

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
AGENDA

October 20th, 2016; 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. Update regarding Collin College Campus**

WORKSHOP:

 - a. Review and consider possible action regarding Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis.
 - b. Discussion in regards to Key Initiative Areas (KIA's)
 - c. Discussion in regards to Specific, Measurable, Attainable, Realistic, Timely, (SMART) Goals.
 - B. Consideration and possible action regarding items for payment**
 - C. Consideration and possible action regarding financial statements for September 2016, and required budget amendments.**
 - D. Consideration and possible action regard meeting minutes August 18th, 2016 and September 15th, 2016**
- IV. Executive Session – Discussion of Matters Permitted by Texas Government Code 551.087 to discuss matters relating to economic development matters as follows:**
 - A. Project “Murphy”**
- V. Reconvene from Executive Session**
- VI. Act on Matters Discussed in Executive Session**
 - A. Project “Murphy”**
- VII. 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.

The Farmersville Economic Development Board (4A) reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues,) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information)

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972- 782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted October 17th, 2016 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Daphne Hamlin/EDC Liaison



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE October 20th, 2016
SUBJECT: Update regarding Collin College Campus

ACTION: Informational only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 20th, 2016
SUBJECT: Workshop

WORKSHOP:

- a. Review and consider possible action regarding Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis.
- b. Discussion in regards to Key Initiative Areas (KIA's)
- c. Discussion in regards to Specific, Measurable, Attainable, Realistic, Timely, (SMART) Goals.

EDC 4A Strategic Planning Workshop

SWOT Analysis:

Strengths:

- *Highways, Location, Transportation, Logistics
- *Affordable Land
- *Regional Airport
- *Colleges
- *Chaparral Trail/Greenbelts
- *Lack of Clutter
- *City Center/City Core
- *Available Workforce
- *Culture
- *TIRZ (Tax Increment Reinvestment Zone)
- *Schools
- *Collin County
- *Utilities
- *Banks

Weakness:

- *Homes/Multi-Family Inventory
- *Home Decay
- *Minority Participation City
- *Sewer
- *Utility Cost
- *Shopping
- *County Government
- *Recreational
- *More Government outside Farmersville
- *Streets
- *Band Width

Opportunities:

- *East Collin County Comm. HUB/Town Center
- *Tourism-Historical
- *College
- *Clean Slate
- *Railroad

EDC 4A Strategic Planning Workshop

- *DART
- *Highway 380-Limited access road
- *Outer Loop
- *Medical Center
- *Retirement / 50+ Living

Threats:

- *Money/Debt
- *Decay of Older Neighborhoods
- *Home Rule
- *Wastewater
- *Lack of Zoning / outside of City Limits
- *Zoning
- *Highway 380 move



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 20th, 2016
SUBJECT: Items for Payment

Items for Payment:

- 1.) City of Farmersville – meeting expenses - \$539.03
- 2.) I Wire 365 – Study - \$20,536.97
- 3.) Quill – Easel Pad – office supplies - \$49.98

ACTION: Approve or Deny 4A EDC Items for Payment as presented



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
12/31/2015	B07577	Bnk Dft 12...	BROOKSHIRE	46.51		
02/28/2016	B08198	Bnk Dft 02...	BROOKSHIRE	64.15		
03/31/2016	B08483	Misc 032...	BROOKSHIRE	70.09		
03/31/2016	B08483	Misc 032...	BROOKSHIRE	28.13		
04/29/2016	B08842	Bnk Dft 04...	4A MEETING EXP	73.09		
05/10/2016	A06234	CHK: 023726	BROWN & HOFMEISTER, L.L.P.	1,620.00	2419	0143-002-31966
05/20/2016	B09243	Deposit 05...	4A REIMB MEETING EXP	1,903.25CR		
05/24/2016	B08904		MOVE TO CORRECT ACCOUNT	87.48		
05/31/2016	B09235	Misc 052...	BROOKSHIRE	41.67		
06/30/2016	B09546		MEETING BROOKSHIRE	75.24		
07/31/2016	B09866	Bnk Dft 07...	BROOKSHIRE	81.71		
07/31/2016	B09866	Bnk Dft 07...	BROOKSHIRE	60.18		
08/23/2016	B10028	Bnk Dft 08...	BROOKSHIRES	72.75		
09/26/2016	B10406	Bnk Dft 09...	BROOKSHIRE	46.91		

