

# **FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION**

## **AGENDA**

**July 19th, 2018; 6:30 p.m.**  
**City Hall Council Chambers**

**205 S. Main**

**Farmersville, Tx 75442**

- I. Call to Order**
- II. Recognition of Citizens and Visitors**
- III. Welcome Incoming EDC Board member and Administer Oath of Office**  
**Reorganize Board of Directors by electing a President, Vice President and Secretary for the upcoming Year.**
- IV. 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
- V. Business Items for Discussion and Possible Action**
  - A) Consider, discuss and act upon items related to the preliminary land use map.
  - B) Budget Workshop
  - C) Set public hearing date
- VI. Requests to be Placed on Future Agendas**
- VI. 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 July 16th, 2018 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

  
Daphne Hamlin/EDC Liaison

# 2018/2019 FEDC Budget Requests

1. **Farmersville Electric Substation Acquisition and Distribution Line Improvements**
  - a. **Rationale:** Collin College is going to require upgrades to Farmersville's existing electrical system especially regarding the substation and the distribution lines. Farmersville entered into a development with Collin College in 2011 requiring "three-phase electric power at the eastern boundary". The initial strategy is to buy the substation from Oncor and make immediate upgrades to our system to accommodate the initial phase of the Collin College campus. Eventually upgrades will be made to Farmersville Electric system to handle build-out of the Collin College Farmersville Campus and future expansion due to general growth. The City of Farmersville is asking for a loan from the FEDC to save costs and time associated with procuring a revenue bond.
  - b. Below is a list of the Collin College facility requirements to date based:
    - i. **Building: Instructional, Admin, Student services**
      1. **Building Area:** 60,000 square feet
      2. **Water: (Domestic/Fire):** One 6" line @ 65 PSI
      3. **Electric:** 720 KW
      4. **Sewer:** One 4" line (equates to 70 KGPD)
      5. **Gas:** 3" line (as stated on development agreement)
    - ii. **Build-out**
      1. **Building Area:** 300,000 square feet
      2. **Water: (Domestic/Fire):** One 12" line @ 65 PSI
      3. **Electric:** 3,600 KW
      4. **Sewer:** One 8" line (equates to 0.5 MGPD)
      5. **Gas:** 3" line (as stated on development agreement)
  - c. **Cost Estimate**
    - i. **Cost to acquire substation:** \$85K
    - ii. **Distribution line upgrades from current substation site to the northeast corner of the Collin College site:** \$125K
  - d. **Loan**
    - i. **Amount:** \$210K
    - ii. **Interest Rate:** 0%
    - iii. **Term:** 2 years
    - iv. **Payments:** \$26,250/quarter for 8 equal payments starting after first expenditures, probably November 2018
  - e. **2018/2019 Budget Amount:** \$210K

## **2. Land Use Map Upgrades**

- a. **Rationale:** The FEDC is recommending setting aside approximately 6,000 acres for employment centers across the Farmersville eventual city limit boundaries. The land use map needs to be upgraded to reflect how these employment centers will impact: major transportation corridors including principal and major streets, industrial development, educational facilities, commercial development, and residential development.
- b. **Preliminary Land Use Map:** A preliminary version of the land use map will be provided via projector at the meeting.
- c. **2018/2019 Budget Amount:** \$36K

## **Farmersville Planning Services**

### ***Industrial District Future Land Use Plan Update and Thoroughfare Plan Update***

7-13-18

## **PROJECT UNDERSTANDING**

This project consists of providing professional services associated with updating the City of Farmersville's Future Land Use Plan and Master Thoroughfare Plan. The project is anticipated to include the following components: develop a recommended future land use strategy to accommodate an industrial district and minimize negative impacts on surrounding land uses, review and develop a recommended update to the Farmersville Future Land Use Plan map, and review and develop and recommended update to the Master Thoroughfare Plan.

## **SCOPE OF SERVICES**

### **Task 1: Data Collection / Project Coordination / Meetings**

#### **1.1 Project Management**

Consultant will manage day to day activities associated with communications, scheduling, budgeting, billings, sub-consultant contracting and management, and work planning related to the project.

#### **1.2 Data Collection / Review / Base Mapping**

The City will provide the Consultant with available data (electronic files, including Microsoft Word files, and / or hard copies as available) including the current Future Land Use Plan and Thoroughfare Plan map files.

#### **1.3 Project Coordination Meetings**

Consultant will hold up to three (3) project coordination meetings with City Staff to review the existing future land use plan and thoroughfare plan, recommended planning strategies and updates to the plans, and development of final deliverables.

