

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

September 19th, 2012, 12:00 P.M.

FARMERSVILLE CITY COUNCIL CHAMBERS

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Business Items for Discussion and Possible Action**
 - A. Receive report on status of State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt county line.
 - B. Update regarding Comprehensive Plan.
 - C. Update regarding Collin College
 - D. Consideration and possible action regarding Camden Park Concept Discussion with Ted ~~Zeta~~ *Zadeh*
 - E. Discussion regarding possible future projects
 - F. Receive reports from EDC board members for Board meetings of Collin College, NTMWD, Collin County Area Realtors and Collin County Commissioner's Court.
 - G. Consideration and possible approval of items for payment.
 - H. Consideration and possible action regarding financial statements for August 2012 and required budget amendments.
 - I. Consideration and possible approval of the minutes of the August 15th 2012 meeting.

IV. Discussion in Contemplation of Placing Items on Future Agenda

V. Adjournment

- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.
- As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City attorney on any item covered by such section on any Agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact City Hall at 972/782-6151 or FAX 972/782-6604 for further information.

I, Daphne Hamlin, Finance Director certify that the above Agenda for September 19th, 2012 was posted in the regular posting place of the City of Farmersville on the 14th day of September, 2012 at 5:00 p.m.

Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: Receive report on status of State Highway 380

Receive report on status of State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt County line. Report presented by Texas Department of Transportation (TxDOT).



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: Update regarding Comprehensive Plan

Receive report on the Comprehensive Plan. City Manager Ben White will be reporting on this topic.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: Update regarding Collin College

Update regarding Collin College



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: Consideration and possible action regarding Camden Park Concept Plan.

Ted Zadeh, developer of Camden Park, will be present to discuss the Concept Plan.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: Discussion regarding possible future projects.

Discussion regarding possible future projects.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: Receive reports from EDC board members

Receive reports from EDC board members for Board meetings of Collin College, NTMWD, Collin County Area Realtors and Collin County Commissioner's Court

COMMISSIONER'S COURT

Dates and Time: See attached for details

NTMWD

Dates and Time: Meets the 4th Thursday of every month
September 27th at 4:00pm

Location:

505 E. Brown Street, Wylie, Texas

COLLIN COLLEGE

Dates and Time: Meets the 4th Tuesday of every month
September 25th

Location:

The CCCD Meetings are at the Courtyard Center in Plano, 4th Floor Board Room unless otherwise announced. Announcement of meetings are posted on the CCCD website. (Roughly, intersection of Park Blvd and Preston Road. Just North of Bush Tollway about one block East of Preston Road.

COLLIN COUNTY AREA REALTORS

Meets the 1st Thursday of every month
October 4th at 8:30am at the Civic Center



Collin County Public Notices

[Sign In](#)

The following is the list of current meeting notices for Collin County affiliated boards and committees. Please click on the title of the meeting you would like to view.

Meeting Announcements (Click On Heading to see Details) ▼

Title	Date and Time
Parks Foundation Advisory Board Meeting	9/13/2012 5:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	9/17/2012 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	9/24/2012 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	10/1/2012 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	10/8/2012 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	10/15/2012 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	10/22/2012 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	11/5/2012 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	11/12/2012 1:30 PM
Commissioners Court (Health Care Foundation and Collin County Toll Road Authority)	11/19/2012 1:30 PM

(Items 1 to 10) [Next](#) ▶

General Announcements ▼

Title	Expires
Flags at Half Staff 9/12-9/16 NEW	9/16/2012
Notice of Public Hearing	10/1/2012
Notice of Revision of Bail Bond Board Rules and Regulations	9/2/2013
Notice of Public Hearing	10/1/2012
TERP Grants for Vehicle Replace or Repower with Natural Gas Available	5/31/2013
Seaway Crude Pipeline Loop Project	12/31/2012
Notice of Revision of Bail Bond Board Rules and Regulations	3/25/2013
Order of Revocation Regarding Bail Bond License Issued to A-Jutice Bail Bonds	3/30/2015
022312 Tess Armstrong Approval Order	3/29/2013
022312 Docs Approval Order	3/29/2013
012612 Bond Doctor Approval Order	3/29/2013
012612 A Swift Approval Order	3/28/2013
Notice of Bail Bond Board Rules and Regulations Revision	3/13/2013
Tx Adult Protective Services 2011 Community Satisfaction Survey	1/31/2013
Notice of Bail Bond Board Rules and Regulations Revision	1/17/2014
Bail Bond License Application Approval Order	1/17/2014
Bail Bond License Application Approval Order	1/17/2014
Bail Bond License Application Approval Order	1/17/2014
Bail Bond License Application Approval Order	1/17/2014
Bail Bond License Application Denial Order	1/17/2014
Bail Bond License Application Denial Order	1/17/2014



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: Items for payment

Consideration with possible action on items for payment:

- (1) Lunch
- (2) 4B for 1,000 color copies – 4th of July flyers (Marketing)
- (3) Texas Bulletins (Marketing) \$200.00
- (4) Farmersville Times (Marketing) \$419.00

7-26-12

Please invoice 4B (Marketing)
for 1,000 color copies
(4th of July fliers) ... and let me
know the amount....

