

## **FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION**

**June 18th, 2020; 6:30 p.m.**  
**City Hall Council Chambers**

**205 S. Main**

**Farmersville, Tx 75442**

### **WATCH THE LIVE BROADCAST**

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

### **SPEAKING DURING PUBLIC COMMENTS**

Members of the public wishing to speak during Public Comments or a public hearing may join the meeting by going online to [www.blizz.com](http://www.blizz.com), and following the online prompts to input the "Dial-in Phone Number" and the "Meeting ID."

Members of the public wishing to speak during Public Comments or a public hearing may also join the meeting by calling-in to the telephone number listed below, and inserting the Meeting ID listed below: Those members of the public calling in will not be able to participate through video and will only have an audio feed of the meeting on their telephone.

1. **Dial-in Phone Number: [\(646\) 769-9101](tel:6467699101)**  
Please note that if you dial a toll number, your carrier rates will apply.
2. You will be prompted to enter the Meeting ID.  
**The Meeting ID for this meeting is [953-838-16](#)**
3. Please listen closely to the directions and follow the directions to gain access to the Blizz meeting.

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Public Comment**

**(For Non-Public Hearing Agenda Items)**

*If you wish to address the Farmersville Economic Development Board 4A on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Staff before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Farmersville Economic Development Board 4A for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the*

*Farmersville Economic Development Board 4A regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency*

## **Business Items for Discussion and Possible Action**

- A.** Consider, discuss and act upon EDP Best Practices Recommendation
- B.** Consider, discuss and act upon request for Façade Grant.
- C.** Consider, discuss and act upon request from Chamber of Commerce regarding funding for economic growth program.
- D.** Consider, discuss and act upon funding related to Collin/Farmersville Parkway.
- E.** Receive update on Commercial Metals Company site visit.
- F.** Receive update on Collin County Street Grant
- G.** Consider, discuss and act upon local area EDC Coalition
- H.** Consider, discuss and act upon website/mission statement/small business development
- I.** Receive update on Grant loan program for businesses(Mr. Smith)
- J.** Consider, discuss and act upon Chamber of Commerce Annual Banquet
- K.** Consider, discuss and act upon items for payment
- L.** Consider, discuss and act upon financial statements for January, February, March, April, and May 2020 and budget amendments.
- M.** Consider, discuss and act upon meeting minutes for January 16<sup>th</sup>,2020

## **IV. Reports**

- A.** City Manager Report – Ben White ( No Deliberation or Action to be Taken)
  - Collin College
  - Concrete Facilities
  - Food Truck Sales Tax/License
  - Tex-21 Texarkana meeting
  - Update on CARES ACT
  - Update on Farmersville Parkway

## **V. Budget Workshop**

## **VI. Requests to be Placed on Future Agendas**

## **VII. 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 15<sup>th</sup>, 2020, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

  
Sandra Green  
City Secretary



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE** June 18th, 2020  
**SUBJECT:** EDP Best Practices

**Consider, discuss and act upon EDC Best Practices Recommendations**

**Action: Approve or Deny**



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Façade Grant

Consider, discuss and act upon request for Façade Grant attached

**ACTION: Approve or Deny**

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION (4A)

FARMERSVILLE FACADE GRANT APPLICATION

Date of Application: FEB 21, 2020

Applicant

Name: CHRIS/HEATHER GRUPIDO - HCG RESTAURANT GROUP LLC

Business Name: CHARLIES/MR JIMS

Business Street Address: 201 S. HAMILTON

City: FARMERSVILLE State: TX Zip Code: 75442

Telephone: / Cell Phone: 469 525 1057

Email Address: CLGRUPIDO@GMAIL.COM

Business Owner (if different than above):

Name: CHRIS/HEATHER GRUPIDO - HCG RESTAURANT GROUP

Business Name: CHARLIES/MR JIMS

<sup>HOME</sup>  
Business Street Address: 9471 CR 2470

City: ROYSE CITY State: TX Zip Code: 75789

Business Telephone: / Cell Phone: 469 525 1057

Email Address: CLGRUPIDO@GMAIL.COM

Property Owner (if different than above):