15 records 539.03

Edit This Record

View



Invoice

Date	Invoice #
9/30/2016	1193

Bill To
City of Farmersville c/o Ben White 205 S. Main Street Farmersville, TX 75442

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	WILLIAM HADALA		
4	Planning meeting	120.00	480.00
21	Research	120.00	2,520.00
7	Development of report	120.00	840.00
	BUDDIE BARNES		
5	Administration	95.00	475.00
	JOHN CHAMBERS		
4	Planning meeting	75.00	300.00
16	Research	75.00	1,200.00
27	Development of report	75.00	2,025.00
	JIL JOHNSON		
1	Preparation of invoice	55.00	55.00
	MATT LEACH		
2	Planning meeting	45.00	90.00
2	Development of report	45.00	90.00
	JANET DAVIS		
2	Planning meeting	35.00	70.00
3	Administration	35.00	105.00
	 Adjustment of funds not to exceed \$20,000		
		-432.50	-432.50
	 150.2 Travel Expenses	0.54	81.11
	Office supplies	150.00	150.00
	 Percent of project complete %100		
		Total	\$8,048.61

Invoice



Date	Invoice #
8/31/2016	1191

Bill To
City of Farmersville c/o Ben White 205 S. Main Street Farmersville, TX 75442

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	WILLIAM HADALA		
3.5	Kick off meeting - travel	120.00	420.00
3.5	Planning meeting	120.00	420.00
4	Site visit - travel	120.00	480.00
3	NCS meeting - travel	120.00	360.00
44	Research	120.00	5,280.00
10	Development of report	120.00	1,200.00
4.5	Utility meeting - travel	120.00	540.00
	BUDDIE BARNES		
3.5	Kick off meeting - travel	95.00	332.50
4	Administration	95.00	380.00
	JOHN CHAMBERS		
3.5	Kick off meeting - travel	75.00	262.50
8	Feasibility study preparation, development of report	75.00	600.00
	JIL JOHNSON		
3	Preparation of invoice tracking	55.00	165.00
	MATT LEACH		
3.5	Kick off meeting - travel	45.00	157.50
3.5	Planning meeting	45.00	157.50
4	Site visit - travel	45.00	180.00
3	NCS meeting - travel	45.00	135.00
8	Development of report	45.00	360.00
	JOHN NAHHAS		
3.5	Planning meeting	35.00	122.50
8	Development of report	35.00	280.00
	JANET DAVIS		
1.5	Administration of meeting setup	35.00	52.50
1.5	Preparation of marketing materials	35.00	52.50
3.5	Kick off meeting - travel	35.00	122.50
3.5	Planning meeting	35.00	122.50
566.4	Travel Miles	0.54	305.86
	Percent of project complete - 69%		
		Total	\$12,488.36



Invoice

Date	Invoice #
8/31/2016	1191

Bill To
City of Farmersville c/o Ben White 205 S. Main Street Farmersville, TX 75442

Handwritten: #1 Study

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	WILLIAM HADALA		
3.5	Kick off meeting - travel	120.00	420.00
3.5	Planning meeting	120.00	420.00
4	Site visit - travel	120.00	480.00
3	NCS meeting - travel	120.00	360.00
44	Research	120.00	5,280.00
10	Development of report	120.00	1,200.00
4.5	Utility meeting - travel	120.00	540.00
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566.4	Travel Miles	0.54	305.86
	Percent of project complete - 69%		
		Total	\$12,488.36



22324:
 Order Date : 09/26/2016
 Ship Date : 09/28/2016
 InvoiceDate : 09/28/2016
 TIN : 36-2952904

P.O. Box 37600 Philadelphia, PA 19101-0600
 Customer Service: 1-800-789-1331

0005876 01 AB 0.396 **AUTO T7 1 1795 75442-220905 -C01-P05878-I
 Sold To:

City Of Farmersville

205 S Main St
 Farmersville TX 75442-2209



Ship To:
 City Of Farmersville

205 S Main St
 Farmersville TX 75442



1795-01-00-0005876-0001-0008786

Customer PO : hamindaphne Order# : 95932441 Invoice# : 9525496 Account# : C4052773

Item Number	Description	Color	Qty shipped	Price/UM	Extended
901-WYF01354225	Self-Stick easel pads, 2 30-Sh		1	\$49.98/each	\$49.98

Remember you can check your order status & tracking, print invoices and more in the Manage My Account section on Quill.com.

