



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
DECEMBER 19TH 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on December 19th, 2019 at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Bob Collins, Diane Piwko, Robbie Tedford and Randy Smith. Special guest recognized Councilman Mike Hurst, Ben White City Manager, and Daphne Hamlin City Accountant

RECOGNITION OF CITIZENS AND VISITORS

No visitors

PUBLIC COMMENT

No Comments

RECEIVE UPDATE ON COLLIN COLLEGE/STAFFING/COURSES/ECONOMIC IMPACT

Mr. White updated the board with a handout – building size is 52,000 square feet air conditioned. Basic focus is Associates Degree in Science and Arts. There will be 30 different courses offered. Core, Supply Chain, Logistics, Marketing, Applied Science, Computer Systems, Management. Number of Staff will be 35 plus 25 part time. Economic impact no information as of today. February 2014, article "Where Value Meets Value" an article on impact of Community Colleges:

"Dividing the benefits to taxpayers by the amount that they paid to support the colleges yields a 6.8 benefit-cost ratio, i.e., every \$1 in costs returns \$6.80 in benefits. In other words, taxpayers fully recover the cost of the original investment and also receive a return of \$5.80 in addition to every dollar they paid. The average annual internal rate of return for taxpayers is 14.3%."

Mr. White stated for around \$1,000 we can have a report professionally prepared economic analysis. Also, worth noting called and talked with Jason Greener with Wylie Economic Development mentioned 4 out of their top 6 sales tax generating areas in Wylie are apartments. It's due to people shopping in local area. Dr. Matkin stated that there is an economic impact study it was done on one of the campus.

Will share with board once received. Ground breaking ceremony happened December 6th, 2019, very nice event. Construction is underway main focus is on foundation preparation, stabilizing soil. Farmersville Electric ready to install temporary electric once we get the go ahead from the College. Waiting on exact easement. On East Side of Campus is a petroleum pipe line and North Texas Line currently a debate of exactly where everything is at. Mr. Lane stated he has a GIS map of all the gas lines on Texas New Mexico. DBI moving forward on developing engineer plans for Farmersville Parkway. Large customer electrical rate agreement almost complete. Mr. Smith asked about Farmersville Parkway engineering when will it be completed. Mr. White bids going out first quarter 2020. Mr. Smith asked about 35 employees will it be just the first building. Mr. White stated yes first building.

RECEIVE UPDATE ON CONCRETE FACILITIES

Mr. White stated Reliable continues with construction. Finishing up electrical and plumbing. Once complete they will start up plant. 12 inch water line complete that TIRZ invested in. Nelson Brothers completed annexation paperwork. Martin Marietta no change. TCEQ denied permit and denied appeal. Working on resubmission second pass permit currently

RECEIVE UPDATE ON SALES TAX REPORT

Included in paperwork is a graph. In the past 6 months an upward tick previously downward turn. CMC (Consolidated Metals) has taken over from Gerdau, AFI is improving, and both are boding well for our City.

RECEIVE UPDATE REGARDING INFRASTRUCTURE/INFILTRATION ISSUES

In our water capacity area we are in good shape. 22% capacity for storage, 42% capacity for pumping, 66% for production. North Texas can deliver more when we ask for it. Next pumping capacity fairly easy to increase. Double our capacity no problem. In good shape on water we can currently add 1,600 connections. Just one large development away from needing more capacity. My recommendation would be to increase one of our facilities Mrs. Piwko stated in the City Manger's report regarding realigning water tower with a cost of 100K. Should we consider? Mr. White stated we need to get on it as soon as I can afford. Cannot use impact fees. Need to make money in water account to rehab. Look at what's critical may need to replace is aging galvanized lines ahead of this. It is a big ticket item but have other needs. Mrs. Piwko stated just concerned it has been an issue for a long time just don't want to get into a critical situation. Mr. White said it is inspected every year.

Wastewater City is part of a SSOI program. Several things associated with it in the graph it shows we busted our limits during infiltration episodes. But if you take the average of what is going on we have 755,000 gallons a day capacity, but we us ½ of that average. All about infiltration listed on of the projects are JW Spain, Farmersville Parkway, Washington Street repair are ahead of this project.

Regarding City Streets we receive complaints every day. TIRZ is focused on street projects. TIRZ is financing Collin College project. May also support Farmersville Parkway East of Collin College the 5 to 1 match. Also possible TIRZ may be funding interface Highway 380 project especially Raymond Street. Looking into improving interfaces in the TIRZ Zone. When you come into Farmersville you don't want to be greeted by pot holes. TIRZ is also working on internet study. Mrs. Piwko asked did the debrief happen last week. Mrs. Piwko asked if we could review on line. Mr. White stated you can but really like to complete before releasing. Feel like it is too preliminary at this point.