Name: CHRIS/HEATHER GRUPIDO

Business Name: HCG REALTY AND DEVELOPMENT

Street Address: 9471 CR 2470

City: ROYSE CITY State: TX Zip Code: 75789

Business Telephone: / Cell Phone: 469 525 1057

Email Address: HCGREALTYANDDEVELOPMENT@GMAIL.COM

Describe the type of improvement COMPLETE FAÇADE REPAIR, WINDOWS,  
ROOF, ETC. SIGNAGE FOR BOTH BUSINESSES, PARKING  
LOT AND BUILD OUT FOR CHARLES AND MR JIMS  
OCCUPANCY

Attach set of site plans drawn to scale and before photos. Note final plans drawn to scale will be required prior to final approval.

Attach one (1) estimate of the total cost of improvements. To the best of our knowledge the above information is accurate as provided:

Applicant:

Name (please print): CHRIS ERUPIDO

Signature:  Date: 2/21/20, 20

Building Owner Approval of Application:

Name (please print): CHRIS ERUPIDO

Signature:  Date: 2/21/20, 20

Please see the Façade Grant Policy and Guidelines for other required documents to be included with your application. By signature above the applicant acknowledges receipt of and agrees to abide by and be subject to the terms and conditions of the Façade Grant Policy and Guidelines.



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Chamber of Commerce

Consider, discuss and act upon request from Chamber of Commerce regarding funding for economic growth program.

**ACTION:** Approve or Deny





**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18th, 2020  
**SUBJECT:** Collin/Farmersville Parkway

**Consider, discuss and act upon funding related to Collin/Farmersville Parkway**

**Action: Approve or Deny**



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE** June 18th, 2020  
**SUBJECT:** Commercial Metals

Receive update on Commercial Metals Company site visit

**Action: No Action Informational item only**



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Collin County Grant

Receive update on Collin County Street Grant

**ACTION:** Informational item only



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** EDC Coalition

Consider, Discuss and act upon local area EDC Coalition

**ACTION:** Approve or Deny



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Website/Mission Statement

Consider, discuss and act upon website/mission statement/small business development

**ACTION:** Approve or Deny



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Draft Land Use/Thoroughfare Plan

Consider, discuss and act upon the Land Use/Thoroughfare Plan

**ACTION:** Approve or Deny



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Businesses Loan/grant

Receive update on Grant Loan program for businesses

**ACTION:** No Action informational item only



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE** June 18th, 2020  
**SUBJECT:** Chamber of Commerce Banquet

Consider, discuss and act upon Chamber of Commerce Annual Banquet

**Action: Approve or Deny**





**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Items for payment

Consider, discuss and act upon items for payment

1. Kimely Horn \$6,800.00 Thoroughfare plan
2. Kimely Horn \$620.00 Thoroughfare plan

**ACTION:** Approve or Deny



CITY OF FARMERSVILLE  
 ATTN: BEN WHITE  
 205 S. MAIN  
 FARMERSVILLE, TX 75442

Invoice No: 061290105-0220  
 Invoice Date: Mar 17, 2020  
 Invoice Amount: \$6,800.00

Please send payments to:

KIMLEY-HORN AND ASSOCIATES, INC.  
 P.O. BOX 951640  
 DALLAS, TX 75395-1640

Project No: 061290105  
 Project Name: THOROUGHFARE PLAN UPDATE AND  
 FUTURE LAND USE SCENARIO

Project Manager: JAMES, JEFF

Client Reference:

