



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
JANUARY 16TH, 2020 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on January 16th, 2020 at 6:30 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Diane Piwko, and Randy Smith. Absent Bob Collins and Robbie Tedford. 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

Mr. White updated the EDC Board regarding Collin College not a lot of big changes. Construction continues on foundation preparation and utilities. Temporary utilities are installed. DBI continues on engineering for the Farmersville Parkway and Collin Parkway. Bids will go out first quarter 2020. City continues to work on the large customer electrical rates.

RECEIVE UPDATE ON CONCRETE FACILITIES

Reliable Concrete had first test batch. No change with Nelson Brothers. Martin Marietta resubmitted a for permit at their location.

RECEIVE UPDATE REGARDING INFILTRATION ISSUES

Same as last month. Trying to get into a position to do first infiltration project of the year. First project will be from College Street to Houston Street.

RECEIVE UPDATE ON GRANT LOAN PROGRAM FOR BUSINESSES

Table and ask Mr. Smith to bring back to next meeting

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

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

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR NOVEMBER 21ST 2019 AND DECEMBER 19TH, 2019

- Motion made by Mr. Piwko to approve November 21st 2019 minutes with changes, second by Mr. Smith. Motion passed all in favor.
- Motion made by Mrs. Piwko to approve December 19th, 2019 minutes with changes, second by Mr. Smith. Motion passed all in favor.

CITY MANAGER REPORT

Sales tax report quarterly will try to have a report quarterly for the EDC Board.

EDC coalition trying preliminary thought focus on a regional collaboration sharing ideas and thoughts. Helping each other out. The area is generally bounded by McKinney, Greenville, Rockwall and Wylie. This is currently what we are thinking as for our coalition. Cities just along the Highway 380 corridors and matching up with corridors involved in those regions. Mrs. Piwko asked if we will include Blue Ridge. Mr. White stated not at this time, what are we thinking is staying along the corridors I-30, central expressway, US380, State Highway 78, State Highway 205, State Highway 69, also included are transportations that are important to those Cities like Dart, Kansas City Railway, McKinney National Airport, Major Field, Dallas/Garland & Northeastern Railroad, Backlands Railroad. We are currently contacting the larger Cities. A meeting is scheduled for next Thursday with Greg Sims in Greenville, asking if they are interested in being a part of the coalition. In the City of Rockwall I contact Rick Crowley, no response, waiting on return call. Jason Greiner with Wylie EDC will contact Darrel with the City of McKinney to see if he is interested in the coalition. Mr. White stated currently we are contacting the larger Cities just to see if they are interested and establish a border. Mrs. Piwko stated she is concerned on the reasoning why we are not including Blue Ridge. Especially as the outer loop materializes off of this because a corridor will be missing off of this. Mr. White said we can expand but this is a regional area that has to do with infrastructure. At first we thought about going as far north as Blue Ridge and as far south as Sachse. But I suggested we keep it more focused and start with the larger Cities. Mrs. Piwko feels that if a City touches our city limits those Cities need to be included. Mr. Smith feels Blue Ridge will have a mutual interest as well as Farmersville on what will be happening along Highway 78. Mr. White stated this is a group effort this is not just about Farmersville. Mr. White stated that he will go back to the group and suggest to add the smaller Cities but it will be a Core group decision. Main reason to involve Greenville is due to a current development. This will have major impact on our growth. Mr. Lane stated EDC's in Wylie, McKinney, Rockwall, and Greenville are little more mature than we are obviously. Mr. Lane stated if you have those lined up it will be much easier to add the smaller jurisdictions. Mr. Lane stated we have to start somewhere and this is a big starting area. Mr. White stated the group may

only want to add Cities with EDC. Mr. Lane asked Mr. White to keep the EDC Board updated on what is going on.

Collin County Grant project (funding for the Farmersville Parkway) no real changes. Receiving calls from Collin County regarding the Grant. I feel as though they are working it.

Lake Haven still working on phasing in the construction.

Camden Park phase 3 continues. DR Horton will complete phase 3.

