

City of Farmersville
Tax Increment Reinvestment Zone No. 1

AGENDA

September 16, 2019 2:00 P.M.

CITY COUNCIL CHAMBERS

205 S MAIN ST. FARMERSVILLE

- I. Call to Order**
- II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS**

If you wish to address the TIRZ Board please fill out a “Speaker Sign-Up Card” and present it to Staff Liaison, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the TIRZ Board for items listed as public hearings will be recognized when the public hearing is opened. Anyone wishing to address the TIRZ Board regarding any non-public hearing item on the agenda for this meeting is asked to speak at this time with a time limit of 3 minutes per person per item.
- III. Approve Minutes**
 - a. August 14, 2019
- IV. TIRZ Budget Work Shop**
 - a. Consider, Review and make changes and additions for the 19-20 Budget
 - b. Ben White to give a list of possible street projects.
- VII. Regular Agenda**
 - a. Approve the 2019-2020 TIRZ Budget.
 - b. Consider, Discuss and Act upon the Fiber Survey
- VIII. Discussion in Contemplation of Placing items on Future Agenda**
- IX. 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.
 - As authorized by section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal from the City Attorney on any item covered by such section on any Agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact City Hall at 972/782-6151 or FAX 972/782-6604 for further information.

I, Paula Jackson, Assistant to the City Manager certify that the above Agenda for September 16, 2019 was posted in the regular posting place of the City of Farmersville on September 12, 2019 at 12:00 p.m.

PAULA JACKSON



**CITY OF FARMERSVILLE
TAX INCREMENT REINVESTMENT ZONE NO.01
Minutes For
August 14, 2019**

Councilman Craig Overstreet, Tommy Ellison, and Bob Collins were all present for the meeting. Darrell Hale and Cheryl Williams were absent. Also present was City Manager Ben White and Paula Jackson and Daphne Hamlin as staff liaison.

I. CALL TO ORDER

- Meeting was called to order by Tommy Ellison at 4:03 pm.

II. Recognition of Citizens and Visitors

Randy Smith of Farmersville, Dr. Mohamed Komaki and Frank Smith from Texas A&M Commerce.

III. Approve the Minutes

December 13, 2018 motion made by Craig Overstreet with a second made by Bob Collins.

March 19, 2019 motion made by Craig Overstreet with a second made by Bob Collins.

IV. Discuss, Consider and Act concerning the Waterline going to Reliable Concrete.

Ben briefed the Board by saying the City is moving forward and will start very soon on the waterline going from AFI to Reliable Concrete. Bores will be starting at the same time frame so that we can possibly meet a Deadline of September, 12th.

V. Discuss status of the water service Agreement with Caddo Basin SUP

Ben stated the City of Farmersville has the agreement and it has been signed by Caddo Basin but it still requires 2 other signatures.

VI. Discuss, Consider and Act upon a future TIRZ Budget and possible TexPool contingency account

Daphne Hamlin who is the City of Farmersville Finance Director was present to talk with the Board about the Budget and setting up a TexPool Account. Daphne stated at this time the TIRZ has \$700,202.77 in the bank. This needs to be covered. Unsure if our Bank will cover this amount. Daphne commented the City has TexPool account and she could set one up for TIRZ. Tommy stated he was unsure of the structure of TexPool. Tommy also stated that the TIRZ Board

TIRZ Minutes from August 14, 2019

needed it's own financial Policy to move money around. Ben stated the City's auditors check all of the accounts even TIRZ. Tommy stated that you do not want to move money around without the staff with the knowledge to handle it. The Board discussed this and stated they would need to keep at least \$250,000.00 in the account for work. Motion to go forward in setting up the Tex Pool account and moving the fund.

Motion made by Craig Overstreet

Second made by Bob Collins

Motion carried all in favor.

Budget

Tommy asked Daphne if she had filled out and submitted the 50-806 annual financial form. Daphne stated no she didn't know anything about it, but would check on it and get it filled out and told Tommy she would let him know so he could come by and sign it.

