



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
May 16TH, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on May 16th, 2019 at 6:33 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Robbie Tedford, and Randy Smith. Absent Diane Piwko and Bob Collins. Special guest recognized Ben White City Manager, and Daphne Hamlin City Accountant.

RECOGNITION OF CITIZENS AND VISITORS

No visitors recognized

PUBLIC COMMENT

No Comments

RECEIVE UPDATE ON GO TEXAS RECOGNIZED RETIREMENT COMMUNITY PROGRAM

Mr. Smith asked to hold off until Mrs. Piwko returns.

REVIEW, CONSIDER, AND DISCUSS WEBSITE WITH LAND USE MAP

Mr. White stated City of Farmersville has a current existing land use map on the website. Kimley Horn will update our current land use map and thoroughfare plan. EDC currently budgeted \$36k for this item in the 2018-2019 budget year, but may have to wait until the next budget year 2019-2020 waiting for final decision on the Highway 380 plan. Once the land use map is completed it will part of the comprehensive plan. Mr. Smith stated what he wanted to know is if the map on the website when will it be updated, has not been updated since we placed on website. Mr. White said DBI created the map, but it will need to update at some point.

CONSIDER, DISCUSS AND ACT UPON KCS STRATEGIC PARTNER CONFERENCE SET FOR SEPTEMBER 30TH, 2019

Mr. White would like to attend this again along with Mr. Ellison. Asking for the same level of funding as last year for travel. Mr. Tedford stated he could support. Mr. Lane asked if we need to take action. Mr. White stated not at this time can be placed as a budgeted item.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR APRIL 2019

- Mr. Tedford suggested to move funds \$250K to Independent Bank for a 2.65% rate CD for 13 months. Feels the current rates will decline. Move funds to a more stable environment. Mr. Tedford motioned to move \$250k from Texpool to a CD account with Independent Bank at a rate for \$2.65% for 13 months. 2nd to approve by Mr. Smith. All in favor
- Motion to approve April 2019 Financial statement by Mr. Smith
- 2nd to approve made by Mr. Tedford
- All members voted in favor

CONSIDER, DISCUSS AND ACT UPON ITEMS LISTED FOR PAYMENT

- Small Business Conference: \$500.00
- Motion to accept items listed for payment by Mr. Tedford
- 2nd to approve made by Mr. Smith
- All members voted in favor

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR APRIL 18TH, 2019

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

CITY MANAGER REPORT

- We have been hearing reports new owners are in the middle of closing on the Lake Haven MUD property.
- Camden Park have solved their internet issues and are proceeding forward with phase III. 120 homes permitted, 6 models, 44 completed, 40 homes sold.
- Palladium development continues. Obtained bids for new waste water line.
- US380 public hearings were held on 6 May 2019. We have received immediate development interest since TxDOT made their announcement. Mr. Smith asked what types of interest and what types of industry.
- Reliable Concrete has petitioned for annexation and has established their \$150K escrow account. The City has begun planning work on the water line to Reliable. Boring contractors have been released to begin work. Reliable has permit with Collin County is approved.
- Nelson Brothers are in the middle of getting their permit approved by Collin County for a truck depot. Their concrete batch plant will come further down the road.

- Continued to work on electrical preparations for Collin College. College will likely apply for permit in Nov 2019. They will need their distribution line by that time. The City may need all the \$85K allocated for substation procurement to handle not only acquisition of the substation but we will need to make SCADA improvements to be able to control the substation. We will not build a distribution line to the campus unless we first secure an energy contract or some sort of assurance with the college. This may take the form of a development agreement.
- No new activity to report concerning Martin Marietta.
- Attended SBECON at Texas A&M University Commerce with Tommy Ellison. Lots of good information regarding the future of broadband service and how it aids in economic development. Discovered an interesting use of a USDA grant/loan to support economic development. More research to follow to see if we can use the same mechanism the Commerce EDC uses.
- City Council has decided to go forward with a survey to see if we can build a business case for a City Owned Broadband Utility. More to follow. I have been checking into USDA grants and loans for this activity.

Mr. Smith asked regarding the Lake Haven MUD how many homes. Mr. White stated over 1,000.

Mr. Smith asked if Camden Park phase III has been approved by the city engineer. Mr. White stated not yet.

Mr. Smith asked about the \$85k, Mr. White stated a lot goes into handing off a substation.

Mr. Smith stated last I remember City was not buying the land the substation is on just equipment. Mr. White stated correct. Moving substation to east side of City.

Mr. Smith asked about Martin Mariette, you have written letter to TCEQ. Mr. White stated they have not responded. Mr. Smith asked if Mr. White has contacted TCEQ or had any contact with them. Mr. White responded no but I will find out.

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Discuss budget workshop
Commercial retail zoning
Move meeting June 27th, 2019

ADJOURNMENT

Meeting was adjourned at 7:05 p.m.

ATTEST:

APPROVE:

Diane C. Piwko, Secretary

Jason Lane, Chairman