



**CITY OF FARMERSVILLE
TAX INCREMENT REINVESTMENT ZONE NO.01
Minutes For
July 9, 2020**

Tommy Ellison, Darrell Hale, Bob Collins and Mike Goldstein were all present for the meeting. Cheryl Williams was not in attendance. Also present was City Manager Ben White, Paula Jackson as staff liaison and Daphne Hamlin, Finance Director.

I. CALL TO ORDER

- Meeting was called to order by Tommy Ellison at 12:00 pm.

II. Election of Officers

- Chair – Motion made by Bob Collins to nominate Tommy Ellison
Motion seconded by Darrel Hale
Motion carried
- Vice Chair – Motion made by Bob Collins to nominate Mike Goldstein
Motion seconded by Darrel Hale
Motion carried
- Secretary – Motion made by Mike Goldstein to nominate Bob Collins
Motion seconded by Darrel Hale
Motion carried

III. Approve of Minutes

February Minutes

- Motion to approve was made by Bob Collins
- Seconded by Mike Goldstein
- Motion carried

VI. Regular Agenda

A. Consider, Discuss and Act upon the TIRZ Project/Financial Plan

- Tommy Ellison stated for the benefit of the public the TIRZ Board is required to have a project/financial plan each year. It can be amended for changes when needed. The cost of this plan was \$12,000.00.
- Ben White, City Manager, stated he has received a plan from Petty and Associates. Ben has gone through it and it does need something added to it. He introduced the plan to the board. He said because the board is seeing the plan for the first time he will bring it back at the next meeting for

a better review process. He stated it does go over the purpose of the plan and the requirements of the state law. Petty and Associates have gone through it and stated we have met all the requirements.

- B. Consider, Discuss and Act upon the financial Statements for March, April and May 2020. And the budget amendment of \$207,159.000 for waterline.
- Motion to approve made by Darrell Hale
 - Seconded by Bob Collins
 - Motion carried all in favor
- C. Payment Approval for DBI invoice
This item has been postponed until the next meeting for more information.
- Motion made by Bob Collins
 - Seconded by Darrell Hale
 - Motion carried all in favor
- D. Consider, Discuss and act upon receiving updates on street projects:
1. Collin Pkwy and Farmersville Pkwy
 - Ben White stated RPM construction received the bid at \$3.519M. The overall project cost would be \$4.153M (which includes everything). This is \$488K above the base bid. There is \$1.75M from TIRZ and \$1.88M Collin County which is a total of \$3.665M. The add alternates for this projects are decorative stop signs for \$25.2K, sod in the medians for \$19.3K, sod in the ROW for \$70.5K, split pvc casing over existing water lines for \$33.5K and city light fixtures in the median for \$50.6K. The total of the alternates is \$199K.

Options for the project are to:

 - a. Cut scope, no available funds necessary:
Remove section north of intersection which would take it down from four lanes to two lanes and would cut off the last entrance \$260K which is 400 feet and shorten east/west pavement, west of Welch \$228K 350 feet. If the fund are not extended this is what would need to be done.
 - Tommy Ellison asked if the city had a commitment to complete the entire roadway.
 - Ben White stated yes, but at this time he does not have a solution to finish the roadway. He continued with the options:
 - b. Arrange for cost sharing between 4A and TIRZ. \$244K plus some contingency to cover the base bid or we could take out a small bond just to cover the base bid.
 - Bob Collins asked how much bond authority he has.
 - Ben White stated he had enough to cover this.
 - Tommy stated this would be a small bond option. He said the city just needed to bite the bullet and move forward.

- Ben White stated that he has already talked with 4A and they are open to the idea, but he needed assurances that that everyone else was in.
 - Darrell Hale asked what amount was required.
 - Bob Collins stated the amount was \$244K.
 - Ben White stated the amount does not have a contingency and we may need to change the amount to \$275K or \$300K.
 - Tommy Ellison asked why the engineer did not build in the contingency.
 - Ben White stated this is not on the engineer and we have a firm bid but you just do not know what is going to happen.
 - Bob Collins asked if the contractor has any money built in for contingency.
 - Ben White stated he would check to see.
 - Tommy Ellison asked what the total amount the board was looking at.
 - Ben White stated the total of the project was \$4.153M plus \$488
 - Tommy Ellison asked if the engineering was included in that figure.
 - Ben White stated yes.
- Motion to approve based upon perception that the 4A Board will go in with a 50/50 agreement for the base bid of \$244K each made by Bob Collins
 - Seconded by Mike Goldstein
 - Motion carried

