

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

July 21, 2016 7:00p.m.

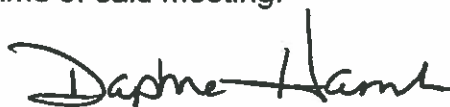
City Hall Council Chambers

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Business Items for Discussion and Possible Action**
 - A. Update regarding Collin College Campus
 - B. Receive update on Citizen Survey
 - C. Receive update on I&I issues
 - D. Receive update regarding zoning ordinance study
 - E. Receive update regarding Fiber Optic Cable Study for the City of Farmersville
 - F. Receive Update regarding proposed City of Farmersville wastewater facility.
 - G. Discussion and possible action regarding revised 2015-2016 and proposed 2016-2017 budget and goals. Set date for public hearing to adopt budget and goals
 - H. Discussion and possible action regarding Resolution amending Authorized Representatives to Texpool and authorized Independent Bank Check signers.
 - I. Consideration and possible action regarding financial statements for June 2016, and required budget amendments.
 - J. Consideration and possible approval of the minutes of the June 30th, 2016 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.

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 July 18th, 2016 by 5:00 P.M. and remained so posted continuously at least 72 hours preceding the scheduled time of said meeting.



Daphne Hamlin/EDC Liaison



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st, 2016
SUBJECT: Collin College Campus

Update regarding Collin College Campus

ACTION: No action informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st, 2016
SUBJECT: Citizen Survey

Receive update on Citizen Survey

Action: Informational only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st, 2016
SUBJECT: I & I Issues

Receive update on I&I Issues

ACTION: Informational item only



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st, 2016
SUBJECT: Zoning Ordinance Study

Receive update regarding zoning ordinance study.

ACTION: Informational only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st, 2016
SUBJECT: Fiber Optic Cable

Receive update regarding Fiber Optic Cable for the City of Farmersville

ACTION: Informational only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st, 2016
SUBJECT: Wastewater Facility

Receive update regarding proposed City of Farmersville wastewater facility master plan

ACTION: No action informational purpose only



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st 2016
SUBJECT: Budget Review

Review current budget and goals for 2015-2016 and proposed budget and goals for 2016-2017. Set Public Hearing date

Action: Approve or Deny

Farmersville Economic Development Corp 4A

REVENUE	2015-2016 Revised Budget	2016-2017 Proposed Budget
Sales Tax	\$200,000.00	\$220,000.00
Interest Earned	\$1,100.00	\$1,100.00
Total Revenue:	\$201,100.00	\$221,100.00
Expenses		
Administration	\$1,000.00	\$1,000.00
Meeting Expenses	\$1,000.00	\$1,000.00
Dues/School/Travel	\$500.00	\$500.00
Office Supplies	\$200.00	\$200.00
Marketing/Promotion Expenses/Adv	\$10,000.00	
Chamber Sponsorship	\$1,000.00	\$1,000.00
Rotary Sponsorship	\$500.00	\$500.00
Collin College Sponsorship	\$7,500.00	\$7,500.00
Legal	\$2,500.00	\$2,500.00
Small Business Conference	\$500.00	\$500.00
Total Expenses:	\$24,700.00	\$14,700.00
Development		
Collin College Project (sewer/street)	\$-	\$150,000.00
Zoning Ordinance Re-write	\$85,000.00	\$85,000.00
Fiber Optic Cable Study	\$20,000.00	\$-
Fiber Optic	\$33,000.00	\$33,000.00
Waste Water	\$195,000.00	\$-
Facade Grant Program	\$50,000.00	\$50,000.00
Towne Centre Planning	\$30,000.00	\$-
Total Development Cost:	\$413,000.00	\$318,000.00
Total Expenditures	\$437,700.00	\$332,700.00
Revenue vs. Expenditures	\$236,600.00	\$111,600.00
From Reserves	\$236,600.00	\$111,600.00
Balance Budget		

**2015-2016 Goals and Specified Projects
Economic Development Corporation**

Goals:

1. Create a business atmosphere in Farmersville that supports:
 - a. Retention and expansion of existing businesses,
 - b. Attracting new or relocating businesses that will increase the quality and quantity of primary jobs
 - c. Working with regional coalitions to address infrastructure, transportation, education and quality of life issues,
 - d. Recruiting at least one new employer per year.
2. Improve communication with the community and communicate accomplishments of the Economic Development Corporation
3. Partner with Collin College for a functional college by 2020.
4. Promote and support a planning study for the Farmersville Towne Centre.

Projects: Specific funding activities to achieve stated goals:

1. Regional wastewater infrastructure design.
2. Funding Collin College and/or City of Farmersville requests as they pertain to the college's eastern county campus.
3. Develop plans and/or invest in infrastructure for future economic development projects.
4. Support planning study of the Farmersville Towne Centre.



Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21st, 2016
SUBJECT: Texpool

Discussion and possible action regarding Texpool authorized representatives and Independent Bank Authorized check signers.

ACTION: Approve or Deny



Resolution Amending Authorized Representatives

Please use this form to amend or designate Authorized Representatives.

This document supersedes all prior Authorized Representative forms.

* Required Fields

1. Resolution

WHEREAS,

Farmersville Economic Development Corporation

Participant Name*

7 7 2 8 5

Location Number*

(*Participant*) is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds, and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Kevin Meguire

Name

Farmersville Economic Development Corp., President

Title

meguireTX@aol.com

Phone/Fax/Email

Signature

2. George Crump

Name

Farmersville Economic Development Corp., Secretary

Title

gcrupm@crumpassociates.com

Phone/Fax/Email

Signature

1. Resolution (continued)

3. Daphne Hamlin
Name
Finance Director
Title
972-782-6151 d.hamlin@farmersvilletx.com
Phone/Fax/Email

Signature

4. _____
Name

Title

Phone/Fax/Email

Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Daphne Hamlin
Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name

Title

Phone/Fax/Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 21 day July, 20 16.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

Farmersville Economic Development Corp 4A
Name of Participant*

SIGNED

Signature*
Kevin Meguire
Printed Name*
President
Title*

ATTEST

Signature*
George Crump
Printed Name*
Secretary
Title*

2. Mailing Instructions

The completed Resolution Amending Authorized Representatives can be faxed to TexPool Participant Services at 1-866-839-3291, and mailed to:
TexPool Participant Services
1001 Texas Avenue, Suite 1400
Houston, TX 77002

ORIGINAL SIGNATURE AND DOCUMENT REQUIRED

TEX-REP

2 OF 2



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21, 2016
SUBJECT: June 2016 Financial Statements

Consideration and possible action regarding financial statements for June 2016 and budget amendments.

ACTION: Approve or disapprove the financial statements as presented



FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A
FINANCIAL REPORT
JUNE 2016

Daphne Hamlin

Farmersville Economic Development Corp 4A
June 2016

Statement Balance 6-1-2016		\$78,789.07
Deposits:		
Sales Tax:		\$16,229.41
Cking Int .05%		\$3.25
CD Interest		\$74.11
Transfer to Texpool		
Cleared Checks		
Transfer Fee		
Statement balance 06-30-2016		\$95,095.84

