

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION  
MEETING MINUTES

May 18<sup>th</sup>, 2017

The Farmersville EDC met in regular session on May 18<sup>th</sup>, 2017 at 6:49 p.m. in the City Hall Council Chambers with the following members present: Kevin Meguire, Robbie Tedford, and Randy Smith. Absent, Jason Lane and George Crump. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized, City Council Liaison Mike Hurst, Mayor Diane Piwko, Leaca Caspari, David Bell and Donna Williams.

CALL TO ORDER

Chairman Meguire convened the meeting at 6:49 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized, City Council Liaison Mike Hurst, Mayor Diane Piwko, Leaca Caspari, David Bell and Donna Williams.

PUBLIC COMMENT

No public comment taken.

REVIEW KEY INITIATIVE ARE GOALS (KIA'S)

Mr. White updated the EDC 4A Board regarding the list of local brokers. Mr. White presented the spreadsheet with local brokers. Mr. White stated he had been in touch with the Dallas Chamber of Commerce and together reviewed the broker list and picked out the brokers that could be most effective for the Farmersville area. Mr. White pointed out the brokers are hi-lighted in blue. Mr. White stated the next plan of action is to contact those brokers and set up meetings for the 1<sup>st</sup> Friday and 3<sup>rd</sup> Friday of every month.

Mr. White asked if anyone on the EDC 4A board that would like to attend meetings set up with local brokers. Chairman Meguire suggested to limit 2-3 people to attend meetings not to overwhelm brokers. Chairman Meguire said he would like a representative from EDC 4A Board but for now Mr. White is the primary person along with Councilman Hurst to attend those meetings.

Chairman Meguire suggested to send out a correspondence and video to the brokers not in the highlighted part and to continue down the list.

Mr. White presented the interactive map. Reviewed City of Farmersville website and reviewed the interactive map. Mr. White said he feels this is complete and what the EDC

4A Board was looking for the next thing is to make sure it is maintained and kept up to date. Review it every quarter make sure all the information is accurate. Chairman Meguire asked who will be updating. Mr. White said that Daniel and Brown will receive the information and update the interactive map. Chairman Meguire said that the EDC 4A Board will review the upcoming budget and make necessary changes to cover cost.

Mr. White updated regarding the drone video. So far they have taken the drone footage and still shots. What is needed next is the script. Mr. White said he will run the script by the EDC 4a Board. Mr. White asked Daphne to forward a copy of the script to Chairman Meguire for review.

#### RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated the only update is that the Bond was passed. Farmersville campus is scheduled for completion in 4 years. Mr. White stated more importantly is the infrastructure, making sure the upgrades scheduled for the sub-station can handle the new campus. Mr. White stated the transformers are getting old need to be upgraded and upgrade line to the property to make sure we can handle demand. Mr. White stated water is not an issue. Sewer plans are going ahead with the lift station. Mr. White stated the road needed for the camps, we will have a problem, currently no funding available.

Chairman Meguire thanked the Mayor Piwko, Mr. Smith, Mr. Tedford and Councilman Hurst for their hard work and support on the Bond election.

#### CONSIDER, DISCUSS AND ACT UPON RELOCATION OF NEW BUSINESS, BIG D CONCRETE NEEDING CITY WATER AND SEWER SERVICES

Mr. White discussed the new business relocating to Farmersville. Bid D Concrete they own property on county road 699. They have asked to come into the City and they are right now working thru TCEQ for a permit. They also operate a business in Dallas, and Gunner.

Mr. White stated Big D Concrete plans are to open up a batch business same as the other plants, but would like to also develop an RV Storage Facility in the future. There is sales tax associated with that, but not sure how much at this time.

Mr. White stated they would like to be up and operating by end of summer. What they are requesting is annexation into the City of Farmersville.

Chairman Meguire stated that at the last meeting stated this business would bring in about 20 jobs. Mr. White stated he feels at first not this many but as business grows it would ramp up.

Mr. White said what they are requesting is annexation into the City and currently the City Secretary is looking into the process.

Mr. White said there is a new lift station in that area and it is deep enough to handle all those channels in that area. Mr. White stated that he spoke to the business owner and would ask the EDC 4A Board if they could help fund this project to provide water and sewer to this new business.

Mr. Tedford stated he is interested in looking into the sales tax that this business could produce. Mr. Whites said he would come back to the next meeting with numbers for a possible decision.

Mr. White said if we do supply them with water and sewer it would extend our ccn; that helps the City of Farmersville to supply water in that area, we have a water tower in that area. Another option Big D would have is to get water from Caddo Basin. Mr. White stated right now we flush out the water tower due to not enough users in that area. This would help by having a big user in that area. Instead of having to flush it on the ground we would have a user. Lift Station would not be operational until next winter, but pending on the timing may have to push that forward. Mr. White stated the possibility of borrowing funds from EDC 4A to move forward and pay back when loan is approved for the sewer project. Also, have some backing in terms of funds in our reserve account. This would be our options if the business moves forward.

Chairman Meguire asked who would supply the electric. Mr. White said in that area is Sharyland. Mr. White said the electrical is set and cannot be change.

#### CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion from Mr. Tedford to approve items for payment, second by Mr. Smith, motioned carried all in favor

#### CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR APRIL 2017

On a motion from Mr. Smith to approve the April 2017 financial statements as presented, second by Mr. Tedford, motioned carried all in favor.

#### CONSIDERATION AND POSSIBLE ACTION REGARDING MEETING MINUTES FROM April 20<sup>th</sup>, 2017.

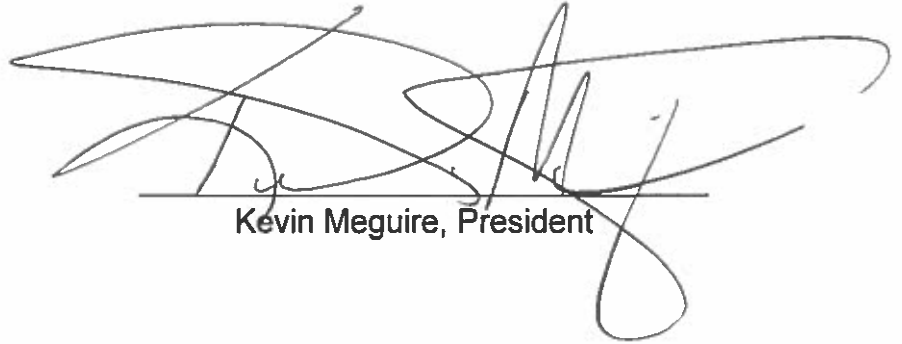
On a motion from Mr. Smith to approve meeting minutes from April 20th, 2017 striking 2020/2024 on page 4 from minutes, second by Mr. Tedford, motion carried all in favor.

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

Budget Workshop

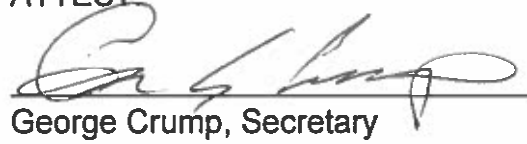
Bid D Concrete  
Camden Park  
Drone video  
Home Grown Plants  
Zoning Re-Write  
Parking issue at the Rudicile Property  
Collin College  
ADJOURNMENT:

Meeting adjourned at pm. 7:20



Kevin Meguire, President

ATTEST:



George Crump, Secretary