

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

April 19th, 2018

The Farmersville EDC met in regular session on April 19th, 2018 at 6:30 p.m. in the City Hall Council Chambers with the following members present: Jason Lane, Kevin Meguire, George Crump, Robbie Tedford and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White.

CALL TO ORDER

Chairman Meguire convened the meeting at 6:33 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

No citizens or visitors.

PUBLIC COMMENT

No public comment taken.

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

Chairman Meguire asked if the board had any updates. Mr. Tedford stated he had made some contacts but wished to reserve at this time until we can go into executive session for discussion. Chairman Meguire moved forward to the retention section, item c. and item d., asked Mr. Smith to give the EDC Board an update. Chairman Meguire stated that he had spoken with Dr. Collins regarding the Small Business Conference. Dr. Collins stated this year is going to be more focused, it is a 2 hour conference, more focused on business and business owners. Chairman Meguire suggested since we sponsor this program we received 25 tickets and would like Mr. Smith when he targets businesses in the business retention program to give the business owners tickets to attend the conference.

Mr. Smith said he is working with Daphne, she is getting the information together, after I receive the information I will set down with Mr. White and work up a list of business's to visit. Mr. Smith also stated that he had met with Mr. White about posting information to the Cities website in regards to Small Business Development Program. Mr. White stated he has the list and it is on his list of items to complete.

CONSIDER, DISCUSS AND ACT UPON EDC SALES TAX WORKSHOP

Chairman Meguire stated the EDC Board received a letter from (Texas Economic Development Council). This letter stated that no one from our City has attended an ED Sales Tax Workshop in the last two years. Chairman Meguire asked Daphne to contact the City attorney for clarification on which course we need to attend. Mr. White had asked

to be considered for the seminar held September 18, 2018, Daphne will have more information for the next regular scheduled meeting.

CONSIDER, DISCUSS AND ACT UPON SMALL BUSINESS AND ENTREPRENEURSHIP CONFERENCE.

Item discussed already under item A.

CONSIDER, DISCUSS AND ACT UPON COMPREHENSIVE PLAN, LAND USE MAP REVIEW. HIGHWAY 380 AND 78 LOOP

Chairman Meguire stated he and Mr. White met to discuss the proposed Highway 380 bypass. Chairman Meguire asked Mr. White to discuss with the EDC Board regarding the proposed loop. Mr. White stated first there are TX Dot meetings scheduled and encouraged the EDC Board to attend. TX Dot will be covering the Highway 380 portion. Mr. White stated he will attend the TX Dot meeting in McKinney on April 26th.

Mr. White presented a land use map that we are currently generating. There are boundaries (shown in the orange) of the proposed city limits. Currently we are working with other surrounding cities to have agreements on these proposed boundaries. Currently what is being considered is a bypass to the South, between north and south lake and hook back up on Highway 380 near Floyd. Chairman said so that will be the Highway 380 bypass and the existing Highway 380 will be considered business 380. Mr. White said this is what he is currently trying to push, Council agrees. But asking if the EDC Board has any comments to take back to Council. Mr. Crump asked what is the time line for phase 1. Mr. White stated around 2040, but you may see TX Dot purchasing right-of-way. Mr. Crump stated what will happen is businesses will follow the bypass. Mr. White said what TX Dot is trying to solve is laying out more freeway. But, what they are finding are Cities refusing let TX Dot build because of already existing businesses and can't find room. For instance, Wylie was in the path of a North/South Freeway, but Wylie refused. Currently Collin County is pressing forward for the future. Mr. White said you have to get behind it, support it, and make it real. We have the proposed outer loop near CR 547, and it is continuing to stay and people are used to the idea. But what they are finding out now there may not enough population to support the outer loop. TX Dot is now currently thinking about the current Highway 78 becoming the freeway. TX Dot lost north south due to not getting across Lavon. Right now Highway 380 have some options. Mr. Tedford asked where the bypass leaves on existing Highway 380. Mr. White not too sure, but the concept is it leaves right after the lake and heads south and goes parallel of Highway 380. Mr. Tedford stated then the options are either to widen the existing Highway 380 or make an outer loop. Mr. White said correct. Mr. Tedford asked then why do they favor the loop opposed to widening the existing Highway 380. Mr. White stated in order to support the town, right now Council feels widening Highway 380 would disturb

the current businesses. Chairman Meguire stated if it stays the way it is it would become a limited access highway, meaning you would not be able to exit. Highway 380 would be like 121 going to Frisco. Chairman Meguire stated that his thought on what the City might want is have the loop connect further down and the current highway 380 would stay the way it is today.

