

## FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

### MEETING MINUTES

January 18<sup>th</sup> , 2012

The Farmersville EDC met in regular session on January 18<sup>th</sup>, 2012, at 12:00 p.m. at the City Hall Council Chamber with the following members present: Eddy Daniel, Bob Collins, Stefanie Hurst, Chris Lair and Robbie Tedford. Staff members present were Public Works Director Ben White, and Finance Director Daphne Hamlin. Guests recognized were Mayor Joe Helmberger and Kevin McGuire.

#### CALL TO ORDER

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

#### RECOGNITION OF CITIZENS/VISITORS

- . Guests recognized were Mayor Joe Helmberger and Kevin McGuire.

#### RECEIVE REPORT ON STATUS OF U.S 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 updated the board on the status of the Highway 380 project. Ben stated that a change in administration had occurred with the Phase II Contractor, (Texas Sterling), but everything is proceeding as planned.

Ben also reported that there have been some changes in the engineering related to railroad for Phase III. The City of Farmersville will not have any high costs related to changes. Ben stated that everything is going according to schedule in Phase III.

#### UPDATE REGARDING FEASIBILITY STUDY ON TAX INCREMENT FINANCING (TIRZ) PRESENTED BY CRAIG FARMER FROM FREESE & NICHOLS.

Craig Farmer with Freese & Nichols could not be present. Eddy handed out information on the remaining tasks associated with TIRZ. Eddy reminded the Board that the FEDC has been funding 100% of the TIRZ to this point. He also indicated that there are remaining tasks that need to be completed. Freese & Nichols has issued to the FEDC the remaining tasks and cost. The amount not to exceed \$7,200.00. Eddy stated that the costs include filing, interlocal agreements, housekeeping, etc.

Eddy also suggested that some members of the FEDC should be appointed to the TIRZ Board. On a motion by Robbie Tedford and a second by Stefanie Hurst, the FEDC Board approved the funding for the final steps of the TIRZ completion at an amount of \$7,200.00. Motion carried unanimously

CONSIDERATION AND POSSIBLE ACTION REGARDING PRESENTATION BY ALLARD RESEARCH.

The Allard's were not able to be present and will reschedule for a future meeting.

CONSIDERATION AND POSSIBLE ACTION REGARDING COMPREHENSIVE PLAN

Eddy forwarded to the board the final draft scope of the comprehensive plan. Eddy asked if any questions or comments. Stefanie asked for an explanation of impact fee. Eddy explained impact fees are an incremental cost of capacity based on capacity improvements and service capacity. Cost per service unit or cost per building lot. Once the fee is established public hearings are required. Impact fees are charged on new development.

Joe asked that under the Parks, Open Space, or Pedestrian Facility section that the North East Texas Trails Coalition be involved.

Joe also requested that the Main Street Program and FISD to be a part of the Comprehensive Plan.

Joe asked if the GIS database is going to be a part of the Comprehensive Plan.

Another item not mentioned in the draft scope is Lake Lavon; Joe mentioned that even though Farmersville is located on the shallow end of the lake; surely there is something we can do with that land that will benefit Farmersville.

Joe asked how impact fees would affect our contracts with North Farmersville, Copeville and Caddo Basin. Ben said that the contracts are reviewed yearly and that maximums can be set to limit what can be taken, also the water contracts can have a minimum amount.

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 volunteer as follows:

NTMWD – Stefanie Hurst

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

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

On a motion by Bob Collins and second by Chris Lair, the Board approved the invoices as listed for payment. Motion carried unanimously.

FINANCIAL STATEMENTS FOR DECEMBER 2011

On a motion by Stefanie Hurst and a second by Robbie Tedford, the Board approved the financials for December 2011. Motion carried unanimously.

MEETING MINUTES OF December 21st, 2011

On a motion by Robbie Tedford and a second by Bob Collins, the Board approved the meeting minutes of the December 21st, 2011 meeting. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Update on Arceli's Fine Foods

ADJOURNMENT

On a motion by Robbie Tedford and a second by Bob Collins, The Board adjourned at 1:03 p.m.

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Eddy Daniel, President

ATTEST:

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Stefanie Hurst, Secretary

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