

**FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION**

**AGENDA**

**October 17th, 2013, 7:00 P.M.**

**City Hall 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 Collin College
  - C. Update regarding Electrical System Acquisition.
  - D. Discussion on creating Towne Centre.
  - E. Discussion with area Realtors on real estate status
  - F. Consideration and possible action regarding financial statements for September 2013, and required budget amendments.
  - G. Consideration and possible action regarding items for payment.
  - H. Consideration and possible approval of the minutes of the September 19th, 2013 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 October 17th, 2013 was posted in the regular posting place of the City of Farmersville on the 14th day of October, 2013 at 5:00 p.m.

  
Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: October 17th, 2013  
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: October 17<sup>th</sup>, 2013  
SUBJECT: Collin College

Receive update regarding Collin College Farmersville Campus



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: October 17<sup>th</sup>, 2013  
SUBJECT: Electrical System Acquisition

Receive update regarding Electrical System Acquisition



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: October 17<sup>th</sup>, 2013  
SUBJECT: Towne Centre

Discussion on creating Towne Centre



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: October 17<sup>th</sup>, 2013  
SUBJECT: Real Estate Status

Discussion with area Realtors on Real Estate Status.



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: October 17th, 2013  
SUBJECT: September 2013 Financial Statements

Consideration and possible action regarding financial statements for September 2013 and budget amendments.

Farmersville Economic Development Corp 4A  
Investment and Budget Report

September 2013

Prepared by: Daphne Hamlin



# **Farmersville Economic Development Corp 4A**

## **September 2013**

|                                    |                            |
|------------------------------------|----------------------------|
| <b>Statement Balance 9-01-2013</b> | <b>\$151,818.15</b>        |
| <b>Deposits:</b>                   |                            |
| <b>Sales Tax:</b>                  | <b>\$19,674.07</b>         |
| <b>Cking Int .05%</b>              | <b>\$6.47</b>              |
| <b>CD Interest</b>                 | <b>\$106.16</b>            |
| <b>Transfer to Texpool</b>         |                            |
| <b>Transfer from Texpool</b>       | <b>\$-</b>                 |
| <b>Checks 1088</b>                 | <b><u>\$(1,912.50)</u></b> |
| <b>Statement balance 9-30-2013</b> | <b>\$169,692.35</b>        |

### **Outstanding Transactions**

|                            |                      |
|----------------------------|----------------------|
| <b>Sales Tax</b>           |                      |
| <b>Transfer to Texpool</b> |                      |
| <b>CD Interest</b>         |                      |
| <b>Checks</b>              | <b>\$(24,011.98)</b> |

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|                          |                            |
|--------------------------|----------------------------|
| <b>Balance 10-4-2013</b> | <b><u>\$145,680.37</u></b> |
|--------------------------|----------------------------|

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TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: October 17th, 2013  
SUBJECT: Items for Payment

Consideration and possible action regarding items for payment

- 1.) Daniel & Brown (Comprehensive Plant \$23,714.88)
- 2.) City of Farmersville ( Meeting Expenses \$178.61)
- 3.) City of Farmersville (Marketing \$7,110.00) budget year 2013-2014



## Adah Leah Wolf

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**From:** Joe Helmberger [JoeHelmberger@verizon.net]  
**Sent:** Friday, August 02, 2013 7:35 AM  
**To:** Adah Leah Wolf; Amanda Ray; Chris Lair; Doug Laube; Edie Sims; Joe Helmberger; Lisa Eastman  
**Subject:** 2013 - 2014 Budget

4A acted positively last night at their budget workshop increasing their investment in the Marketing Committee to \$7,110.00 (they can budget (by law) up to 10% of their annual budget to marketing and after they deducted out their Collin College Foundation Sponsorship, their Rotary Club sponsorship and their Chamber of Commerce Sponsorship they were left with \$7,110.00).

With this investment the Marketing Committee will have \$25,110.00 to oversee next fiscal year. To summarize:

4B - \$15,000.00  
4A - \$7,110.00  
City of Farmersville - \$2,000.00  
Chamber of Commerce - \$1,000.00

4A and 4B must hold public hearings on their budgets and then the budgets must be approved by City Council. In the past their respective budgets have not been questioned and have been approved by Council. I do not anticipate any change but we will not know for sure until the process has run its course.

