

# FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

## MINUTES

April 20th, 2011

The Farmersville Economic Development Corporation met in regular session on April 20th, 2011 at 12:00 p.m. at the City of Farmersville Best Center with the following members present: Joe Helmberger, Craig Overstreet, Stefanie Hurst, Robbie Tedford, and Eddy Daniel. Staff members present were City Public Works Director Ben White, and Finance Director Daphne Hamlin. Special guests also recognized were Brandon Sparkman with the Texas Department of Transportation, Chris Lair representing the Farmersville Chamber of Commerce, City Council Liaison Bobby Bishop, and Dr. Bob Collins representing Collin County Community College.

### CALL TO ORDER

Joe Helmberger convened the meeting at 12:05 p.m. and announced that a quorum was present.

### RECOGNITION OF CITIZENS/VISITORS

Chris Lair representing the Farmersville Chamber of Commerce, Brandon Sparkman with the Texas Department of Transportation, and Dr. Bob Collins representing Collin County Community College.

### RECEIVE REPORT ON STATUS OF STATE HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE. REPORT PRESENTED BY BARRY HEARD AND BRANDON SPARKMAN, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)

Barry Heard with TxDOT could not be present. Brandon Sparkman came to present an update to the Board.

Phase 1 is still on schedule. Should be complete by June 2011

Phase 2 construction has begun. Brandon stated this is a 24 month project. So we are looking for a completion date of approximately April 2013. Dirt is moving all utilities have been cleared.

Phase 3 let date is scheduled July 2011. Brandon stated utilities started moving and all right-of-way purchased. Final plans have been submitted to Austin. Plans involve the Railroad Bridges and Main Street. Brandon said we also have the plans for the intersection at Walnut Street at this time we do not have the cul-de-sacs but moving forward with the intersection. Public Works Director Ben White said he has an estimate for the cul-de-sacs. Joe Helmberger asked if the crossing is in the plans. Brandon stated as of now the crossing is in. Ben White stated a change order could be done to take out the crossings and put in the cul-de-sacs. Brandon stated that Barry Heard and John Moran are discussing the size of the cul-de-sacs. Ben White stated they are 50 feet radius, he also stated that it's in the City ordinance. Brandon stated that TXDOT still believes that is too much and asked if there is any way possible to reduce that requirement. Brandon also stated there are no other existing cul-de-sacs in town those sizes. Ben White stated that things have changed in Farmersville that specifications have been upgraded. Joe

Helmberger also stated that the City adopted the 2006 Fire Code for the cul-de-sacs required size.

Joe Helmberger asked about the house on Highway 380 and northeast side of Main Street. The property has not been cleaned up since the house was moved. Brandon is going to look into getting this property cleaned up.

Joe Helmberger asked about completion date on this project. Brandon stated the contractor has moved from a 5 day work week to a 6 day work week with completion in 22 months.

Brandon stated there will be a 6 month delay after letting in July 2011. Project will probably not start until January 2012.

#### RECEIVE UPDATE REGARDING SOUTH MAIN STREET BRIDGE RE-DESIGN AND AESTHETICS

Joe Helmberger stated that AECOM has done all the drawings which Brandon Sparkman has. Joe Helmberger stated the board has still not seen a picture of what the Bridge design the actual façade is going to look like, will the board receive a picture. Brandon said he will get with Patrick and see what he can do.

#### RECEIVE REPORT REGARDING THE COLLIN COUNTY INTERMODAL HUB FEASIBILITY STUDY.

Joe Helmberger advised the board that they could review the study on the website provided in their packets. Joe Helmberger said Farmersville was chosen for the best site for the intermodal Hub.

#### REVIEW AND POSSIBLE ACTION ON FAÇADE GRANT APPLICATION

No application for review. Joe Helmberger stated that the budget was coming up next month to decide whether to leave it on or do something else. Stefanie Hurst stated maybe for it to be an incentive we may have to offer more. Robbie Tedford suggested amend budget totals from (5) grants to (2) grants and combing funds.

#### STATUS ON NEXT PHASE OF DEVELOPMENT AT FARMERSVILLE MARKET PLACE.

Eddy Daniel updated the board. The Concept Plan and Preliminary plat have been submitted and approved by the City. They are going to start immediately on utilities. O'Reilly Auto Parts is still waiting to purchase Lot 1 because the Final Plat has not yet been filed since the city owned infrastructure has not yet been installed and accepted by the city. Joe Helmberger asked about the proposed McDonalds restaurant. It is still proposed to be located inside a retail building in the end of the building. Eddy said McDonalds has not bought any property and does not intend to. McDonalds will lease and build when 33% of the retail strip is leased and occupied by another user. They will not go into an empty building.