Palladium development continues. Palladium is at an end point only thing they are waiting on is an internet connection. Spectrum has laid cable at the corner of Highway 78 and Highway 380 it is in place and working. Fire systems are linked to Spectrum and Palladium will not open until it is connected. Mr. White stated that internet connection is an issue in our area. Mr. Smith asked if the developers are looking at this on the front end of their development. Mr. White stated Palladium has been asking for internet connection for several months. Palladium is very professional and extremely knowledgeable, they know what they are doing. Mr. Smith asked does it need to be incorporated into the City to have internet connections included in permits. Mr. White stated we are going to start discussions on installing internet with new developments. This discussion is going before City Council next meeting. City of Lucas is requesting a proposal for cost and engineering to install fiber into their town. City of Lucas is home rule and have more lead way than we do right now. They are having the same issue we are. In that bid for proposals they listed 12 different provider in the area and none want to install infrastructure.

Mr. White stated TIRZ received their first briefing on broadband and are requesting amendments. I have asked Sandra to contact the City of Celina regarding their fiber ordinance and use their ordinance as a template.

Thourghfare map and land use map is underway. This is very important to the City of Farmersville. We should expect results March/April timeframe. KimelyHorn working on this project. All of the City planning is tied to this project being done and approved. Mr. Smith asked if EDC will have any input since we are paying for it. Mr. White said it will go before EDC for review and comments. Mr. Smith asked maybe if it is so urgent we may not get to have input. Mr. White stated we need to let the engineers do their job. Mr. Smith stated reason I'm asking it seems like the last time we went through this process on the residential subdivision and zoning ordinance which EDC paid for and City Council approved before EDC had the chance to review. Then it came back for a major overhaul. Mr. White stated he will bring it to this body once we get to a point of having something to review. Mr. White stated the inputs I have given KimleyHorn came from EDC, one was regarding the employment centers. Mr. Lane stated the key thing is EDC would like to have a little time to review before we approve. Mr. Smith stated we need to review before it goes to City Council. Mr. Smith stated EDC should have input to where we see economic development going. EDC should have input in the beginning

and not wait for results. Mr. White stated will not approve until the EDC board has had the time to review. Mrs. Piwko asked maybe a questionnaire should be given to the EDC board to let KimleyHorn know how we feel about growth, point out the critical areas that need input. Mr. White stated if you are willing to pay more for that he will ask. Mr. Smith said what I was hoping is we have input on the front end. Mr. White stated you will have input. Mr. Lane stated Kimley Horn is putting together a rough draft then EDC can review and provide all the input during that phase. Mr. White stated correct, I gave KimleyHorn very basic instructions upfront of what the area was and what we had and they will go out and evaluate. Mr. Smith stated I understand they are professionals. My question is if we relied on professionals there would not be concrete plants going up because it was not zoned for that. The planning wasn't for that whether that was wrong, good, or bad it was not planned for. I'm just saying we as a board have some consensus were we want to go with this instead of paying for something that is going to sit in a desk then pull it out when you need to change something. At the same time the zoning previously, if I recall the candy kitchen nothing was incorporated in that in the zoning to facilitate a meeting facility. Mr. White said there was not a concept of that at that time. Mr. Smith maybe we need to think outside of the envelope. Mr. White stated we go through this every 5 years. Mr. White stated EDC will have a chance for input we just need to give KimleyHorn a chance to go through it with their professional approach. Mr. Smith asked is this the same professional approach that was worked on previously. The last time EDC paid for one we received results that were acceptable until we actually tried to use it, then it was determined we had to amend it to change and recreate a zoning. Mr. White stated exactly but it went before boards and we had the opportunity to make changes and nobody did. Mr. White stated he feel as though the board will be happy with this first draft. Mr. Smith stated EDC needs to have their input up front so there will be no additional meetings and delays. Mr. Smith stated at one point this whole project was going to be delayed until Highway 380 was resolved then it was decided to go forward as is. Mr. White stated he has asked that KimleyHorn use both passes for the Highway 380 realignment. Mr. Lane asked Mr. White if you would encourage them to give us a rough draft as soon as feasible so we can have discussion on what we want to do as a board. Mr. Lane stated he does not want to delay getting it done just want to have input.

Mr. Lane asked for the presentation on broadband presented to TIRZ. Mr. White stated TIRZ does not want to release until they fell comfortable with the data. Mrs. Piwko stated you can go to the website and review meeting.

Mr. White stated he is hearing rumblings that the Walton Group project to the east in Greenville is imminent. What that means for our Community is growth pressure and could come from all three directions. Heard some industrial and residential growth. Going fact finding and find out some good information. City Manager with Greenville will be part of the meeting.

Ted Wilson from Residential Strategies said City of Farmersville growth will match what Princeton is currently in the next 10 years. Mr. Smith asked how big Princeton is. Mr. White stated he has heard 20k. Mr. Wilson takes a helicopter ride twice a year and

takes pictures and records all developments. Shows every City with development and records and predicts growth.