Joe

Joseph E. Helmberger, P.E.  
Vice President  
Helmberger Associates, Inc.  
TBPE Registration F-000756  
1525 Bozman Road  
Wylie, Texas 75098  
Phone - 972.442.7459  
Fax - 972.442.1428  
[joehelmberger@verizon.net](mailto:joehelmberger@verizon.net)



Account

Fiscal Year

Account Name

General | Balance | Budget | Budget Adjustments | History | Detail

No Filter Selections Made

Filter

Drag a column header here to group by that column

| Date       | Tran   | Reference   | Description                | Amount   | Vendor | Invoice      | PO | Encumbrance |
|------------|--------|-------------|----------------------------|----------|--------|--------------|----|-------------|
| 11/30/2012 | B27262 | Deposit ... | TONYS                      | 35.00    |        |              |    | 0.00        |
| 11/30/2012 | B27262 | Deposit ... | TONYS                      | 35.00    |        |              |    | 0.00        |
| 12/31/2012 | B27469 | Deposit ... | CHARLIES                   | 50.88    |        |              |    | 0.00        |
| 01/31/2013 | B27684 | Deposit ... | 4A DQ LUNCH                | 60.51    |        |              |    | 0.00        |
| 01/31/2013 | B27684 | Deposit ... | 4A FEAGINS                 | 7.13     |        |              |    | 0.00        |
| 02/28/2013 | B27778 | Deposit ... | 4A MEETING                 | 38.18    |        |              |    | 0.00        |
| 03/19/2013 | A51048 | CHK: 017... | BROWN & HOFMEISTER, L.L.P. | 60.00    | 2419   | 201303195865 |    | 0.00        |
| 03/26/2013 | B28040 | Misc 03...  | BROOKSHIRE                 | 33.40    |        |              |    | 0.00        |
| 03/31/2013 | B28343 | Misc 03...  | 4A REIMB EXP               | 233.69CR |        |              |    | 0.00        |
| 04/23/2013 | B28321 | Misc 04...  | BROOKSHIRE                 | 39.95    |        |              |    | 0.00        |
| 05/28/2013 | B28635 | Deposit ... | BROOKSHIRE                 | 44.45    |        |              |    | 0.00        |
| 06/30/2013 | B29156 | Deposit ... | BROOKSHIRE                 | 42.51    |        |              |    | 0.00        |
| 07/31/2013 | B29397 | Deposit ... | 4A REIMB CITY              | 177.90CR |        |              |    | 0.00        |
| 08/20/2013 | B29446 | Deposit ... | BROOKSHIRE                 | 43.11    |        |              |    | 0.00        |
| 09/18/2013 | B29701 | Deposit ... | BROOKSHIRE                 | 32.87    |        |              |    | 0.00        |
| 09/30/2013 | B29892 | Deposit ... | BROOKSHIRE                 | 60.12    |        |              |    | 0.00        |

17 records

178.61

Edit This Record

Clear

View

daphne.hamli



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: October 17th, 2013  
SUBJECT: Meeting minutes for September 19th, 2013

Consideration and possible approval of the minutes of September 19th, 2013 meeting.

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION  
MEETING MINUTES  
September 19th, 2013

The Farmersville EDC met in regular session on September 19th, 2013, at 7:00 p.m. at the City Council Chambers with the following members present: Bob Collins, Kris Washam, Chris Lair and Kevin McGuire. Staff members present were City Manager Ben White and City Accountant Daphne Hamlin. Guest recognized were Mayor Joe Helmberger, Lori Laube, Claire and Austin Hill, and Guillermo Alvarez

CALL TO ORDER

Bob Collins convened the meeting at 7:02 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Guest recognized was Mayor Joe Helmberger, Lori Laube, Claire and Austin Hill, and Guillermo Alvarez.