Always Expanding Assortment.
 Everything it takes for your business. Go to Quill.com/new

To help apply your payment properly, remember to include your account # on your check and remit your payment to the address shown below. All shipping carrier fees are covered by Quill. A handling fee may apply to small orders. See Quill.com/shipping. Track shipments, pay invoices and view past orders at My Account on Quill.com.

Customer is responsible for collection fees, court costs and reasonable attorney fees to collect unpaid accounts

Mdse Total: \$49.98
 Tax: \$0.00
 Shipping: Free

Amount Due: \$49.98
 Due Date: 10/28/2016

Payment Coupon: Please detach and enclose this portion with your payment. Please do not staple. Thank You.

Account Number: C4052773
 City Of Farmersville



Invoice Number: 9525496
 Invoice Date: 09/28/2016
 Amount Due: \$49.98
 Payable in U.S. Dollars

Payable to:

Quill Corporation
 P.O.Box 37600
 Philadelphia, PA 19101-0600

0011000000095254960004052773410000000049987

Place an "X" above _____ if you include any comments, suggestions and/or address changes on the back of this payment slip.

43830301

WAVE

02

0740

WEIGHT

000

4.100

RTE

STOP

023

DOOR

BO# 491092

BATCH

7118 E5 E5

11:50 AM

CUST# 77895139

1-800-GO-DEPOT
2220 NORTH HWY 360
GRAND PRAIRIE TX75050

Location	Qty	UM	Vendor Item Code	Description	SKU	UPC	Weight	Markout	Filled by
25 GG 12-42	1	PACK	FC102607	MARKERS,EASEL PAD,8PK,ASTD	0470108	7-35854-92738-8	0 360		
			END OF CARTON".....					



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 20th, 2016
SUBJECT: Consideration and possible action regarding financial statement for September 2016,
and required budget amendments.

ACTION: Approve or Deny 4A EDC Financial Statements for September 2016 as presented

Farmersville Economic Development Corp 4A
September 2016

Statement Balance 9-1-2016 **\$130,228.98**

Deposits:	
Sales Tax:	\$42,831.11
Cking Int .05%	\$5.87
CD Interest	\$74.12
Transfer to Texpool	
Cleared Checks	

Statement balance 10-02-2016 **\$173,140.08**

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest

Balance 10-07-2016 **\$173,140.08**

Farmersville Economic Development Corporation
 Cumulative Income Statement
 For the 12 Months Ended, September 30, 2016

