



**Farmersville 4B Community Development Corporation (CDC)  
Minutes - July 13, 2020  
6:00 P.M. Farmersville City Hall  
205 S. Main St. Farmersville, TX 75442**

**I. PRELIMINARY MATTERS**

- A. Call to order.** The meeting of the Farmersville 4B was called to order at 6:00 p.m. by Richard Holbrook, Secretary/Treasurer.
- B. Roll Call:** The following board members were present: Richard Holbrook, Stephen Caspari, Melody Hudson, Jesse Nelsen, Jessica Sayre, and Blake Mounger joined the meeting after it was called to order. City staff members Ben White; Daphne Hamlin; Audrey Rubadue; Randy Rice, Interim Main Street Manager; and Council Liaison Terry Williams was also present.
- C. Election of officers for President, Vice President, and Secretary/Treasurer**  
Stephen Caspari made a motion to approve Richard Holbrook as President.  
All in favor  
Richard Holbrook made a motion to approve Stephen Caspari as Vice President.  
All in favor  
Richard Holbrook made a motion to approve Blake Mounger as Secretary/Treasurer.  
All in favor
- D. Recognition of visitors:** President Richard Holbrook welcomed the visitors.

**II. PUBLIC COMMENT**

No one came forward in person or via teleconference to speak.

**III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:**

- A. Consider for approval June 2020 Meeting Minutes**  
Motion to approve made by Jesse Nelsen  
2nd to approve was Blake Mounger  
All in favor
- B. Consider for approval May 2020 Financial Statements**  
Motion to approve made by Blake Mounger  
2nd to approve was Stephen Caspari  
All in favor

- Richard Holbrook asked Ben White if Covid has impacted 4B.
- Ben White stated it has impacted projects and delayed them slightly. He said financially there has not been a big impact. He stated that the J.W. Spain project is moving forward and getting work done.
- Stephen Caspari asked for a breakdown on the monthly expenditures regarding supplies for Main Street.
- Daphne Hamlin stated she would provide that at the next meeting.

**C. Consider for approval May 2020 Financial Statements**

Motion to approve made by Blake Mounger  
 2nd to approve was by Stephen Caspari  
 All in favor

**D. Consider for approval monthly payments June 2020**

- Richard Holbrook asked what the TLC Netcon check was for.
- Daphne Hamlin stated it was for the IT Administrator he updates the Main Street Manger computer.

Motion to approve made by Jesse Nelsen  
 2nd to approve was made by Blake Mounger  
 All in favor

**E. Amend budget to allow purchase of benches and trash cans**

- Billie Goldstein stated the Main Street had received \$10,000.00 from the 4B the previous year for the 20th year celebration of the Main Street Program. Due to losing the Main Street Manager and Covid the celebration was cancelled. She stated that the board would like the money to go towards purchasing benches and trash cans in the downtown and surrounding areas. She indicated the benches would be 5 feet and coated black. She said Brandon Adams designed the bench outside of The Stables and he quoted \$950.00 per bench. He stated if we ordered 6 at a time he could do it for \$750.00 per bench or 20 benches were ordered he could do it for \$650.00 per bench. She inquired if the money could be used to purchase the benches.
- Daphne Hamlin stated the budget could be amended to use the money.
- Randy Rice stated in the past 4B purchased the sound system downtown for Main Street. The communication link between City Hall and the Best Center is a radio link. The music is taken from the internet which is located inside City Hall. The music keeps losing connection so within this budget year the board needs to look at running fiber optics from City Hall to the Best Center. He stated he believes it will cost a couple of thousand dollars to fix it.
- Blake Mounger asked if the manufacturer has any responsibility to fix the link.
- Randy Rice stated no.
- Ben White stated stated the city will do the installation to keep the price down.
- Richard Holbrook asked if the Main Street Program had a quorum today.
- Randy Rice said no.