Federal Tax Id: 56-0885615

For Services Rendered through Feb 29, 2020

**LUMP SUM**

KHA Ref # 061290105.1

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
<b>TASK 1 THOROUGHFARE PLAN REVIEW AND UPDATE</b>					
THOROUGHFARE PLAN REVIEW	6,500.00	80.00%	5,200.00	0.00	5,200.00
RECOMMENDED THOROUGHFARE PLAN MAP UPDATE	3,200.00	50.00%	1,600.00	0.00	1,600.00
RECOMMENDED TRAILS AND BIKEWAY CORRIDORS	2,300.00	0.00%	0.00	0.00	0.00
<b>Subtotal</b>	<b>12,000.00</b>	<b>56.67%</b>	<b>6,800.00</b>	<b>0.00</b>	<b>6,800.00</b>
<b>Total LUMP SUM</b>					<b>6,800.00</b>

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
<b>TASK 2 DEVELOP FUTURE LAND USE SCENARIO</b>					
DEVELOP FUTURE LAND USE CHARACTER AREA TYPES	6,600.00	0.00%	0.00	0.00	0.00
FUTURE LAND USE PLAN MAP SCENARIO	7,000.00	0.00%	0.00	0.00	0.00
<b>Subtotal</b>	<b>13,600.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total LUMP SUM</b>					<b>0.00</b>

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
<b>TASK 3 DATA COLLECTION I PROJECT COORDINATION I MEETINGS</b>					
PROJECT MANAGEMENT	1,600.00	0.00%	0.00	0.00	0.00
DATA COLLECTION/ RELIEF / BASE MAPPING	500.00	0.00%	0.00	0.00	0.00
PROJECT COORDINATION MEETINGS	2,300.00	0.00%	0.00	0.00	0.00
<b>Subtotal</b>	<b>4,400.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total LUMP SUM</b>					<b>0.00</b>

**Total Invoice: \$6,800.00**

**Description of Services Performed:**

*If you have questions or concerns regarding this invoice, please call Simona Barbut 972-776-1718.*



CITY OF FARMERSVILLE  
 ATTN: BEN WHITE  
 205 S. MAIN  
 FARMERSVILLE, TX 75442

Invoice No: 061290105-0320  
 Invoice Date: May 19, 2020  
 Invoice Amount: \$620.00

Please send payments to:

KIMLEY-HORN AND ASSOCIATES, INC.  
 P.O. BOX 951640  
 DALLAS, TX 75395-1640

Project No: 061290105  
 Project Name: THOROUGHFARE PLAN UPDATE AND  
 FUTURE LAND USE SCENARIO

Project Manager: Whitacre, Jeff

Client Reference:

Federal Tax Id: 56-0885615

For Services Rendered through April 30, 2020

**LUMP SUM**

KHA Ref # 061290105.1

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
<b>TASK 1 THOROUGHFARE PLAN REVIEW AND UPDATE</b>					
THOROUGHFARE PLAN REVIEW	6,500.00	80.00%	5,200.00	5,200.00	0.00
RECOMMENDED THOROUGHFARE PLAN MAP UPDATE	3,200.00	50.00%	1,600.00	1,600.00	0.00
RECOMMENDED TRAILS AND BIKEWAY CORRIDORS	2,300.00	0.00%	0.00	0.00	0.00
<b>Subtotal</b>	<b>12,000.00</b>	<b>56.67%</b>	<b>6,800.00</b>	<b>6,800.00</b>	<b>0.00</b>
<b>Total LUMP SUM</b>					<b>0.00</b>

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
<b>TASK 2 DEVELOP FUTURE LAND USE SCENARIO</b>					
DEVELOP FUTURE LAND USE CHARACTER AREA TYPES	6,600.00	0.00%	0.00	0.00	0.00
FUTURE LAND USE PLAN MAP SCENARIO	7,000.00	0.00%	0.00	0.00	0.00
<b>Subtotal</b>	<b>13,600.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total LUMP SUM</b>					<b>0.00</b>

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
<b>TASK 3 DATA COLLECTION I PROJECT COORDINATION I MEETINGS</b>					
PROJECT MANAGEMENT	1,600.00	10.00%	160.00	0.00	160.00
DATA COLLECTION/ REVIEW / BASE MAPPING	500.00	0.00%	0.00	0.00	0.00
PROJECT COORDINATION MEETINGS	2,300.00	20.00%	460.00	0.00	460.00
<b>Subtotal</b>	<b>4,400.00</b>	<b>14.09%</b>	<b>620.00</b>	<b>0.00</b>	<b>620.00</b>
<b>Total LUMP SUM</b>					<b>620.00</b>