	FY 2016	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$62,993.33	\$52,753.94	\$41,892.45	\$42,277.10	\$38,852.13	\$34,406.76	\$ 39,866.31	\$53,040.84	\$78,789.07	\$95,095.84	\$114,810.16	\$130,228.98	
Deposits														
Sales Tax Collections	\$200,000.00	\$18,274.32	\$23,756.33	\$18,285.52	\$15,274.17	\$22,874.01	\$16,761.24	\$ 17,811.18	\$27,577.49	\$16,229.41	\$19,638.41	\$25,912.42	\$42,831.11	\$265,225.61
Interest Income clring	\$1,100.00	\$3.28	\$2.86	\$2.21	\$1.67	\$1.50	\$1.48	\$ 1.74	\$2.27	\$3.25	\$4.19	\$5.14	\$5.87	\$35.46
Transfer from Texpool to First Bank														
Transfer funds to CD		\$71.91	\$74.32	\$71.92	\$74.19	\$74.12	\$69.33	\$ 74.11	\$71.72	\$74.11	\$71.72	\$74.11	\$74.12	\$875.68
Transfer to Texpool														
City of Farmersville Loan Repayment												\$6,604.15		\$ 6,604.15
CD Interest Earned														
Total Revenue	\$201,100.00	\$101,342.84	\$76,587.45	\$60,252.10	\$67,627.13	\$59,801.76	\$51,238.81	\$57,753.34	\$80,692.32	\$95,095.84	\$114,810.16	\$147,405.98	\$173,140.08	\$272,740.90
Expenses:														
Administration	\$1,000.00													\$1,000.00
Meeting Expenses	\$1,000.00													
Dues/School/Travel	\$500.00													
Office Supplies	\$200.00													
Marketing/promotion Expenses	\$10,000.00		\$10,000.00											
Marketing/Promotion Expenses/Advertising	\$7,500.00					\$7,500.00								
Collin College Sponsorship	\$500.00							\$500.00						
Small Business Entrepreneurship Conf	\$2,500.00								\$1,903.25					
Legal Service	\$1,000.00						\$1,000.00							
Farmersville Chamber	\$500.00						\$500.00							
Farmersville Rotary	\$500.00													
Total Expenditures	\$24,700.00	\$-	\$10,000.00	\$-	\$-	\$7,500.00	\$1,500.00	\$500.00	\$1,903.25	\$-	\$-	\$8,500.00	\$-	\$28,903.25
Direct Business Incentives														\$10,000.00
Zoning Ordinance Re-write	\$65,000.00													\$15,000.00
Collin College Project(sewer/street/electric)	\$-													\$500.00
NTMWD Regional WW Treatment	\$185,000.00	\$48,588.90	\$24,695.00	\$17,975.00	\$20,775.00	\$17,895.00	\$9,872.50	\$4,212.50						\$144,013.90
Fiber Optic Study	\$20,000.00													
Fiber Optic Cable	\$33,000.00													
Industrial Park Infrastructure	\$-													
West Side Lift Station	\$-													
Farmersville Towne Centre	\$30,000.00													
Facade Grant Program	\$50,000.00						\$9,872.50					\$8,677.00		\$18,549.50
Total Development Cost	\$413,000.00	\$48,588.90	\$24,695.00	\$17,975.00	\$20,775.00	\$17,895.00	\$9,872.50	\$4,212.50	\$-	\$-	\$-	\$8,677.00	\$-	\$162,563.40
Total Expenditures	\$437,000.00	\$48,588.90	\$34,695.00	\$17,975.00	\$20,775.00	\$25,395.00	\$11,372.50	\$4,712.50	\$1,903.25	\$-	\$-	\$17,177.00	\$-	\$191,466.65
Revenue vs Expenditures	(\$236,600)													
From Reserves	\$238,600.00													
Balance Budget	\$-													
Total Expenditures		\$48,588.90	\$34,695.00	\$17,975.00	\$20,775.00	\$25,395.00	\$11,372.50	\$4,712.50	\$1,903.25	\$-	\$-	\$17,177.00	\$-	\$191,466.65
Ending Bank Balance		\$52,753.94	\$41,892.45	\$42,277.10	\$38,852.13	\$34,406.76	\$39,866.31	\$53,040.84	\$78,789.07	\$95,095.84	\$114,810.16	\$130,228.98	\$173,140.08	
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		\$616,985.88	\$617,041.89	\$617,139.53	\$617,279.68	\$617,427.31	\$617,698.89	\$617,770.48	\$617,948.48	\$618,133.24	\$618,326.97	\$618,523.27	\$618,716.43	
Interest Earned		\$50.62	\$56.01	\$97.64	\$140.15	\$147.63	\$171.58	\$171.57	\$176.31	\$184.47	\$193.73	\$196.30	\$193.16	\$1,781.17
Total Available Funds		\$919,739.82	\$908,934.34	\$909,416.63	\$904,131.81	\$901,834.07	\$907,465.20	\$920,811.30	\$946,737.55	\$963,229.08	\$983,137.13	\$998,762.25	\$1,041,868.51	



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: October 20th, 2016
SUBJECT: Consideration and possible action regarding meeting minutes for August 18th, 2016 and September 15th, 2016

ACTION: Approve or Deny

- 1.) August 18th, 2016 minutes**
- 2.) September 15th, 2016 minutes**

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
August 18th, 2016

The Farmersville EDC met in regular session on August 18th, 2016 at 7:00 p.m. in the City Council Chambers of City Hall with the following members present: Kevin Meguire, Robbie Tedford, Randy Smith, George Crump, and Jason Lane. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, Mayor Diane Piwko, Councilman Mike Hurst, Lisa and Matt Crowder, and Donna Williams.

CALL TO ORDER

Chairman Meguire convened the meeting at 7:00 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, Mayor Diane Piwko, Councilman Mike Hurst, Lisa and Matt Crowder, and Donna Williams.

PUBLIC HEARING

Chairman Meguire opened the public hearing @ 7:00 to receive comments on the EDC 4A Proposed 2016-2017 Budget and Goals. With no proponents or opponents to present their view, Chairman Meguire closed the public hearing @7:01

Mr. Tedford motioned to approve the EDC 4A Proposed 2016-2017 Budget and Goals, Mr. Lane second the motion. Motion passed unanimously.

