

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

November 21st, 12:00 P.M.

BEST CENTER

- 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. Receive reports from EDC board members for Board meetings of Collin College, NTMWD, Collin County Area Realtors and Collin County Commissioner's Court.
 - E. Consideration and possible approval of items for payment.
 - F. Consideration and possible action regarding financial statements for October 2012 and required budget amendments.
 - G. Consideration and possible approval of the minutes of the October 17th 2012 meeting.
 - H. Discussion to consider changing Farmersville Economic Development meeting time.
- 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 November 21st, 2012 was posted in the regular posting place of the City of Farmersville on the 16th day of November, 2012 at 5:00 p.m.



Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 21st, 2012
SUBJECT: Receive report on status of the State Highway 380

Receive report on status of the State Highway 380 reconstruction project from Lake Lavon to the Collin/Hunt County Line.



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 21st, 2012
SUBJECT: Comprehensive Plan

Update regarding comprehensive plan



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 21st, 2012
SUBJECT: Collin College

Update regarding Collin College



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 21st, 2012
SUBJECT: Receive reports from 4A EDC board members

Receive reports from 4A EDC board members for Board meetings of Collin College, NTMWD, Collin County Area Realtors and Collin County Commissioner's Court



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 21st, 2012
SUBJECT: Items for payment

Consideration with possible action on items for payment

(1) Lunch



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 21st, 2012
SUBJECT: October 2012 Financial Statements

Consideration and possible action regarding financial statements for October 2012 and budget amendments.

Farmersville Economic Development Corp 4A
Investment and Budget Report

October 2012

Prepared by: Daphne Hamlin

Farmersville Economic Development Corp 4A
October 2012

Statement Balance 10-1-2012	\$125,402.75
Deposits:	
Sales Tax:	\$-
Cking Int .05%	\$4.49
CD Interest	\$123.29
Transfer to Texpool	
Transfer from Texpool	\$-
Checks 1070-1075 and 1077	<u>\$(43,008.85)</u>
Statement balance 10-31-2012	\$82,521.68
 Outstanding Transactions	
Sales Tax	\$13,768.94
Transfer to Texpool	
CD Interest	
Checks	
 Balance 11-06-2012	<u><u>\$96,290.62</u></u>

SUMMARY OF ACTIVITY
IN TEXPOOL INVESTMENT ACCOUNTS
ECONOMIC DEVELOPMENT

4A INVESTMENT ACCT	4A Certificate of Deposit
Beginning Market Value for reporting period	\$366,154.74
Changes in Market Value:	
Deposits	
Withdrawals	
Interest Earned	\$51.49
Ending Market Value for Period	\$366,206.23
	\$250,000.00

Weighted average maturity = 48 days

The Public Funds Investment Act (Sec.2256.008) requires the City's Investment Officer to obtain 10 hrs. of continuing education each period from a source approved by the governing body. Listed below are courses Daphne Hamlin will complete to satisfy that requirements.

- 07-2012 NCTCOG - Public Funds Investment Act Part 1 6 hrs.
- 07-2012 NCTCOG - Public Funds Investment Act Part 11 6 hrs.

I hereby certify that the City of Farmersville's Investment Portfolio is in compliance with the City's investment strategy as expressed in the City's Investment Policy (Resolution 99-17, and with relevant provisions of the law.



 Daphne Hamlin, City Investment Officer



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: November 21st, 2012
SUBJECT: Meeting minutes for October 17th,2012

Consideration and possible approval of the minutes of October 17th, 2012 meeting.

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

October 17th, 2012

The Farmersville EDC met in special session on October 17th, 2012, at 12:00 p.m. at the City of Farmersville Council Chambers with the following members present: Robbie Tedford, Stefanie Hurst, Kevin McGuire, and Chris Lair. Staff members present were City Manager Ben White and Daphne Hamlin. Guest present were Real Estate Agents Mark Moss and Alicia Moss, FCC Care Group Westy Young, Don Miller and Shane Lewis.

CALL TO ORDER

Robbie Tedford convened the meeting at 12:27 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Guest recognized was City Manager Ben White and City Accountant Daphne Hamlin. Guest present were Real Estate Agents Mark Moss and Alicia Moss, FCC Care Group Westy Young, Don Miller and Shane Lewis.

