



**FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION**

**Special Agenda**

**6:00**

**August 11<sup>th</sup>, 2022**

**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."

**I. PRELIMINARY MATTERS**

- Call to order and roll call.
- Announcements

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)**

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.

**III. CONSENT AGENDA**

Items in the Consent Agenda consist of non-controversial, or "housekeeping" items required by law. Board members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the Farmersville Economic Development Board will consider and act on each item so withdrawn individually.

- A. Meeting Minutes for June 16, 2022, and July 21, 2022

**IV. REGULAR AGENDA**

A. Election of Officers (President, Vice-President, Secretary)

**V. EXECUTIVE SESSION**

Discussion of Matters Permitted by the Texas Government Code:

A. **Section 551.071 and 551.074** - to deliberate the appointment, employment, evaluation, reassignment, duties of Executive Director for the Farmersville Economic Development Board and receive legal advice from the FEDC attorney regarding the same.

**VI. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION**

**I. BUDGET WORKSHOP PROPOSED 2022-2023**

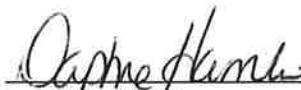
**II. ADJOURNMENT**

- 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 August 8th, 2022, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

  
\_\_\_\_\_  
Daphne Hamlin  
4A EDC Liaison

Agenda Section	Consent Agenda
Section Number	A. Meeting minutes for June 16, 2022 and July 21, 2022
Subject	<u>Meeting Minutes</u>
To	Farmersville Economic Development Board 4A
From	Daphne Hamlin
Date	August 11, 2022
Attachment(s)	Meeting minutes June 16, 2022 and July 21, 2022
Related Link(s)	
Consideration and Discussion	Approve or deny
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES**  
**June 16, 2022, 6:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**205 S. Main Street**  
**Farmersville, TX 75442**  
**WATCH THE LIVE BROADCAST**

**I. PRELIMINARY MATTERS**

Matt Crowder opened the meeting at 6:00 p.m. on June 16<sup>th</sup>, 2022, in the City Hall Council Chambers with the following board members present: Matt Crowder, Randy Rice, and Jeff Sydney. Absent Elise Bobitt and Robbie Tedford. City staff present, Ben White City Manager, City Finance Daphne Hamlin. Councilman Terry Williams, Greg Last with EDP Best Practices, Zane Clay, and Randy Smith.

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)**

No comments

**III. CONSENT AGENDA**

**A. CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR MARCH 17<sup>th</sup>, MAY 26<sup>th</sup>, 2022**

- Motion to approve meeting minutes as written made by Randy Rice
- Second by Jeff Sydney
- Motion passed unanimously.

**B. CONSIDER, DISCUSS AND ACT UPON FINANCIAL REPORT MARCH, APRIL, AND MAY 2022**

- Finances reviewed by board

**IV. REGULAR AGENDA**

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

Tabled need 3 bids

**GREG LAST WITH EDP BEST PRACTICES TO PRESENT LOCAL AND REGIONAL PROFILE**

Mr. Last presented the updated local and regional profile. Mr. Last thanked the city staff for their input.

The excel spreadsheet can be updated and downloaded to our city website. The benefit of keeping all data in one file you know where the most current data is.

Most EDC spend to much time generating data on their city only. Need regional prospective.

Done a full demographic report includes Farmersville, Collin County and DFW metro area. Lot of smaller businesses will need this data to apply for loans.

Mr. Last all the data on this spreadsheet is good information for the website. Listed in this data, taxes, housing, primary education, utilities, crime statistics, phone, airports, drive times, etc.

Mr. Last presented the profile. Photos of the City some are not that great need to update photos. Mr. Last stated on his profile he has a list of what he thinks, and EDC needs to have. A good place to start is with the High School phot club they may be looking for a project.

Mr. Last presented the Community Profile to the EDC Board. (Community Profile available on the city website [www.farmersvilletx.com](http://www.farmersvilletx.com))

### **BENJAMIN WHITE, CITY MANAGER TO PRESENT FIBER PROJECT**

Mr. White presented to the board the fiber grant project. Establishing fiber network and central office.

