

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

October 26th, 2011

The Farmersville EDC met in regular session on October 26thst, 2011, at 12:00 p.m. at the Best Center with the following members present: Eddy Daniel, Bob Collins, Stefanie Hurst, and Chris Lair. Staff members present were City Public Works Director Ben White, and Finance Director Daphne Hamlin. Guests recognized were Mayor Joe Helmberger, Craig Farmer and Larry Kline with Freese and Nichols, and Joe McKee owner of Dairy Queen Restaurant.

CALL TO ORDER

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

RECOGNITION OF CITIZENS/VISITORS

Guests recognized were Mayor Joe Helmberger, Craig Farmer and Larry Kline with Freese and Nichols, and Joe McKee owner of Dairy Queen Restaurant.

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)

Brandon Sparkman and Barry Heard with TXDOT could not be present.

Ben White stated the south lane of US Hwy 380 Phase II is close to opening. Three (3) water line relocations and the driveway approaches have to be completed first. When the south lanes are in service, construction will begin on the north lanes of Phase II.

The waterline relocations for the Phase III section have begun. The City's contractor should be completed by the end of the year. Phase III also includes KCS Railroad adjustments which will in-turn affect the downtown area, the Hill Street crossing, the Main Street crossing and the Main Street bridge.

REVIEW AND POSSIBLE ACTION ON FAÇADE GRANT APPLICATION

The Board reviewed the application and renderings submitted by Joe McKee, owner of Dairy Queen.

Eddy Daniel mentioned the typical requirements for the façade grant application requires three (3) estimates, but understandably there are special circumstances involving a Dairy Queen remodeling project which requires a contractor that is approved by Dairy Queen. Therefore, a single estimate is justified accepted by the EDC.

Joe McKee indicated that he has plans for a patio addition that goes with stenciled cobble stone or charcoal cement with iron rails and brick columns to protect the iron railing. Joe also explained other details of the remodel to make the restaurant as attractive as possible since he is losing some of the access from US Hwy. 380.

Eddy explained the process of approving the façade grant applications and stated that Joe has met the necessary criteria.

On a motion by Bob Collins and a second by Stefanie Hurst, the Board approved the façade grant application and renderings submitted by Joe McKee, owner of Dairy Queen. Motion carried unanimously.

UPDATE ON TAX INCREMENT REINVESTMENT ZONE (TIRZ) PRESENTED BY CRAIG FARMER FROM FREESE AND NICHOLS.

Craig Farmer and Larry Kline gave a power point presentation on proposed TIRZ. Craig stated that the EDC had previously approved a contract for a feasibility study on TIRZ. The next step is to discuss the results of the feasibility study and determine if the EDC wants to proceed with the TIRZ formation.

Craig presented a map of the proposed TIRZ district. The TIRZ map consists of several different tracts. Craig explained each one of tracts during his presentation. During the presentation Eddy noticed some inconsistency in the maps. Eddy proposed that the map be reviewed by Ben White and himself and possibly revise the TIRZ district boundary.

Larry Kline presented future development assumptions for each of the tracts and the amount of funds each tract could generate over the next 30 years.

Craig indicated that in order to utilize the most recent development for the funding formulas, the TIRZ must be created and approved by the end of the year.

Craig indicated that the TIRZ is governed by a Board selected by the City Council. The TIRZ Board would make project and funding recommendations but the final decision would be made by the City Council.

Eddy suggested that a workshop with City Council to review all information submitted by Freese and Nichols might be helpful.

On a motion by Bob Collins and a second by Stefanie Hurst, the Board approved Freese and Nichols to proceed with Phase II to create the TIRZ to be funded by EDC at a price not to exceed \$14,500. Motion carried unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING PRESENTATION BY ALLARD RESEARCH.

The Allard's were not present and will reschedule for the next EDC meeting. No Action Taken

CONSIDERATION AND POSSIBLE ACTION REGARDING REPORT ON WATER/SEWER/STREET/DRAINAGE ANALYSIS PERFORMED BY DANIEL & BROWN AND KIMLEY-HORN

Eddy is working with Kimley-Horn to finalize the analysis and will have a presentation at the next scheduled EDC 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's schedule of the meetings for members to attend if possible is as follows:

NTMWD – Stefanie Hurst

Collin College – Bob Collins presented an update regarding the status of the Collin College meeting.

Commission's Court – Eddy Daniel

Collin Co Area Realtor Meeting – Robbie Tedford

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

ITEMS FOR PAYMENT APPROVED

A motion was made by Stefanie Hurst and second by Chris Lair the Board approved the invoices as listed for payment. Motion carried unanimously.

FINANCIAL STATEMENTS FOR SEPTEMBER 2011

On a motion by Stefanie Hurst and a second by Bob Collins, the Board approved the financials for September 2011. Motion carried unanimously.

MEETING MINUTES OF SEPTEMBER 21ST, 2011

On a motion by Bob Collins and a second by Chris Lair, the Board approved the meeting minutes of the September 21st, 2011 meeting. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Update on Water/Sewer/Drainage/Street Analysis

Update on TIRZ

Update on Branding/Marketing Expenditures

ADJOURNMENT

The Board adjourned at 1:37 p.m.

Eddy Daniel, President

ATTEST:

Stefanie Hurst, Secretary