Overstreet stated the proposed budget doesn't have all of the expenses the Board needs to see as line items on the budget. Tommy stated he agreed the Board will need to see all the items before approving the budget. Ben stated Daphne has the correct budget amounts will the board approve them, then go back and place it in the different line items. Daphne stated the proposed budget already include the water line for Reliable.

Tommy stated the TIRZ has a couple of agreements with the City. One for the Reliable waterline the other is Collin Parkway. And so what the Board needs to see is the funds expensed. And the expenses for the Bond payment will need to be shown. Daphne stated that it does show the Bond payment. Bob stated that he would like to see a five year plan for street improvements.

Daphne said she would go and put it into another format and get it to the Board.

Daphne also informed the Board the Budget needs to be approved by the City Council meeting on September 17th.

The Budget will come back on September 10th at 4pm for a workshop and then Approve the Budget to send to the Council Meeting September 17th.

VII. Consider and act on internet research agreement with Texas A&M

Tommy introduced Dr. Mohamed Komaki and Frank Smith with Texas A& M Commerce who has approached the City about a grant for internet service. Frank Smith runs a Business Outreach and stated the Center was set up to help Corporations and Government Offices to provide services of various types, such as research studies, consultant services and come back after the recommendations on how to solve their problems. Just to name a few they have worked for Lockheed Martin, L-3 and Bell Telecom. Mr. Smith stated he inquired to the USDA to see if the College could help with the needs of the City in regards to some of the funds from the \$100,000.00 USDA Grant he currently has. But USDA came back and said Farmersville was not in Hunt County and not Commerce TX. He did state there is a large need for rural Broad Band in this area Mr. Smith stated he could get the help of another Professor to take 6-10

students and take on your project and come back in a professional level report. For a survey this would cost approximately \$12,000. This would Pay the Professor and award the students scholarships and also cover other expenses with all the proceeds going back to the college to fund the needs for what the state does not.

This would be at a break even basis. And they would be willing to take a PO for the \$12,000 and bill at the end of the project.

Dr. Komaki stated after receiving the survey from the community and based on the need then it would be possible to move forward and apply for a USDA Grant. This would possibly fund from 1 or 2 years.

Bob Collins ask if they had a manual or a survey that would be used. Dr. Komaki stated they do not have a manual and only have at this time a draft of the survey. Bob stated with that said stated the City would like to have their own Broad Band Utility for inside and outside the City of Farmersville. Bob recommends before the axel survey is sent out, would be to come in with a presentation to see what will be on the survey. Tommy made the statement that the City Council have already given Ben the go ahead to move forward with a survey for the citizens in the utility area. The survey is modeled after the Mont Belvieu survey and a few changes and rewording was made. The survey will have one for residential and one for Commerical. Bob stated there are a substantial number of people outside the city he would like to get the survey to. Ben stated the TIRZ area is larger than the City Limits so we can get the survey out to this area. A concern that I'm having at this point is the area of the City Limits does not fall in the TIRZ area. And some would see this as not being legal to do. Craig Overstreet said that it just seems that we are going about this backward. We need to get a consultant to manage the survey and get the proper area to send the survey to. Ben stated there is a legal aspect to this and to go in this path. Mont Belvieu for an example went through this process even though they are a Home Rule City. They knew it would work but they needed the supporting documents to go forth. After this they put a internet chapter in their Home Rule to support.

Mont Belvieu went through the survey and consultant So what we are doing here is matching their model. Tommy stated that we are looking at a project that would start now and end at the first of the year. Bob made the comment that he is still concerned with the area being picked to survey we have to get as far as legally possible because at some time the ETJ wil grow out. Ben told Bob he thinks that the ETJ would be the way to go to sell it. Bob Collins would like to see the report prior to approval.

Motion to authorize agreement between City Manager and A&M Commerce for a feasibility implementation study board band internet service for the City of Farmersville not to exceed \$12,000.00.