Thanks!

Amber

4A - Marketing Expense
Invoice

Texas Bulletins, Inc.

101 South Coit Rd.
 Suite 36-356
 Richardson, TX. 75080

Date	Invoice #
8/26/2012	2717

Bill To
City of Farmersville 205 S. Main St. Farmersville, TX 75442

Terms	Due Date	Rep
	8/26/2012	

Description	Amount
Hwy. 78 s/o Bus. 78 WL FS 8' x 16' Farmersville, TX September 2012	200.00
Sales tax	0.00

We appreciate your business. Please call 214-802-9162 with any billing questions. Thank you.

Total	\$200.00
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Marketing - 4A expense
\$419

THE FARMERSVILLE TIMES & THE PRINCETON HERALD
P.O. BOX 512, 101 N. MAIN
FARMERSVILLE, TX 75442
PHONE: 972 784 6397 FAX: 972 782 7023

Farmersville Main Street
205 S. Main Street
Farmersville, TX 75442

STATEMENT

August 31, 2012

Account #: 681

Balance Forward 1321.00

Date	Amount
08/03/12	64.00 CR

Total Payments 64.00 CR

Date	Items	Amount
08/01/12	8" display	64.00 DB
08/29/12	8" display	64.00 DB
08/20/12	Sept In & Around	419.00 DB

Farmers & Fleas

Total Advertising 547.00 DB

Marketing expense

Total Amount Due 1804.00

Please return this statement with your remittance.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: August 2012 Financial Statements

Consideration with possible action regarding financial statements for August 2012

Farmersville Economic Development Corp (4A)
Investment and Budget Report

August 2012

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A
August 2012

Statement Balance 8-1-2012	\$85,531.25
Deposits:	
Sales Tax:	\$15,117.89
Sales Tax:	\$17,341.38
Cking Int .05%	\$4.22
CD Interest	\$250.69
Transfer to Texpool	
Transfer from Texpool	\$-
Checks 1063-1068	\$(3,897.63)
	<hr/>
Statement balance 8-31-2012	\$114,347.80

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Checks	
	<hr/>
Balance 9-6-2012	\$114,347.80
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Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2012