Outstanding Transactions

Sales Tax
Transfer to Texpool
CD Interest

Balance 7-7-2016	\$95,095.84
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	FY 2016													
	Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		\$82,993.33	\$52,753.94	\$41,892.45	\$42,277.10	\$36,852.13	\$34,406.76	\$ 39,866.31	\$53,040.84	\$78,789.07				
Deposits														\$-
Sales Tax Collections	\$200,000.00	\$18,274.32	\$22,768.03	\$18,285.52	\$15,274.17	\$22,874.01	\$18,761.24	\$ 17,311.16	\$27,577.49	\$16,229.41				\$178,843.67
Interest Income (neg)	\$1,100.00	\$3.26	\$2.07	\$2.21	\$1.87	\$1.50	\$1.48	\$ 1.74	\$2.27	\$3.25				\$20.25
Transfer from Texpool to First Bank														\$-
Transfer funds to CD		\$71.51	\$74.32	\$71.52	\$74.19	\$74.12	\$69.33	\$ 74.11	\$71.72	\$74.11				\$655.73
Transfer to Texpool														\$-
Transfer Fee														\$-
CD Interest Earned														\$-
Total Revenue	\$201,100.00	\$61,342.84	\$76,587.45	\$60,252.10	\$57,627.13	\$59,201.76	\$51,238.81	\$57,753.34	\$80,692.32	\$95,095.84				\$-
Expenses:														
Administration	\$1,000.00													\$-
Meeting Expenses	\$1,000.00													\$-
Cover School/Fire/et	\$500.00													\$-
Office Supplies	\$200.00													\$-
Marketing/Promotion Expenses														\$-
Marketing/Promotion Expenses-Advertising	\$10,000.00		\$10,000.00											\$10,000.00
Colin College Sponsorship	\$7,500.00					\$7,500.00								\$7,500.00
Small Business Entrepreneurship Conf	\$500.00							\$500.00						\$500.00
Legal Service	\$2,500.00								\$1,503.25					\$1,503.25
Farmerside Chamber	\$1,000.00						\$1,000.00							\$1,000.00
Farmerside Rotary	\$500.00						\$500.00							\$500.00
Total Expenditures	\$24,700.00		\$10,000.00	\$-	\$7,500.00	\$1,500.00	\$500.00	\$1,903.25	\$-	\$-				\$21,403.25
Directive Business Incentives														\$-
Zoning Ordinance Re-write	\$25,000.00													\$-
Colin College Project (sewer/street/electric)	\$-													\$-
IT/AV/D Regional W/W Treatment	\$165,000.00	\$43,500.00	\$24,695.00	\$17,975.00	\$20,775.00	\$17,695.00	\$9,872.50	\$4,212.50						\$144,013.50
Fiber Optic Study	\$20,000.00													\$-
Fiber Optic Cable	\$13,000.00													\$-
Industrial Park Infrastructure	\$-													\$-
West Side Lift Station	\$-													\$-
Farmerside Towne Centre	\$20,000.00													\$-
Facade Grant Program	\$50,000.00						\$9,872.50							\$9,872.50
Total Development Cost	\$413,000.00	\$43,500.00	\$24,695.00	\$17,975.00	\$20,775.00	\$17,695.00	\$9,872.50	\$4,212.50	\$-	\$-				\$153,086.40
Total Expenditures	\$437,700.00	\$40,500.00	\$34,695.00	\$17,975.00	\$20,775.00	\$25,395.00	\$11,372.50	\$4,712.50	\$1,903.25	\$-				\$175,289.65
Revenue vs Expenditures	(\$236,600)													\$-
From Reserves	\$236,600.00													\$-
Balance Budget	\$-													\$-
Total Expenditures	\$40,500.00	\$34,695.00	\$17,975.00	\$20,775.00	\$25,395.00	\$11,372.50	\$4,712.50	\$1,903.25	\$-					\$175,289.65
Ending Bank Balance		\$52,753.94	\$41,892.45	\$42,277.10	\$36,852.13	\$34,406.76	\$39,866.31	\$53,040.84	\$78,789.07	\$95,095.84				
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				
Texpool Balance	\$616,985.00	\$617,041.89	\$617,138.53	\$617,279.68	\$617,427.31	\$617,598.89	\$617,770.46	\$617,948.48	\$618,133.24					
Interest Earned		\$58.62	\$56.01	\$97.64	\$140.15	\$147.63	\$171.58	\$171.57	\$178.31	\$184.47				\$1,197.98
Total Available Funds	\$919,720.82	\$908,974.34	\$909,416.63	\$904,131.81	\$901,834.07	\$907,465.20	\$920,811.30	\$946,737.55	\$963,229.08					



TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: July 21,, 2016
SUBJECT: Meeting minutes for June 30th, 2016

Consideration and possible approval of the minutes June 30th, 2016

ACTION: Approve or disapprove the June 30th, 2016 as presented

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES
June 30th, 2016

The Farmersville EDC met in regular session on June 30th, 2016 at 7:01 p.m. in the City Council Chambers of City Hall with the following members present: Bob Collins, Kevin Meguire, Robbie Tedford, Randy Smith, George Crump, and Jason Lane. Staff members present were City Accountant Daphne Hamlin, Mayor Diane Piwko, Councilman Mike Hurst and City Manager Ben White. Special guest recognized Matt & Lisa Crowder

CALL TO ORDER

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

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, Matt & Lisa Crowder and new EDC 4A Board members. Daphne Hamlin administered oath of office to the following newly appointed EDC 4A Board members, George Crump, Randy Smith, and Robbie Tedford.

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

Mr. Lane motioned to nominate Mr. Meguire for the EDC 4A Board President, Mr. Crump second the motion. All in favor. Motion passed unanimously

Mr. Crump motioned to nominate Mr. Lane for the EDC 4A Board Vice President, Mr. Tedford second the motion. All in favor. Motion passed unanimously.

Mr. Lane motioned to nominate Mr. Crump for the EDC 4A Board Secretary, Mr. Tedford, second the motion. All in favor. Motion passed unanimously.

UPDATE REGARDING COLLIN COLLEGE CAMPUS

Dr. Collins updated the EDC 4A Board regarding the Collin College Campus. Dr. Collins stated a new master plan was approved. Dr. Collins stated there are five (5) major priorities over the next five (5) years.

A new campus for the City of Wylie is the first priority. City of Wylie donated forty-three (43) acres for the new campus and project to have over 7,500 students.

Dr. Collins stated the number one issue with Farmersville is the population and only project around 300 students. Dr. Collins said the population in the County will double and may even triple over the next three (3) years. Dr. Collins stated there are various reasons why the board is moving slow in the northern counties. Dr. Collins stated a center is planned for the City of Farmersville and City of Celina by 2020.

DISCUSSION AND POSSIBLE ACTION REGARDING FAÇADE GRANT APPLICATION RECEIVED.