**Total Invoice: \$620.00**

**Description of Services Performed:**

*If you have questions or concerns regarding this invoice, please call Simona Barbut 972-776-1718.*



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Financial Statements

Consider, discuss and act upon financial statements for January, February, March, April and May 2020

**ACTION:** Approve or Deny financial statements

**Farmersville Economic Development Corp 4A**  
**January 2020**

<b>Statement Balance 1-01-2020</b>	<b>\$102,557.96</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$25,530.62</b>
<b>Cking Int .05%</b>	<b>\$5.04</b>
<b>CD Interest</b>	<b>\$530.82</b>
<b>Loan repayment</b>	<b>\$2,622.04</b>
<b>Cleared Checks</b>	
<b>Statement balance 2-2-2020</b>	<b>\$131,246.48</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 1317</b>	<b>\$(175.00)</b>
<b>Balance 2-6-2020</b>	<b>\$131,071.48</b>



**Farmersville Economic Development Corp 4A**  
**February 2020**

<b>Statement Balance 2-01-2020</b>	<b>\$131,246.48</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$28,792.02</b>
<b>Cking Int .05%</b>	<b>\$5.40</b>
<b>CD Interest</b>	
<b>Loan repayment</b>	<b>\$2,622.04</b>
<b>Cleared Checks</b>	
<b>Statement balance 3-1-2020</b>	<b>\$162,665.94</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 1317</b>	<b>\$(175.00)</b>
<b>Balance 3-4-2020</b>	<b>\$162,490.94</b>





**Farmersville Economic Development Corp 4A**  
**March 2020**

<b>Statement Balance 3-01-2020</b>	<b>\$162,665.94</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$23,078.01</b>
<b>Cking Int .05%</b>	<b>\$7.20</b>
<b>CD Interest</b>	
<b>Loan repayment</b>	<b>\$2,622.04</b>
<b>Cleared Checks</b>	
<b>Statement balance 3-31-2020</b>	<b>\$188,373.19</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 1317</b>	<b>\$(175.00)</b>

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<b>Balance 4-8-2020</b>	<b>\$188,198.19</b>
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**Farmersville Economic Development Corp 4A**  
**April 2020**

<b>Statement Balance 4-01-2020</b>	<b>\$188,373.19</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$17,179.82</b>
<b>Cking Int .05%</b>	<b>\$7.80</b>
<b>CD Interest</b>	<b>\$372.95</b>
<b>Loan repayment</b>	<b>\$2,622.04</b>
<b>Cleared Checks</b>	
<b>Statement balance 4-30-2020</b>	<b>\$208,555.80</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 1317</b>	<b>\$(175.00)</b>

<b>Balance 5-19-2020</b>	<b>\$208,380.80</b>
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Farmersville Economic Development Corporation  
 Cumulative Income Statement  
 For the 12 Months Ended, September 30, 2020