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 advising not much has changed since last month. City has been working on providing power to the Railroad Crossing for signaling that is going to be placed on new Railroad Bridge. TxDot is prepping for retaining walls on Phase III.

UPDATE REGARDING COMPREHENSIVE PLAN

Ben White updated the EDC 4A Board regarding the comprehensive plan. Ben White stated that Janet Tharp and Daniel & Brown are in the middle of creating all the chapters. Ben White also stated that a draft review is planned for November 19th, 2012 with EDC 4A and CDC 4B. Ben White also stated that a draft of the comprehensive plan will go before Planning & Zoning for review on December 7th, 2012, and also scheduled in December a public roll out of the comprehensive plan review.

UPDATE REGARDING COLLIN COLLEGE

No update provided

DISCUSSION REGARDING OPPORTUNITIES THROUGH THE FARMERSVILLE ECONOMIC DEVELOPMENT BOARD FOR PROPERTY INVESTMENT PRESENTED BY MARK MOSS.

Mark Moss introduced to the EDC 4A Board Westy Young, Don Miller and Shane Lewis. Westy Young addressed the EDC 4A Board his position is land acquisition for Senior

Care and Skilled Nursing Facility. Shane Lewis and Don Miller are owners of FCC Care Group. Westy Young said they are in the final decision on locations for the new proposed facility.

Don Miller addressed the EDC 4A Board and gave a brief history of his company FCC Care Group. FCC Care Group has been in business since 1979; focuses has always been North Texas, currently own and operate all the nursing homes in Rockwall County. Also, have locations in Wichita Falls, Bridgeport, Decatur a new facility in Rockwall, and Gainesville. FCC Care Group Corporate Office is in Garland, Texas.

Don Miller explained they are looking for four (4) to five (5) acres. Project cost of approximate of \$800K-\$900K. Employ approximately one hundred twenty (120) full-time positions with potential of up to one hundred fifty (150) if part-time positions are required. With an anticipated payroll of four million \$4m per year. Don Miller said with a community our size they will be one of the largest employers in the community.

Shane Miller is the CFO of FCC Care Group addressed the EDC 4A Board on why Farmersville is one of the proposed sites for development. Shane Miller explained that four (4) of the zip codes that border the eastern side of Lake Lavon are not served. Shane Miller stated that reflects about \$30,000 people. Shane Miller said that the one facility located in Farmersville is not able to care for the Medicare patients because they are not Medicare certified. Shane Miller said that their business is aimed more towards post acute care.

Don Miller said that the proposed building will be one of the more unique buildings in the City due to compliance issues with the State.

Ben White asked how fast they are looking into building. Don Miller stated as soon as land is acquired it takes approximately two (2) years to complete construction.

DISCUSSION WITH POSSIBLE ACTION REGARDING ELECTRICAL SYSTEM PRESENTED BY CITY MANAGER BEN WHITE AND UPDATE ON AMERI-STEEL.

Ben White updates the EDC 4A Board on Ameri-Steel. Ameri-Steel is planning to continue with current lease on property. Ben also stated that Ameri-Steel is in some negotiations with Kirk Kaufman the owner of the property. Ben said that the City has done everything they can to convince Ameri-Steel to not re-locate it is out of our hands.

Robbie Tedford said he has seen the report on the electrical system and numbers are under budget and advised Ben White to proceed with electrical system study.

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

No update provided

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

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

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

On a motion by Stefanie Hurst and second by Kevin McGuire the Board approved the September 2012 Finances, Motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE SEPTEMBER
19TH, 2012 MEETING

On a motion by Stefanie Hurst and a second by Robbie Tedford the Board approved the September 19th, 2012 minutes, Motion carried unanimously, Kevin McGuire and Chris Lair abstained.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Changing Meeting Schedule

ADJOURNMENT

On a motion by Stefanie Hurst and a second by Kevin McGuire, The Board adjourned at 1:18p.m.

Robbie Tedford, President

ATTEST:

Chris Lair, Secretary