UPDATE REGARDING COLLIN COLLEGE CAMPUS

Chairman Meguire gave a brief review of the Collin College Scholarship Banquet he attended in show of support and recognition for Farmersville.

DISCUSSION AND POSSIBLE ACTION REGARDING AWARDED FACADE GRANT TO MATT AND LISA CROWDER.

Chairman Meguire reviewed the façade grant awarded to Matt and Lisa Crowder, showing the before and after pictures. Mr. Crump motioned to accept the completion of the façade grant and payment in the amount of \$8,677.00 to Matt and Lisa Crowder, Mr. Smith second the motion. Mr. Lane abstained. Motion passed

UPDATE REGARDING PROJECT MATILDA

Mr. White, City Manager started out by saying that City Accountant Daphne Hamlin receives emails on occasion from Dallas Regional Chamber who works with a consultant group representing companies seeking available land and buildings for relocation. Project Matilda was looking to establish an enterprise data center in the DFW area and looking for property for sale or to purchase existing warehouse.

Chairman Meguire sent out the info to area realtor to respond showing different areas available.

Mr. White discussed the pamphlet that was created a few years ago for such instances. The pamphlet gives informational facts of our City. Including tax rates, highway accessibility, etc.

Mr. White also mentioned within the same week Dallas Regional Chambers was working with a consultant group on a project. Project Peanut Butter is a food processing company seeking a new manufacturing/distribution facility in the DFW area.

Mr. White stated a pamphlet went out to both Project Matilda and Project Peanut Butter. Mr. White stated the pamphlet is on the website and welcomes any feedback in order to provide as much information as possible.

UPDATE REGARDING MARKETING PAMPHLET

Chairman Meguire stated that he and Mr. White met to discuss the marketing pamphlet. Chairman Meguire said we need to make more bullet points, try to get the average cost of area land market and compare to surrounding areas, showing the cost differences. Chairman Meguire suggested different pamphlets to target different businesses. Need to be ready to support growth and forecasting.

UPDATE REGARDING TRAINING FOR PUBLIC MEETINGS.

Ms. Hamlin reminded the EDC 4A Board regarding training for new members.

RECEIVE REPORT ON STATUS REGARDING PROPOSED CITY OF FARMERSVILLE WASTEWATER FACILITY

Mr. White said the application for the loan going forward. Daniel & Brown working on easements east and west side. Mr. White stated biggest item at this time is getting the loan approved. Time frame should be around November.

RECEIVE UPDATE REGARDING FIBER OPTIC CABLE FOR THE CITY OF FARMERSVILLE

Mr. White said I-365 consultant will have site survey this week. Mr. White said NCS Company working on procurement of fiber cable. Making sure cable is correct before purchasing and the size is enough for growth.

Mr. White said that I-365 may set up a data center in Farmersville at their cost. Looking for a five to ten thousand square foot facility. This would be a main business model used for rural areas.

DISCUSSION AND POSSIBLE ACTION REGARDING MARKETING COMMITTEE

Councilman Hurst said creating a marketing committee would be advantageous to the City. Handing out pamphlets, creating letters, going out to area realtors. Need to strategize to get people and businesses here in Farmersville. Main selling point is the new sewer plant.

Chairman Meguire suggested to have a focus group, bring in marketing groups to give a presentation. Mr. Crump said in the beginning EDC 4A strategized on the Industrial segment and CDC 4B on retail. Mr. Crump said we need to focus on the Industrial side.

Chairman Meguire said we need to find out what drives people to come to a town our size. Councilman Hurst offered to meet with the City Manager of Frisco who helped to bring Stone Briar Mall. We need to bring in someone who has already been thru the growth process. Give us a heads up on what to look for. Mr. Tedford agreed it would be better for us to speak with someone who has been thru this, very interested to speak with someone who has already faced these challenges.

DISCUSSION AND POSSIBLE ACTION REGARDING ITEMS FOR PAYMENT

Mr. Tedford motioned to approve items for payment as presented, Mr. Smith second the motion. All in favor. Motion passed unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENT FOR JULY 2016, AND REQUIRED BUDGET AMENDMENTS

Mr. Lane motioned to approve the financial statements for July 2016 as presented Mr. Crump second the motion. All in favor. Motion passed unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE JULY 13TH AND JULY 21ST, 2016 MEETING

Mr. Crump motioned to approve July 13TH and 21st, 2016 minutes as presented, Mr. Tedford second the motion. All in favor. Motion passed unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

Invite 4B President to give update
Inflow and Infiltration

ADJOURNMENT

Meeting adjourned at 8:19p.m.

