

# **FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION**

## **AGENDA**

**February 21st, 2019; 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. 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

**IV. Business Items for Discussion and Possible Action**

- A.** Consider, discuss and act upon financial statements for January 2019.
- B.** Consider, discuss and act upon Façade Grant Reimbursement
- C.** Consider, discuss and act upon Collin College Foundation Support
- D.** Review current City of Farmersville Comprehensive Zoning Ordinance and make recommendations for improvements with regards to Industrial Development.
- E.** Consider, discuss and act upon items relating to Streets and Utilities for the new Collin College Campus and Budget Amendment.
- F.** Receive update on Electrical Substation
- G.** Receive update on Workforce Study
- H.** Receive update on Tax Free Zone
- I.** Consider, discuss and act upon meeting minutes for January 17th, 2019

**V. Reports**

- A.** City Manager Report – Ben White ( No Deliberation or Action to be Taken)

**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 February 15th, 2109 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



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** February 21, 2019  
**SUBJECT:** Financial Statements

Consider, discuss and act upon financial statements for January 2019

**ACTION:** Approve or Deny



FARMERSVILLE ECONOMIC DEVELOPMENT CORP (4A)

JANUARY 2019

FINANCIAL REPORT

Daphne Hamlin  
dhamlin@farmersvilletx.com

**Farmersville Economic Development Corp 4A**  
**January 2019**

<b>Statement Balance 1-1-2019</b>	<b>\$48,278.81</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$15,355.25</b>
<b>Cking Int .05%</b>	<b>\$2.11</b>
<b>CD Interest</b>	<b>\$-</b>
<b>Transfer to Texpool</b>	
<b>Cleared Checks 1307</b>	<b>\$(26.30)</b>
<b>Statement balance 1-31-2019</b>	<hr/> <b>\$63,609.87</b>
<b>Outstanding Transactions</b>	
<b>Sales Tax</b>	<b>\$16,133.36</b>
<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Oustanding checks</b>	
<b>Balance 2-13-2019</b>	<hr/> <b>\$79,743.23</b> <hr/>





**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** February 21, 2019  
**SUBJECT:** Façade Grant Reimbursement

Façade Grant at 103 McKinney, reimbursement amount \$25,000, Payable to Guy Anderson

**ACTION:** Approve or Deny

Guy Anderson

5200 Private Road 1162  
Farmersville, TX 75442  
Phone: 469-408-8787

**Farmersville 4A Economic Development  
Corporation (FEDC)**

205 S. Main, Farmersville Texas 75442  
Phone: 972-782-6151

I am happy to announce that my renovation project for the storefront at 103 McKinney Street (FARMERSVILLE ORIGINAL DONATION (CFC) BLK D Lot 11A, Property ID 1229272) is complete! FEDC graciously approved my grant application for 2018-2019 in October 2018, and I am now ready to submit for reimbursement.

In summary, the purpose of the project was to completely renovate and improve the front fascia of 103 McKinney Street:

- Remediate structural issues with header-plate above windows and framing within the window opening, including wood rot.
- Remediate brickwork
- New, handicap-width front entry with a custom walnut door
- Remove white Austin stone and replace with weather-proof shiplap siding
- New period-correct cantilevered awning with lighting and electric outlets

Guermillo Alvarez and his crew at Alvarez Construction masterfully performed the all of the work. Through hard work, long days, aggressive cost management and his excellent relationships with his suppliers, Guermillo was able to complete the project quickly and under budget, at a cost to me of \$50,000.00 against an original estimate of \$52,231.00

Please find attached to this letter, as evidence of my payment to Alvarez Construction for the project, front and back copies of six (6) cancelled checks from my personal account at Legacy Texas Bank totaling \$50,000.00.

By executing these improvements, I have helped ensure that Doctor Gamboa remains on the square in Farmersville, and that 103 McKinney Street will proudly stand for years to come.

Thank you, again, for the grant award in support of improving 103 McKinney Street.