2. Ben White stated that Welch Dr. was in the Industrial Park on the west side of town. The budget for this project is \$186K and this may go up by the time we come back for this. He said he is going back to the engineer to make sure this was correct and that he has everything built in. He stated he has visited with JD Russell and they will put in \$25-30K. He explained he is now talking with Wylie Drilling to see if they will participate. This project is a 30 panel replacement. Ben said that he received a request from JDR that a privacy wall along Duraedge Way, Pipe corner be cleaned up and Street no longer used for storage or loading/unloading pipe. Ben stated he would like to put a contingency and bring the project amount to \$225K.

- Tommy stated what the TIRZ will need to do is put \$225K in the Budget for 20/21.

3. Fiber Network

- a. Updated Financial plan. Received help from:
 - Scott Nelson, LightSpeed Technologies
 - Frank Smith, Texas A&M Commerce
 - Randy Duncan, Nokia
 - Matt Leach, Foresight Group
 - James Lightfoot, ACRS

- b. Ben White said the financial plan currently shows the project is less than break even and it is being looked at to see if it overestimated anything and where there are opportunities for other revenues. If we can get upfront participation from the MUD, and 30% from City residents what would the numbers would look like.
- c. Ben White stated there are opportunities available under the CARES Act funding that may help us with grants. I have made initial calls to the USDA and US EDA and after talking to them there maybe something there.
- d. Ben White said he discussed smart light pole concept with Nokia. This is a concept that we are using in the Camden Park area. He stated that he has talked to a company that put in the infrastructure at Kyle Field and they owned the wireless system inside Kyle Field. There is a host neutral site on the property and they pump the information in and out of Kyle Field. He stated he has been running through some ideas about if we owned the poles. In Camden Park, TNMP owns the poles and feeds the electric into the pole so we call them for repairs. So if we owned the poles in all subdivisions and on some of the poles we were to install a 5G complaint network, and in the cabinet next to it is a host neutral type hardware, we are providing internet underneath it and they pump information in and out of that to common antenna at the top. If the City owned the Light Poles there many things the could go on them. For instance banner displays, change the color of lighting to coordinate with the police and fire departments. There could be a host of sensors in the box. The idea is to obtain revenue from it. By doing this as a city all they have to do is software back up through that and provide telecommunication to 5G. What the city is able to do is to get AT&T, Verizon and other providers out of our ROW. This could be done by fiber lines. He indicated there was a \$90K number on the spreadsheet, but he stated he has no idea what it should be. But he has thoughts of putting four at Lake Haven and two in other subdivisions. We do not have the revenue generated that come from that. He said he could go out for a grant using these numbers or find a way to cut the number down and get revenues up.
 - Darrell Hale ask if there is any overrun cost built in.
 - Ben White stated the numbers have buildings, personnel, equipment and maintenance. This is a \$11M project.

V. BUDGET WORKSHOP

- Daphne Hamlin the Finance Director stated that she had updated the 20-21 budget for the board and gave them copies to review.

Tommy Ellison asked Daphne Hamlin go over the figures. Daphne stated with the numbers used for he Revenues and the Expenditures for the Street Improvement and Farmersville Parkway project. The TIRZ Board Budget for 20-21 looks good and will at this point have a little left over. This will be brought back to the Board next meeting to give time to review and Daphne hamlin will have the updated number for the Ad Valorem Taxes.

VI. ITEMS FOR FUTURE AGENDA

- Update on Reliable Concrete
- TIRZ Project and Financial Plan
- Collin County Projects of interest with the TIRZ
- TX Pool Signatures
- Future Land Use Map, Trail Map and Thoroughfare Map
- Approval of DBI Invoice
- Budget Workshop and Budget Approval

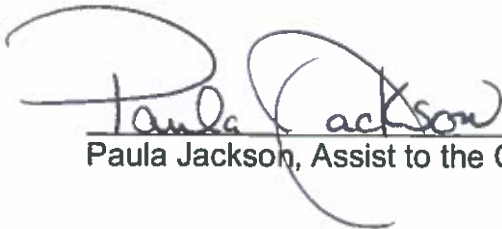
VII. ADJOURNMENT

Meeting adjourned at 3:10PM

- Motion made by Mike Goldstein
- Seconded by Darrell Hale
- Motion carried

ATTEST:

APPROVE:


Paula Jackson, Assist to the City Manager


Tommy Ellison, President