	FY 2019	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance														
Deposits		\$90,754.53	\$116,023.48	\$75,921.57	\$102,557.96	\$131,248.48	\$162,663.84	\$ 188,373.19						
Salida Tax - collections	\$706,000.00	\$23,655.68	\$22,820.97	\$24,899.52	\$25,530.82	\$28,792.02	\$23,078.01	\$ 17,179.82						
Interest Income	\$100.00	\$4.17	\$4.65	\$3.65	\$5.04	\$5.40	\$7.20	\$ 7.00						
Loan Repayment					\$2,622.04	\$2,622.04	\$2,622.04	\$ 2,622.04						
Transfer to Teepool														
Transfer From Teepool	\$24,000.00	\$1,724.60	\$1,466.99	\$1,468.38	\$1,443.07	\$1,350.35	\$911.64	\$ 400.59						
Teepool Interest	\$13,250.00			\$1,550.22	\$530.82			\$ 372.95						
CD Interest Earned														
Total Revenue	\$243,350.00	\$120,614.38	\$138,851.08	\$102,342.96	\$131,248.48	\$162,663.84	\$188,373.19	\$ 208,553.80						
Expenses:														
Administrative	\$1,000.00													
Meeting Expenses	\$1,000.00													
Dues/Scholarship/Travel	\$5,200.00	\$2,000.92												\$2,000.92
Office Supplies	\$200.00													
Legal Services	\$2,500.00													
Marketing/Promotion Expenses														
Marketing/Promotion Expenses/Advertising	\$11,160.00													
Cost of Sponsorship	\$7,500.00													
Small Business	\$500.00													
Entrepreneurship Conf	\$2,500.00	\$2,500.00												\$2,500.00
Tea-21	\$1,000.00													
Farmersville Chamber	\$500.00													
Farmersville Rotary	\$500.00													
Total Expenses	\$33,060.00	\$4,588.82												\$4,588.82
Direct & Business Incentives														
Colin Cole je Elect Dist (150h)	\$135,000.00													
Planner Land Use Map(\$36h)	\$30,000.00													
Electrical Substation Loan	\$110,000.00		\$62,929.51											\$62,929.51
Facade Grant Program	\$50,000.00													
Total Development Cost	\$325,000.00	\$-	\$62,929.51											\$62,929.51
Total Expenses	(\$114,710)	\$4,588.82	\$62,929.51											\$67,518.43
Revenue v Expenses	\$114,710.00	\$4,588.82	\$62,929.51											\$67,518.43
From Reserves														
Total Expenses		\$4,588.82	\$62,929.51											\$67,518.43
Ending Bank Balance		\$116,023.48	\$75,921.57	\$102,342.96	\$131,248.48	\$162,663.84	\$188,373.19	\$ 208,553.80						
CD Investment	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00						\$500,000.00
Teepool Balance	\$1,064,022.22	\$1,064,022.22	\$1,065,489.21	\$1,064,937.57	\$1,068,400.64	\$1,069,750.99	\$1,070,882.83	\$1,071,963.22						\$1,071,963.22
Total Available Funds	\$1,580,047.68	\$1,641,410.78	\$1,689,540.53	\$1,689,540.53	\$1,695,647.12	\$1,732,496.83	\$1,758,035.82	\$1,770,619.92						\$1,770,619.92



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Meeting minutes

Consider, discuss and act upon meeting minutes for January 16<sup>th</sup>, 2020

**ACTION:** Approve or Deny January 16<sup>th</sup>, 2020 meeting minutes



**CITY OF FARMERSVILLE  
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES  
JANUARY 16<sup>TH</sup>, 2020 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**CALL TO ORDER**

The Farmersville EDC met in regular session on January 16<sup>th</sup>, 2020 at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Diane Piwko, and Randy Smith. Absent Bob Collins and Robbie Tedford. Special guest recognized Councilman Mike Hurst, Ben White City Manager, 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 Board regarding Collin College not a lot of big changes. Construction continues on foundation preparation and utilities. Temporary utilities are installed. DBI continues on engineering for the Farmersville Parkway and Collin Parkway. Bids will go out first quarter 2020. City continues to work on the large customer electrical rates.

**RECEIVE UPDATE ON CONCRETE FACILITIES**

Reliable Concrete had first test batch. No change with Nelson Brothers. Martin Marietta resubmitted a for permit at their location.

**RECEIVE UPDATE REGARDING INFILTRATION ISSUES**

Same as last month. Trying to get into a position to do first infiltration project of the year. First project will be from College Street to Houston Street.

**RECEIVE UPDATE ON GRANT LOAN PROGRAM FOR BUSINESSES**

Table and ask Mr. Smith to bring back to next meeting

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

- o Motion made by Mrs. Piwko to approve December 2019 financials as submitted, second by Mr. Smith. Motion passed all in favor.

**CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR NOVEMBER 21<sup>ST</sup> 2019 AND DECEMBER 19<sup>TH</sup>, 2019**

- o Motion made by Mr. Piwko to approve November 21<sup>st</sup> 2019 minutes with changes, second by Mr. Smith Motion passed all in favor.
- o Motion made by Mrs. Piwko to approve December 19<sup>th</sup>, 2019 minutes with changes, second by Mr. Smith. Motion passed all in favor.

**CITY MANAGER REPORT**

Sales tax report quarterly will try to have a report quarterly for the EDC Board.

EDC coalition trying preliminary thought focus on a regional collaboration sharing ideas and thoughts. Helping each other out. The area is generally bounded by McKinney, Greenville, Rockwall and Wylie. This is currently what we are thinking as for our coalition. Cities just along the Highway 380 corridors and matching up with corridors involved in those regions. Mrs. Piwko asked if we will include Blue Ridge. Mr. White stated not at this time, what are we thinking is staying along the corridors I-30, central expressway, US380, State Highway 78, State Highway 205, State Highway 69, also included are transportations that are important to those Cities like Dart, Kansas City Railway, McKinney National Airport, Major Field, Dallas/Garland & Northeastern Railroad, Backlands Railroad. We are currently contacting the larger Cities. A meeting is scheduled for next Thursday with Greg Sims in Greenville, asking if they are interested in being a part of the coalition. In the City of Rockwall I contact Rick Crowley, no response, waiting on return call. Jason Greiner with Wylie EDC will contact Darrel with the City of McKinney to see if he is interested in the coalition. Mr. White stated currently we are contacting the larger Cities just to see if they are interested and establish a border. Mrs. Piwko stated she is concerned on the reasoning why we are not including Blue Ridge. Especially as the outer loop materializes off of this because a corridor will be missing off of this. Mr. White said we can expand but this is a regional area that has to do with infrastructure. At first we thought about going as far north as Blue Ridge and as far south as Sachse. But I suggested we keep it more focused and start with the larger Cities. Mrs. Piwko feels that if a City touches our city limits those Cities need to be included. Mr. Smith feels Blue Ridge will have a mutual interest as well as Farmersville on what will be happening along Highway 78. Mr. White stated this is a group effort this is not just about Farmersville. Mr. White stated that he will go back to the group and suggest to add the smaller Cities but it will be a Core group decision. Main reason to involve Greenville is due to a current development. This will have major impact on our growth. Mr. Lane stated EDC's in Wylie, McKinney, Rockwall, and Greenville are little more mature than we are obviously. Mr. Lane stated if you have those lined up it will be much easier to add the smaller jurisdictions. Mr. Lane stated we

have to start somewhere and this is a big starting area. Mr. White stated the group may only want to add Cities with EDC. Mr. Lane asked Mr. White to keep the EDC Board updated on what is going on.

Collin County Grant project (funding for the Farmersville Parkway) no real changes. Receiving calls from Collin County regarding the Grant. I feel as though they are working it.

Lake Haven still working on phasing in the construction.

Camden Park phase 3 continues. DR Horton will complete phase 3.

Palladium development continues. Palladium is at an end point only thing they are waiting on is an internet connection. Spectrum has laid cable at the corner of Highway 78 and Highway 380 it is in place and working. Fire systems are linked to Spectrum and Palladium will not open until it is connected. Mr. White stated that internet connection is an issue in our area. Mr. Smith asked if the developers are looking at this on the front end of their development. Mr. White stated Palladium has been asking for internet connection for several months. Palladium is very professional and extremely knowledgeable, they know what they are doing. Mr. Smith asked does it need to be incorporated into the City to have internet connections included in permits. Mr. White stated we are going to start discussions on installing internet with new developments. This discussion is going before City Council next meeting. City of Lucas is requesting a proposal for cost and engineering to install fiber into their town. City of Lucas is home rule and have more lead way than we do right now. They are having the same issue we are. In that bid for proposals they listed 12 different provides in the area and none want to install infrastructure.

Mr. White stated TIRZ received their first briefing on broadband and are requesting amendments. I have asked Sandra to contact the City of Celina regarding their fiber ordinance and use their ordinance as a template.

