



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
DECEMBER 20TH, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on December 20th, 2018 at 6:31 p.m. in the City Hall Council Chambers with the following board members present: Robbie Tedford, Diane Piwko, Bob Collins and Randy Smith. Staff members present were City Accountant Daphne Hamlin, City Manager Ben White, Tommy Ellison, and City Councilman Mike Hurst.

RECOGNITION OF CITIZENS AND VISITORS

Councilman Mike Hurst, Tommy Ellison with TIRZ Board

PUBLIC COMMENT

No Comments

**CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR
NOVEMBER 2018**

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

CONSIDER, DISCUSS AND ACT UPON ITEMS FOR PAYMENT

On a motion from Mrs. Piwko to accept payment for advertising (C&S) in the amount of \$26.30, 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 stated we are going to review these documents in 3 parts. The document in front of you, I am asking for suggestions from the EDC Board. Mr. Collins stated he has several questions, in the draft ordinance the overlay district and base zoning, what is the difference. Mr. White stated the Overlay district is highway zoning, base zoning is stay in place, and additional requirements in the overlay district. Mr. White stated this is the way it is structured right now. Mr. Collins stated on page 14 parking lot section 3.6.4 primarily on AG usage, you are allowing on various AG uses parking lot/garage accessory all are permitted in single family area. Mr. Collins why would you allow any AG for SF1, recommend changing. Mr. Collins stated he would recommend reviewing all SF1, Mr. Collins stated some of those would not allow in SF 1. Mr. White stated we will review all SF1 and come back with suggested changes. Mr. Collins stated 3.6.5 example farm, ranch, garden, orchid, all allowed in SF1, needs review. Mrs. Piwko said what if you have a family homestead and growth happens. Mr. Collins said what you can do is place restraints. Mr. White stated he will take the comments and forward to Council. Mr. Collins stated on the industry side section 3.6.8, not allowed in use residential zones, recommend reviewing. Mr. Collins item 3.6.9 entertainment, day camp, what is this. Mr. White stated descriptions early on in the document. Mr. Collins, 3.6.11 sexually oriented business, why are we allowing any sexually oriented business at all. Mr. White stated it has to go somewhere, Mrs. Piwko said you have to allow by law. Mrs. Piwko said it is in light industrial, and operate under special use permit. Mr. Tedford stated this gives you a few items to start with. Mr. Smith asked while we are looking at the industrial section, should we look at commercial as well. Mr. White stated it is up to this board. Mr. Tedford asked if anyone wants to take it for review and give comment. Mr. Tedford stated every time he reviews these documents he finds something different. Mr. Tedford stated we will be reviewing these documents over the next 2 meetings.

Mr. Smith said he does not understand why we are looking at this. Mr. White stated reason is to have comments on the industrial area. Mr. Collins stated we should look at the commercial district.

Mrs. Piwko stated she said her mind set was to take the highway commercial overlay and take it in 2 sections.

Mr. Smith asked trying to understand lodging 3.6.7 why would we permit this in light and heavy industrial. Mr. White stated we placed in that region because it is somewhat compatible.

Mr. Tedford said it is not allowed in a residential area, so you are limited.

CONSIDER, DISCUSS AND ACT UPON ITEMS RELATING TO STREETS AND UTILITIES FOR THE NEW COLLIN COLLEGE CAMPUS

Mr. Tedford asked about the certificate of obligation, have you received those funds. Mr. White stated funds will be delivered in January 2019. Mr. Collins asked how much did TIRZ commit to fund the certificate of obligation. Mr. Ellison stated 222K will be budgeted per year. Mr. Tedford stated we received a good rate.

Mr. White stated we are now able to cover what is required by the City to construct the streets around the College. Mrs. Piwko asked will there be any land acquisitions. Mr. White said there may be some. Mr. White stated land acquisitions will be on the north side of the College. Mr. Tedford asked when you will go out for bids. Mr. White stated March 2019.