Motion made by Craig Overstreet

Seconded by Bob Collins

Motion pasted all in favor

VIII. Discuss, Consider and Act upon budgeting for future projects

Ben started by telling the TIRZ Board the City only has so much in the street budget each year so if the TIRZ can help in any way it would be great. Bob asked how much does street repairs cost. Ben came back with \$200,000.00 to \$300,000.00. Bob asked which streets are the worst. Ben stated that are in the TIRZ district Beene, S Rike, Orange, Raymond and Welch Dr. and CR 607. Bob asked for a five year plan. Ben said he can put something together before the next meeting.

Discuss in Contemplation of Placing items on Future Agendas

Budget Work shop

TIRZ Mapping

Grants

IX. ADJOURNMENT

Meeting adjourned at 1.52PM

ATTEST:

APPROVE:

Paula Jackson, Assist to the City Manager

Tommy Ellison, President

TIRZ Board
"Exhibit A"

REVENUE	2018-2019 Revised Budget	2019-2020 Proposed Budget
Ad Valorem Tax Collection	\$287,562.00	\$380,397.00
Interest Income cking	\$5,500.00	\$14,400.00
Transfer to Texpool		
Transfer From Texpool		
Texpool Interest		
Total Revenue	\$293,062.00	\$394,797.00
Expenses:		
Administration	\$2,000.00	\$2,000.00
Meeting Expenses	\$2,000.00	\$2,000.00
Dues/School/Travel	\$2,000.00	\$2,000.00
Office Supplies		
Legal Service		
Debt Service		
Interest Payment	\$37,144.00	\$60,275.00
Principal Payment	\$85,000.00	\$60,000.00
Directive Business Incentives		
Waterline	\$299,000.00	
Texas A&M broadband study		\$12,000.00
Street Improvement		\$300,000.00
Total Expenditures	\$427,144.00	\$438,275.00
Revenue vs. Expenditures	\$(134,082.00)	\$(43,478.00)
From Reserves	\$134,082.00	\$43,478.00
Balance Budget	\$-	

Business Survey

1. Are you satisfied with your current internet service? Yes Somewhat, but could be better No

2. Please check the appropriate column next to each applicable online activity:

Tasks	I can do this.	I want to do this, but I can't.	I don't do this.	I don't know.
Video streaming (Netflix, YouTube, ...)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work from home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E-mail and internet browsing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone over the internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surveillance/security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Video conferencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. When considering relocation/expanding, what is the importance of having fiber-based high-speed internet?

Absolutely necessary Extremely important Very important Moderately important Somewhat important
 Not important

4. Is high-speed internet today's essential, like water, sewer, and electric? Yes Not sure No

5. What type of internet service does your business use?

None/Not available Cable Dial Up DSL Fiber Optic
 Fixed Wireless Mobile Wireless Satellite Not sure Other

6. If you don't have internet service, what is the number one reason? (Select one)

I don't need it Cost Slow Speed Reliability Not Available Not Applicable, I currently have internet service
 Other _____

7. Is your business located within the city limits of Farmersville? Yes No

8. How many employees does your business or organization have? 1-10 11-25 26-50 More than 50

9. Who provides your internet service?

AT&T Verizon Spectrum Rise Broadband HughesNet Other (Please Indicate): _____

10. Internet Providers and Speeds. Please indicate information in each category as best you can.

Number of Devices Connected	
Down Speed (Mbps)	
Up Speed (Mbps)	
Minimum Download (Mbps)	
Maximum Download (Mbps)	

15. How likely are you to switch to another internet service provider based on the following factors? Please mark one circle in the range from very likely to very unlikely for each factor.