Grant is secured in the amount of \$2.9 million, October 2021. Match will be \$727k and will use Arp funding for grant match.

EDA official associated with the project Rachael Gleason out of Austin, Texas.

Reason we are doing this is to improve quality of life. A lot of needs for people working from home.

Economic fronts want to be in the best competitive position we can be our size. Want to be best in class you need fiber. Have superior planning. Do not want to have same issue that Palladium had. Palladium did not have fiber and delayed opening for 2 months.

We have contacted major broadband providers if they would take this over this project but did not get a response.

Feasibility study was done and have chosen a teammate to go forward with this project. James Lightfoot is our engineer a seasoned veteran has done several projects in this area.

Performed and researched in the general area to find out things about our service provider in our area. Subscriber forecast was completed. Take rate of 47.9% based on his experience with other cities.

In the marketing analysis he proposed several plans that we would deploy in this situation and did a comparison between spectrum and AT&T for service. Download speeds a major component

The cost benefit analysis with the 1,000 households and total build out \$6.3 million.

Offering several plans for homes and businesses. This is all preliminary. Will be able to provide internet even when electric goes out. All fiber to the home or business.

One thing we cannot do is go onto private property. Six different financial models were run. Considering private partnership. They have experience out in the field. By year 5 we should have a net positive revenue.

The recommendation was to proceed forward with engineering on the project and complete by end of year. Develop a partnership. The partner will provide all the call center support. New service connections etc. will be their portal.

The partnership will provide training for our Farmersville Fiber Crew. The partner will put in a weather hardened building by the generator at City Hall and monitor equipment at all times. Software and security measures are their responsibility.

City will own the system. We have a crew in the electrical organization that will be crossed trained to be able to install fiber.

No financial burden to the City no taxes are involved to support fiber installation. Pole attachment has not even been deployed. Need to develop fiber to the home ordinance. Deployment strategy to target high dense areas such as schools, etc.

Will also develop an exit strategy.

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

- Motion to approve items for payment (Greg Last) as submitted made by Mr. Sydney
- Second Mr. Rice
- Motion passed unanimously
- 

**BUDGET WORKSHOP**

Move to next month

**REQUESTS TO BE PLACED ON FUTURE AGENDAS**

Budget workshop

Contact Jason Acevedo regarding grant

EDC next steps open discussion

**ADJOURNMENT: 6:41p.m.**

ATTEST:

APPROVE:

\_\_\_\_\_  
Randy Rice, Secretary

\_\_\_\_\_  
Matt Crowder, Chairman



**FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES**  
**July 21st, 2022, 6:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**205 S. Main Street**  
**Farmersville, TX 75442**  
**WATCH THE LIVE BROADCAST**

**I. PRELIMINARY MATTERS**

Matt Crowder opened the meeting at 6:00 p.m. on July 21st, 2022, in the City Hall Council Chambers with the following board members present: Matt Crowder, Randy Rice, Elise Bobitt, and Zane Clay. Absent Jeff Sydney. City staff present, City Finance Daphne Hamlin. Councilman Terry Williams.

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEM)**

Note of thanks from the Chamber read aloud

**III. CONSENT AGENDA**

**A. CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR JUNE 16<sup>th</sup> 2022**

- Tabled

**B. CONSIDER, DISCUSS AND ACT UPON FINANCIAL REPORT JUNE 2022**

- Finances reviewed by board

**IV. REGULAR AGENDA**

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

- Mr. Crowder reviewed the building after completed. Reimbursement for \$25k
- Motion to approve façade grant reimbursement in the amount of \$25k made by Mr. Randy Rice
- Second Mr. Zane Clay
- Motion passed unanimously

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

- Motion to approve items for payment (Greg Last check number 1346 ) as submitted made by Mr. Randy Rice
- Second Elise Bobitt
- Motion passed unanimously

**BUDGET WORKSHOP**

See attached

**REQUESTS TO BE PLACED ON FUTURE AGENDAS**

Executive session to discuss headcount

Reorganization of board

Budget workshop and set public hearing

Scope of work/job description enter into agreement greg last on edc director document package

