

# FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

## AGENDA

**June 15th, 2017; 6:30 p.m.**  
**City Hall Council Chambers**

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Public Comment**

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minutes. This forum is limited to a total of thirty (30) minutes. If a speaker inquires about an item, the EDC 4A Board or City staff may only respond with (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

### **IV. Business Items for Discussion and Possible Action**

- A. Review, consider and discuss Key Initiative Area Goals (KIA'S).**
  - a.) List of Brokers
  - b.) Interactive map update.
  - d.) Update on drone video
- B. Receive update on Collin College.**
- C. Consider, discuss and act upon relocation of new business, Big D Concrete needing City water and sewer services.**
- D. Consider, discuss and act upon local business Home Grown Plants request for ATMOS gas.**
- E. Receive update on Camden Park Project.**
- F. Receive update on Zoning re-write Project.**
- G. Consider, discuss and act upon parking issue at Murphy Crossing.**
- H. Budget workshop**
- I. Consider, discuss and act upon wire agreement with Independent Bank Farmersville.**
- J. Consider, discuss and act upon financial statements for May 2017, and required budget amendments.**
- K. Consider, discuss and act upon meeting minutes for May 18th, 2017**

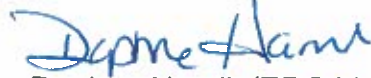
### **V. Adjournment**

- 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 May 12th, 2017 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

A handwritten signature in blue ink that reads "Daphne Hamlin". The signature is written in a cursive style with a large initial "D".

Daphne Hamlin/EDC Liaison



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 15, 2017  
**SUBJECT:** Key Initiative Area Goals

**Review Key Initiative Area Goals (KIA'S)**

Broker Targets – Ben White

Interactive Map – Ben White

Drone pricing/incorporate into website pricing – Ben White



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15th, 2017  
SUBJECT: Collin College

Receive update on Collin College

**ACTION: No action informational purpose only**



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15th, 2017  
SUBJECT: New Business Big D Concrete

Consider, discuss and act upon relocation of new business, Big D Concrete needing City water and sewer services

**Action: Approve or Deny**



**TO:** Economic Development Corporation  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** June 15<sup>th</sup>, 2017  
**SUBJECT:** Home Grown Plants

Consider, discuss and act upon local business Home Grown Plants request for  
ATMOS Gas.

**ACTION:** Approve or Deny



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15th, 2017  
SUBJECT: Camden Park

Receive update on Camden Park Progress

**ACTION: No action informational purpose only**



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15<sup>th</sup>, 2017  
SUBJECT: Zoning re-write

Receive, update on Zoning re-write project

**ACTION: No action informational purpose only**





TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15th, 2017  
SUBJECT: Murphy Crossing

Consider, discuss and act upon parking issue at Murphy Crossing

**Action: Approve or Deny**



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15<sup>th</sup>, 2017  
SUBJECT: Budget Workshop

Budget Workshop

**ACTION: No action informational purpose only**

## Farmersville Economic Development Corp 4A

REVENUE	2016-2017 Budget	2017-2018 workshop
Sales Tax	\$220,000.00	
Interest Earned	\$1,100.00	
<b>Total Revenue:</b>	<b>\$221,100.00</b>	
<b>Expenses</b>		
<b>Administration</b>		
Administration Assist	\$1,000.00	
Meeting Expenses	\$1,000.00	
Legal Services	\$2,500.00	
Dues/School/Travel	\$500.00	
Office Supplies	\$200.00	
<b>Marketing /Sponsorship /Adv.</b>		
Marketing/Promotion Expenses/Ad	\$7,410.00	
Chamber Sponsorship	\$1,000.00	
Rotary Sponsorship	\$500.00	
Collin College Sponsorship	\$7,500.00	
Small Business Conference	\$500.00	
<b>Total Expenses:</b>	<b>\$22,110.00</b>	
<b>Development</b>		
Collin College Project (sewer/street)	\$150,000.00	
Zoning Ordinance Re-write	\$85,000.00	
Fiber Optic Cable Study	\$-	
Fiber Optic		
Waste Water	\$-	
Facade Grant Program	\$50,000.00	
Towne Centre Planning	\$-	
<b>Total Development Cost:</b>	<b>\$285,000.00</b>	
<b>Total Expenditures</b>	<b>\$307,110.00</b>	
<b>Revenue vs. Expenditures</b>	<b>\$86,010.00</b>	
<b>From Reserves</b>	<b>\$163,600.00</b>	
<b>Balance Budget</b>		



