

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

SPECIAL AGENDA

June 27th, 2019, 2019; 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 thoroughfare plan/future land use map update
- B. Review, consider and discuss Commercial Retail Zoning
- C. Consider, discuss and act upon financial statements for May 2019 and budget amendments.
- D. Consider, discuss and act upon items listed for payments (City of Farmersville \$8,189.59

V. Reports

- A. City Manager Report – Ben White (No Deliberation or Action to be Taken)

VI. Budget Workshop

- A. Review, consider and discuss revised 2018-2019 current budget and 2019-2020 proposed budget.

VII. 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 June 24th, 2019 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Daphne Hamlin/EDC Liaison



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: June 27th, 2019
SUBJECT: Thoroughfare plan/future land use map

Review, consider, and discuss thoroughfare plan/future land use map update

Action: Approve or Deny

Farmersville Planning Services

Thoroughfare Plan Update and Future Land Use Scenario

6-14-19

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. These deliverables may be adopted into the City's Comprehensive Plan at a future date. The project is anticipated to include the following components:

- Develop a recommended future land use scenario to accommodate growth areas related to a US 380 alternative alignment and potential SH 78 realignment, and
- Review and develop a recommended update to the Master Thoroughfare Plan.

SCOPE OF SERVICES

Task 1: Thoroughfare Plan Review and Update

1.1 Thoroughfare Plan Review

Consultant will review the City's existing Master Thoroughfare Plan and develop recommendations to update this plan to accommodate future connectivity related to planned highway alignments (US 380 Alternative Alignment and SH 78 Alternative Alignment). 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 illustrated in an ArcGIS map format.

1.2 Recommended Thoroughfare Plan Map Update

Based on one round of City comments, the Consultant will develop a recommended Master Thoroughfare Plan map.

1.3 Recommended Trails and Bikeway Corridors

The Consultant will identify recommended primary corridors for trails and on-street bikeways to connect the Town Center to the new growth areas.

Task 2: Develop Future Land Use Scenario

2.1 Develop Future Land Use Character Area Types

Consultant will review future land use growth to accommodate development within the City's ETJ. Consultant will develop a recommended Future Land Use Plan scenario accommodating new business and residential districts, and transitions from the Town Center mixed-use development area. Recommended development areas will be summarized with Character Area descriptions, including typical land uses, connectivity pattern, and development character.

2.2 Future Land Use Plan Map Scenario

Consultant will develop a draft updated Future Land Use Plan scenario map. Based on one round of City comments, Consultant will create a final recommended Future Land Use Plan map.

Task 3: Project Coordination / Meetings

3.1 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.

3.2 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.

3.3 Project Coordination Meetings

Consultant will hold up to two (2) project coordination meetings with City Staff to review the recommended planning strategies and updates to the plans and review of final deliverables.

Schedule

It is anticipated that the tasks outlined in the Scope of Services will take approximately 2 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

- Updated Master Thoroughfare Plan map
- Recommended Trails and Bikeway Corridors map
- Updated Future Land Use Plan scenario map
- Future Land Use Character Area Type descriptions

FEES AND EXPENSES

Consultant will perform the services in Tasks 1-3 for the total lump sum fee below. Individual task amounts are informational only.

EXHIBIT 'A - COMPENSATION		Basic Services		
Farmersville Planning Services - Final Fees - 6/14/19		Labor	Reimbursable Expenses	LUMP SUM COMPENSATION
		Total	Total	Project
<i>Units</i>		<i>Fee Dollars</i>	<i>Items</i>	<i>Total</i>
Task 1 - Thoroughfare Plan Review and Update				
1.1 - Thoroughfare Plan Review		\$ 6,100	\$ 370	\$ 6,470
1.2 - Recommended Thoroughfare Plan Map Update		\$ 3,000	\$ 180	\$ 3,180
1.3 - Recommended Trails and Bikeway Corridors		\$ 2,200	\$ 130	\$ 2,330
Task 2 - Develop Future Land Use Scenario				
2.1 - Develop Future Land Use Character Area Types		\$ 6,200	\$ 370	\$ 6,570
2.2 - Future Land Use Plan Map Scenario		\$ 6,200	\$ 370	\$ 6,570
Task 3 - Data Collection / Project Coordination / Meetings				
3.1 - Project Management		\$ 1,500	\$ 80	\$ 1,580
3.2 - Data Collection / Review / Base Mapping		\$ 500	\$ 30	\$ 530
3.3 - Project Coordination Meetings		\$ 1,600	\$ 90	\$ 1,690
Total Lump Sum Compensation		\$ 27,300	\$ 1,620	\$ 28,920

