



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
NOVEMBER 15TH, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on November 15th, 2018 at 6:33 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Robbie Tedford, Diane Piwko, Bob Collins and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White.

RECOGNITION OF CITIZENS AND VISITORS

No Special Guest

PUBLIC COMMENT

No Comments

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR OCTOBER 2018

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

REVIEW CURRENT CITY OF FARMERSVILLE PLANNING AND ZONING ORDINANCE AND MAKE RECOMMENDATIONS FOR IMPROVEMENTS WITH REGARDS TO INDUSTRIAL DEVELOPMENT

Mr. White presented to the EDC Board, Comprehensive Zoning Ordinance, we do not have to do this all at once. Mr. White said there is a lot of information, suggested covering areas regarding Industrial Development. Mr. White asked the board to review and make recommendations of any suggested changes. Mr. Collins asked if the zoning map for the City is in the works. Mr. White stated yes we are going through a zoning

map update. City may also have to choose a route for Highway 380, if so that will trigger through fare map change.

Mr. White presented to the board the Comprehensive Zoning Ordinance, pointing out certain zoning districts within the document for review. Mr. White suggested to the EDC Board to review and in the next regular scheduled meeting to come back with any suggested changes, recommendations for discussion.

RECEIVE UPDATE ON CONCRETE FACILITIES

Mr. White stated the concrete facilities have been involved in creating the development agreements. Council approved development agreement with Listcom, if no changes are made the mayor will sign. Basic agreement, City will supply water, they will supply 8 foot wall with irrigation and street, plus sales tax. Performance criteria is to build a facility within so many days. Mrs. Piwko stated widening the roads near the facilities have them supplying the materials, but the City supplies all labor, how long will it take. Mr. White said he is not sure may take longer than projected. Nelson Brothers behind Listcom, all we will need to do is change name on the development agreements and go forward. Martin Marietta somewhat similar agreement we have a meeting set up for 10:00 a.m. Monday. Now that we have a model agreed to things should go faster. Martin Marietta has a huge piece of land; they are putting up 8 foot screening walls. They are in the doorway to our City. Mrs. Piwko asked can they also use vegetation as screening walls. Mr. White stated no we had asked for 8 foot screening wall, they are in the highway commercial district. Mr. Collins asked what they are doing with asphalt. Mr. White said their major business is aggregate products to supply this region with that type of material. They usually set up 3 different facilities, one for concrete, and one for asphalt. Mr. Collins asked if there are any environmental issues with asphalt. Mr. White stated he is not aware, did visit one of their facilities and found no issues. Mr. Collins stated once asphalt plant is established you cannot reclaim that soil. Mr. White stated they had concrete surface, and vessels on concrete, looked as though if asphalt spilled they had it contained. Mr. Lane said there are permit requirements. Mr. Collins stated due to the asphalt their agreement would be a little bit different. Mr. White stated he is open for suggestions. Mrs. Piwko said to would be a good idea to train our Fire Dept. to handle if there is an asphalt spill. Mr. Collins any agreement that Martin Marietta signs would apply to the lease. Mr. White said yes. Mr. Smith asked if both Nelson and Reliable will own property instead of leasing. Mrs. Piwko asked if the TIRZ board still funding water line, will this affect their funding of the bond. Mr. White stated they have money set aside. Mr. Smith asked when they will begin production. Mr. White said within 272 days of signing agreement.

RECEIVE UPDATE ON COLLIN COLLEGE

Mr. White stated he had another development meeting, went over utilities and streets. Mr. White stated he needs electrical numbers to provide right point. Mr. Collins asked would there be a better spot to bring in power. Mr. White stated could be, waiting to find out how much they need to be sure and get right spot. Mr. White stated they want an underground primary line. Mr. Collins can we bury a line along the pipe way. Mr. White stated if we got permission we could. Mr. Smith asked when the bond will receive

approval. Mr. White stated we will have funds February 2019. Mrs. Piwko asked about street lighting. Mr. Collins said typically have lighting in parking lot. Mrs. Piwko asked if we would have to place lights on road. Mr. Smith asked about the electrical substation. Mr. White stated we are in the process. Mr. Smith asked when you will need funds from EDC. Mr. White stated within the next few months it is in the budget.

RECEIVE UPDATE ON EDC ROUNDTABLE

Mr. White stated not a lot to share. Have not been pressing this, Wylie does want to get involved, just takes a lot of effort. Mrs. Piwko asked could you schedule a date and see if we can get it started. Mr. White stated he has a lot of projects going on, not that I don't want to just too much on my plate. Mr. White stated he will turn this over to Mr. Ellison to accomplish this goal

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR OCTOBER 18TH, 2018

On a motion made by Mrs. Piwko to accept minutes as presented second by Mr. Tedford, all in favor, motion passed unanimously.

EXECUTIVE SESSION – DISCUSSION OF MATTERS PERMITTED BY TEXAS GOVERNMENT CODE 551.087 TO DISCUSS MATTERS RELATING TO ECONOMIC DEVELOPMENT MATTERS AS FOLLOWS

EDC Board convened into executive session @7:55 .p.m

RECONVENE FROM EXECUTIVE SESSION

EDC Board re-convened from the executive session @8:38 p.m.

ACTON ON MATTERS DISCUSSED IN EXECUTIVE SESSION

No Action taken.

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Mont Belvieu

Highway 380

Collin College

Concrete

Review section 3:6 Zoning

Lake Haven

Camden Park

ADJOURNMENT

Meeting was adjourned at 8:40 p.m.

ATTEST:



Diane C. Piwko, Secretary

APPROVE:



Jason Lane, Chairman