

# FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

## MINUTES

June 16th, 2010

The Farmersville Economic Development Corporation met in regular session on June 16th, 2010 at 12:00 p.m. at the City of Farmersville Best Center with the following members present: Joe Helmberger, Craig Overstreet, Stefanie Hurst, Eddy Daniel and Robbie Tedford. Council member present was Councilman Bobby Bishop. Staff members present were Interim Public Works Director Walter Ragsdale, City Manager John Moran and Finance Director Daphne Hamlin. Special guest recognized, Jeff Payne and Craig Farmer with Freese and Nichols, Inc, Larry Cline with Schrader and Cline, Diane Piwco Fiber Circle, and Chris Lair Chamber of Commerce.

### CALL TO ORDER

Joe Helmberger convened the meeting at 12:00 p.m. and announced that a quorum was present.

### RECOGNITION OF CITIZENS/VISITORS

Special guest recognized, Jeff Payne and Craig Farmer with Freese and Nichols, Inc, Larry Cline with Schrader and Cline, Diane Piwco Fiber Circle, and Chris Lair Chamber of Commerce.

### 4A BOARD TO REORANIZE BOARD

On a motion made by Craig Overstreet to appoint Joe Helmberger President, Robbie Tedford Vice-President, Stefanie Hurst Secretary. Second made by Eddy Daniel, all in favor.

### CONSIDER AND POSSBILE ACTION APPOINTING CHECK SIGNERS TO FIRST BANK FARMERSVILLE CHECKING ACCOUNT.

On a motion made by Eddy Daniel to add Robbie Tedford as a check signer to First Bank Farmersville Checking Account and remove Eddy Daniel. Second made by Craig Overstreet, all in favor.

### RECEIVE REPORT ON STATS OF STATE HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE. REPORT PRESENTED BY JOHN HUDSPETH, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT).

John Hudspeth with Texas Department of Transportation was not available to update the 4A Board on the 380 Highway construction project. Interim Public Works Director for the City of Farmersville Walter Ragsdale updated the board with the progress. Phase III per Mr. Ragsdale has been rescheduled from July 2011 to January 2011. Phase II is scheduled to let in July 2010.

DISCUSSION AND POSSIBLE ACTION ON AVAILABLE FORM LINER OPTIONS FOR THE US HIGHWAY 380/ SOUTH MAIN STREET BRIDGE AND THE US 380/SH78 BRIDGE. PREPARE A RECOMMENDATION TO PRESENT TO CITY COUNCIL.

Interim Public Works Director for the City of Farmersville Walter Ragsdale addressed the board on the form liner options available. Mr. Ragsdale distributed handouts to the board members for review. Mr. Ragsdale stated that the Main Street Bridge @ SH 380 consist of concrete bridge rails, large end caps, lighting, planting areas, conduit for electric and irrigation, future traffic signals, brick texture sidewalks and crosswalks, Main street in raised letters across 380 and widen to four lanes. Mr. Ragsdale stated the bridge design would have a continuous theme as downtown. Mr Eddy Daniel stated seal and signia maybe to busy with rails and planting.

Also, biggest issue the City is facing now is the South Main Street Bridge The current Texas Department of Transportation design is for one lane. The City of Farmersville thorough fare plan design shows four (4) lanes. A good argument to present to Texas Department of Transportation is the future school site to the south. Mr. Ragsdale stated there is still plenty of time to take before council for design approval. A meeting is scheduled with Texas Department of Transportation to address the four (4) lane issue and possible solutions.