Sincerely,



**Guy Anderson**  
Owner  
103 McKinney Street, Farmersville, TX  
9/7/2018



GUY F ANDERSON JR  
CHERYL D ANDERSON  
5200 PRIVATE RD 1162  
FARMERSVILLE, TX 75442

1028  
88-123/1119  
160

10/22/2018  
Date

Pay to the  
Order of

Alvarez Construction \$ 7,000.00  
Seven Thousand Dollars <sup>00</sup>/<sub>100</sub> Dollars



P.O. Box 869105 | Plano, TX 75086-9105

For

second PMT 103 the way [Signature] MP

⑆ 111901234⑆ ⑈ [Redacted] 1028

Noted Clerk

MICROFILM  
CHECK HERE IF ROUTE DEPOSIT  
FOR VOUCHER SERVICE CALL 1-800-875-5288  
FOR MORE INFORMATION CALL 1-800-875-5288

GUY F ANDERSON JR  
CHERYL D ANDERSON  
5200 PRIVATE RD 1162  
FARMERSVILLE, TX 75442

1032  
88-123/1119  
160

11/9/2018  
Date

Pay to the  
Order of

Alvarez Construction | \$10,000.00  
Ten Thousand Dollars and 00/100 Dollars



P.O. Box 869105 | Plano, TX 75025-9105

For 3rd check, 1031 McHenry Texas [Signature]

⑆111901234⑆ [Redacted] 1032

Forward Cash

REDEEMABLE

CREDIT ACCOUNT PAYEE  
1ST NATIONAL BANK  
OF TRENTON

CHECK HERE IF MOBILE DEPOSIT

FOR DEPOSIT WITH A PARTICIPATING FINANCIAL INSTITUTION

GUY F ANDERSON JR  
CHERYL D ANDERSON  
5200 PRIVATE RD 1162  
FARMERSVILLE, TX 75442

1039

68-123/1119  
160

12/7/2018 Date

Pay to the Order of Alvarez Construction \$ 10,000.00  
Ten Thousand Dollars and 00/100 Dollars



P.O. Box 869105 | Plano, TX 75086-9105

For 476 103 M. Gray

*[Signature]*

⑆ 111901234⑆ [Redacted] ⑆ 1039

National Check

-ItemNum=0003738<CSN:08476,1,99999>-R(Num=>111908583)-Bu  
20003738199999

CREDIT HERE TO MOBILE DEPOSIT  
FOR SOME BANKS - VISIT [www.legacytexasbank.com](http://www.legacytexasbank.com)  
FOR MORE INFORMATION

**CREDIT ACCOUNT PAYEE**  
**1ST NATIONAL BANK**  
**OF TEXAS**

GUY F ANDERSON JR  
CHERYL D ANDERSON  
6200 PRIVATE RD 1162  
FARMERSVILLE, TX 75442

1080  
83-123/1119  
160

12.20.18

Date

Pay to the  
Order of

Aleary Construction \$ 5400.<sup>00</sup>  
Five thousand four hundred <sup>00</sup>/<sub>100</sub> Dollars



★ LEGACY TEXAS.

P.O. Box 669105 | Plano, TX 75066-9105

For 103 McKinney

C Anderson

⑆ 111908583 ⑆ 1080

Harland Clarke

CREDIT ADVISORY

CREDIT ACCOUNT PAYEE  
1ST NATIONAL BANK  
OF TEXAS

CHECK HERE TO MOBILE DEPOSIT

FOR DEPOSIT ONLY  
WRITE STRIP TO MOBILE DEPOSIT  
FOR DEPOSIT ONLY

ItemNum=0003738<CSN:10308:1 99999>-R(Num=>111908583)-B

• This check is not valid unless it is signed by the account holder.  
• This check is not valid unless it is signed by the account holder.  
• This check is not valid unless it is signed by the account holder.  
• This check is not valid unless it is signed by the account holder.

GUY F ANDERSON JR  
CHERYL D ANDERSON  
5200 PRIVATE RD 1162  
FARMERSVILLE, TX 75442

1041  
88-123/1119  
150

1/9/2018

Date

Pay to the  
Order of

Avarez Construction

\$ 12,600.00

Twelve Thousand Six Hundred Dollars and 00/100

Dollars



Photo  
Deposit  
Card reader



LEGACY TEXAS.