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15th, 2017  
SUBJECT: Wire Agreement

Consider, discuss and act upon wire agreement with Independent Bank Farmersville

**Action: Approve or Deny**



Tax ID: \_\_\_\_\_

**SCHEDULE A: AUTHORIZED REPRESENTATIVES  
CUSTOMER: AUTHORIZED REPRESENTATIVES**

<p align="center">Signature of Authorized Representative Kevin Meguire Printed Name FEDC Chairman Title Phone Number Password</p>	<p align="center">Signature of Authorized Representative George Crump Printed Name FEDC Treasurer Title Phone Number Password</p>
<p align="center">Signature of Authorized Representative Sandra Green Printed Name City Secretary Title Phone Number Password</p>	<p align="center">Signature of Authorized Representative Daphne Hamlin Printed Name Finance Director Title Phone Number Password</p>

Account Number	Account Title	Mailing Address

**CUSTOMER**

**INDEPENDENT BANK**

Signature of Authorized Officer \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

Signature of Authorized Officer \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

## Daphne Hamlin

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**From:** Kaitlyn Herd <kherd@ibt.com>  
**Sent:** Wednesday, June 07, 2017 3:28 PM  
**To:** Daphne Hamlin  
**Subject:** WIRE AGREEMENT  
**Attachments:** 4950\_001.pdf

Daphne,

Attached is the authorized representatives section of the wire agreement for the EDC. If you will, have everyone fill out their phone number and password they would like to use and then sign above their names. I can fill in the account information section. At the bottom where the customer signs again, that will have to be Kevin or George since they are signers on the EDC account.

If you have any questions let me know.

Have a great day. ☺

**Kaitlyn Herd**  
**Lobby Services Representative**  
223 McKinney Street  
Farmersville, TX 75442  
[kherd@ibt.com](mailto:kherd@ibt.com)  
972.782.6181 Phone  
972.784.6362 Fax  
[ibt.com](http://ibt.com)



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TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15<sup>th</sup>, 2017  
SUBJECT: Consider, discuss and act upon financial statement for May 2017, and required budget amendments.

**ACTION: Approve or Deny 4A EDC Financial Statements for May 2017 as presented**

Farmersville Economic Development Corp 4A  
Investment and Budget Report

May 2017

Prepared by: Daphne Hamlin



**Farmersville Economic Development Corp 4A**  
**May 2017**

Statement Balance 5-01-2017	\$322,901.45
Deposits:	
Sales Tax:	\$26,110.63
Cking Int .05%	\$13.73
CD Interest	\$71.91
Wire Fee Refund	
Cleared Checks 1287	\$(1,800.00)
Statement balance 5-31-2017	<u>\$347,297.72</u>

**Outstanding Transactions**

Sales Tax  
Transfer to Texpool  
CD Interest  
Outstanding checks

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<b>Balance 6-6-2017</b>	<b>\$347,297.72</b>
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Farmersville Economic Development Corporation  
 Cumulative Income Statement  
 For the 12 Months Ended, September 30, 2017