	FY 2012	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance	Budget	\$39,956.89	\$63,157.44	\$17,516.02	\$13,217.72	\$15,080.59	\$16,381.85	\$7,504.21	\$85,468.41	\$100,951.10	\$112,590.69	\$100,772.44		
Deposits	\$125,000.00	\$13,092.88	\$14,209.49	\$10,531.49	\$13,829.65	\$13,757.73	\$12,009.73	\$87,727.67	\$17,644.64	\$14,817.66	\$15,117.89	\$17,341.38		\$230,080.21
Sales Tax Collections	\$2,200.00	\$2.91	\$2.19	\$1.96	\$0.37	\$0.50	\$0.82	\$1.37	\$4.01	\$4.50	\$4.45	\$4.22		\$27.30
Interest Income cking														
Misc (accs rec)(JD Russell loan)														
Transfer from Texpool to First Bank														
Transfer funds to CD				\$20,000.00				\$30,000.00						\$50,000.00
Transfer to Texpool														
CD Interest Earned		\$184.93	\$228.09	\$123.39	\$127.40	\$127.40	\$119.18	\$127.40	\$123.29	\$127.40	\$123.29	\$127.40		\$1,539.17
Total Revenue	\$127,200.00	\$53,237.61	\$17,597.21	\$48,172.86	\$27,175.14	\$28,966.22	\$28,511.58	\$125,360.65	\$103,240.35	\$115,900.66	\$127,836.32	\$118,245.44	\$-	\$231,646.68
Expenses:														
Administration	\$5,000.00													\$-
Profession Fee(PR Specialist)	\$2,000.00													\$-
Meeting Expenses	\$1,000.00	\$80.17	\$81.19	\$140.12	\$75.00	\$84.37	\$84.37	\$107.44	\$60.00	\$64.83				\$697.32
Dues/School/Travel	\$500.00													\$-
Office Supplies	\$200.00													\$-
Marketing/promotion Expenses														
Marketing/Promotion Expenses/Advertising	\$15,000.00													\$-
NCCLP	\$500.00													\$-
Collin College Sponsorship	\$7,500.00						\$7,500.00							\$7,500.00
Legal Service	\$2,500.00						\$1,000.00							\$1,000.00
Farmersville Chamber							\$500.00							\$500.00
Farmersville Rotary							\$500.00							\$500.00
Total Expenditures	\$34,200.00	\$80.17	\$81.19	\$140.12	\$75.00	\$84.37	\$9,084.37	\$4,569.94	\$60.00	\$739.83	\$250.00	\$3,897.63	\$-	\$18,982.45
Directive Business Incentives														
Highway 380/STATE Highway 78	\$50,000.00													\$-
Collin College Project(sewer/street/electric)	\$100,000.00													\$-
NTMWD Regional WW Treatment	\$150,000.00													\$-
Planning	\$100,000.00			\$27,000.00						\$2,570.14				\$29,570.14
TIRZ Planning Analysis	\$34,200.00			\$7,815.02	\$12,019.55			\$10,322.30	\$2,229.25		\$1,813.88			\$34,200.00
Facade Grant Program	\$50,000.00					\$12,500.00	\$11,923.00	\$25,000.00			\$25,000.00			\$74,423.00
Total Development Cost	\$484,200.00			\$34,815.02	\$12,019.55	\$12,500.00	\$11,923.00	\$35,322.30	\$2,229.25	\$2,570.14	\$26,813.88	\$-	\$-	\$138,193.14
Total Expenditures	\$518,400.00	\$80.17	\$81.19	\$34,955.14	\$12,094.55	\$12,584.37	\$21,007.37	\$39,892.24	\$2,289.25	\$2,570.14	\$26,813.88	\$-	\$-	\$157,175.59
Revenue vs Expenditures	(\$391,200.00)													\$-
From Reserves	\$391,200.00													\$-
Balance Budget	\$-													\$-
Total Expenditures	\$-	\$80.17	\$81.19	\$34,955.14	\$12,094.55	\$12,584.37	\$21,007.37	\$39,892.24	\$2,289.25	\$3,309.97	\$27,063.88	\$3,897.63	\$-	\$157,175.59
Ending Bank Balance	\$53,157.44	\$17,516.02	\$13,217.72	\$15,080.59	\$16,381.85	\$16,381.85	\$7,504.21	\$85,468.41	\$100,951.12	\$112,590.69	\$100,772.44	\$114,347.81		\$74,471.09
CD Investment	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00		\$250,000.00
Texpool Balance	\$365,755.31	\$415,787.82	\$395,813.58	\$395,842.99	\$395,871.37	\$395,910.04	\$365,944.94	\$365,983.67	\$365,025.57	\$366,066.53	\$366,107.39			\$366,107.39
Interest Earned	\$26.08	\$32.51	\$25.76	\$28.38	\$29.41	\$28.38	\$38.67	\$34.90	\$38.73	\$41.90	\$40.96			\$40.96
Total Available Funds	\$668,912.75	\$683,303.84	\$659,031.30	\$660,923.58	\$662,253.22	\$653,414.25	\$701,413.35	\$716,834.79	\$728,616.26	\$716,836.97	\$716,836.97	\$-	\$-	\$378.16



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: September 19, 2012
SUBJECT: Meeting minutes for August 15, 2012

Consideration with possible approval of the minutes from August 15, 2012 meeting

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

August 15th, 2012

The Farmersville EDC met in special session on August 15th, 2012, at 12:00 p.m. at the City of Farmersville Council Chambers with the following members present: Robbie Tedford, Stefanie Hurst, Bob Collins, Kevin McGuire and Chris Lair. Staff members present were City Manager Ben White, City Accountant Daphne Hamlin and Mayor Joe Helmberger.

CALL TO ORDER

Robbie Tedford convened the meeting at 12:08 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Guests recognized was City Manager Ben White, City Accountant Daphne Hamlin and Mayor Joe Helmberger.

PUBLIC HEARING; CONSIDER, DISCUSS AND ACT UPON EDC 4A PROPOSED 2012-2013 BUDGET AND GOALS

Robbie Tedford opened the Public Hearing at 12:08 p.m. asking for anyone to speak for or against the proposed 2012-2013 budget and goals to speak now. With no comments Robbie Tedford entertained a motion to close public hearing. On a motion by Chris Lair and second by Bob Collins, the Board approved closing of the public hearing at 12:11p.m.