*Meeting #1: Project Initiation*

*Meeting #2: Review Draft Industrial District Land Use Strategy and Master Thoroughfare Plan Recommendations*

*Meeting #3: Review Revised Future Land Use Plan, Review Revised Master Thoroughfare Plan, and Prep for Public Workshop*

### **Task 2: Develop Future Land Use Strategy**

#### **2.1 Develop Industrial District Land Use Strategy**

Consultant will review with City Staff future opportunities for an industrial district within the City's City Limits and/or ETJ. Consultant will provide best practices for accommodating industrial land uses and minimizing negative impacts on adjacent land uses, including residential development. Consultant will develop a recommended Future Land Use Plan scenario incorporating the new industrial district and updates to adjacent future land uses. Recommended industrial district location best practices and recommendations for adjacent land uses will be summarized in a PowerPoint slide format to be presented at a public workshop.

#### **2.2 Future Land Use Plan Map Update**

Consultant will develop a draft updated Future Land Use Plan scenario map to be presented at a public workshop. Consultant will create a final recommended Future Land Use Plan map incorporating public and City Staff comments to be presented for adoption.

### **Task 3: Thoroughfare Plan Review and Update**

#### **3.1 Thoroughfare Plan Review**

Consultant will review the City's existing Master Thoroughfare Plan and develop recommendations to update this plan based on the goals of the City's Comprehensive Plan. This analysis will include assessing the plan's consistency with the Collin County Thoroughfare Plan and reviewing thoroughfare alignment and functional classifications to best support planned growth of the City. Recommended Thoroughfare Plan updates will be summarized in a PowerPoint slide format to be presented at a public workshop.

#### **3.2 Future Land Use Plan Map Update**

Consultant will develop a draft updated Master Thoroughfare Plan map to be presented at a public workshop. Consultant will create a final recommended Master Thoroughfare Plan map incorporating public and City Staff comments to be presented for adoption.

### **Task 4: Public Workshop and Adoption**

#### **4.1 Public Workshop**

Consultant will present the draft Future Land Use Plan and Master Thoroughfare Plan update at one (1) joint public workshop with Planning and Zoning Commission and the City Council. The workshop shall be designed to provide an opportunity for the City Council, the Planning and Zoning Commission, and the public to review proposed changes to these plans.

#### **4.2 Public Hearings**

Consultant will attend up to one (1) meeting with the Planning and Zoning Commission and one (1) meeting with the City Council to present the draft future land use plan update. Per the request of City Staff, Consultant may attend additional meetings but such meetings shall be considered as additional meeting/expense beyond the Scope of Services and will be billed at an hourly rate.

Consultant will incorporate any comments from the Commission (if applicable) into the final documents prior to presentation to the City Council. Consultant will incorporate any additional Council comments (if applicable) into the final documents prior to final delivery to the City.

### **Schedule**

It is anticipated that the tasks outlined in the Scope of Services will take approximately 3-4 months to complete from the notice to proceed. Upon authorization to perform the above tasks, Consultant and the City of Farmersville will agree upon a mutually acceptable schedule.

### **Final Deliverables**

- Recommended industrial district location best practices and recommendations for adjacent land uses summarized in a PowerPoint slide format
- Updated Future Land Use Plan map to be adopted as a Comprehensive Plan amendment
- Recommended thoroughfare planning best practices, alignment modifications and functional class recommendations summarized in a PowerPoint slide format
- Updated Master Thoroughfare Plan map to be adopted as a Comprehensive Plan amendment

**FEES AND EXPENSES**

Consultant will perform the services in Tasks 1-4 for the total lump sum fee below. Individual task amounts are informational only.

EXHIBIT 'A - COMPENSATION Farmersville Planning Services - Final Fees - 7/13/18		Basic Services		
		Labor	Reimbursable Expenses	LUMP SUM COMPENSATION
		Total	Total	Project
		Fee Dollars	Items	Total
<i>Units</i>				
<b>Task 1 - Data Collection / Project Coordination / Meetings</b>				
1.1 - Project Management		\$ 2,140	\$ 130	\$ 2,270
1.2 - Data Collection / Review / Base Mapping		\$ 1,300	\$ 80	\$ 1,380
1.3 - Project Coordination Meetings		\$ 4,870	\$ 290	\$ 5,160
<b>Task 2 - Develop Future Land Use Strategy</b>				
2.1 - Develop Industrial District Land Use Strategy		\$ 8,160	\$ 490	\$ 8,650
2.2 - Future Land Use Plan Map Update		\$ 3,000	\$ 180	\$ 3,180
<b>Task 3 - Thoroughfare Plan Review and Update</b>				
2.1 - Thoroughfare Plan Review		\$ 5,190	\$ 310	\$ 5,500
2.2 - Master Thoroughfare Plan Map Update		\$ 1,900	\$ 110	\$ 2,010
<b>Task 3 - Public Workshop and Adoption</b>				
3.1 - Public Workshop		\$ 4,190	\$ 250	\$ 4,440
3.2 - Public Hearings		\$ 3,250	\$ 190	\$ 3,440
<b>Total Lump Sum Compensation</b>		<b>\$ 34,000</b>	<b>\$ 2,030</b>	<b>\$ 36,030</b>