Mr. White discussed the highway 78, originally TX Dot came in and wanted to go thru College Campus, College did not want that, City supported the College. Mr. White stated there is an idea to join up with the Highway 380 outer loop. Chairman Meguire said if you widen Highway 380 you would take out the College, Tedford Chevrolet. Mr. Tedford asked about the widening of Highway 380, is it 500 feet or 300 feet? Mr. White said it is in the order of 300 feet. Mr. Tedford said once you take the traffic away from Highway 380, you will lose businesses, they will follow the loop. Mr. Crump asked what will happen to our City if this is done, the word bypass means you bypass Farmersville. Mr. White said I have a certain view point on this, it is to make Farmersville a magnet for jobs. Make this an industrial/commercial place. Mr. Tedford said TX Dot job is to move traffic not to stop it. Mr. White said if you want to attract business you have to have a way in and out of your industrial businesses. Mr. White stated the better the roads are you have a better chance for more economic activity. Chairman Meguire feels our industrial area is where it needs to be next to the railroad. Mr. White stated the proposed map is showing approximately 6,000 acres set aside for industrial growth. Mr. White asked the EDC Board does the bypasses make sense and does the overall industrial area make sense. Mr. Crump stated look at central expressway in Plano, it goes right thru town. Mr. White said if it goes thru the middle it would split our town. Chairman Meguire said I just don't want it to impact the College. Mr. Crump said he just wants whatever is best for the community. Mr. White said maybe we don't need this now, wait and see what happens. Mr. Crump stated make plans now so that no one is surprised. Mr. White stated he will do more layout work, bring back maps, and review further.

CONSIDER, DISCUSS AND ACT UPON FUNDING OPTIONS FOR FARMERSVILLE PARKWAY, COLLIN COLLEGE CAMPUS UPDATE

Mr. White stated he had met with the College and was informed of the development agreement between the City and the College. In the development agreement the City is to provide a 4 lane road around the college. Mr. White said this is something we need to make happen. I have spoken to our financial advisor because we are going to need a loan for approximately \$8 million. We have a \$1.9 million match with Collin County but, we do not have the funds to match. Mr. White stated that he and Daphne have looked at what the payments are going to be on an \$8 million dollar bond, we are going to have to cover approximately \$375k per year to pay back the bond. Mr. White stated he is researching options on how we are going to pay back this bond. I have road impact fees

we could charge, this will only impact new businesses that are coming in to help support the bond. TIRZ, 4B, 4A could dedicate a portion of their revenues and help support the bond. Mr. White said there are grants, we have tried twice for tiger grants but have been unsuccessful. Collin County right now are going thru plans on a 2020 type bond package of which a percentage will be dedicated that are on the through fare map. There is also a storm water management fee we could access. We are currently researching all options to help support this bond. Mr. Crump asked do we not have a relationship with the County, where we could work together. Mr. White stated they do matching funds, but no longer pay for City type work. Mr. Tedford asked how long will the bond be for. Mr. White stated 20 years. Mr. Tedford said if we commit that would be for the next 20 years. Mr. White said yes. Mr. White said I have a lot of work to do to support this. We are committed to this project.

CONSIDER, DISCUSS AND ACT UPON FINANCING ELECTRICAL SUBSTATION

Chairman Meguire stated in the future to have more data to provide in order to make decisions. Mr. White said he is just presenting ideas, and will have information available. We are considering purchasing our current substation. Sharyland has switched over to Oncor, we were paying approximately \$13-14k per month on this substation. We made an offer of \$95k. Idea was to gain control and expand and use as asset to gain funds for the City. When other electrical company's own it we have to pay for it. There are six options we are considering, currently reviewing those options. In the background trying to support college. So, what we are considering is a remap of the substation to help support the college. What we could do is get a bond, but instead we could borrow funds from 4A and pay back on a monthly basis. Mr. White stated he will come back with more concise ideas and bring back facts and figures. Mr. Crump asked for a spreadsheet.

RECEIVE UPDATE ON CAMDEN PARK PROJECT

Mr. White stated water, sewer, and storm water are installed. We have new software installed for permitting and training is complete. We are preparing for installation of water meters. Purchased approximately 50-60 water meters. Lift Station, we are installing the wet well. Force Main and gravity main are going in.

RECEIVE UPDATE ON BIG D CONCRETE

Mr. White stated that Big D has a notice to proceed with Lafarge. Property west of Big D is also being considered for another concrete related material facility. Due to the railroad access. Mr. White stated he is going next Wednesday to view their operations, it will be an all-day event. KCS Railroad coming in for meeting because of this activity.

CONSIDER, DISCUSS AND ACT UPON ITEMS LISTED FOR PAYMENT

On a motion from Mr. Tedford, to pay invoice to Tex-21 membership in the amount of \$1,250.00, second by Mr. Crump, motion passed

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


On a motion from Mr. Lane to accept financial statements as presented, second by Mr. Lane, motion passed unanimously. On a motion from Mr. Tedford to accept budget amendment to pay Tex-21 I the amount of \$1,250.00, second by Mr. Crump, motion passed unanimously.

CONSIDER DISCUSS AND ACT UPON MEETING MINUTES FOR MARCH 15TH 2018.

On a motion from Mr. Lane to accept March 15th, 2018 meeting minutes replacing Mr. Tedford, motion passed unanimously.

ADJOURNMENT:

Meeting adjourned at pm. 8:15



Jason Lane, Chairman

ATTEST:



George Crump, Secretary