Thoroughfare map and land use map is underway. This is very important to the City of Farmersville. We should expect results March/April timeframe. KimelyHorn working on this project. All of the City planning is tied to this project being done and approved. Mr. Smith asked if EDC will have any input since we are paying for it. Mr. White said it will go before EDC for review and comments. Mr. Smith asked maybe if it is so urgent we may not get to have input. Mr. White stated we need to let the engineers do their job. Mr. Smith stated reason I'm asking it seems like the last time we went through this process on the residential subdivision and zoning ordinance which EDC paid for and City Council approved before EDC had the chance to review. Then it came back for a major overhaul. Mr. White stated he will bring it to this body once we get to a point of having something to review. Mr. White stated the inputs I have given KimleyHorn came from EDC, one was regarding the employment centers. Mr. Lane stated the key thing is EDC would like to have a little time to review before we approve. Mr. Smith stated we need to review before it goes to City Council. Mr. Smith stated EDC should have input



to where we see economic development going. EDC should have input in the beginning and not wait for results. Mr. White stated will not approve until the EDC board has had the time to review. Mrs. Piwko asked maybe a questionnaire should be given to the EDC board to let KimleyHorn know how we feel about growth, point out the critical areas that need input. Mr. White stated if you are willing to pay more for that he will ask. Mr. Smith said what I was hoping is we have input on the front end. Mr. White stated you will have input. Mr. Lane stated Kimley Horn is putting together a rough draft then EDC can review and provide all the input during that phase. Mr. White stated correct, I gave KimleyHorn very basic instructions upfront of what the area was and what we had and they will go out and evaluate. Mr. Smith stated I understand they are professionals. My question is if we relied on professionals there would not be concrete plants going up because it was not zoned for that. The planning wasn't for that whether that was wrong, good, or bad it was not planned for. I'm just saying we as a board have some consensus were we want to go with this instead of paying for something that is going to seat in a desk then pull it out when you need to change something. At the same time the zoning previously, if I recall the candy kitchen nothing was incorporated in that in the zoning to facilitate a meeting facility. Mr. White said there was not a concept of that at that time. Mr. Smith maybe we need to think outside of the envelope. Mr. White stated we go through this every 5 years. Mr. White stated EDC will have a chance for input we just need to give KimleyHorn a chance to go through it with their professional approach. Mr. Smith asked is this the same professional approach that was worked on previously. The last time EDC paid for one we received results that were acceptable until we actually tried to use it, then it was determined we had to amend it to change and recreate a zoning. Mr. White stated exactly but it went before boards and we had the opportunity to make changes and nobody did. Mr. White stated he feel as though the board will be happy with this first draft. Mr. Smith stated EDC needs to have their input up front so there will be no additional meetings and delays. Mr. Smith stated at one point this whole project was going to be delayed until Highway 380 was resolved then it was decided to go forward as is. Mr. White stated he has asked that KimleyHorn use both passes for the Highway 380 realignment. Mr. Lane asked Mr. White if you would encourage them to give us a rough draft as soon as feasible so we can have discussion on what we want to do as a board. Mr. Lane stated he does not want to delay getting it done just want to have input.

Mr. Lane asked for the presentation on broadband presented to TIRZ. Mr. White stated TIRZ does not want to release until they fell comfortable with the data. Mrs. Piwko stated you can go to the website and review meeting.

Mr. White stated he is hearing rumblings that the Walton Group project to the east in Greenville is imminent. What that means for our Community is growth pressure and could come from all three directions. Heard some industrial and residential growth. Going fact finding and find out some good information. City Manager with Greenville will be part of the meeting.

Ted Wilson from Residential Strategies said City of Farmersville growth will match what Princeton is currently in the next 10 years. Mr. Smith asked how big Princeton is. Mr.

White stated he has heard 20k. Mr. Wilson takes a helicopter ride twice a year and takes pictures and records all developments. Shows every City with development and records and predicts growth.