	FY 2017	October	November	December	January	February	March	April	May	June	July	August	September	YTD
<b>Beginning Bank Balance</b>		\$173,140.08	\$201,976.01	\$208,125.79	\$230,622.32	\$248,432.07	\$277,620.76	\$ 296,919.73	\$322,901.45					
<b>Deposits</b>														
Sales Tax Collections	\$220,000.00	\$29,345.45	\$26,077.17	\$22,405.42	\$17,726.04	\$29,103.92	\$19,719.79	\$ 27,272.05	\$26,110.60					\$197,760.44
Interest Income chng	\$1,100.00	\$7.77	\$8.50	\$9.19	\$9.40	\$10.01	\$12.06	\$ 12.35	\$13.73					\$63.01
Wire Fee			\$(10.00)	\$10.00										
CD Interest Earned		\$71.72	\$74.11	\$71.92	\$74.31	\$74.32	\$67.12	\$ 74.32	\$71.91					\$579.73
<b>Total Revenue</b>	<b>\$221,100.00</b>	<b>\$202,566.02</b>	<b>\$228,125.79</b>	<b>\$230,622.32</b>	<b>\$248,432.07</b>	<b>\$277,620.32</b>	<b>\$297,419.73</b>	<b>\$324,278.45</b>	<b>\$349,057.69</b>					<b>\$198,423.16</b>
<b>Expenses:</b>														
Administration	\$1,000.00													\$-
Meeting Expenses	\$1,000.00	\$539.03												\$539.03
Dues/School/Travel	\$500.00													\$-
Office Supplies	\$700.00	\$49.98												\$49.98
Legal Service	\$2,500.00													\$-
<b>Marketing/Promotion Expenses</b>														
Marketing/Promotion Expenses/Advertising	\$7,410.00							\$1,377.00	\$1,800.00					\$-
Collin College Sponsorship	\$7,500.00													\$-
Small Business Entrepreneurship Cont	\$500.00						\$500.00							\$-
Farmersville Chamber	\$1,000.00													\$-
Farmersville Rotary	\$500.00													\$-
<b>Total Expenditures</b>	<b>\$22,110.00</b>	<b>\$589.01</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$500.00</b>	<b>\$1,377.00</b>	<b>\$1,800.00</b>					<b>\$4,266.01</b>
<b>Directive Business Incentives</b>														
Zoning Ordinance Re-write	\$15,000.00													\$-
Collin College Project:(sewer/tree/electric)	\$150,000.00													\$-
Fiber Optic Cable	\$33,000.00		\$10,000.00											\$-
Façade Grant Program	\$50,000.00													\$-
<b>Total Development Cost</b>	<b>\$318,000.00</b>	<b>\$-</b>	<b>\$20,000.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>					<b>\$-</b>
<b>Total Expenditures</b>	<b>\$340,110.00</b>	<b>\$589.01</b>	<b>\$20,000.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$500.00</b>	<b>\$1,377.00</b>	<b>\$1,800.00</b>					<b>\$4,266.01</b>
Revenue vs Expenditures	\$(19,010)													\$-
From Reserves	\$236,600.00													\$-
Balance Budget	\$-													\$-
<b>Total Expenditures</b>	<b>\$-</b>	<b>\$589.01</b>	<b>\$20,000.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$500.00</b>	<b>\$1,377.00</b>	<b>\$1,800.00</b>					<b>\$4,266.01</b>
<b>Ending Bank Balance</b>		<b>\$203,976.01</b>	<b>\$208,125.79</b>	<b>\$230,622.32</b>	<b>\$248,432.07</b>	<b>\$277,620.32</b>	<b>\$296,919.73</b>	<b>\$322,901.45</b>	<b>\$347,297.69</b>					<b>\$-</b>
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					\$-
Teppool Balance	\$618,917.57	\$619,120.37	\$619,360.73	\$619,644.00	\$619,909.75	\$620,237.32	\$620,600.37	\$621,005.65	\$621,005.65					\$-
Interest Earned	\$201.14	\$202.08	\$240.36	\$283.27	\$265.75	\$327.57	\$363.05	\$405.28	\$405.28					\$-
<b>Total Available Funds</b>	<b>\$1,070,893.58</b>	<b>\$1,077,246.16</b>	<b>\$1,089,983.05</b>	<b>\$1,110,876.07</b>	<b>\$1,147,530.07</b>	<b>\$1,167,167.05</b>	<b>\$1,193,501.82</b>	<b>\$1,218,303.34</b>	<b>\$1,218,303.34</b>					<b>\$-</b>



TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: June 15<sup>th</sup>, 2017  
SUBJECT: Consider, discuss and act upon meeting minutes for May 18th 2017

**ACTION: Approve or Deny May 18th 2017 meeting minutes**

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 Celina.

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 not 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

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Kevin Meguire, President

ATTEST:

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George Crump, Secretary