smith stated the cost would be approx. 14m. Mr. White stated the cost to deploy would not be that high it could be as low as 2m depends on the strategy. Mr. White stated we talked a lot about 5g there are ways to deploy wireless strategy. Mrs. Piwko asked about redefining the TIRZ District. Mr. White stated yes there is a discussion on rezoning. Mr. White stated the City is having issues around revenues and this is one of the strategies is to rezone the TIRZ District. Mr. White stated he would like to use TIRZ in the Industrial zone only. Mr. Ellison stated if we do take out of TIRZ we would lose county funds. Mr. Smith asked if it would impact the bond capacity. Mr. Ellison stated not sure if we can reduce the TIRZ District due to bond debt. Mr. Lane stated from an economic stand point hope the survey concludes what the City needs. High speed data is important

Mr. Smith asked if concrete batch plants will be concreting on the county line road. Mr. White stated that will come later. County understands there is a concrete facility there. Mr. Smith asked when they will move existing equipment. Mr. White stated they are placing new equipment out at the new facility.

Mr. Ellison stated in the process of organizing the TIRZ there are some reports we need to file with the State. Daphne has been supportive and filed reports with the State.

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

- Motion made by Mrs. Piwko to accept times for payment as listed (City of Farmersville reimbursement in the amount of \$1,913.92., TEX-21 in the amount of \$2,500.00, and TEDC in the amount of \$175.00.), seconded by Mr. Smith, all in favor, motion passed unanimously

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

- Motion made by Mrs. Piwko to approve financials with changes noted on the August and September 2019 financials, second by Mr. Tedford. Motion passed all in favor.

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR AUGUST 15TH 2019

- Motion made by Mrs. Piwko to approve meeting minutes as submitted, second by Mr. Smith. Motion passed all in favor.

CITY MANAGER REPORT

Mr. White updated the EDC board regarding the KCS strategic Partners Conference that he and Mr. Ellison just attended. Mr. White stated that KCS continues to be interested in this region for a trans-modal operation. Mr. White stated that this is the

sight, Farmersville. Mr. White stated he noticed that JLL owns property east of Collin County line. The City needs to promote the appending 500 acres east of the Collin County line. Mr. White state he will continue to promote this area for a possible Trans-modal facility. (Attached KCS presentation)

Lake Haven Mud is trying to develop 400 homes. There is ongoing negotiations that will be covered with council a 15m wastewater treatment plant continues to go forward. Meet with Kimley Horn and talked about phasing.

Camden continues with phase 3. Mr. Smith asked are you discussing about plant 3. Mr. White stated the bond is for engineering wastewater treatment plant 3. Mr. Smith asked when will lots will be available. Mr. White stated in late spring. Mr. White said sells are strong. This staff is stretched thin.

Palladium club house and pool are due for completion in November. Nice facility pool twice as big as the one in Aubrey, Texas. Apartments due for completion in December. Wastewater line is due for completion next week. East side lift station completed

REQUESTS TO BE PLACED ON FUTURE AGENDAS

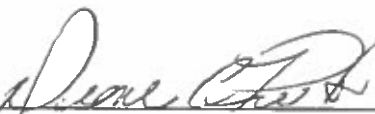
Tex 21 March 2020/ ground breaking CC
Land use plan-completion date
Thoroughfare plan
Sales tax report
Grant program fund projects Attorney bring it back.
Edc roundtable
Same as on agenda
Electrical substation
Infiltration issues
Infrastructure update
Plant 1 and 2

ADJOURNMENT

On a motion from with a second from Mr. Tedford meeting was adjourned at 8:21p.m.

ATTEST:

APPROVE:



Diane C. Piwko, Secretary



Jason Lane, Chairman