Matt and Lisa Crowder owner of the building located at 119 S Main Street, Farmersville, Texas presented a façade grant application to the EDC 4A Board. Chairman Meguire asked if the EDC 4A Board had any questions after the review of the application.

Mr. Tedford stated the intent of this grant is for facade not interior. Mr. Crump asked if this was consistent with previous grants received. Mr. Tedford stated this is the first application received this budget year, and the project must begin within ninety (90) days of awarding the grant and completion within six (6) months. Mr. Smith asked Mr. Crowder if he had been a business owner in the past. Mr. Crowder stated for over 20 years.

Mr. Tedford motioned to award the façade grant application to Matt & Lisa Crowder, Mr. Crump second the motion. Mr. Lane Abstained. Motion carried.

DISCUSSION AND POSSIBLE ACTION REGARDING ZONING ORDINANCE

City Manager Mr. White updated the EDC 4A Board on the process of the zoning ordinance re-write. Mr. White stated there is a delay due to the turnover in the newly elected Mayor and City Council members.

Mr. White stated that the intent for the review of the zoning ordinance is to bring it up to date hopefully for an economic boost. Mr. Crump asked if the funds are available and approved. Mr. Crump was assured funds are available for this study.

Mayor Piwko asked to address the EDC 4A Board regarding the zoning ordinance re-write. Mayor Piwko expressed concerns and explained why the City Council is delaying taking action regarding the zoning ordinance re-write. Mayor Piwko stated that the firm associated with the re-write of the zoning ordinance also has ties with the engineering of the Islamic Cemetery

RECEIVE UPDATE REGARDING FIBER OPTIC CABLE FOR THE CITY OF FARMERSVILLE

Mr. White stated John Chambers has worked with the attorney and made the necessary changes in the contract for the Fiber Optic Study. Currently it is in the final stages and ready for review.

Mr. White gave a brief overview to the newly elected EDC 4A Board members to bring them up to speed on what this project consist of. Mr. White stated the fiber optic cable will begin at City Hall, to the Public Safety Building and eventually to the Public Works Facility and back to City Hall to create a ring. The plan is to run the fiber optic towards Highway 380 giving the highest speed of internet available. Mr. White stated could make the interconnection beyond the ability adding downtown, school, and businesses.

Mr. White stated I-wire365 has the expertise to get the best deal for the City of Farmersville. Eventually spreading which could possibly include citizens.

Mr. Crump asked in the Budget there is a line item for 22k and one for 33K. Mr. White explained the 22k is for the study and the 33k is for the install of the fiber optic.

DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED CITY OF FARMERSVILLE WASTEWATER FACILITY MASTER PLAN

Mr. White brought the newly elected EDC 4A Board members up-to-date on the new proposed waste water treatment plant. Mr. White stated the current existing facility will expand its capability in order to add more service. A Lift Station will be added on the west side of the City to Lake Lavon. Once this is complete this will add sewer capacity to the City. Chairman Meguire stated this is an immediate need for growth.

Mr. Smith asked if the current system could handle additional customers. Mr. White stated nothing big.

Mr. Smith asked with the 4m dollar loan, when will the plant be renovated. Mr. White said going through the process with the various requirements needed to secure the loan. If loan is secured within the next 2-4 months the best case scenario for plant 1 & 2 upgrades and the lift station simultaneously will be within the next year.

Mr. Smith asked with the renovations of plant 1 & 2 will we be able to bring on new customers. Mr. White stated it will bring us into compliance. Mr. White stated the real issue is with the I&I.

Mr. Smith asked about the Lake Haven project, how many homes are expected? Mr. White stated if he recalled correctly approximately 1,300 homes. Mr. White said he will provide an update to the EDC 4A Board during the next regular scheduled meeting.

Mr. Crump asked if NTMWD is involved. Mr. White said they are currently running the plant and will re-evaluate down the road possibly acquiring our own operator.

BUDGET WORKSHOP

Due to time restraints and newly elected EDC 4A Board members a special meeting was set for July 13th, 2016 to review and discuss the budget and goals.

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

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

CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES OF THE APRIL 28TH, 2016 AND MAY 19TH 2016 MEETING

Mr. Meguire motioned to approve April 28th 2016 minutes as presented, Mr. Lane second the motion. All in favor. Motion passed unanimously.

Mr. Meguire motioned to approve May 19th, 2016 minutes as presented, Mr. Lane second the motion. All in favor. Motion passed unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA
Planning and Zoning Sign Ordinance
Infiltration issues

ADJOURNMENT
Meeting adjourned at 8:47 p.m.

Kevin Meguire, President

ATTEST:

George Crump, Secretary

DRAFT