Kevin Meguire, President

ATTEST:

George Crump, Secretary

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
September 15th, 2016

The Farmersville EDC met in regular session on September 15th, 2016 at 7:01 p.m. in the City Council Chambers of City Hall with the following members present: Kevin Meguire, Robbie Tedford, Randy Smith, George Crump, and Jason Lane. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, Councilman Mike Hurst.

CALL TO ORDER

Chairman Meguire convened the meeting at 7:01 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, Councilman Mike Hurst.

UPDATE REGARDING COLLIN COLLEGE CAMPUS

Dr. Collins submitted an update to the EDC 4A Board regarding Collin College. Dr. Collins stated no changes since last month. The Collin College Board will meet in a planning retreat later this month to discuss plans for moving forward with the new master plan which includes the Wylie, Farmersville and Celina sites.

DISCUSSION AND POSSIBLE ACTION REGARDING COLLIN COLLEGE FOUNDATION

Ms. Hamlin addressed the EDC 4A Board of an error regarding the Sponsorship Donation given annually to the Collin College Foundation. Ms. Hamlin explained while updating the EDC 4 financial statements discovered Collin College Foundation donation was paid twice within the same budget year 2015-2016. Upon direction of the EDC 4A Board, Ms. Hamlin will contact Dr. Collins to assist to ensure the EDC 4A Board receives recognition in the upcoming budget year 2016-2017 of funds already received.

UPDATE REGARDING MEETING WITH TOWN OF PROSPER, MAYOR SMITH

Mr. White updated the EDC 4A Board of the meeting between himself, Mayor Diane Piwko, Chairman Kevin Meguire, Mayor Smith of Prosper, and Councilman Hurst. Mayor Smith was very involved and knowledgeable of the work performed by the EDC Board, and the work they put into bringing in the Cowboy Organization.

Mr. White stated that Mayor Smith noted the need to be prepared and ready to react when the time for growth comes, especially in zoning. Councilman Hurst said what he got from the meeting was the need for people in marketing profession to assist with the development of our area. Currently Mr. White is in the process of developing a letter to local and surrounding area realtors to give out or hand deliver.

Councilman Hurst stated we need to put things out to real estate brokers who can bring development here. Also, the need for good growth, quality housing, development, and education. Councilman Hurst stated we are in line for growth, we have the ball in our

court and it is our decision what direction Farmersville needs. Farmersville is in a unique position we have land, easy access to Highways and Railroads

UPDATE REGARDING MARKETING PAMPHLET

Mr. White said he has developed a letter focused towards developers. Also, Mr. White stated need to develop another letter focusing towards realtors or brokers and place in front of pamphlet to communicate that our City is right for growth. Mr. White pointed out the front section of the pamphlet talks about the need for housing and the City has an industrial area that's right for development.

Bo Daffin with Collin County Central Appraisal District is developing data, so we will have charts to add to the pamphlet, showing what kind of growth that is happening here and in the surrounding area.

Mr. White stated the pamphlet was generated in 2013 and revised in 2015, basics of the pamphlet is there, showing Farmersville as the home of Audie Murphy in the front part of the pamphlet. Not sure if that section will stay in the front part of the pamphlet, may need to point out first that we are in the fastest growing county in Texas. Then placing the historic value in the back section referencing this is the home of Audie Murphy.

Mr. White said it is important we keep our historic value, this is the home of Audie Murphy and we have people looking at that who wants to move here. Our small town value is important to people who want to move here. Just trying to find the right balance and be positive and maintain our culture and values.

Chairman Meguire asked if this is the finished product. Mr. White stated this the base product that I am working off of. Chairman Meguire suggested to the EDC 4A Board the possibility of taking a drone and go over the Industrial area, showing what Farmersville has to offer in the Industrial area such as the Railroad access. Place it on a disc or on the City website showing the possibilities the Industrial area offers.

Mr. Crump suggested we take what we currently have for review and come back with comments.

Mr. Smith asked about the TIRZ information showing as proposed 2011. Mr. White stated that is just a carryover will make the correction.