Mrs. Piwko noticed that in Planning and Zoning is a bed and breakfast. Just wanted to remind everyone that we are leaving money on the table. Need to add Hotel tax we need to start working on this. Add line item to next City Council meeting.

Mrs. Piwko asked about software helping with permits. Mr. White stated we do have software that helps with record keeping.

Mr. Smith asked about Lake Haven are there any specifics on what size they are looking at. Mr. White stated all he knows is the developer did not want to spend 15m on wastewater facility. What I think is going to happen is they will buy more land and make the per unit cost lower. Mr. White stated one issue is per unit but the starting cost of 15m is tough not sure how he does his financing. Mr. Smith said this is not a short term project. Mr. White stated Lake Haven has another entity going in Princeton. Mr. Smith said the way I understand there was a new buyer. Mr. White stated yes, Tommy Chancellor with TCCI investment back in fall when the deal closed.

Mr. Smith asked about Camden when will phase 3 be completed? Mr. White best guess they will start building homes in the summer.

See notes attached

#### **REQUESTS TO BE PLACED ON FUTURE AGENDAS**

Move to city Manager report /Collin/concrete facilities/food truck sales tax/license  
Remove infiltration  
Draft Land Use Plan if available  
Grant Loan (Mr. Smith)  
Website/4a retail (define mission statement) Website discussion item  
Updating small business development center/Comprehensive development  
Explanation of how the mechanism of funding will work on Grant with County/time  
line/ announcement  
Sales tax report  
Update status Highway 380 and plans for Highway 78 (CM report)  
Cdbg infrastructure

#### **ADJOURNMENT**

Mr. Lane adjourned the meeting at 7:51 p.m.

ATTEST:

APPROVE:

**Diane C. Piwko, Secretary**

**Jason Lane, Chairman**



**1-16-2020**



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE** June 18th, 2020  
**SUBJECT:** City Manager Report

City Manager to update EDC 4A Board

**Action: No Action Informational item only**

Farmersville Economic Development Corp 4A  
 "Exhibit A"

REVENUE	2019-2020 Budget	2020-2021 Proposed Budget
Sales Tax	\$206,000.00	
Interest Earned Independent Bank	\$100.00	
Interest Earned Independent Bank CD	\$13,250.00	
Interest Earned Texpool	\$24,000.00	
<b>Total Revenue:</b>	<b>\$243,350.00</b>	
<b>Administration Expenses</b>		
Administration	\$1,000.00	
Meeting Expenses	\$1,000.00	
Dues/School/Travel	\$5,200.00	
Tax 21	\$2,500.00	
Legal Services	\$2,500.00	
Office Supplies	\$200.00	
<b>Total Administration Expenses</b>	<b>\$12,400.00</b>	
<b>Marketing/Sponsorship/Adver.</b>		
Marketing/Promotion Expenses/Adv	\$7,660.00	
Website update	\$2,000.00	
EDC Round Table	\$1,500.00	
Chamber Sponsorship	\$1,000.00	
Rotary Sponsorship	\$500.00	
Collin College Sponsorship	\$7,500.00	
Small Business Conference	\$500.00	
<b>Total Marketing Expenses:</b>	<b>\$20,660.00</b>	\$-
<b>Total Administration and Marketing Expenses</b>	<b>\$33,060.00</b>	\$-
<b>Development</b>		
Collin College Project Electrical Dist (150k)	\$135,000.00	
Facade Grant Program	\$50,000.00	
Electric Substation Loan (210k)	\$210,000.00	
Planner Land Use Map/thoroughfare map	\$30,000.00	
Impact Fee Study/Road improvement		
<b>Total Development Cost:</b>	<b>\$425,000.00</b>	
<b>Business</b>		
Life Line	\$5,000.00	
<b>Total Business Cost:</b>	<b>\$5,000.00</b>	
<b>Total Expenditures</b>	<b>\$463,060.00</b>	
Revenue vs. Expenditures	\$(219,710.00)	
From Reserves	\$219,710.00	
<b>Balance Budget</b>		