**Additional Services**

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Review and update of the Future Land Use Plan in respect to a future US 380 alignment alternative

**3. Farmersville Parkway and Collin Parkway Improvements**

- a. **Rationale:** Collin College is going to require significant upgrades to Farmersville’s existing street system especially regarding Farmersville Parkway (east/west portion of CR 611) and Collin Parkway (north/south portion of CR 611). Farmersville entered into a development with Collin College in 2011 requiring a “four-lane divided concrete thoroughfare” adjacent to the north and west boundaries of their property. The strategy is to fund a twenty year Certificate of Obligation (CO) bond from funds supplied by the following boards at the amounts shown:
  - i. FEDC: \$125K/year
  - ii. FCDC: \$100K/year
  - iii. TIRZ: \$225/year
- b. **Interlocal Agreement:** To secure the note each organization will be required to enter into an interlocal agreement with the City of Farmersville to secure the funding over the twenty year life of the bond. The following stipulations will be placed into each ILA as appropriate:
  - i. As the TIRZ fund grows, the yearly bond payment amount and 75% of the yearly revenue amount the TIRZ receives above yearly bond payment amount will be devoted to the repayment of the CO bond up to the full amount.
  - ii. As the TIRZ fund grows to be able to handle more of the CO bond payment amount the TIRZ fund will offset the FCDC first and the FEDC second.
  - iii. If other funding sources become available over the life of the CO Bond, such as NCTCOG funding, Collin County funding, grants, street impact fees, city fund growth, etc., those funds will be used to refinance the CO bond or may be used to offset the bond payments.
- c. **Project estimate**
  - i. \$8.0M
  - ii. \$2.0M matching funds from Collin County (includes Floyd Road match)
- d. **Bond**
  - i. See attached bond repayment schedule
  - ii. Amount: \$6.0M
  - iii. Coupon: 4.200%
  - iv. Term: 20 years
  - v. Payment Amount: \$450K/year, see schedule
- e. 2018/2019 Budget Amount: \$125K



## Farmersville Economic Development Corp 4A

EXHIBIT (A)		
REVENUE	2017-2018 budget	2018-2019 Proposed Budget
Sales Tax	\$264,800.00	
Interest Earned	\$3,000.00	
<b>Total Revenue:</b>	<b>\$267,800.00</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>Total Administration</b>	<b>\$5,200.00</b>	
<b>Marketing /Sponsorship /Adv.</b>		
Marketing/Promotion Expenses/Ad	\$16,900.00	
Chamber Sponsorship	\$1,000.00	
Rotary Sponsorship	\$500.00	
Collin College Sponsorship	\$7,500.00	
TEX-21	\$1,250.00	
Small Business Conference	\$500.00	
<b>Total Expenses:</b>	<b>\$32,850.00</b>	
<b>Development</b>		
Collin College Project (sewer/street)	\$150,000.00	
Zoning Ordinance Re-write	\$35,000.00	
Fiber Optic Cable Study		
Fiber Optic		
Waste Water		
Facade Grant Program	\$50,000.00	
Towne Centre Planning		
<b>Total Development Cost:</b>	<b>\$235,000.00</b>	
<b>Total Expenditures</b>	<b>\$267,850.00</b>	
<b>Revenue vs. Expenditures</b>	<b>\$(50.00)</b>	
<b>From Reserves</b>	<b>\$50.00</b>	
<b>Balance Budget</b>	<b>\$-</b>	

**FARMERSVILLE ECONOMIC DEVELOPMENT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER PROPOSED PROJECTS FOR  
FISCAL YEAR 2017-2018**

Notice is hereby given that a 2nd public hearing will be held by the City Council in the Council Chambers of City Hall, 205 S. Main, at 6:00.m. on September 5th, 2017, to consider the following proposed projects for fiscal year 2017-2018.

**Projects:** Regional wastewater infrastructure design, Funding Collin College and/or City of Farmersville request as they pertain to the College's Eastern County Campus, Develop plan and/or invest in infrastructure for future economic development projects.

All interested citizens and property owners are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.