



**CITY OF FARMERSVILLE**  
**TAX INCREMENT FINANCING REINVESTMENT ZONE NO.01**  
**Minutes For**  
**August 10, 2017**

Mayor Diane Piwko, Tommy Ellison, Bob Collins were all present for the meeting. Chris Hill and Cheryl Williams was absent. Also present was City Manager Ben White and Paula Jackson as staff liaison.

**I. CALL TO ORDER**

- Meeting was called to by Tommy Ellison at 1:06pm.

**II. RECOGNITION OF CITIZENS AND VISITORS**

2 Gentleman from Big D Concrete.

**III. APPROVAL OF THE MINUTES FROM THE JULY 12, 2017 MEETING**

Motion to approve the minutes from the July 12<sup>th</sup> meeting minutes.

- Motion made by Bob Collins
- 2<sup>nd</sup> to made by Diane Piwko
- All members voted in favor

**IV. CONSIDER AND DISCUSS THE ECONOMICS OF THE FOLLOWING**

- **Big D Concrete:** Ben White started out by Welcoming two gentleman from B-D Concrete to the meeting. Ben also brought back to the meeting the spreadsheet with the revenue information based on the 4 year tier. At the last meeting questions were brought up on storm water for reclaim, this is a small amount than what will be used in the process.

The waterline improvements for the line to be placed along Hwy 380 will be \$198,000. Ben stated that the city crew would be doing the work. Tommy Ellison ask if there would be anything to prevent the use of city crew and equipment.

Ben stated the City is will to take this on. Diane Piwko ask if it would be cheaper to us the city crew vs a contractor. Ben Stated it would be cheaper to use the city crew.

Ben White was asked the question regarding on the water CCN. Ben said he has spoken to Caddo Basin. Caddo Basin as given the okay but there

is not enough fire flows. And to do this the City of Farmersville has to take over Shinn Circle. Caddo does not spend a lot of time on maintenance so this will be a project in its own. Mr. Collins asked in the Agreement with Caddo Basin for the CCN will it include the Justice Property. Ben answered yes, it will go all the way back to the railroad tracks.

Impact on the street would be on US 380 and the County Road.

David with Big D was asked who will be the supplier to Distribution plant, he stated at this time they have been asked to keep it confidential until everything is lined out. Ben White ask if it was a written agreement or verbal David with Big D stated it was verbal at this time. Big D will come and do a presentation to the Council.

Tommy Ellison ask if we had any contact with the railroad. Dan with Big D said they are trying to contact. Big D is talking about putting in a spur line and shipping aggregate.

Ben stated the closest Distribution Plant is in Midlothian. Dan stated the supplier is bring sand from Colorado. And the economic value just with the plant will being more business.

Tommy Ellison asked Big D what the TIRZ could do for them. Dan with Big D Concrete stated a waterline. Ben White stated it would probably be an 8" line. Anything to a hydrant would be 8", up to the service will be 4". Tommy asked what the cost would be and Ben said \$198,000. Ben said also there will be a bore underneath the railroad so timing is an issue. Right now the plans are for an 8" line but may go to 12". There would not be much a cost difference.

At this time Big D Concrete are considering suppling material for the road. This plant will be identical to Gunter plant.

Tommy asked, how many trucks does the plant plan on running? Don said up to 25 trucks will be ran out of the Farmersville plant.

Bob Collins asked, the cost of the Gunter plant? David answered with \$560,000.

The question was asked, will Big D Concrete be hiring new people? Dan said yes, hopefully local drivers.

Tommy pointed out, if TIRZ authorizes the City Manager to spend 200K plus finalize agreement with Caddo Basin and Big D invest 1 million in the batch plant when do you think it will happen. Dan said within 1 year.

Tommy asked for a letter of credit from Big D Concrete saying, if the plant is not completed within 1 year Big D will pay the City of Farmersville back 200K.

Bob Collins ask Ben if the 4A is involved. Ben stated not unless we go over 200K.

Big D has promised to do land scraping around plant.

Tommy Ellison went over the agreement again to make sure everyone was on the same page.

Agreement::

- Finalize agreement with Caddo Basin. (City)
- Big D Concrete to invest 1 million in the batch plant within 1 year.
- Letter of credit for 200K from Big D Concrete if the plant is not completed by June 30, 2018 they will pay back the City of Farmersville 200K.
- Apply for Annexation and Zoning as soon as the water line is completed.
- Get with the Counties for the 3 lane Roadway on the county road and supply the material for the expansion.

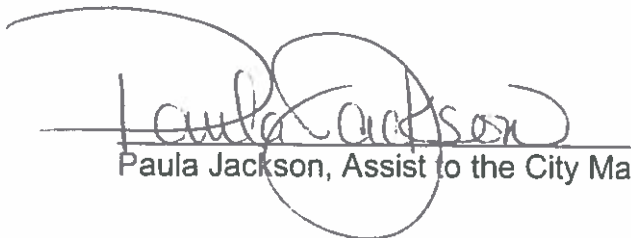
Motion to accept the contract as outlined by Tommy Ellison.

- Motion made by Diane Piwko
- 2<sup>nd</sup> to made by Bob Collins
- All members voted in favor

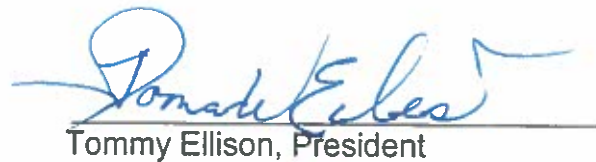
**V. ADJOURNMENT**

Meeting adjourned at 2:40pm

ATTEST:

  
Paula Jackson, Assist to the City Manager

APPROVE:

  
Tommy Ellison, President