

City of Farmersville
Tax Increment Reinvestment Zone No. 1

AGENDA

December 13, 2018, 4:00 P.M.

CITY COUNCIL CHAMBERS

205 MAIN ST. FARMERSVILLE

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Approve the minutes of the August 22, 2018 meeting**
- IV. Approve the minutes of the September 5, 2018 meeting**
- V. Approve the minutes of the November 20, 2018 meeting**
- VI. Business Items for Discussion and Possible Action**
 - A) ILA between the City of Farmersville and TIRZ**
 - B) Discuss and Consider the Water Line cost for the 8" line to feed Reliable Concrete**
 - C) Discuss and Consider Project List for the current TIRZ**
- VII. Discussion in Contemplation of Placing items on Future Agenda**
- XI. 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 December 13, 2018 was posted in the regular posting place of the City of Farmersville on December 7, 2018 at 4:00 p.m.


PAULA JACKSON



**CITY OF FARMERSVILLE
TAX INCREMENT REINVESTMENT ZONE NO.01
Minutes For
August 22, 2018**

Councilman Craig Overstreet, Tommy Ellison, Bob Collins were all present for the meeting. John Thomas 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 order by Tommy Ellison at 12:10 pm.

II. RECOGNITION OF CITIZENS AND VISTORS

Randy Smith and Richard Smith

III. BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Budget Workshop –

Ben White explained to the Board the line item budget for this budget year. The \$168,000 for Big D Concrete water line has been pulled into the City funds for 2017-2018. Some work has been done around the Railroad bore. But Big D will need to come with a SUP now.

Craig Overstreet said he would like to see the fund of \$168,000 for Big D Concrete placed back into the TIRZ funds and refer back to as encumbered. This was placed in a motion by Bob Collins and second by Craig Overstreet. Motion carried, all in favor.

Tommy Ellison stated he would like to see some Expenses added: \$1000.00 for Professional services, \$1000.00 for Office Supplies, \$1000.00 for Travel.

Ben White the City Manager had a break down for the board for Farmersville Parkway, 4 line undivided road project. This needs to be done in three phases. The First Phase will be Collin Parkway which covers from Hwy 380 to CR 611, The Second Phase will Farmersville Parkway from Collin Parkway to Welch Dr. and the Third Phase will be from Welch Dr. to S Hwy 78.

The Second Phase will Farmersville Parkway from Collin Parkway to Welch Dr. and the Third Phase will be from Welch Dr. to S Hwy 78.

Bob Collins asked if Camden Had been ask for help with the Cost of the Street since they will have an entrance to the Subdivision and also to the Businesses will be built facing this section of street. Ben stated no but if the City need ROW pretty sure the City can get it.

Collin Parkway cost is around 69,900. Collin Parkway & Farmersville Parkway going east to the end of the College property will be 130,000. And for Phase 3 which is from Farmersville Parkway from the end of the edge of the College property to Hwy 78, there is hope to get NCTCOG to fund. The City still has the Matching grant money from Collin County as shown on the document presented by Ben White (Attached)

Tommy Ellison moved the TIRZ will fund the 130,000 per year until the project is completed. Craig Overstreet Second the motion on the floor. Motion carried, all in favor.

B. Set Public Hearing Date –

Craig Overstreet made the motion to set the September 5, 2018 at 4:30 the date for Public Hearing for the TIRZ Budget to assign funds until the indebtedness is paid off by the City.

Motion was seconded by Bob Collins.

Motion carried, all in favor.

IV. ADJOURNMENT

Meeting adjourned at 1:16pm

ATTEST:

APPROVE:

Paula Jackson, Assist to the City Manager

Tommy Ellison, President



Farmersville
DISCOVER A TEXAS TREASURE

**CITY OF FARMERSVILLE
TAX INCREMENT REINVESTMENT ZONE NO.01
Minutes For
September 5, 2018**

Councilman Craig Overstreet, Tommy Ellison, Bob Collins were all present for the meeting. John Thomas 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 order by Tommy Ellison at 4:30 pm.

II. PUBLIC HEARING

Public hearing to consider, discuss and act upon a recommendation to the City Council the City of Farmersville TIRZ Board 2018-2019 Budget with request as they pertain to the development plan and/or invest in infrastructure for the economic development projects.

This public hearing was opened at 4:35 PM. With no one to speak for or against the hearing was closed 4:40 PM.

Budget will be sent to City Council.

III. BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- a. Minutes of the August 22, 2018 meeting - This item was to postponed until October 4, 2018
Motion made by: Craig Overstreet
Second made by: Bob Collins
Motion carried, all in favor
- b. Briefing on Collin College – Bob Collins stated Collin College will have the Contractor for the Job by the end of 2018. Ben White stated 2 different projects have to get underway so the college can proceed with building; 1) Roadway on the NE corner of the college property 2) electric to the Site along with distribution lines to site.
- c. Update on Batch Plant – Ben White spoke to the board. There are some concerns of them staying in the county due to the City requiring them to apply for SUP for Concrete Batch Plants. Ben also stated he has an meeting coming up with them and he will be asking the group the question of "What do you want" and "What do you have to have".

IV. ADJOURNMENT

Meeting adjourned at 6:00pm

ATTEST:

APPROVE:

Paula Jackson, Assist to the City Manager

Tommy Ellison, President



Farmersville
DISCOVER A TEXAS TREASURE

**CITY OF FARMERSVILLE
TAX INCREMENT REINVESTMENT ZONE NO.01
Minutes For
November 20, 2018**

Councilman Craig Overstreet, Tommy Ellison, Bob Collins and Darrell Hale were all present for the meeting. 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 order by Tommy Ellison at 4:15 pm.

II. Recognition of Citizens and Visitors

III. Approve the minutes of August 22, 2018 and September 5, 2018

Minutes were discussed and changes recommended for both sets of minutes. The minutes will be brought back to the next meeting for approval.

IV. BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- a. Certificate of Obligation for Farmersville Parkway/Collin Parkway – Council's intention to issue certificates of obligation in a principal amount not to exceed \$1,800,000 for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: constructing, resurfacing and improving various streets, roads, overpasses, and thoroughfares, including drainage, landscaping, curbs, gutters, sidewalks, entryways, signage, lighting and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof, and shall be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Electric Light and Power, Waterworks and Sewer System.
- During the meeting Ben White the City Manager called Nick Bulaich for a conference call with the Board so he could answer any and all question the Boards would have.
- Motion to approve moving forward with the project for Collin Parkway and Farmersville Parkway and agrees to repayment, but not to exceed 1.8 for a 20 years. With the rate to be determined on December 11, 2018

Motion made by Craig Overstreet
Seconded by Darrell Hale
Motion carried, all in favor

Payment for interest due will be Feb 15, 2019.
First principal payment will be due August 15, 2019 then August 15 per year for 19 years with a 10 year call.

- b. Update on Batch Plant – Ben White spoke to the board regarding the development agreement with Reliable Concrete and Nelson Brothers. This agreement has gone through zone class change to High Impact Zone. This will allow certain businesses like Concrete Plants and others to come in without having to apply for a SUP process. The City of Farmersville has a signed development agreement so the City will move forward with the water line. The agreement they agree to annex in and the City of Farmersville will get the sales taxes. Some things still to be worked out are the improvements to CR 699.

V. Discuss in Contemplation of Placing items on Future Agendas

Inter local agreement between City of Farmersville and TIRZ
January meeting place Budget amendment for the Certificates of Obligation.

VI. ADJOURNMENT

Meeting adjourned at 5:30pm

ATTEST:

APPROVE:

Paula Jackson, Assist to the City Manager

Tommy Ellison, President