P.O. Box 863105 | Plano, TX 75086-9105

For

103 McKinney Street

*[Signature]*

⑆ 1111901234⑆

⑆ 1041

Personal Check

-ItemNum=0003734<CSN:45923,1,99999>-RNum=>111908583-Bu  
3000373410000

CREDIT-ACCOUNT-PAYEE  
1ST NATIONAL BANK  
OF TRENTON

HELP IF MOBILE DEPOSIT

GUY F ANDERSON JR  
CHERYL D ANDERSON  
5200 PRIVATE RD 1162  
FARMERSVILLE, TX 75442

1029  
88-123/1119  
160

10/12/2018  
Date

Pay to the  
Order of

Alvarez Construction  
Five Thousand Dollars and

\$ 5000.00

Dollars



★ LEGACY TEXAS.

P.O. Box 863105 | Plano, TX 75086-9105

For LOS M-Jerry Resore #1

[Signature]

⑆111901234⑆ ⑈ [Redacted] ⑈ 1029

Microfilm

Signature Line

19/10/18  
[Redacted]

☐ CHECK HERE TO MOBILE DEPOSIT

Deposit your check on the Legacy Texas app  
or use the Legacy Texas mobile deposit service



**Farmersville**  
DISCOVER A TEXAS TREASURE

**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** February 21, 2019  
**SUBJECT:** Collin College Foundation Support

Support Collin College Foundation, support for audio-visual expense in the amount of \$7,500.00

Check payable to Collin College in the amount of \$7,500.00

**ACTION:** Approve or Deny



# PROPOSAL



Prepared for

Farmersville  
Economic  
Development  
Corporation

2019



## STETSON & STILETTO STANDOFF

For more than 30 years, the Collin College Foundation has provided scholarships to deserving students who might not otherwise be able to afford a college education. The highlight of our season is the spring signature fundraiser, the Stetson & Stiletto Standoff, which raises the largest portion of scholarships awarded each year, thanks to the generosity of our partners. The event is hosted inside the college's magnificent library at Plano Campus, with the backdrop of Jeffersonian architecture and a magnificent dome.

### 2019 THEME: LUCK OF THE IRISH

Irish eyes will be smiling as the Collin College Foundation's signature fundraiser "goes green" this year! At this unique event, patrons will square off in battle of wits as teams of eight compete for the distinguished title of Stetson and Stiletto Champion. You won't want to miss the sweet sounds of Irish folk music from a band of Collin College alumni!

**SAVE THE DATE: March 2, 2019**

**STETSON STILETTO STANDOFF**

**Help fill a pot of gold for student scholarships  
at a trivia competition inspired by the Emerald Isle**

 **FOUNDATION**

[www.collin.edu/foundation](http://www.collin.edu/foundation) • 972.599.3145

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## Custom Partnership Opportunity:

# SUPPORTING PARTNER

### *Structure*

- \$7,500 in support for audio-visual expenses
- Funding paid directly to PSAV Audio Visual

### *Partnership Benefits*

- Recognition as a “Supporting Partner” at the event and promotions
- 8 tickets
- One scholarship awarded in honor of the Farmersville Economic Development Corporation for the 2019-2020 academic year
- Invitation to Scholarship Reception in fall 2019

## Confirmation Form

### Primary contact information

Organization: Farmersville Economic Development Corporation

Contact Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number(s): Home \_\_\_\_\_ Work \_\_\_\_\_

### Partnership Reservation

Yes! We would like to support Collin College through the custom partnership outlined on page 2.

### Payment information

Please send invoice

Check enclosed for full amount made payable to "PSAV Audio Visual"

### Signatures

Organization signature \_\_\_\_\_ Date \_\_\_\_\_

Foundation approval \_\_\_\_\_ Date \_\_\_\_\_

# Thank You

FOR YOUR COMMITMENT TO HIGHER EDUCATION IN COLLIN COUNTY!

Signed form can be emailed back to the Collin College Foundation at [lvasquez@collin.edu](mailto:lvasquez@collin.edu)  
or mailed to 3452 Spur 399, Suite 429, McKinney, TX 75069.

