

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

July 8, 2013

The Farmersville EDC met in regular session on July 8, 2013, at 7:00 p.m. at the Best Center with the following members present: Robbie Tedford, Bob Collins, Kris Washam, Chris Lair and Kevin Meguire. Staff members present were City Manager Ben White and City Secretary Edie Sims.

CALL TO ORDER

Robbie Tedford convened the meeting at 7:00 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Guests recognized were Mayor Joe Helmberger and Ricky Sims.

WELCOME INCOMING EDC BOARD MEMBERS AND ADMINISTER OATH OF OFFICE

Bob Collins, Kris Washam and Chris Lair were sworn into office by City Secretary Edie Sims.

REORGANIZE BOARD OF DIRECTORS BY ELECTING A PRESIDENT, VICE PRESIDENT AND SECRETARY FOR THE UPCOMING YEAR

Robbie Tedford nominated Bob Collins for President. With no further nominations, the Board voted unanimously to appoint Bob Collins as President.

Chris Lair nominated Kevin Meguire for Vice President. With no further nominations, the Board voted unanimously to appoint Kevin Meguire as Vice President.

Bob Collins nominated Chris Lair for Secretary. Mr. Lair stated due to his Securities and Exchange Commission license, he will not be eligible to perform this duty. President Collins rescinded his nomination. Kevin Meguire nominated Kris Washam as Secretary. With no further nominations, the Board voted unanimously to appoint Kris Washam as Secretary.

Robbie Tedford stated if the meetings remain on the 2nd Monday of each month, he would be unable to attend. The Board agreed to move the meeting to the 2nd Thursday of each month at 7:00 p.m. with the location remaining in the Council Chambers of City Hall.

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. The railroad bridge is the holdup on construction which is impacting the completion of the Main Street Bridge. A problem with a beam design and installation has halted construction of the roadway. TxDOT still contends the Main Street Bridge will be completed by September 2013.

UPDATE REGARDING COMPREHENSIVE PLAN

Ben White informed the Board the next phase of the Comprehensive Plan is in place with the Impact Fee process. Once the series of steps has been completed, the final step will be to ensure our ordinances align with the Comprehensive Plan. Mr. White stated he will have further information at the next regularly scheduled meeting after the Capital Improvements Advisory Commission and the Council discusses the Impact Fees. Bob

Collins requested this item be placed on the next meeting agenda to receive an update from Ben White.

UPDATE REGARDING COLLIN COLLEGE

Bob Collins stated Dr. Israel is targeting to have the Farmersville campus on the College Board agenda for discussion at the September 2013 meeting. It could be later in the fall for the Board to discuss this item. Ben White informed the Board of the TIGER grant the City applied for to complete Farmersville Parkway which was a major factor for the College.

UPDATE REGARDING PIPELINE

Ben White stated the NTMWD pipeline is on schedule for completion by December 2013. Their pipeline is in place on Collin College's property and is encircling the border of Farmersville. Mr. White also indicated the oil pipeline has staged their construction site at the Hines Sand and Gravel location on Highway 380. The oil company agreed to overlay 5' of right-of-way inside the NTMWD right-of-way on the eastern side of the College's property. The oil line that will cross the Chaparral Trail will be bored as not to disturb the Trail and the surrounding property.

DISCUSSION ON CREATING STAND ALONE NONPROFIT ORGANIZATIONS

Bob Collins stated he would like to integrate services with the electrical utility by using the City's owned power poles to support wideband and other networking capabilities. Mr. Collins referenced GEUS in Greenville which offers cable and internet along with electricity. The FEDC has authority to work with non-profit organizations and this would be an excellent source to merge with our electrical system. Mr. White stated he will have more information by the end of July regarding the electrical system. This item is to be placed on the next agenda for further discussion.

CONSIDERATION AND POSSIBLE ACTION IN REGARDS TO FAÇADE GRANT EXTENSION REQUEST BY BRYAN R WILLIAMS

With the Independent Bank explaining circumstances of a delay in the appraisal process, both the Bank and Mr. Williams have requested an extension of time to allow the completion of the façade at 100 McKinney Street. Robbie Tedford recommended approval of a 6 month extension with Chris Lair seconding the motion. Motion carried unanimously. The 6 month extension will end in February 2014.

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

NTMWD – Bill Harrison is the City's Liaison to the NTMWD Board. Ben White suggested having Mr. Harrison report once a quarter to the FEDC.

Collin College – Bob Collins had no further information to report

Commission's Court – Mayor Joe Helmberger suggested having Chris Hill, Collin County Commissioner, and report once a quarter to the FEDC.

Collin County Area Realtor Meeting – Robbie Tedford attended a meeting about 2 months ago. The meeting was very positive, but no information on major sales. Lonnie McCloud's group is presently leading the meetings. Mr. Tedford will request Lonnie McCloud to report to the FEDC on a quarterly basis.

Questions were asked about the Lakehaven MUD project. The Council and Lakehaven MUD had an agreement, but attorneys reviewed the document and had additional changes. A final document is pending Lakehaven MUD investors agreeing to release the 10 acres to the City for a sewer plant facility.

The Board requested these reports be removed from the monthly agenda and will be reported on a quarterly basis.

BUDGET WORKSHOP

Robbie Tedford recommended scheduling a budget workshop meeting. This will allow the FEDC Board to meet the required deadline to have the budget finalized in August. The Board agreed to hold a Budget Workshop meeting on August 1st at 7 p.m. in the Council Chambers of City Hall.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

On a motion by Robbie Tedford and second by Kevin Meguire the Board approved the invoices listed for payment. Motion carried unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR MAY 2013, JUNE 2013 AND REQUIRED BUDGET AMENDMENTS

On a motion by Robbie Tedford and a second by Kevin Meguire, the Board approved the financials for May 2013. Motion carried unanimously. On a motion by Chris Lair and a second by Kevin Meguire, the Board approved the financials for June 2013. Motion carried unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE MAY 13, 2013 MEETING


On a motion by Kevin Meguire and a second by Kris Washam, the Board approved the meeting minutes of the May 13, 2013 meeting. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Other than the previously stated items to include a Budget Workshop planned for August 1st, non-profit organization discussion regarding combining with our electric utility, Chris Lair indicated a budget amendment will be necessary regarding the \$7,000 expenditure for the electrical study. Kris Washam requested a graph to detail sales tax revenues.


ADJOURNMENT

On a motion by Chris Lair and a second by Kevin Meguire, the Board adjourned at 8:07p.m.



Bob Collins, President

ATTEST:



Kris Washam, Secretary