On a motion by Chris Lair and a second by Bob Collins, the Board approved the EDC 4A proposed 2012-2013 budget and goals. Motion carried unanimously.

RECEIVE REPORT ON STATUS OF STATE HIGHWAY 380 RECONSTRUCTION PROJECT FROM LAKE LAVON TO THE COLLIN/HUNT COUNTY LINE

Ben White updated the EDC 4A board on the progress of the Highway 380 Project. Phase II is complete and opened. Speed limit is currently at 55 m.p.h and has requested Police Chief Michael Sullivan to conduct a speed study.

Phase III there is still a few areas with the Railroad that needs attention, but construction date is set for September 4th, 2012.

Bob Collins asked if utility relocation is complete. Ben White stated City's relocation is complete but still see ATMOS working in the area.

UPDATE REGARDING COMPREHENSIVE PLAN

Robbie Tedford asked Ben White for an update on the comprehensive Plan. Ben White stated a meeting was held last month to formalize presentation to City Council in September. Ben White stated things are proceeding forward.

UPDATE REGARDING COLLIN COLLEGE

Robbie Tedford asked Bob Collins for an update on the Collin College. Bob Collins stated getting ready to work out an agreement with the City of Plano. As far as the City of Farmersville Campus nothing.

CONSIDERATION AND POSSIBLE ACTION REGARDING ECONOMIC DEVELOPMENT CONSULTANTS

Robbie Tedford asked if this is something EDC 4A Board wants pursue. Chris Lair asked if the City has the infrastructure to handle new growth. Chris Lair feels this is more important at this time.

Joe Helmberger mentioned the new sanitary system plan that is currently in place. The new sewer facility site is on a 10 acre tract with a potential capacity of 2.5 million, current capacity is .5 million.

Bob Collins stated he feels this is not the right time to pursue an EDC consultant. Bob Collins stated that EDC is not in a position to provide much assistance. What needs to happen is for EDC to purchase a piece of land to attract new business.

Stefanie Hurst stated she is willing to listen to what a consultant has to offer.

Kevin McGuire interested at looking at the cost involved in pursuing a consultant firm and what they could offer EDC.

Robbie Tedford feels the consensus of the EDC Board is not pursue a consultant at this time

DISCUSSION REGARDING POSSIBLE FUTURE PROJECTS

Robbie Tedford updated the EDC Board in regards to Gerdau. Gerdau is located on East Hwy 380 and has been approached by Irving and Midlothian in the possibility of relocation their business.

Ben White has spoken with Robbie Tedford about what incentives could EDC 4A Board provide to entice Gerdau to stay. Robbie Tedford said Gerdau is looking at doubling the size of their facility and brining in new employees.

Ben White stated that Gerdau wants to move some of their designers to the Farmersville Facility. This is a more technical trade.

Robbie Tedford stated not sure what Gerdau is requesting and asked for Ben White to approach Gerdau tomorrow.

Stefanie Hurst suggested EDC 4A Board approach Gerdau and not wait until they approach the EDC 4A Board. Kevin McGuire said that we need to find out who the decision makers are of Gerdau and findr out what is needed to insure we keep Gerdau in Farmersville.

Ben White said he will provide Gerdau with a packet of what programs are available thru the City by close of business tomorrow.

RECEIVE REPORTS FROM EDC BOARD MEMBERS FOR BOARD MEETINGS OF COLLIN COLLEGE, NTMWD, COLLIN COUNTY AREA REALTORS AND COLLIN COUNTY COMMISSIONERS COURT

The Board's schedule of the meetings for members to volunteer as follows:

NTMWD – Stefanie Hurst

Collin College – Bob Collins – updates the EDC Board regarding the proposed theme of the Farmersville Campus and newly appointed board members

Commission's Court –

Collin Co Area Realtor Meeting – Robbie Tedford

The Board will continue to review the schedule on a monthly basis. No updates to provide to EDC 4A Board.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

On a motion by Stefanie Hurst and second by Kevin McGuire the Board approved the invoices listed for payment. Motion carried unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JULY 2012 AND REQUIRED BUDGET AMENDMENTS.

On a motion by Bob Collins and a second by Stefanie Hurst, the Board approved the financials for July 2012, Motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE JULY 16TH AND JULY 18TH, 2012 MEETINGS

On a motion by Chris Lair and a second by Stefanie Hurst, the Board approved the meeting minutes of the July 16TH, and July 18th 2012 meeting. Motion carried unanimously. Bob Collins abstained

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

ADJOURNMENT

On a motion by Bob Collins and a second by Kevin McGuire, The Board adjourned at 1:14p.m.

Robbie Tedford, President

ATTEST:

Chris Lair, Secretary