**BOARD OF DIRECTORS**

**Tammy McSwain**  
Chair  
ARTA Travel

**Ray Smith**  
Vice Chair  
Farmers Bank & Trust  
Mayor of Town of Prosper

**Craig Overstreet**  
Secretary  
Texas Bank and Trust

**Milton Buschbom**  
Treasurer  
Retired, Texas Instruments

**Bill Cox**  
Immediate Past Chair  
Carey Cox Company

**Fred Moses**  
Trustee Representative  
Collin College Board of Trustees  
Telecom Electric Supply Company

**Rudolph Andrea**  
Andrea - Mennen Foundation

**Glenn Callison**  
Munsch Hardt Kopf & Harr, PC

**Anita Collins**  
American National Bank

**David Downs**  
AAA Advisors  
Piano City Council

**Steve Ewing**  
EDGE Realty Partners

**Matt Ford**  
Encore Wire Corporation

**Matt Foster**  
AT&T

**Vandana Gupta**  
PBK Architects

**Randall Hullett**  
Abernathy, Roeder, Boyd & Hullett, P.C.

**Scott Johnson**  
Wheelhouse Ventures  
Frisco City Council

**John Manganilla**  
Atmos Energy

**Maher Maso**  
Masco, Inc  
Mayor of Frisco

**Dr. H. Neil Matkin**  
District President  
Collin College

**Dr. Raj Menon**  
Collin College Board of Trustees  
Flat World Design

**Fred Montes**  
Architect

**Kim Moore**  
Clark Hill Strasburger PLC

**Jim Orr**  
Collin College Board of Trustees  
Flex

**Kayci Prince**  
Baylor Scott & White Medical Center-Plano

**Mary Drummond Roby, Ph.D.**  
Texas Instruments

**Sam Satterwhite**  
Wylie Economic Development Corp.

**Steve Florence**  
State Farm

**Shep Stahl**  
Retired, IBM Corporation

**Keith Wright**  
BB&T



**FOUNDATION**

January 28, 2018

Happy New Year!

With 2019 in full swing, Collin College is bustling with students, faculty and staff excited about spring semester, so this is great time for a reminder of your importance as a member of the Collin College community.

The business purpose of this letter is to send the attached 2018 gift summary to assist with your tax return preparation, but we couldn't miss the chance to emphasize the significance of your generosity as a donor. Recently, we stumbled across a whiteboard in a student lounge at the college's new Public Safety Training Center. Students in the fire science program had scribbled inspiring messages to each other, and one said, "Go all in. Go all out. Be the mentor you wish you had." Wow! Your service is an incredible example of selfless mentorship for students at Collin, and each kind act builds and grows exponentially as they apply each new lesson.

It may seem like life is always on fast-forward, but the impact of your gift is permanent and profound. **THANK YOU** for supporting higher education, and **THANK YOU** for choosing to share your blessings with students who otherwise would not have the full Collin College experience.

If you have any questions about your tax statement, we are here to help at 972.599.3145 or [lvasquez@collin.edu](mailto:lvasquez@collin.edu).

With gratitude,

Lisa R. Vasquez, APR  
Vice President of Advancement

*Enc.*

1/28/2019

**Collin County Community College District Foundation, Inc.  
2018 Annual Tax Statement**

<u>Name</u>	<u>Date</u>	<u>Amount</u>	<u>Receipt Amount</u>
Farmersville Economic Development Corporation Daphne Hamlin 205 S. Main Street Farmersville, TX 75442	2/5/2018	\$7,500.00	\$7,500.00
			<hr/>
			Total: \$7,500.00



TO: EDC 4A Board  
FROM: Daphne Hamlin, Finance Director  
DATE: February 21, 2019  
SUBJECT: Zoning ordinances

Review current City of Farmersville Comprehensive Zoning ordinances and make recommendations for improvements with regards to Industrial Development

**Action: Recommendation item only**



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** February 21, 2019  
**SUBJECT:** Collin College Campus

Consider, discuss and act upon items relating to Streets and Utilities for the new Collin College Campus, and Budget Amendment to support Infrastructure

**ACTION:** Approve or Deny



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** February 21, 2019  
**SUBJECT:** Electrical Substation

Receive update on Electrical Substation

**ACTION:** Informational item only





TO: Economic Development Corporation  
FROM: Daphne Hamlin, Finance Director  
DATE: February 21, 2019  
SUBJECT: Workforce Study