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

City Manager Ben White updated the EDC 4A board on the progress of the Highway 380 Project. He presented a handout on the status of the Highway 380 Project and stated that he and Mayor Joe Helmberger had met with TxDot to ensure that during construction everything was safe. Kevin McGuire asked for an update on the Railroad Bridge. Mr. White said that the passing track is scheduled for completion on December 2013 and the south west off ramp onto Main Street is scheduled for completion next summer. The east side ramp of the Main Street Bridge is schedule for completion on December 2013. Bob Collins said this will allow access to Main Street North and South. Mayor Helmberger stated that on 09-23-2013 contractors will be setting the beams for the railroad passing track. Chris Lair asked if there will be any traffic issues. Mayor Helmberger said traffic will be stopped during this process, but not scheduled until late in the evening.

UPDATE REGARDING COMPREHENSIVE PLAN

Mr. White informed the EDC 4A board on the Comprehensive Plan. Mr. White stated ordinance changes have passed and are completed and the comprehensive plan is an official document. Bob Collins asked for this item to be removed from future agendas.

UPDATE REGARDING COLLIN COLLEGE

Bob Collins stated that Dr. Israel continues planning for the Farmersville Campus and has scheduled a meeting with Farmersville Superintendent Jeff Adams. Kevin McGuire asked if this will decide campus theme. Bob Collins stated that rural health care is under consideration among others for the Farmersville Campus.

UPDATE REGARDING PIPELINE

Mr. White stated work on the pipeline and permits required have been granted by City of Farmersville on County Road 611.

UPDATE REGARDING ELECTRICAL SYSTEM ACQUISITION.

Mr. White stated currently a lot of activity surrounding the electrical system acquisition. City of Farmersville will take possession of the system and will be considering a



new name. He also state that the City of Farmersville is currently working with First South West for financing in regards obtaining capital electrical equipment.

Energy contract proposals will be coming in early as tomorrow. A meeting is scheduled with Sharyland October 10, 2013 in regards to the transition. Engineering firm McCord will be in attendance as well to support a smooth transition.

#### DISCUSSION ON CREATING TOWNE CENTRE

Bob Collins said we need to develop a master plan for a Towne Centre. Bob Collins stated there is a need to have access routes from Highway 380 and Highway 78 onto McKinney Street to the downtown district.

Kevin McGuire said this is going to take a long time and we are losing ground fast. Kris Washam stated she has a contact that may be able to assist and lead us in the right direction to obtain a master plan for a Towne Centre.

Kevin McGuire suggested obtaining cost involved and discuss at the next scheduled meeting.

#### DISCUSSION ON CREATING STAND ALONE NONPROFIT ORGANIZATIONS

Bob Collins recommended to table this item.

#### CONSIDERATION AND POSSIBLE ACTION REGARDING FAÇADE GRANT APPLICATIONS

First Façade Grant application presented to EDC 4A Board was for Doug and Lori Laube. On a motion by Kevin McGuire and a second by Chris Lair, the board approved the facade grant for Doug and Lori Laube not to exceed \$25,000.00. Motion carried unanimously.

Second Façade Grant applications presented to EDC 4A Board was for Frances and Kenneth Hickman. On a motion by Chris Lair and a second by Kevin McGuire, the board approved the façade grant for Frances and Kenneth Hickman not to exceed \$25,000.00. Motion carried unanimously.

#### DISCUSSION IN REGARDS TO TEXPOOL INVESTMENT ACCOUNT

Daphne Hamlin updated the EDC 4A Board in regards to the security of the EDC 4A Investments. Currently EDC 4A invest funds in the Texpool account which is governed by the State Comptroller's Office.

#### CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR AUGUST 2013 AND REQUIRED BUDGET AMENDMENTS

On a motion by Kevin McGuire and a second by Kris Washam, the Board approved the financials for August 2013. Motion carried unanimously.

#### CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE AUGUST 15<sup>TH</sup>, 2013 MEETING

On a motion by Kris Washam and a second by Kevin Meguire, the Board approved the meeting minutes of the August 15<sup>th</sup>, 2013 meeting. Motion carried unanimously.

#### DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Discussion regarding Town Center, Realtor Estate Status

ADJOURNMENT

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

\_\_\_\_\_  
Bob Collins, President

ATTEST:

\_\_\_\_\_  
Kris Washam, Secretary

DRAFT