Mrs. Piwko noticed that in Planning and Zoning is a bed and breakfast. Just wanted to remind everyone that we are leaving money on the table. Need to add Hotel tax we need to start working on this. Add line item to next City Council meeting.

Mrs. Piwko asked about software helping with permits. Mr. White stated we do have software that helps with record keeping.

Mr. Smith asked about Lake Haven are there any specifics on what size they are looking at. Mr. White stated all he knows is the developer did not want to spend 15m on wastewater facility. What I think is going to happen is they will buy more land and make the per unit cost lower. Mr. White stated one issue is per unit but the starting cost of 15m is tough not sure how he does his financing. Mr. Smith said this is not a short term project. Mr. White stated Lake Haven has another entity going in Princeton. Mr. Smith said the way I understand there was a new buyer. Mr. White stated yes, Tommy Chancellor with TCCI investment back in fall when the deal closed.

Mr. Smith asked about Camden when will phase 3 be completed? Mr. White best guess they will start building homes in the summer.

See notes attached

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Move to city Manager report /Collin/concrete facilities/food truck sales tax/license
Remove infiltration
Draft Land Use Plan if available
Grant Loan (Mr. Smith)
Website/4a retail (define mission statement) Website discussion item
Updating small business development center/Comprehensive development
Explanation of how the mechanism of funding will work on Grant with County/time
line/ announcement
Sales tax report
Update status Highway 380 and plans for Highway 78 (CM report)
Cdbg infrastructure

ADJOURNMENT

Mr. Lane adjourned the meeting at 7:51 p.m.

ATTEST:

APPROVE:



Diane C. Piwko, Secretary



Jason Lane, Chairman

Farmersville Economic Development Corporation
City Manager Activity and Report
16 January 2020

Collin College/Staffing/Courses/Economic Impact

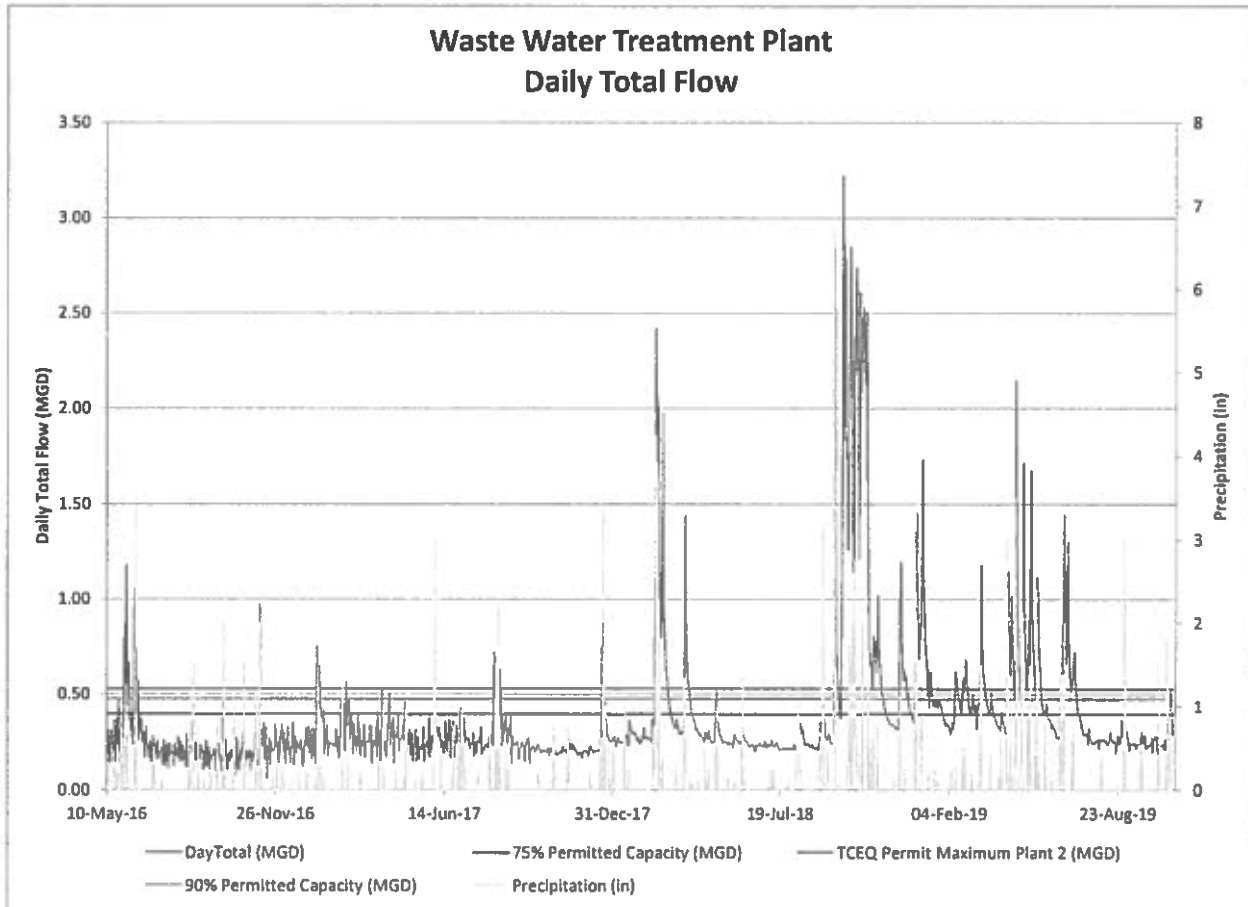
1. College basic information first phase
 - a. Building Size: 52,000 square feet air conditioned
 - b. Basic Focus: Associates Degree in Science and Arts
 - i. Number of Courses offered: 30+
 - ii. Types of Courses: Core, Supply Chain, Logistics, Marketing, Applied Science, Computer Systems, Management
 - iii. Number of Staff: 35-40 full-time, 25 part-time
2. Construction continues. The main focus right now is on the foundation preparation and related utilities to the site.
3. Farmersville Electric has installed temporary electric.
4. DBI is continuing forward with development of engineering plans for Farmersville Parkway and Collin Parkway. Project will go out for bid first quarter of 2020.
5. The large customer electrical rate agreement is almost complete. Both parties have agreed but one minor issue remains before there is full commitment.

