



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
APRIL 18TH, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on April 18th, 2019 at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Diane Piwko, Bob Collins, Robbie Tedford, and Randy Smith. Absent Jason Lane. Special guest recognized Ben White City Manager, Daphne Hamlin City Accountant, Tommy Ellison and Councilman Mike Hurst.

RECOGNITION OF CITIZENS AND VISITORS

Recognition of Tommy Ellison

PUBLIC COMMENT

No Comments

RECEIVE UPDATE ON GO TEXAS RECOGNIZED RETIREMENT COMMUNITY PROGRAM

Mrs. Piwko gave a presentation regarding (Go Texan Certified Retirement Program) came across this program and thought the EDC Board would be interested in hearing about it. Basically it is a program out of the Texas Department of Agriculture. Several criteria points to look at in the application, cost of living, available housing, available senior center, education, historic value, and activity downtown for senior citizens. There are 48 parts to the program. It started in 2012, closest one to us in Farmersville is Commerce and Duncanville, no one in Collin County, several in east Texas. Basically consist of an identifying sponsor as in the EDC board or Chamber of Commerce. We would need to complete the application, it has a check list, would need an inventory of our education, available activities, etc. Small towns of less than 10,000 will need 130 points to be considered. Thought this would be something that

would make our community stand above the others in this area. Farmersville has the lowest school taxes around. Program would be established at current school taxes and then frozen. This would give Farmersville another tool we could use in marketing. Program allows you to reapply every five years, we would need to establish a constant monitoring board. EDC board or maybe senior citizen Board will need to issue a yearly report, possibly will need to set up an advisory committee. I feel like as a City we already have enough of these items established to be considered for this program. There is a \$5k cost involved and once the application is approved and selected there will be a fee due every five years. (See attached) I'm aware that the 4A EDC board normally does not do housing, but this could be an Economic improvement tool. Just wanted to bring this information before EDC 4A board for review and consideration, but my understanding there is a department that would communicate and give us ideas. There is some help available behind the scene. Duncanville, Commerce, Tyler, Athens, Sunnyvale, Winnsboro, have good rates starting at the beginning. Take a look and will place on the next agenda for feedback.

Robbie thanked Diane for her research and feel it is a good idea to review and possibly discuss in the future.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR MARCH 2019

- Motion to approve March 2019 Financial statement by Mr. Collins
- 2nd to approve made by Mr. Smith
- All members voted in favor

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR MARCH 21ST, 2019

- Motion to accept minutes with changes Mrs. Piwko
- 2nd to approve made by Mr. Smith
- All members voted in favor

CITY MANAGER REPORT

(see attached)

Mr. White no new activity on Lake Haven Mud.

Having issues at Camden Park due to not having any internet capability. Developer is currently trying to find an internet source. This is one of the examples I'm giving why people do not want to buy homes with no internet service. We need to make Farmersville as attractive as we can. Mr. Tedford stated the developer needs to make sure that this is in the plans. Mr. Collins asked if we have a developer ordinance. Mr. White stated we are considering updating and adding internet to the existing developer ordinance. Council is looking into the issue.

Palladium development continues. We have obtained easements for the wastewater line.

Public Hearing held on May 6th regarding US380, Council has a special meeting set up with TX dot prior to the meetings in Mesquite. Mrs. Piwko asked about what happened in the Commissioner Court. Mr. White said a recommendation was on the table. Mr. Smith asked if the council has an official decision. Mr. White said not yet.

Reliable has signed a development agreement with the City of Farmersville and annexation agreement with Nelson has been signed.

We are continuing discussions regarding energy contract with Collin College, have been in contact with the President and we will compete favorably. Will not build distribution line if we do not get contract.

Mr. Collins stated he does not know why we are working to bring Martin Marietta here. Mr. White stated they have applied for a plat and they are coming one way or another, believe the strategy is to get things from them to make sure they become a good neighbor. Biggest points are air quality, surfaces, and landscaping. Mr. Collins asked what can be done about the odor. Mr. White stated he visited an asphalt plant and did not smell the odor until he was right upon the facility. Martin Marietta can go into the county without working with us. Mrs. Piwko said Martin Marietta has been reviewing this site for 5 years. Mr. Smith said no one came to 4A asking for anything. Mr. White said our position is one of our major employers have concerns that this facility will affect his business. Mrs. Piwko asked if there will be public hearings regarding TCEQ and will it be held in Austin or Farmersville. Mr. White stated in Austin this is where TCEQ holds there hearings, board does not travel. Mrs. Piwko feels having the hearing here would have a better turn out. Mrs. Piwko asked that the public be aware in case they want to attend these hearings. Mr. White said the idea behind this is if they are coming only thing we can do at this point is delay. Mr. Collins asked if Martin Marietta has applied for annexation. Mr. White said he had asked them to but nothing yet. Mr. Smith asked if there was a response from the state on the 2nd hearing. Mr. White said no. Mr. Hurst stated if anything develops in the East Side Industrial area we are doing anything and everything we can do to get those industries no matter how big or small annexed the into City. Mr. White stated a House bill passed last year and we cannot force annexation. Mr. White stated currently those business can stay in the county. Only bargaing chip we have is water and sewer and we are trying to retain our CNN rights. Mr. Collins asked what does the County need to approve for Martin Marietta. Mr. White stated permit and building sites.

Mr. White discussed SB2 this bill has a very good chance of passing. Believe it will pass. Do not feel it will be great bill for our City. This bill takes away our freedom to set tax rates as see fit.

Mr. Smith asked about the Caddo Basin Agreement. Mr. White waiting on Attorney comments.

Mr. Smith asked about the Collin College Parkway bid. Mr. White said we are waiting on the engineering to be completed on Hamilton Street then will begin to complete engineering on Collin College Parkway. Most of the engineering is complete for the Collin College Parkway just want to make sure it is lined up and updates are complete Mr. Collins asked about the schedule for construction. Mr. White want to be under contract by end of summer 2019 and the begin construction.

Mr. Piwko asked about mid-size internet companies that have multiple locations we could approach. Mr. White said here is the problem if they (internet companies) saw opportunity here in Farmersville they would be here. Mr. White stated this issue is state wide. Senator Nichols out of Jacksonville introduced Senate Bill14 due to the fact they could not get internet service in that area looking into coops in the region placing internet on their lines and provide service. Mr. White stated he had heard just today that on the national level grant programs are available for rural internet. President Trump signed a bill last weekend providing grant assistance to help with rural service. It is not just here it is all over the United States. Mr. Ellison stated Senate Bill 14 is basically addressing the issue regarding rural internet that needs to be serviced. Several rural electric coops that exist in Texas which have about 300,000 miles of lines running thru the state. Rural electric coop can provide hi-speed internet using their existing infrastructure. We looked at that this since we provide electrical service.

Mr. Smith asked about the commercial retail and asked to add to the next agenda.

Mr. Smith asked about the single certified area on the electric. Mr. White stated we do not have singly certified area. We have never had.

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Feed back on Go Texas program
Commercial Retail
Website with land use map

ADJOURNMENT

On a motion from Mr. Smith and a second from Mrs. Piwko Meeting was adjourned at 7:20p.m.

ATTEST:

APPROVE:



Diane C. Piwko, Secretary



Jason Lane, Chairman