

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MINUTES

SEPTEMBER 16TH, 2009

The Farmersville Economic Development Corporation met in regular session on September 16th, 2009 at 12:00 p.m. at the Best Community Conference Center with the following members present: Joe Helmberger, Craig Overstreet, Stefanie Hurst, and Eddy Daniel. Staff members present were Interim City Manager Shirley Horton, Main Street Manager Adah Leah Wolf, Councilman Fred Langford, and Finance Director Daphne Hamlin.

CALL TO ORDER

Joe Helmberger convened the meeting at 12:10 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Councilman, Fred Langford

SENIOR LIVING FACILITY IN FARMERSVILLE

Joe Helmberger reported that he and George Crump (Farmersville Community Development Corporation President) met with a developer (Mike Owens and his Development Coordinator Wayne Lukaris) concerning development of property owned by Dr. Ridgeway just west of the intersection of South Main and Old Josephine highway. The development proposed is a Senior Living Community. The Developer is waiting on the new City Manager to come on board before proceeding. The board is not sure if 4A can participate in this type of venture because of the residential nature of the development. Joe Helmberger is to check with the City's Attorney to see if infrastructure improvements are possible for this type of business.

BUILDERS MARBLE DEMAND LETTER

Review of letter sent to Builders Marble requesting reimbursement. 4A legal fees should not go over \$500.00. An e-mail was received by Alan Lathrom informing us that Craig Berry contacted him by phone that the business was sold to Mr. Kaufman and he is going to sue Mr. Kaufman for breach of contract. Mr Berry is to send copy of contract to Mr. Lathrom to determine if we can pursue action for collection of the loan balance. This item to be placed on next month's agenda for follow up.

TRAFFIC COUNTY STUDY

Traffic county study started 09-08-09 and pulled 09-12-09 and a report should go out next week. This item to be placed on next month's agenda for follow up.

INVESTING ECONOMIC DEVELOPMENT FUNDS

Craig Overstreet brought information pertaining to coverage. 4A has a NOW Account and if the interest paid is not greater than .50% it has unlimited coverage under the Transaction Account Guarantee Program effective thru 06-31-2010. If rates are raised above .50% the maximum coverage amount will be \$250,000.00.

4A's current CD \$100,000 at First Bank will mature shortly. A motion was made by Stefanie Hurst for a short term 30 day renewal with second by Joe Helmberger. Craig Overstreet and Eddy Daniel abstained. Motion carried unanimously.

Daphne will contact First Bank Farmersville and First National Bank Trenton for bids on a Jumbo CD with options of one time setup provision, early withdrawal, 6 month, 9 month and 12 month interest rates. Meeting set for October 14th to review bids.

EASTERN COLLIN COUNTY REGIONAL WASTEWATER TREATMENT PLANT

Joe Helmberger attended a draft report meeting at NTMWD concerning the East Collin County Regional Wastewater Treatment Study. 4 options were presented to the attendees and a preferred option was selected. The preferred option calls for constructing two (2) regional plants. Details will be forthcoming as the report is finalized.

A preliminary copy of the feasibility study will be given to the City of Farmersville on 10-14-09 and the City will have two (2) weeks to review and provide comment. Once comments are received and addressed a final copy of the report will be printed and distributed.

The Board discussed the fact that the City of Farmersville needs to research and amend existing ordinances to ensure that developers are involved in paying for the new treatment plant and the lines that will feed it. This may entail revisions or updates to the Impact Fee Ordinance.

WELCOME TO FARMERSVILLE SIGNS

Only the West "Welcome to Farmersville" sign needs to be moved. Joe Helmberger is to contact Kim Wiens, Brookshire's and Tommy Lovell for possible relocation locations for the sign.

City Employees can move signs when location is agreed upon.

RECEIVE MARKETING UPDATE FROM MAIN STREET MANAGER

Adah Leah Wolf updated the Board with the following Information
Marketing program purchasing a pop up display, pop up tent, and using more social media for coverage. Press release went out about the New City Manager and a reception will be held on October 1, 2009 from 4-6 at City Hall.

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, Victors, \$46.99

Motion made by Eddy Daniel to approve invoices as listed for payment, second by Stefanie Hurst, all in favor.

FINANCIAL STATEMENTS OF AUGUST 2009

On a motion by Stefanie Hurst and a second by Eddy Daniel, the financials for August 2009 were approved. Motion carried unanimously.

MEETING MINUTES OF AUGUST 19, 2009

On a motion by Craig Overstreet and a second by Eddy Daniel, the Board approved the meeting minutes of August 19, 2009. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Hwy 380 update, Collin College update

ADJOURNMENT

The Board adjourned at 12:45 p.m.

Joe Helmberger, President

ATTEST:

Stefanie Hurst, Secretary