

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING MINUTES

June 21st, 2018

The Farmersville EDC met in regular session on June 21st, 2018 at 6:58 p.m. in the City Hall Council Chambers with the following members present: Jason Lane, Robbie Tedford, George Crump, Randy Smith, and Bob Collins. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White. Special guest recognized Councilman Hurst, Tommy Ellison and Diane Piwko.

CALL TO ORDER

Mr. Lane convened the meeting at 6:58 p.m. and announced a quorum was present.

RECOGNITION OF CITIZENS AND VISITORS

Special guest recognized Councilman Hurst, Tommy Ellison, and Diane Piwko

PUBLIC COMMENT

No public comment

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

Mr. Lane asked Mr. Smith if he had any updates regarding the retention program. Mr. Smith replied he is still in the process of setting up a list of businesses to call upon, former Mayor Piwko had asked for him to hold off on certain visits. Mr. Smith asked for an update on the wastewater treatment in the previous EDC meeting and noticed it did not make this agenda. Mr. Smith stated he would like to hold off until he receives an update on the wastewater treatment plant before he calls upon local businesses. Mr. Lane asked Daphne to be sure and place this item on the next agenda. Mr. Smith stated he would like to understand the wastewater treatment plant capacity before he begins to schedule visits to local businesses. Regarding the Small Business information, Mr. Smith has meet with the City Manager Ben White to discuss placing this item on the City website.

CONSIDER, DISCUSS AND ACT UPON EDC SALES TAX WORKSHOP

Mr. Lane updated the EDC Board regarding the letter received from the State in regards to attending a sales tax workshop. Ms. Hamlin had contacted the Cities attorney Alan Lathrom asking who needs to attend the Sales Tax Workshop training. Mr. Lane read the email to the EDC Board stating one person from the City and one person from the EDC Board needs to attend the sales tax training. Mr. Lane stated a course is coming up in Richardson in September. Mr. Crump stated he had attend years ago and that it was very informative. Mr. Crump suggested to post pone until the next meeting when there is a full board to attend to make this decision. Mr. Crump motioned to table this item until next EDC meeting, second by Mr. Smith, all in favor, passed unanimously.

CONSIDER, DISCUSS AND ACT UPON FAÇADE GRANT FROM PAULA AND BRIAN EDWARDS

Mr. Lane asked if the board reviewed the information in the packet. Mr. Tedford motioned to fund 50% of project cost based on the numbers provided, second Mr. Smith, all in favor, passed unanimously. (Note: only one bid provided)

CONSIDER, DISCUSS AND ACT UPON COMPREHENSIVE PLAN, LAND USE MAP AND THOROUGHFARE MAP

Mr. White stated this is his first chance to show what we have been working on regards to the thoroughfare map. Especially with this group and how it relates to the industrial development area. Flushed out the highway 380 bypass options showing possible highway 78 bypass options along with other thoroughfare's that we are recommending in the Farmersville area. Mr. White stated the use of a planner is needed to help show all the other land use segments. Mr. White did receive a bid for a professional planner to help fill in all the other areas in terms with the land use map. Mr. White stated the cost would be about \$28k. The planner would go thru the entire process and figure out Farmersville plan of land uses. Mr. White asked EDC Board to consider budgeting for a planner during the budget workshop. Mr. White stated the map shown the purple is four lane majors, blue is 6 lanes, toll way is blue as well, Highway 380 across bypass in the red alignment, and yellow alignment, Mr. White stated he heard more agreement with the red so far, does not mean this is what we will end up with. Mr. White stated he did speak with NCTCOG and their suggestion is that we bring Highway 78 up to meet with Highway 380 and not provide a bypass option, blend in with other bypass options and let this ride at the beginning. Mr. White stated what I'm looking for here is if there is any heartache, see any problems with any of this options especially with the industrial area. Mr. White stated that he worked on this map in conjunction with Eddie Daniel and some of the engineers in his office. Mr. White showed the eventual City Limits boundaries on the map. Mr. White said his objective is to speak with neighboring Cities to get a census around the proposed City boundaries. Mr. Lane asked are you looking for concerns with the road placement or land use. Mr. White stated the road placement. Mr. White stated what we are most concerned with in this room is the Industrial area and if it looks like it is being supported by a freeway, 4 lanes and 6 lanes thru the area. Mr. Crump stated his concern is if a citizen builds a new nice home and finds out they are going to have an interstate in their front yard, will this map be available for anyone to see. Mr. White stated yes, what he will do is through a planner (if a planner is approved through the budget workshop) they will come in and make a land use map of this entire area and make the map available to the public. Mr. Lane stated concern is will people who are building a house know of these plans. Mr. White stated most people building homes deal with realtors and the realtors will be knowledgeable of the plans. Mr. Lane stated if the EDC

planner, obviously connection is the development working section, just want to make sure we are not stepping outside the scope of what this board is allowed to fund. Mr. White stated he will ask the Cities attorney. Mr. Lane stated he does not have an issue placing the planner on the budget workshop for discussion. Mr. Lane asked this will be public information. Mr. White stated definitely, just going before boards now for review and approval.

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

Mr. White stated on the Collin College update, phase II the architect will be approved next Tuesday, permits for the Collin College will start in 2019, breaking ground in fall 2019, open in fall of 2021.