UPDATE REGARDING WASTEWATER INFLOW AND INFILTRATION

Mr. White said not a lot of changes within the last month. The environmental reports are turned into TCEQ from DBI. Which is a big accomplishment and waiting for TCEQ to approve so we can go forward with this project. In the meantime working on easement issues and gravity issues around the new proposed lift station on the west side.

RECEIVE REPORT ON STATUS REGARDING PROPOSED CITY OF FARMERSVILLE WASTEWATER FACILITY

Mr. White said it is tied in with the inflow and infiltration issues. Waiting on the loan approval to proceed forward. Once environmental is cleared, we will work on the loan application. When loan is approved we will work on all the wastewater treatment plant

issues. Mainly upgrading plant 1 and 2, and acquiring the right-of-ways for the new wastewater treatment plant. Overall no real changes.

RECEIVE UPDATE REGARDING FIBER OPTIC CABLE FOR THE CITY OF FARMERSVILLE

Mr. White gave past history to the newly elected board officials on the Fiber Optic project funded by EDC 4A in the amount of 33K. Mr. White explained he went back and developed all the information need for phase 1 and 2. Explaining why building only phase 1 would not give you the full capability until you added phase 2.

Mr. White said with the quotes in, and the ability to tie in to Highway 380 the cost is approximately 75k. The study which is a piece of this is 20k. Mr. White explained will need the additional funds to complete the project. Mr. White is proposing, if the EDC 4A Board is in agreement with this project, for a budget amendment to complete the project.

Mr. White explained the reason this is so important is to be able to compete with other Cities. The concept and future of this is to look like Greenville, offering internet, and cable. This is another utility that Farmersville can offer especially to any business needing gigabit capability. This would come a utility revenue like our other utilities.

Mr. Tedford asked what kind of vision do you have to refund EDC 4A. Mr. Crump said he would like to see the scope of what this is capable of. Mr. Tedford asked if they could have information before the next regular scheduled meeting to have time to study and review the concept. Mr. White said he will contact William and find out from him his timeline on compiling the information requested by the EDC 4A Board. Chairman Meguire asked Mr. White what impact it would have if we waited to vote on this project in November 2016. Mr. White said it would delay the construction, but wants to make sure everyone is in agreement and on the same page with this project.

Mr. Tedford wants to see how much it will cost and what revenues it will generate to be able to pay back the loan. Mr. White said he will get the information back to the EDC 4A Board.

DISCUSSION AND POSSIBLE ACTION REGARDING 4A ECONOMIC DEVELOPMENT CORPORATION REVIEW.

Chairman Meguire explained why this item is on the agenda. There are some new members and feels as though maybe a workshop to discuss what direction the EDC 4A Board would like to take.

Chairman Meguire pointed out the 2 key points in the information provided regarding the duties of EDC Boards, are manufacturing and Industrial development, but as you read on it basically covers everything.

Chairman Meguire said the focus so far has been to build up a fund balance to support infrastructure for future development. Now that the City has taken this on it is time for the EDC 4A Board to move in another direction.

Mr. Crump said would like to see the workshop, have all the board members together give each other their thoughts to see if we can get on the same page.

Mr. Smith said his biggest concern is the limitation we have in the sewer system, how could we accommodate a new business within the next few months. Example the Shell Station, are we going to be able to accommodate their facility, without causing any manipulation to the system. When will we run out of capacity to accommodate new businesses? Mr. Crump said are you looking at process Industry, warehouse distribution, depends on utility use they are requiring.

Mr. White said he could respond to these questions. The way we see the approach now is to build the capacity as needed. The way the City Council is taking care of this is being pro-active with having all the engineering in place. We are building capacity although it being slight into Plant 1 and Plant 2, refurbishing them right away that will be in place next year. At the end of next year we will have engineering drawings and right of way acquired for the new plant. Then you are waiting for the need to expand and add capacity, if the need arises. Meaning you are in the shortest time frame to construct the new plant.

Mr. Smith explained he understands you can't have a full system available and no way to pay for it. My question is can we go market for business to come to Farmersville. Mr. White said that they would react to make this work, we are in a position to make this happen if the need arises.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENT FOR AUGUST 2016, AND REQUIRED BUDGET AMENDMENTS

Mr. Crump motioned to approve the financial statements for August 2016 as presented Mr. Tedford second the motion. All in favor. Motion passed unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

I-365 information update
Budget Amendment
Workshop

ADJOURNMENT

Meeting adjourned at 8:32p.m.

Kevin Meguire, President

ATTEST:

George Crump, Secretary