Criteria	Very unlikely	Somewhat unlikely	Neutral	Somewhat likely	Very likely
Finding a better offer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of customer service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lower price	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase in downloading limit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reputation of the service provider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall, how likely are you to switch to another Internet Provider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Would you be willing to pay more for better internet service? Yes No
 If yes, how much per month? \$ _____

17. What impact do internet problems (e.g. reliability, speed) have on your business?

No Disruption Moderate Disruption or limitation Severe Disruption or limitation

18. What is the main reason your internet service is insufficient? (Select all that apply)

Unreliable Lack of availability Too slow
 Price Too High for service provided Inadequate Customer Support It is sufficient

19. If you wanted to upgrade your existing internet service, what is the major risk you would face?

Don't know who can provide service Lack of the technical skills to upgrade without assistance
 Business impact to change not worth it Needed services not available
 Price too high or not competitive Not necessary. No Risk

20. Having multiple choices of Internet providers for my business is:

Not Important Moderately Important Very Important Extremely Important

21. Rank the following factors in order of importance when selecting an internet provider? 1 is the most important and 5 the least.

Speed (1 = Most 2 3 4 5 = Least)

Support (1 = Most 2 3 4 5 = Least)

Price (1 = Most 2 3 4 5 = Least)

Reliability (1 = Most 2 3 4 5 = Least)

Service Options (1 = Most 2 3 4 5 = Least)

22. Do you have some employees that work from home?

Yes, often or routinely Yes, sometimes
 No, prevented by inadequate bandwidth or available services No, not compatible with company policies or job duties

Residential Survey

1. Are you satisfied with your current internet service? Yes Somewhat, but could be better No

2. Please check the appropriate column next to each applicable online activity:

Tasks	I can do this.	I want to do this, but I can't.	I don't do this.	I don't know.
Video streaming (Netflix, YouTube, ...)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work from home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E-mail and internet browsing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone over the internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
School homework	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surveillance/security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smart homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Video conferencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Video games	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. When considering relocation, what is the importance of having fiber-based high-speed internet?

Absolutely necessary Extremely important Very important Moderately important Somewhat important
 Not important

4. Is high-speed internet today's essential, like water, sewer, and electric? Yes Not sure No

5. What type of internet service does your home use?

None/Not available Cable Dial Up DSL Fiber Optic
 Fixed Wireless Mobile Wireless Satellite Not sure Other

6. If you don't have internet service, what is the number one reason? (Select one)

I don't need it Cost Slow Speed Reliability Not Available Not Applicable, I currently have internet service
 Other _____

7. Is your home located within the city limits of Farmersville? Yes No

8. Indicate where within the area of Farmersville you reside. See map to select zone.

Downtown Northeast Northwest Southeast Southwest

9. Who provides your internet service?

AT&T Cox Earthlink Spectrum Verizon Other _____

14. Please rate your current internet services. (Select one for each service area)

Type of Service	Poor	Fair	Good	Very Good	Excellent
Available Products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Customer Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Price	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reliability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Speed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. How likely are you to switch to another internet service provider based on the following factors? Please mark one circle in the range from very likely to very unlikely for each factor.

Criteria	Very unlikely	Somewhat unlikely	Neutral	Somewhat likely	Very likely
Finding a better offer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of customer service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lower price	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase in downloading limit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reputation of the service provider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall, how likely are you to switch to another Internet Provider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Do you or any members of your household telecommute or work from home over the internet? Yes No

17. Do you have a home-based business? Yes No

18. Would you be willing to pay more for better internet service? Yes No

If yes, how much per month? \$ _____

19. What impact do internet problems (e.g. reliability, speed) have on your business?

No Disruption Moderate Disruption or limitation Severe Disruption or limitation

20. What is the main reason your internet service is insufficient? (Select all that apply)

Unreliable Lack of availability Too slow
 Price Too High for service provided Inadequate Customer Support It is sufficient

21. If you wanted to upgrade your existing internet service, what is the major risk you would face?

Don't know who can provide service Lack of the technical skills to upgrade without assistance
 Business impact to change not worth it Needed services not available
 Price too high or not competitive Not necessary, No Risk

22. How important is high-speed internet? 1 (not needed) 2 3 4 5 6 7 8 9 10 (could not live without it)

23. Having multiple choices of Internet providers for my business is:

Not Important Moderately Important Very Important Extremely Important