#### STATUS OF FUNDING AGREEMENT BETWEEN 4A AND III EMERGING PARTNERS, LLC REGARDING DEVELOPMENT OF NEXT PHASE OF FARMERSVILLE MARKET PLACE

Joe Helmberger said that Council approved the funding agreement. There was one change pointed out to the board. Under job creation retention, Developer will never agree. Other than that the agreement will be signed.

## UPDATE ON COLLIN COUNTY COMMUNITY COLLEGE DISTRICT'S EASTERN COLLIN COUNTY CAMPUS.

Dr. Bob Collins came to present an update to the Board. Dr. Collins stated they have requested annexation into the City. Joe Helmberger said it was moving forward and have service plan on the agenda for City Council Tuesday night. Joe Helmberger stated that notices are in the paper and are within the legal time frame for notices.

Dr. Collins stated the focus now is coming up with an idea for Campus theme. Dr. Collins stated a grant application has been submitted. The grant application has to deal with Establishment of Rural Operating Center for Health Care. Dr. Collins stated it's a significant grant in the amount of 20 million dollars spread over to 4 or 5 campus. Dr Collins stated if he remembers correctly the grant is from the Department of Homeland Security

Dr. Collins stated that the political process to get the board to approve will be difficult, will need to receive the majority vote to move ahead on this campus. Some of the board members have never been out here to review this area. Dr. Collins suggested qualified individual within the County needs to run for a position on the Board to have a voice. Craig Overstreet asked what requirements need to be met to run for a seat on the board. Dr. Collins stated to live in Collin County.

Joe Helmberger stated the City is working on all the documents for the land swap. Joe Helmberger stated the City will need right of way from the College. Stork property has been bought to square up the Campus property.

Dr. Collins asked about sanitary sewer service to the property. Joe Helmberger stated that the City will just need to upgrade the lift station and it will not be that big of a challenge. Joe Helmberger stated that the flows from the campus are not a drastic as first thought. Eddy Daniel said all that needs to been done is increase the size of the force main as the pumps installed when the lift station was installed are adequate. Joe Helmberger stated the biggest cost will be the electrical sub-station at approximately five (5) million dollars.

Joe stated that scheduling will be an issue as the city must have time to plan so that the infrastructure can be in place when it is needed.

## DISCUSSION AND POSSIBLE ACTION REGARDING PRINTING OF BROCHURE DEMONSTRATING 4A's INVOLVEMENT IN ECONOMIC DEVELOPMENT PROJECTS.

Joe Helmberger asked if the board would like to spend money on this project. Board agreed not to pursue printing of brochure.

## DISCUSSION AND POSSIBLE ACTION SPONSORING A HOLE FOR THE ROTARY GOLF TOURNAMENT.

Motion made by Craig Overstreet to sponsor Golf Tournament not to exceed \$250.00, second by Robbie Tedford. Motion approved unanimously

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

No changes were made to the schedule of meetings; Board took no action on this item.

The Board's 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

Motion made by Eddy Daniel to approve invoices as listed for payment, second by Stefanie Hurst. Motion approved unanimously.

FINANCIAL STATEMENTS FOR FEBRUARY AND MARCH 2011

On a motion by Eddie Daniel and a second by Craig Overstreet, the financials for February and March 2011 were approved. Motion carried unanimously.

MEETING MINUTES OF FEBRUARY 16<sup>TH</sup>, 2011

On a motion by Stefanie Hurst and a second by Eddie Daniel, the Board approved the meeting minutes of February 16<sup>th</sup>, 2011. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

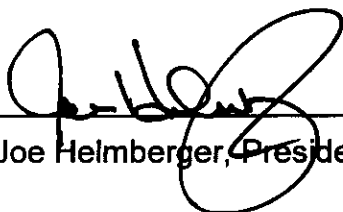
Reorganize Board Members. Eddie Daniel wants to place an item on the next agenda to discuss Future Land use on McKinney Street.

ADJOURNMENT

The Board adjourned at 12:54 p.m.

ATTEST

  
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Stefanie Hurst, Secretary

  
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Joe Helmberger, President