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:

- Additional meetings, including presentations to the Planning & Zoning Commission or City Council and public workshops;
- Review or amendments to other elements of the Comprehensive Plan
- Thoroughfare cross sections

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TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: June 27th, 2019
SUBJECT: Commercial Retail Zoning

Review, consider and discuss Commercial Retail Zoning

ACTION: Approve or Deny



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: June 27th, 2019
SUBJECT: Financial Statements

Consider, discuss and act upon financial statements for May 2019

ACTION: Approve or Deny May 2019 financial statements



FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A
MAY 2019
FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

Farmersville Economic Development Corp 4A
May 2019

Statement Balance 5-1-2019	\$106,581.87
Deposits:	
Sales Tax: March	\$25,980.55
Cking Int .05%	\$3.99
CD Interest	
Transfer from Texpool	\$150,000.00
Cleared Checks 1313	\$(540.00)
Purchased CD	\$(250,000.00)
Statement balance 6-2-2019	\$32,026.41

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest
Outstanding checks

Balance 6-06-2019	\$32,026.41
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Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2019

	FY 2019	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Budget		\$313,827.04	\$327,937.83	\$348,145.25	\$64,385.87	\$79,743.23	\$70,775.20	\$ 87,639.36	\$106,581.87					
Beginning Bank Balance														
Deposits														
Sales Tax Collections	\$225,600.00	\$17,798.01	\$20,066.44	\$16,133.36	\$15,355.25	\$23,529.03	\$16,818.90	\$ 18,938.56	\$25,980.55					\$154,620.10
Interest Income cking	\$6,000.00	\$13.32	\$13.58	\$10.27	\$2.11	\$2.94	\$4.16	\$ 3.95	\$3.99					\$54.32
Transfer to Texpool				\$(300,000.00)										
Transfer From Texpool									\$150,000.00					
Purchase CD									\$(250,000.00)					
Texpool Interest		\$1,615.63	\$1,609.59	\$1,943.81	\$2,419.76	\$2,197.36	\$2,456.81	\$ 2,400.18	\$2,303.17					\$16,946.31
CD Interest Earned		\$123.28	\$127.40	\$123.29			\$1,541.10							\$1,915.08
Total Revenue	\$231,600.00	\$331,761.66	\$348,145.25	\$64,412.17	\$79,743.23	\$103,275.20	\$89,139.36	\$106,581.87	\$32,566.41					\$173,535.81
Expenses:														
Administration	\$1,000.00													\$-
Meeting Expenses	\$1,000.00								\$40.00					\$40.00
Dues/School/Travel	\$5,200.00	\$1,262.71												\$1,262.71
Office Supplies	\$200.00	\$61.12		\$26.30										\$87.42
Legal Service	\$2,500.00													\$-
Marketing/promotion Expenses														\$-
Marketing/Promotion Expenses/Advertising	\$11,160.00													\$-
Collin College Sponsorship	\$7,500.00					\$7,500.00								\$7,500.00
Small Business Entrepreneurship Conf	\$500.00								\$500.00					\$500.00
Tex-21	\$2,500.00	\$2,500.00												\$2,500.00
Farmersville Chamber	\$1,000.00						\$1,000.00							\$1,000.00
Farmersville Rotary	\$500.00						\$500.00							\$500.00
Total Expenditures	\$33,060.00	\$3,823.83		\$26.30			\$1,500.00		\$540.00					\$13,390.13
Directive Business Incentives														
Planner Land Use Map	\$38,000.00													\$-
Electrical Substation Loan	\$210,000.00													\$-
Facade Grant Program	\$50,000.00					\$25,000.00								\$-
Total Development Cost	\$296,000.00	\$-							\$540.00					\$25,000.00
Total Expenditures	\$329,060.00	\$3,823.83	\$-	\$26.30			\$1,500.00		\$540.00					\$25,000.00
Revenue vs Expenditures	(\$97,460)													
From Reserves														
Total Expenditures		\$3,823.83	\$-	\$26.30			\$1,500.00		\$540.00					\$38,390.13
Ending Bank Balance		\$327,937.83	\$348,145.25	\$64,385.87	\$79,743.23	\$70,775.20	\$87,639.36	\$106,581.87	\$32,026.41					
CD Investment		\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$500,000.00					
Texpool Balance		\$888,923.87	\$890,533.46	\$1,192,477.27	\$1,194,897.03	\$1,197,094.39	\$1,199,551.20	\$1,201,951.38	\$1,054,254.55					
Total Available Funds		\$1,466,861.70	\$1,488,678.71	\$1,506,863.14	\$1,524,640.26	\$1,517,869.59	\$1,537,190.56	\$1,568,533.25	\$1,586,280.96					



