

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION  
MEETING MINUTES

March 22nd, 2018

The Farmersville EDC met in regular session on March 22nd, 2018 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Jason Lane, Kevin Meguire, Robbie Tedford and Randy Smith. Absent George Crump. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized Councilman Hurst, Randy Rice, and Donna Williams

CALL TO ORDER

Chairman Meguire convened the meeting at 6:32 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Councilman Hurst, Randy Rice, and Donna Williams

PUBLIC COMMENT

No public comment taken.

REVIEW, CONSIDER AND DISCUSS 2018 KEY INITIATIVE AREA GOALS (KIA'S)

Chairman Meguire asked Mr. Smith and Mr. Lane for an update on funding mechanisms. Mr. Smith handed out to 4A Board members a copy of a program thru USDA called Rural Development Business and Cooperative Program. The one that best matches the City is the Business & Industry Loan Program. This loan is for perspective or existing businesses. Determining factor is the size of City up to 50k population, maximum 10 million, may go up to 25-40 million not a grant strictly a loan. There is also a list of Banks that participate. The dollar amount does not count against the bank limits. Mr. Smith said he spoke with the manager of this program in McKinney. He stated you can use for working capital, equipment, building and real estate, few limitations. City of Farmersville has the advantage, larger Cities cannot participate. Chairman Meguire said this would be a sub category to KIA's this is more a tool for businesses that would want to come here to start a business. Mr. Smith said it could be both. Mr. Smith this would be a good tool to attract businesses to come here. Chairman Meguire asked if we could add this information to the website. Mr. Smith said he met with Mr. White to add to website.

Mr. Smith said the EDC 4A Board has the ability to issue bonds and take out loans. Mr. Lane reviewed the TML documents and did not see anything as a source of money to pursue. Mr. Lane said there is a lot of information with USDA we need to review. Mr. Lane stated if the EDC 4A Board purchased land and have a business that wants to come on to that property, it has potential to have working capital and repay EDC.

Chairman Meguire asked where Mr. Tedford and Mr. Crump were in the property search Mr. Tedford stated that he and Mr. Crump have met and do not have anything targeted as of yet, but looking toward the East Industrial Park. Mr. Tedford stated funding with a local bank would not be an issue.

Chairman Meguire stated Mr. Smith wanted this item retention of business program added to the KIA's. Mr. Smith stated he wants to go out and contact local business like last year. Chairman Meguire asked how would you like to structure this KIA. Mr. Smith stated he will get with Mr. White. Mr. Tedford said he would enjoy helping and visiting different businesses. Mr. Tedford stated it is very refreshing that this board takes on this program.

Mr. Smith, KIA for small business information. Mr. Smith stated he met with Mr. White, going over what would be good contacts. Spoke with Mrs. Frey, she would be happy to come out and do a workshop in the evening or on weekends.

#### CONSIDER, DISCUSS NCTCOG PLANS REGARDING HIGHWAY 380

Chairman Meguire stated Highway 78 and Highway 380 loop tie into the NCTCOG Plan, there are public meetings set with Burns and Mac, they are the consultants hired by TX Dot, they will be talking to various cities about different options. McKinney meeting set for April, 26th, May 1<sup>st</sup> in Princeton, and May 3<sup>rd</sup> in Prosper. They all start at 6:00.p.m. in the evening. The meeting in Princeton will be held in the High School. They will be covering the plans today covering Highway 380. Mr. White said he will attend the first meeting in McKinney.

Mr. White stated in the last meeting expressed the outer loop would become a freeway, they are pressing that further east and that Highway 78 would become the through fare. Idea is how to get around our town. Mr. White asked if there is a desire to create a bypass for Highway 78 that goes thru our town. Currently the thought is the bypass provided, and may be shown during the meetings, is to the south. Mr. White asked if they would extend out to the east to include the Industrial Area. Provides us another good freeway for development. Mr. White stated they are not looking for opposition, they are looking for approval. Mr. White said the outer loop is not going away, it just does not support the numbers for a freeway. Mr. White asking if the board has anything they would like to promote. Mr. Lane stated the county has come up with estimated population numbers of 2040, what is that number for Farmersville. Mr. White stated 150k plus. Burns and Mac are working on the east/west corridor and are working with those numbers to build their case. Projections are out there and need to use them. Chairman Meguire said we are doing is forecast, guess what is going to happen, I read that every year 22 new manufacturing companies begin in the United States. How likely are we to populate our

Industrial area? Mr. White stated most of our growth will be with what is currently already here, or as the population grows. We are trying to promote growth and bring in new things. What is happening with the roads will come whether we grow or not. Chairman Meguire stated what we are doing is guiding everything to the industrial park, which industrial revolves around logistics. Mr. White in order to gain 6,000 acres of industrial is to use the railroad space in two different locations. Mr. White said now is the time to plan, the land use map is going to change. It will help down the road, it may be 20-40 years before we see something. But in the future we have something to grow to. Chairman Meguire said when we say bypass it doesn't mean it is not going to affect the City, it just moves it a little. Mr. White presented the eventual city limits boundaries. This is why I'm trying to promote growth for Industrial space. Chairman Meguire said it does not hurt to zone it this way, it does not impact anyone negatively who owns those properties today. Mr. White said as things develop down the road, we will have a plan in place. Mr. White asked the board is there any direction you want me to go regarding bypass, or do you want to stay silent and wait for more information to develop. Mr. White said Princeton is considering a bypass toward the North. McKinney has a whole new loop. But in our case telling Burns and Mac where we want our bypass will help with engineering. Chairman Meguire asked if this has gone before council. Mr. White stated they are aware. Councilman Hurst stated options have changed within the last 6 months. Chairman Meguire said the risk is moving the traffic away from the City. Mr. White said as it develops it will make it more cohesive, it will not be divided. Chairman Meguire asked for further review and to move to the May meeting.

#### RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White said everything still on track, have a meeting set for the 2<sup>nd</sup> of April, to discuss development agreement, which says we will build a road around the college campus. Looking to buy electrical substation will have full control of the expansion of that and designing new distribution line to college. Talking with GPL regarding maintenance of that substation. Hoping to get some help with the road, College is trying to help with grants.

#### CONSIDER, DISCUSS AND ACT UPON REGIONAL EDC COMMITTEE.

Chairman Meguire asked to move to next month

#### CONDISER, DISCUSS AND ACT UPON TEX 21 COMMITTEE

Mr. White stated he is highly supportive. TEX 21, David Dean holds quarterly meetings with TXDOT, at those quarterly meetings you are speaking with the number 2 guy with TXDOT. Talking about high priority projects in your area, of which we will have in our area. There are meetings during legislative session, usually meet once a month and

invite members to come to those meetings. Mr. White spoke of recent accomplishments, with the Lt. Governor trying to promote ports in Texas to compete against L.A. and Miami, another one is USA 287 becoming an interstate, received US congressional help to move forward. Fund mechanism working on to fund transportation projects instead of toll roads called expiring revenue enhancement. Plus the outer loop was the TEX 21 idea and initiative, would not have happened if not for TEX 21. Mr. White said a rail line is being considered in Farmersville, KCS adding rail over at the Eastern site, asked TEX 21 what funding mechanisms are available to expanded tracks in our City. TEX 21 came up with several programs, one is a community facility program. Really big on funding rural activities. TEX 21 understands funding needs, if we having something we want to promote we can go to them for funding recommendations. Chairman Meguire asked the cost per year to be a member, Mr. White stated they are willing pro rate, cost will be approximately \$1,200.00 per year. Motion made by Mr. Tedford to participate in TEX 21 for the remainder of this budget year subject to Mr. White getting the prorated rate, Second by Mr. Lane, Mr. Smith opposed, motion passed. Chairman Meguire asked for budget amendment next meeting.

#### RECEIVE UPDATE ON BIG D CONCRETE

Mr. White stated Big D solidified with Wholesome to build terminal. Batch plant is going forward, Still no annexation, but until then no waterline. KCS has decided to build a 10k foot railroad track, from county road 659 to county road 653 to support Wholesome. Mr. Tedford asked process on waterline. Mr. White said permits are done waiting to pull trigger.

#### CONSIDER, DISCUSS AND ACT UPON COMPREHENSIVE PLAN GRANT

Mr. White presented the land use plan map. Mr. White suggested we should hold back on the land use map until we know where the bypass will go. Next time you see this map we will have 6,000 acres set aside for industrial development along the train track semi close to Highway 78, this is a lay out for another future industrial development area. We are considering land use for the whole City of Farmersville.

#### RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White stated they are ready to pour concrete streets. Water is complete, sewer is complete expect for small section, this is phase one. Storm water is complete, Farmersville wastewater system stands in the way and needs to be in by June 2018. We have the go ahead to use funds from the water development board. DBI is working on c/o for homegrown extension, plans to extend lift station to support them. New lift station on paper looks great, has back up, lights, and operate remotely. Mr. Smith asked if the

apartments are on hold. Mr. White said he is still answering questions from engineers to forward additional information, sounds as though going forward, not sure.

CONSIDER, DISCUSS AND ACT UPON ITEMS LISTED FOR PAYMENT

On a motion from Mr. Tedford, to pay invoice to Farmersville Rotary in the amount of \$500.00, second by Mr. Smith, motion passed

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR FEBURARY 2018, AND REQUIRED BUDGET AMENDMENTS

On a motion from Mr. Tedford to accept financial statements as presented, second by Mr. Lane, motion passed unanimously.

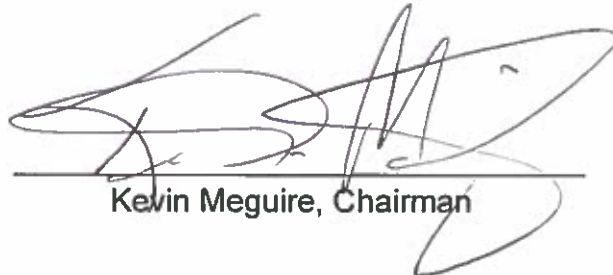
CONSIDER DISCUSS AND ACT UPON MEETING MINUTES FOR JANUARY 27<sup>TH</sup> AND FEBRUARY 15<sup>TH</sup>, 2018.

On a motion from Mr. Lane to accept January 27th, 2018 meeting minutes replacing Mr. Lanes name to Chairman Meguire, second by Mr. Tedford, motion passed unanimously

On a motion from Mr. Lane to accept February 15<sup>th</sup>, 2018 meeting minutes as presented, second by Mr. Smith, motion passed unanimously.

ADJOURNMENT:

Meeting adjourned at pm. 8:16



Kevin Meguire, Chairman

ATTEST:



George Crump, Secretary