Mr. White stated the big item here is Farmersville Parkway, I do not have a funding source in place to develop Farmersville Parkway. Mr. White stated he has an idea on how to fund this project in time for when the Campus opens. Mr. White stated engineering is complete but will need to be updated, it's possibly an \$8 million dollar project. Mr. White stated we have work to do to get a good estimate. Mr. White stated we have \$1.9 million match from Collin County, we have \$100k for Floyd Road, but would like to convert Floyd Road Funds to Farmersville Parkway. Mr. White stated possible other sources of revenue are, Economic Growth, CDC Board, TIRZ Board, EDC Board, NCTCOG, Grants, Storm water fees, Collin College is doing another matching grant in 2020, Developer PID, and Front Footage Street Light Fees. Mr. White stated he has spoken with different City Mangers trying to find different sources of funding. Mr. White stated road impact fees could be reliable, but it would not be in place in time, it takes several years to complete a study, CDC is a source of funding I have asked for \$100k, TIRZ is a source this board is growing very quickly, EDC could be a source of funding, NCTCOG I met with them there are some unique things we could do. Mr. White stated what he is looking for is support to receive a revenue bond to build the Farmersville Parkway. Mr. White stated will need a \$6 million dollar bond. Mr. White is asking the EDC board to consider in the budget workshop to help with the funding of the revenue bond repayment of \$100k per year. Mr. White feels the TIRZ Board will be able to handle the full revenue bond repayment within a few years. Mr. White stated NCTCOG agreed to help start and investigate, they are very serious. Mr. White stated NCTCOG suggested that maybe Collin College would back off from Highway 380. Mr. White stated NCTCOG said things that produce heavy traffic ex. Schools, stadiums, they want this traffic going through lights, not directly onto a freeway. They suggested the possibility of improving highway 78 from Highway 380 to the intersection (Farmersville Parkway) making 4 lanes. NCTCOG also suggested maybe improving Collin Parkway light intersection, so the major entrance would be off Collin Parkway not Highway 380. NCTCOG could provide funding for improvement of the light

making it a 4 lane divided highway, and Collin Parkway all the way to Camden Park. Mr. White asked EDC board during budget workshop to discuss the funding of \$100k to support this project. Mr. White stated this thing is imperative to us, if we do not do this we may not be able to build this Parkway. Mr. Crump asked what you're looking for is commitment from this group of \$100k per year. Mr. White stated he feels this will be only for a couple years and TIRZ Board will take over bond payments in full. Mr. White stated his next step is to have a cost matrix in place. Mr. Lane suggested to place this item on the budget workshop. Mr. Smith asked that a copy of the agreement between Collin College and the City of Farmersville emailed to all board members.

CONSIDER, DISCUSS AND ACT UPON FINANCING ELECTRICAL SUBSTATION

Mr. White said this item is also tied into the College. Mr. White stated in order to feed the College the transformer will need to be updated and run distribution lines out to the College. Mr. White stated he is currently in negotiations with Oncor to purchase the substation, currently we pay for the substation every month. We made an offer of \$95k. Potentially there may be problems with the current substation, we want to make sure the soil around the area is not active, have EDA problems. Oncor was told the cost would go down if the soil test came back negative, also it is located in a flood plain. Currently we are considering moving the substation to the East Industrial Area, building a transmission line off Highway 380, Garland is actually considering building a line. Strategy right now is to upgrade our current substation to handle the College. Build an upgrade distribution line out to the College, not prepared to ask for funding right now, but borrow funds from EDC and repay like we have done in the past. This will help the City with cost of interest and fees involved in obtaining a bond. Mr. White asked if the EDC board would place this item in the budget workshop, and I will come back with some good numbers. Mr. Tedford asked if the soil testing is in place now. Mr. White stated he has gone out for an estimate and should have an answer within 3 weeks.

CONSIDER, DISCUSS AND ACT UPON SETTING DATES FOR 2018-2019 BUDGET WORKSHOP

Mr. Lane suggested setting budget workshop July 19th, 2018. Mr. Tedford suggested to have this be the only item on the agenda. Mr. Tedford asked to have all numbers beforehand to in order to discuss.

RECEIVE UPDATE ON BIG D CONCRETE

Mr. White stated at the site there has been some movement, but has not changed in the last couple weeks. Mr. White stated Reliable Concrete is out there and I do have their financials. Mr. White stated there is some completion down the road, Martin Marietta has announced they are going to buy some land out there and placing aggregate facility with two concrete batch plants, using the railroad. Mr. Tedford asked if they are coming into

the City Limits. Mr. White stated they are interested. Mr. Collins asked if we will be providing water. Mr. White stated yes water and sewer. Mr. Lane asked if we provided electric. Mr. White stated our CCN runs out across the street.

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

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

CONSIDER DISCUSS AND ACT UPON MEETING MINUTES FOR APRIL 19TH, 2018.

On a motion from Mr. Tedford to accept April 19th, 2018 meeting minutes as presented, second by Mr. Smith motion passed unanimously

ADJOURNMENT:

Meeting adjourned at pm. 8:30



Jason Lane, Chairman

ATTEST:



Diane Piwko, Secretary