Mr. White stated the electrical on the North East corner of the College is being designed, substation purchase is in play with Oncor. College has requested City to pay for infrastructure, Mr. White stated the agreement was to the North east corner, Mr. White stated the cost is approximately \$450k, our linemen think it may be less. Mr. White stated we may need assistance from EDC if the City helps with the electric. Mr. White stated here is the problem. However developing land it pays to get the electric to a point of use. Mr. White stated the agreement says North East corner. Mr. Collins stated the agreement does say City to provide electric to the North East corner, College has already trimmed square footage to stay within budget, so it is going to be a negotiation deal. Mr. White stated he talked with Dr. Matkin, he will send me the figures and we will work with it, work together and come up with a solution. Mrs. Piwko asked about the agreement when it was made 10 years ago, but now it is in phases. Mrs. Piwko asked cost difference substation whether in ground or above, Mr. White said we would not allow above. Mr. Tedford stated to Mr. White see what Dr. Matkin has to say, and come back to board with information.

Mr. Collins stated the building he is looking is a load center. Mr. Smith asked when they are acutely starting. Mr. Tedford stated 09-2019. Mr. Smith asked if Eddy will be done with engineering. Mr. White said he is pressing. Mr. Smith said he has construction schedule.

RECEIVE UPDATE ON CONCRETE FACILITIES

Mr. White stated the batch plant for Reliable the agreement has been signed and moving forward, Nelson Brothers are still proceeding forward, may take some time before there is any development of that lot. Mrs. Piwko asked if they have signed development agreement.

Martin Marietta is in jeopardy, Industrial neighbors are coming more concerned and active in that area. Martin Marietta understands surrounding industrial neighbors are concerned.

Mr. White said another batch plant wanted to come in but it was tabled. Sounds as though it may be a no go for them. Mr. White stated he had a meeting with Martin Marietta, and it did not go well. Mr. Smith said the development agreement is signed

off on Reliable, will construction begin. Mr. White stated they are working on the permits through the County. Mr. Smith stated the county line road, when will that be done. Mr. White stated we will hold that back at least a year or two. It is in the development agreement he has that right to hold off.

RECEIVE UPDATE ON HIGHWAY 380

Mr. White updated the simple recommendation from the CF delayed until April 2019. TXDOT has asked we hold off until they receive analysis

Mr.'s Piwko asked if it will affect the comprehensive plan. Mr. White stated it will slow it down. Mrs. Piwko asked will it go into next year. Mr. White said it could possibly happen within this funding year.

RECEIVE UPDATE ON MONT BELVIEU

Mr. White presented a slide show of his visit to Mont Belvieu. City of Celina, Scott Cromwell, visited to see what they have. Celina is interested in what Mont Belvieu in regards to fiber utility. (See attached presentation) Mr. Tedford asked what the motivation is. Mr. White said to supply bandwidth in our area. We are expensive and slow. This would be a good tool for drawing industries. Mr. Ellison said there are people who work from home and have to have hi speed in their homes. You need to provide services like this. Mr. White said it would differentiate use from other small towns. Mr. White stated his next step is to present to council, asking for EDC feed back and see how you feel about this. Mr. Collins said if we could move to high speed internet this would be a feather in our cap. Mrs. Piwko asked how they funded this project. Mr. White stated with bonds. Mr. White asked the EDC board would this be a good move to take before council. Mr. Collins stated this would be good for the citizens. Mrs. Piwko would love to see the City establish this and beat the legislation.

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR NOVEMBER 15TH, 2018

On a motion made by Mrs. Piwko to accept minutes with changes second by Mr. Collins, all in favor, motion passed unanimously.

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Planning and Zoning Ordinances

OpenGov

Collin College

Concrete Batch Plants

Camden commercial lot

Permits/businesses

ADJOURNMENT


Meeting was adjourned at 7:50 p.m.

ATTEST:



Diane C. Piwko, Secretary

APPROVE:



Jason Lane, Chairman