Electric – purchased substation. Executing plan to move substation to the East to support future growth a 2 to 3 year plan. Supporting service to Collin College long term plan have back up and more reliable service all of Farmersville and College. Mr. Collins the retention ponds who is specifying is it the City? Mr. White state we have a requirement how big it has to be.

Storm water as we grow this will become a bigger item, need to have a plan. You can receive impact fees from storm water

Mr. White stated we can handle growth we have engineering plans, would take a little over a year to get up and going. Mrs. Piwko SSOI program thought it was a time limit of 7 to 10 years we have to get out. Mr. White stated he keeps it alive.

Mr. White stated we are in good shape just need to watch wastewater. Have an aging transformer need to concentrate on building new substation. Mr. Smith asked on the chart in the green line is that plant 2 is that actually plant 2 or plant 1 and 2 combined. Mr. White stated that is the old limits. But with both plants together should go up to .755. Mr. Smith said that should be doable. Mr. White stated has a problem with plant one with trickling filter. Just letting it weigh out. TCEQ take a 90% and 75% number go over so many time. Mrs. Piwko asked about Scada. Mr. White stated Scada at the wastewater treatment plant and 2 other lift stations. Getting rid of 3 old lift stations on west side. East side removing 3 small lift stations replacing with like lift station with scada. Hoping to have enough funds available to repair Floyd Lift Station. Mr. Smith asked about other subdivisions coming into the City. Mr. White stated not that would impact this wastewater. Mrs. Piwko asked if Palladium has open house. Mr. White stated Chamber would probably be the ones to contact of that. Mr. Smith asked concrete batch plants if all 3 came on line would that have impact on water. Mr. White stated he has a lot of capacity we can go 5 time more than what we are doing today.

RECEIVE UPDATE ON EDC ROUNDTABLE

Mr. White stated not in any position to discuss not really any news to give.

RECEIVE UPDATE ON GRANT LOAN PROGRAM FOR BUSINESSES

Mrs. Piwko stated we can do it if we have an economic reasons. Mr. Tedford it's more for new business or expanding business, more employees. Mr. Smith stated what about retaining jobs. Mr. Tedford that is not the way the Attorney advised.

Mrs. Piwko asked if we can do something physical as a lien against the building have some type of way to get our money back within a year or two. Mr. Smith normally not much equity. Mr. Smith said lien would be extinguished with foreclosure.

Mr. Collins stated we use to grant for increase in sales tax in return. Mr. Collins stated we are not in the business of giving loans. Mrs. Piwko stated see helping small business owners. Mr. Collins stated it is not our job to make sure someone survives. Mr. Lane stated he sees an interest in doing this but not going to be able to resolve this issue today. Mr. Smith said he spoke to the director of Anna where they set up program revolving loan program. USDA. Mrs. Piwko state she initially brought this up to preserve our historic Downtown fire suppression. Mr. Lane asked to table and would be interested in the contact with Anna and Ben has contact in Wylie.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR NOVEMBER 2019 AND BUDGET AMENDMENTS

- o Motion made by Mr. Tedford to approve November 2019 financials as submitted, second by Mrs. Piwko. Motion passed all in favor.

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

- o Motion to defer minutes to next meeting all in favor

CITY MANAGER REPORT

Lake Haven has 15 million dollars, starting by building a certain number of homes. Phase in, will not be sacrificing the design of the wastewater plant.

Camden Park Phase III continues, contracted to build 40 homes

Palladium delay opening due to no internet service.

City Broadband – survey is complete. Received analysis. The Tizr Board received their first briefing from Texas A&M Commerce.

Thoroughfare Plan and land use map (hand out) IPO for the agreed to price of \$30k scope of service thoroughfare plan - asked to lay out trails and bike corridors as well. Agreed to do as part of the original 30K. These two items are core to the City. Completing March time frame.

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Bids for Farmersville parkway

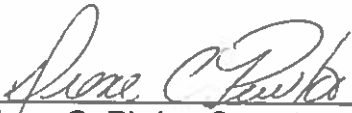
Schedule for funding proposal update with county matching funds transportation project. (City Manager update) Collin College Parkway.

ADJOURNMENT

On a motion from with a second from Mr. Tedford meeting was adjourned at 7:29p.m.

ATTEST:

APPROVE:



Diane C. Piwko, Secretary



Jason Lane, Chairman