Receive update on Workforce Study

**ACTION: Informational item only**



**TO:** EDC 4A Board  
**FROM:** Daphne Hamlin, Finance Director  
**DATE:** February 21, 2019  
**SUBJECT:** Tax Free Zone

Receive update on Tax Free Zone

Action: Informational item only



TO: EDC 4A Board  
FROM: Daphne Hamlin, Finance Director  
DATE: February 21, 2019  
SUBJECT: Meeting minutes

Consider, discuss and act upon meeting minutes for January 17<sup>th</sup>, 2019

**ACTION: Approve or Deny January 17<sup>th</sup>, 2019 meeting minutes**



**CITY OF FARMERSVILLE  
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES  
JANUARY 17TH, 2019, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**CALL TO ORDER**

The Farmersville EDC met in regular session on January 17th, 2019 at 6:35 p.m. in the City Hall Council Chambers with the following board members present: Robbie Tedford, Diane Piwko, Bob Collins, Jason Lane and Randy Smith. Staff members present were City Accountant Daphne Hamlin and City Manager Ben White.

**RECOGNITION OF CITIZENS AND VISITORS**

No Visitors

**PUBLIC COMMENT**

No Comments

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

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

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

Mr. White reviewed all uses of agriculture zoning, review permitted uses to farm, ranch, garden usage, especially related to single family (1), mapping college university, and this is what we discovered during our first review.

Next section will be highway commercial, Mrs. Piwko's first comment, if we have someone come forward example an auto shop, we have several months of permitting. Mrs. Piwko said special permits are required. Mr. White stated when he thought through this are there are 2 ways we can handle this, either we can carve out and hold things back anything along the corridor of highway 380, the other way would be is to go through this and pick and choose the ones you want to keep. For instance what Mrs. Piwko is talking about maybe there should be an exception paragraph, stating this does not apply to the heavy industrial area. Does anyone have any other suggestions? Mrs. Piwko stated what we are doing is running businesses through the ringer. Mr. White said we could add a paragraph that with certain business's this does not apply. Mr. White stated let's review and then come back.

Mrs. Piwko said we don't want storage, but mid-size businesses. Mr. White stated let's review. Example item 3 does not seem appropriate for the City of Farmersville, section (4) removes carwash. Mr. White stated he could see a need for a truck storage facility, Contract shops, self-storage, game rooms we have to have an allowed area for game rooms, but we could further restrict this type of business. Mr. Tedford stated if they wanted to put in a carwash can they do it. Mr. White stated if the primary use is a car wash it is not allowed in Highway commercial area. Mr. Collins asked how far back does the Highway Commercial go. Mr. Tedford stated he believes it is 200 foot from center of the road. Mrs. Piwko said you can add sexually oriented businesses to section (4).

Section (5) Mr. White asked for comments. Please note this is the only one with height limitation of 40'. Mrs. Piwko asked if the new Palladium apartments are meeting those requirement. Mr. White stated they are meeting those requirements.

Section (6) item a façade requirement of 75 percent masonry, suggesting we remove this requirement. This is for industrial use. Mrs. Piwko what if you did (a) or (b), create an attractive entrance, Mrs. Piwko said she would keep one or the other to make it more attractive. Mr. Smith stated he leans toward if it is industrial make it look industrial. Mrs. Piwko feels a front entrance needs to be attractive. Mr. White stated what he is hearing from the EDC Board is to keep (a) or (b), but in (b) only main entrance, and no modular buildings.

Mr. White stated section (d) suggest no material.

Mr. White stated section (f) mechanical screening, very basic requirement. Some may have very large heating and air. Board agrees with section (f)

Mr. White stated on section (g), and (h), removing, do not think it is practical. Section (h) stating loading in a particular place, to restricting get rid of section (h)

Section (i) Mr. Smith stated salvage yard is in 3.66 heavy industrial, special use permit. Mr. White stated adding in the prohibited use area add towing, salvage, Mr. Collins stated feels this needs to have more review. Mr. White stated what happened when this document was done we did not have an industrial area, we just don't want to be so restrictive. Mr. Smith suggested removing section (i)

Section (j) cross access, Mr. White suggested this is not required. It does not fit well with our City, remove section (j).