Concrete Facilities

1. Reliable Concrete continues final construction steps involving their new concrete batch plant. They made their first batch of concrete for on-site use!
2. No change concerning Nelson Brothers.
3. Martin Marietta has resubmitted their permit paperwork.

Infiltration Issues

1. See associated wastewater graph below.
2. Solving infiltration issues is key to supplying more sewer capacity in the near term.
3. Next infiltration project planned: sewer line from College Street to Houston Street near the Chaparral Trail



City Manager Report

1. Regional EDC Coalition.
 - a. Sam Satterwhite retiring as head of Wylie EDC. Replaced by Jason Greiner.
 - b. Preliminary thoughts
 - i. Focus on regional collaboration.
 - ii. Area generally bounded by McKinney, Greenville, Rockwall, Wylie.
 - iii. Includes the following corridors/features in the bounded region: I-30, Central Expressway, SH 121, US 380, SH 78, SH 205, SH 69, DART, KCS railway, McKinney National Airport, Majors Field, Dallas/Garland & Northeastern Railroad, Blacklands Railroad.
 - c. Currently contacting EDCs to see who is on board.
 - i. Princeton, Derek Borg, on board.
 - ii. Greenville, Greg Sims, in work, meeting set Thursday 23 Jan 2020.
 - iii. Rockwall, contacted Rick Crowley, no response yet.
 - iv. McKinney, Darrell Auterson, being contacted by Jason Greiner.
2. Collin County Grant Project
 - a. Funding for Farmersville Parkway from northeast corner of Collin College to SH 78.
 - b. No real change however I am getting questions related to the project from Collin County.

3. Lakehaven: Still working on plan for phasing the construction of the new WWTP.
4. Camden Park: Phase III continues. DR Horton has contracted to build out all of Phase III.
5. Palladium development continues.
 - a. Currently holding opening the first unit until they establish internet service from Spectrum. Should be complete this week but risk is high.
6. City Owned Broadband Utility
 - a. Survey is complete.
 - b. Analysis is complete. The TIRZ Board has received their first briefing from Texas A&M Commerce.
 - c. We expect a second briefing to TIRZ Board in January before presentation to council.
 - d. Fiber ordinance is in play. We are using the Celina ordinance as a template. First discussions are schedule with Council on 28 Jan 2020.
7. Thoroughfare Map and Land Use Map is under way. Expect results by March/April timeframe.
8. We are hearing rumblings that the Walton Group project to the east in Greenville is imminent. Growth pressure could come from three directions!