



**CITY OF FARMERSVILLE
TAX INCREMENT REINVESTMENT ZONE NO.01
Minutes For
December 11, 2019**

Tommy Ellison, Darrell Hale and Bob Collins were all present for the meeting. Councilman Craig Overstreet and Cheryl Williams were absent. Also present was City Manager Ben White and Daphne Hamlin as staff liaison.

I. CALL TO ORDER

- Meeting was called to order by Tommy Ellison at 12:14 pm.

II. Recognition of Citizens and Visitors

Dr. Muhammad Komacki, Frank Smith, Chris Myers, Blanche Baron, Ogagaoghene Ibagere (IB), Godley Jacob, and Sai Karthik from Texas A&M Commerce and Randy Smith.

III. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

Mr. Smith stated in the charts on the survey on the responses doesn't that mean no response from the people who answered the survey. So that means there is a substantial amount of people who did not respond to the survey. Mr. Smith asked to add cost per mile. Would the City be able to encourage the City of Greenville to provide more information as a reference point? And on page 39 the expected subscription rate of 40% plus 5% annually. Closed public comment section at 1:54

IV. REGULAR AGENDA.

a. CONSIDER, DISCUSS AND ACT UPON THE FIBER SURVEY

Professor Komacki students worked on the project 4 (four) students are here to present study. IB was the first presenter he gave the result of the survey, the feedback survey part. Attached is the presentation (Attachment "A") Mr. Ellison suggest to add an ordinance to require developers to install

fiber optic cable. Mr. Ellison asked how big of building would it take to house for fiber optic. Mr. White stated he not sure at this time, but did see what Mont Belvieu did and it was small size of a medium size house. Mr. Ellison stated in the presentation felt the labor cost was low need to re-evaluate. Mr. White said if you are starting from scratch you need the best. Mr. Ellison asked how may homesteads do we have. Mr. White stated we have approximately 1,500 meters. Mr. Ellison stated if you charge \$70.00/month. You would need 1,000 homes to break even. Mr. Ellison said the challenge is that in the survey most people are happy with current provider. Mr. Hale asked in the survey is there cost for upgrades over the years? Ms. Blanche stated no just standard operation cost. Mr. White stated that he knows Mont Belvieu is looking into how they will upgrade. Mr. Ellison said the fiber optic would be set up like an enterprise fund and it would have to fund itself.

Mr. White asked the board for recommendation. Dr. Collins stated there is a lot to talk about. We cannot plan on what is in Farmersville currently. Or on a perhaps there will be a new subdivision going in south of town. It is imperative that the City passes an ordinance. Dr. Collins stated we have to keep moving forward. Move forward with planning, a lot of issues to explore. Need to review the surveys we have in front of us. Mr. White stated he planned on presenting to Council in January. Dr. Collins stated still too many questions that need to be answered first. Dr. Collins stated he is not sure how good the numbers are for this survey. Mr. Ellison stated we could conclude that we consider high speed internet very important. But no one wants to pay more for service. Mr. Ellison stated not enough in our TIRZ Districts to consider moving forward. Mr. Ellison stated he strongly recommends that Council adopts an ordinance to have developers install fiber optic. Dr. Collins stated as a standalone TIRZ region it's not feasible, but City wide it would make sense to move forward. But the survey we have in front of us Dr. Collins stated we cannot look at this as a TIRZ project but a City wide project. Dr. Collins said we are pushing this back into your court. Mr. White stated he will go before Council though with an ordinance for fiber optic. Mr. Smith asked what is the time frame to bring back the revised report. Mr. White stated he wanted to report to Council soon. Mr. Hale said there is a workable solution for the entire City it is not just TIRZ. Mr. Smith stated he will need the specifics to move forward.

b. **CONSIDER, DISCUSS AND ACT UPON THE STREET PROJECT PLAN**

Mr. White presented a spread sheet with priority of project plan. Mr. Daniel will be done with engineering by first quarter 2020. Will go out for bid first quarter and construction will be complete before College opens. Mr. Ellison asked would you close roads on North Side of College for construction. Mr. White stated there will be alternate paths. Mr. White stated the second project we are working on currently. City had a resolution in place and Collin County. Council came back with a resolution to null and void after 6 months. Currently there is not resolution one way or another. Right now we are in line with Collin County right-of-way. Mr. White stated there is a resolution that will come up on the next line item. I sent package to Collin County, received resolution from EDC supporting Grant. Collin County portion match is 80%. This will complete the road where we left off at the Collin College. If TIRZ comes up with \$229K and EDC has supported \$625k.

Attached is street project plan (Attachment "B") Mr. White stated you do not have to spend money this year. Mr. White stated you can go ahead and pick another project for this year. Mr. Ellison stated maybe would want to continue with the Collin Parkway it would be more cost effective to do whole project at once. Dr. White stated the main reason for these projects is congestion. Mr. White stated if we do not receive county money would Raymond be the next project. Mr. White feels it's the most visible and need have repair. Mr. Hale stated he is for this project. Dr. Collins stated his issue with Raymond it connects into Highway 78 and it also needs repair. Dr. Collins stated what he wanted was TIRZ to do their portion and City completes the rest. Mr. White stated City does not have enough funds for complete street improvements. Mr. White stated another idea which has come up was to extend what we are doing on Hamilton Street. Mr. Ellison stated the County does work from time to time on roads. Have we ever talked to the County have them shoot asphalt until the City can afford re build.

Dr. Collins felt Hamilton is the best alternative. Dr. Collins stated he understands there are a lot of issues on Hamilton you need to start talking through the issues. Mr. White stated what he wants to do is go to Mr. Daniel and get a better number of Raymond Street.

- Motion made by Darrell Hale for engineering cost not to exceed \$5,000.00 to study Raymond Street
- Second by Dr. Collins
- Motion passed all in favor

c. **CONSIDER, DISCUSS AND ACT UPON RESOLUTION SUPPORTING GRANT MATCH FOR STREET IMPROVEMENTS**

- Motion made by Darrell Hale to approved to accept resolution to obligate \$229K, Second by Dr. Collins
- Motion passed unanimously

d. **CONDISDER, DISCUSS AND ACT UPON THE TIRZ PROJECT PLAN AND FINANCIAL PLAN**

Mr. White presented bids from firms to update the TIRZ project plan and financial plan. Mr. Hale asked if TML or TAK do this kind of assistance. Mr. White stated he is looking to go forward with this due to the fact we have not updated.

- Motion was made by Dr. Collins amended the budget with the contingency to investigate other firms in the amount of \$15k to develop the TIRZ plan and allow City Manager to move forward.
- Second by Darrell Hale.
- Motion passed unanimously.

e. **CONSIDER, DISCUSS AND ACT UPON THE TIRZ MAP**

Mr. White presented to Proposed TIRZ map. Mr. White stated City tax has not changed since 2012. Possibly decreasing size of the TIRZ when we have full development of the area, once it is built out after 1 to 2 years to remove. Mr. Ellison stated the challenges we have is the bond we have. Dr. Collins stated we need to do a financial analysis. Dr. Collins asked Mr. White to do a financial analysis. Mr. White stated once the financial plan is done it should be able to have a better answer. Darrell Hale stated he had no issue as long it does not affect bond issued

V. ITEMS FOR FUTURE AGENDA

Project plan

Report to state

Broadband study update

Raymond street estimate

Subdivision ordinance

VI. ADJOURNMENT

Meeting adjourned at 3:25 PM

ATTEST:

APPROVE:


Paula Jackson, Assist to the City Manager


Tommy Ellison, President