RECEIVE PRESENTATION FROM CITY MANAGER, JOHN MORAN REGARDING TAX INCREMENT REFINANCE ZONE

Mr. John Moran, City Manager asked that Craig Farmer with Freese and Nichols to speak to the 4A board members regarding the Tax Increment Refinance Zone. Mr Farmer has more that 34 years experience in comprehensive planning and development. Mr. Farmer gave a power point presentation on how Tax Increment Refinance Zone can work for Cities. First step is to make sure all Codes and Ordinances are streamlined. Mr. Farmer listed several surrounding Cities that have experienced growth with TIRZ. TIRZ is a way to stimulate new private investments without raising taxes. Mr. Farmer spoke of TIF and the guidelines the City Council must follow. First is to create a boundary establishment governed by City Council. Managed by the City Council with advice of a Board of Directors. TIF creation process would consist of a

feasibility study, public hearings, and ordinances to negotiate contracts. After TIF is initiated it would be one (1) year before first payment is due.

CONSIDERATION AND POSSIBLE ACTION CONCERNING THE ESTABLISHMENT OF A TAX INCREMENT REFINANCE ZONE

Joe Helmberger suggested that if the board wanted to proceed that further study should be conducted and maybe a proposal sent to the board. No action taken.

DISCUSSION AND POSSIBLE ACTION ON SANITARY SEWER EXTENSION FOR FARMERSVILLE MARKETPLACE.

No action

DISCUSS STATUS OF CCCCD EAST COLLIN COUNTY CAMPUS

Meeting held with Mr. Israel, Dr. Collins, Joe Helmberger and John Moran to discuss the status of the CCCCD East Collin County Campus. Dr. Collins feels the feasibility study was not conclusive, but feels things are still moving forward. Still trying to choose a focus for the Farmersville Campus. Annexation for the proposed Campus is still in the works.

DISCUSS EAST COLLIN COUNTY REGIONAL WASTE-WATER TREATMENT PLANT

Interim Public Works Director Walter Ragsdale had handouts in regards to the waste water treatment plant. The existing plant is at our near capacity. There are numerous repairs required at the existing plant. Technology at the existing plant is in need of upgrades.

New proposed plant South of Farmersville near Lake Lavon is ready for growth of approximately 190,000 population. John Moran stated that City Council has approved a rate study and should have numbers within 120 days. Joe Helmberger stated the cost of engineering is not included in bonds

North Texas Municipal Water District has already started plans for new proposed facility. Proposed time line for in service date is April 2014.

REVIEW AND SET THE 2010-2011 ECONOMIC DEVELOPMENT BUDGET AND GOALS

Due to time restraints the board with review at the next scheduled meeting.

DISCUSS AND APPOINT ECONOMIC DEVELOPMENT MEMBERS FOR BOARD MEETINGS OF COLLIN COLLEGE, NTMWD, COLLIN COUNTY AREA REALTORS AND THE COMMISSIONER'S COURT

The Board composed a schedule of the meetings for members to volunteer as follows:

NTMWD – Joe Helmberger

Collin College – Craig Overstreet

Commission's Court – Eddy Daniel

Collin Co Area Realtor Meeting – Robbie Tedford

The Board will continue to review the schedule on a monthly basis.

ITEMS FOR PAYMENT APPROVED

1 Lunch, Dairy Queen, \$84.27

Motion made by Robbie Tedford to approve invoice as listed for payment, second by Stefanie Hurst. Motion carried unanimously.

FINANCIAL STATEMENTS OF MAY 2010

On a motion by Stefanie Hurst and a second by Craig Overstreet, to approve financial for May 2010 and to add year to-date column total to next months financial . Motion carried unanimously.

MEETING MINUTES OF MAY 19th, 2010

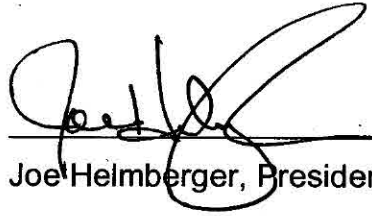
On a motion by Robbie Tedford and a second by Eddy Daniel, the Board approved the meeting minutes of May 19th, 2010 as read. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

- Facade Program, Goals, 380 Bridge.

ADJOURNMENT

Motion made by Robbie Tedford to adjourn meeting @1:12 p.m., second by Stefanie Hurst, all in favor



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Joe Helmberger, President

ATTEST:



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Stefanie Hurst, Secretary