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: June 27th, 2019
SUBJECT: Items for payment

Consider, discuss and act upon items listed for payment

- City of Farmersville \$8,189.59

ACTION: Approve or Deny



McCord Engineering, Inc.
916 Southwest Parkway East
College Station, TX 77840
(979) 764-8356

Farmersville, City of
Jeremy Jones
jjones@farmersvilletx.com

Invoice number 01158
Date 02/05/2019

Project FA-10-C.1 LP Collin College New
Campus

For services rendered through 01/31/2019

Professional Fees

	Hours	Rate	Billed Amount
Engineering Asst. II	1.50	112.60	168.90
Reg. Prof. Engineer II	5.25	160.80	844.20
Reg. Prof. Engineer III	6.00	227.80	1,366.80
Professional Fees subtotal	12.75		2,379.90
		Invoice total	<u>2,379.90</u>

715.37.6218.000



McCord Engineering, Inc.
 916 Southwest Parkway East
 College Station, TX 77840
 (979) 764-8356

Farmersville, City of
 Jeremy Jones
 j.jones@farmersvilletx.com

Invoice number 01409
 Date 03/05/2019

Project FA-10-C.1 LP Collin College New
 Campus

For services rendered through 02/28/2019

Professional Fees

	Hours	Rate	Billed Amount
Engineering Asst. I	0.50	72.92	36.46
	1.00	67.00	67.00
Engineering Asst. II	0.50	101.92	50.96
Engineering Asst. IV	5.00	166.20	831.00
	10.00	150.00	1,500.00
Reg. Prof. Engineer I	3.00	134.00	402.00
Reg. Prof. Engineer II	6.25	160.80	1,005.00
Reg. Prof. Engineer III	8.25	227.80	1,879.35
Professional Fees subtotal	34.50		5,771.77

Reimbursables

	Units	Rate	Billed Amount
Per Miles	50.00	0.58	29.00
Other Copies			2.92
Plots	2.00	3.00	6.00
Reimbursables subtotal			37.92

Invoice total 5,809.69

715.37.6218.000



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: June 27th, 2019
SUBJECT: City Manager Report

City Manager to update EDC 4A Board on the following topics:

Action: No Action Informational item only



Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: June 27th, 2019
SUBJECT: Budget Workshop

Review, consider and discuss revised 2018-2019 current budget and 2019-2020 proposed budget

ACTION: No Action Workshop only

Farmersville Economic Development Corp 4A
 "Exhibit A"

REVENUE	2018-2019 Proposed Budget	2019-2020 Proposed Budget
Sales Tax	\$225,600.00	
Interest Earned	\$6,000.00	
Total Revenue:	\$231,600.00	
Administration Expenses		
Administration	\$1,000.00	
Meeting Expenses	\$1,000.00	
Dues/School/Travel	\$5,200.00	
Legal Services	\$2,500.00	
Office Supplies	\$200.00	
Total Administration Expenses	\$9,900.00	
Marketing/Sponsorship/Adver.		
Marketing/Promotion Expenses/Ad	\$11,160.00	
Chamber Sponsorship	\$1,000.00	
Rotary Sponsorship	\$500.00	
Collin College Sponsorship	\$7,500.00	
Tex 21	\$2,500.00	
Small Business Conference	\$500.00	
Total Expenses:	\$33,060.00	
Development		
Collin College Project (sewer/street)		
Zoning Ordinance Re-Write		
Facade Grant Program	\$50,000.00	
Electric Substation Loan	\$210,000.00	
Planner Land Use Map	\$36,000.00	
Total Development Cost:	\$296,000.00	
Total Expenditures	\$329,060.00	
Revenue vs. Expenditures	\$(97,460.00)	
From Reserves	\$97,460.00	
Balance Budget	\$-	