Under 7 (b) (ii), private drives two lane or greater. Mrs. Piwko asked about the 40 foot tree, is it needed. Mrs. Piwko suggested removing 40 foot or make it 80 foot tree.

Item 7 © screening of parking areas to much for industrial area, Mrs. Piwko suggested leave section (d) (ii) entries should be accented.

Mrs. Piwko suggested adding under prohibited uses; animal rendering, other than a vets office, what about adding cemetery. Mr. White said we could try, but would not be good use of that area. Mr. Collins asked do we allow recycle operations. Add this to prohibited uses as well. Mrs. Piwko stated since we removed outside storage, do we want something like Winslow business. Mr. White stated that is a retail facility, not manufacturing. They would not fall into industrial use area. Mr. Lane stated on the rendering, slaughter houses need to be added as well.

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

Mr. White stated the bond is approved, we have a match through Collin County for the same amount. Mr. Collins asked are we going to extend Collin Parkway further to the north. Mr. White stated not sure how far we will go beyond that. Mr. White showed the rendering from McCord, designed a loop feed. Along County Road 611 and Farmersville Parkway, goes behind the industrial area then behind Tedford Chevrolet. Idea is to create a loop throughout the complex. This would allow to feed from one direction or the other. All of this was not in the original plans. College approached us and ask for the City to pay. Startup cost is approximately \$160k, asking EDC Board for funding. Believe the estimate is pretty good. This would supply the College a transformer and meter at the sight, this would able the College to move forward. Mr. White stated he may ask the college for the remaining electrical cost at a 50/50. Mr. Smith stated this would be an additional 160k. Mr. Tedford what is the pay back of the

160k, what will the revenues be from the College, is it in our best interest to go ahead, Mr. Tedford asked to see the numbers. Mrs. Piwko asked if the college will have demand rates. Mr. White stated yes not sure if it will be medium or high. Mr. White will come back with a budget amendment. Mr. Collins stated the infrastructure in place will be more advantageous for the City. Mr. Lane asked for Mr. White if we can go into executive a session to discuss at next meeting.

#### **RECEIVE UPDATE ON CONCRETE FACILITIES**

No news with Nelson or Reliable, no contact with Martin Marietta. Mrs. Piwko said since reliable is moving equipment does it meet TCEQ. Mr. White stated does not have anything to do with age. Mr. Lane stated on these facilities it matters how they operate and keep records. Mr. White stated he is receiving a lot of interest in the area for cement facilities. Mr. White stated he had a KCS meeting today there is a large interest with these facilities. KCS has a need for a Trans load facility in this area. Mr. White feels KCS looks at Farmersville as a strategic place. KCS also mentioned tax free zones. Mr. White suggested we start developing that and make it available. Farmersville needs to be able to compete. Mr. White suggested a line item to discuss at the next meeting. Mrs. Piwko stated Greenville has a lot of land and facilities available.

#### **RECEIVE UPDATE ON CAMDEN COMMERCIAL LOTS**

Mr. White said there really is no news. It is zoned commercial, Have not heard of anything happening. Not ready to develop.

#### **RECEIVE UPDATE ON PERMITS ISSUED TO BUSINESSES**

Mr. White stated the permits sheet is not divided up yet. Once we get this divided it will show different permits issued. Mrs. Piwko asked for names of business and locations. Mr. White stated he has list and will forward.

#### **RECEIVE UPDATE ON OPENGOV.**

#### **CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR DECEMBER 20TH, 2018**

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

#### **REQUESTS TO BE PLACED ON FUTURE AGENDAS**

Collin College Foundation

Workforce study (Grant) (KCS) Texas workforce Commission, Council of Gov.

Electrical Funding Budget Amendment  
City Manager line item to discuss EDC.  
Ordinance Review – make sure all items High Impact  
Electric Sub Station

**ADJOURNMENT**

Meeting was adjourned at 8:16 p.m.

ATTEST:

APPROVE:

\_\_\_\_\_  
Diane C. Piwko, Secretary

\_\_\_\_\_  
Jason Lane, Chairman