Invite attorney and Mr. Last and Mayor or Councilman

**ADJOURNMENT: 7:07p.m.**

ATTEST:

APPROVE:

\_\_\_\_\_  
Randy Rice, Secretary

\_\_\_\_\_  
Matt Crowder, Chairman

DRAFT



Agenda Section	Regular Agenda
Section Number	A. Election of Officers (president, Vice-President, Secretary)
Subject	<u>Election of Officers</u>
To	Farmersville Economic Development Board 4A
From	Daphne Hamlin
Date	August 11, 2022
Attachment(s)	
Related Link(s)	
Consideration and Discussion	Approve or deny
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Executive Session
Section Number	A. Section 551.017 and 551.075- to deliberate the appointment, employment, evaluation, reassignment, duties of Executive Director for the Farmersville Economic Development Board and receive legal advice from the FEDC attorney regarding the same.
Subject	<u>Executive Session</u>
To	Farmersville Economic Development Board 4A
From	Daphne Hamlin
Date	August 11, 2022
Attachment(s)	
Related Link(s)	
Consideration and Discussion	Approve or deny
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Agenda Section	Budget Workshop
Section Number	I. Budget Workshop 2022-2023
Subject	<u>Budget 2022-2023</u>
To	Farmersville Economic Development Board 4A
From	Daphne Hamlin
Date	August 11, 2022
Attachment(s)	Budget 2022-2023
Related Link(s)	
Consideration and Discussion	Approve or deny
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

Farmersville Economic Development Corp 4A  
"Exhibit A"

REVENUE	2021-2022 Proposed Budget	2021-2022 Revised Budget	2022-2023 Proposed Budget
Sales Tax	\$ 304,800.00	\$ 320,000.00	\$ 320,000.00
Interest Earned Independent Bank	\$ 5,200.00	\$ 6,500.00	\$ 6,500.00
Loan Repayment	\$ 7,866.00		
Interest Earned Texpool			
<b>Total Revenue:</b>	<b>\$317,866.00</b>	<b>\$326,500.00</b>	<b>\$326,500.00</b>
<b>Administration Expenses</b>			
EDC Position	\$ 40,000.00		
Administration	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Meeting Expenses	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Dues/School/Travel	\$ 5,200.00	\$ 5,200.00	\$ 7,500.00
Tex 21	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Legal Services	\$ 2,500.00	\$ 2,500.00	
Office Supplies	\$ 200.00	\$ 200.00	
<b>Total Administration Expenses</b>	<b>\$52,400.00</b>	<b>\$12,400.00</b>	<b>\$12,000.00</b>
<b>Marketing/Sponsorship/Adver.</b>			
Marketing/Promotion Expenses/Adv	\$8,000.00		
Website update	\$7,500.00		\$7,500.00
Chamber Sponsorship	\$1,000.00	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00	\$500.00
Collin College Sponsorship	\$3,500.00	\$3,500.00	\$3,500.00
Small Business Conference	\$500.00		\$500.00
<b>Total Marketing Expenses:</b>	<b>\$21,000.00</b>	<b>\$5,000.00</b>	<b>\$13,000.00</b>
<b>Total Administration and Marketing Expenses</b>	<b>\$73,400.00</b>	<b>\$17,400.00</b>	<b>\$25,000.00</b>
<b>Development</b>			
Facade Grant Program	\$ 40,000.00	\$25,000.00	\$ 50,000.00
EDC Action Plan	\$ 30,000.00	\$30,000.00	\$ 30,000.00
Road for Collin College	\$ 244,000.00		
<b>Total Development Cost:</b>	<b>\$314,000.00</b>	<b>\$55,000.00</b>	<b>\$80,000.00</b>
<b>Business</b>			
<b>Total Business Cost:</b>			
<b>Total Expenditures</b>	<b>\$439,800.00</b>	<b>\$84,800.00</b>	<b>\$117,000.00</b>
<b>Revenue vs. Expenditures</b>	<b>\$(121,934.00)</b>	<b>\$241,700.00</b>	<b>\$209,500.00</b>
<b>Texpool Balance/Checking Balance</b>			
<b>Funds Available:</b>			