- Richard Holbrook asked if Main Street could move forward with purchases even though there was no meeting.
- Randy Rice stated yes because it was approved at the last meeting.
- Richard Holbrook stated the Main Street Board was asking for \$13,000.00 to purchase the benches.
- Daphne Hamlin stated the Main Street Board was requesting 20 benches.
- Billie Goldstein stated they are also trying to buy at least four trash cans.
- Ben White suggested a price of \$750.00 per trash can so the total amount would be \$16,000.00.
- Daphne Hamline suggested using the \$10,000.00 set aside for the celebration and the \$3,000.00 for Music in the Park to make up \$13,000.00.
- Jessica Sayre asked if the funds had to be used by the end of year or could they be set aside next year.
- Richard Holbrook asked if the sales tax had been affected due to Covid.
- Daphne Hamlin stated 4B will receive \$25,000.00 for sales tax and the budget would be discussed at the next 4B meeting.
- Blake Mounger stated if we do not order all the benches at one time then the discount would not apply.
- Jessica Sayre asked if the Main Street Board was considering doing a bench commemorating the 20 years instead of having all the same designs making them unique to one another.
- Randy Rice stated the design has 2000 to 2020 which indicates it is a 20 year celebration and to get that price they have to be the same. He said the downtown is a defined district that is legally the Main Street District that allows us to spend money in that particular area of downtown.
- Richard Holbrook stated the job of the 4B is to fund these kinds of projects. He asked if 4B approved the \$16,000.00 if it would break the budget.
- Daphne Hamlin stated no. She stated funds were not used due cancellation of other Main Street events.
- Allison Mathers stated that several board members felt that \$10,000.00 was too much to be used on a party. She stated that the \$10,000.00 reallocated is more than enough and Main Street can come back at a later date to request more funding.

Motion to approve budget amendment for \$10,000.00 made by Jesse Nelsen  
 2nd by Melody Hudson  
 All in favor

- Richard Holbrook asked if the Main Street Board was requesting the additional \$6,000.00
- Billie Goldstein stated she appreciated the support but it will go back and be discussed with Main Street Board members. They would request for additional funds at a later date.

## **F. Discussion regarding budget**

- Ben White stated the total amount of funds being requested from 4B is \$94,000.00. Fiber optics will be added and \$6,000.00 benches and trash cans. The Parks Board added two requests today. One for \$3,000.00 and one for \$30,000.00. He stated there will be repeat items asked for every year like Christmas lights. He said staff will provide more information at the next meeting.
- Richard Holbrook asked if the Heritage Museum total cost stated \$20,000.00.
- Ben White stated \$10,000.00 is being requested to come from 4B and the other \$10,000.00 the Museum will be seeking contributions elsewhere.
- Daphne Hamlin stated at the next meeting she will have a spreadsheet that shows the current budget with columns beside it so it will be easier to work off of. She stated the budget has to be approved by August because it has to be approved by City Council before September.
- Lisa Eastman stated the Chamber of Commerce is requesting \$20,000.00 due to funding that has been diminished tremendously because of Covid-19. She stated they were predicating losing around 30 members. She said the Chamber is still counting on the luncheon in September, Trick-It-Up Bike Ride, and the Christmas Parade to help with funds. She explained moving forward we are still trying to help all the businesses we can, but we are concerned about paying salaries, all though we do have some reserves.
- Richard Holbrook asked how much the 4B provide for the Chamber Commerce last year.
- Lisa Eastman stated \$15,000.00.
- Ben White stated the Farmersville Fire Department was requesting \$6,500.00 for repeat items such as fireworks. He also stated the Police Department was requesting \$6,200.00 for repeat items like National Night Out and Cops and Rodders.
- Bertie Neu stated the Farmersville Historic Society was requesting \$4,500.00. She explained the Bain-Honaker house was built in 1865 and this year they are requesting money to paint the window frames and replace the screens for both upstairs windows and downstairs windows. She stated they need other repairs done too, like replacing gutters, downspouts, and covers. She said they need to paint fences, and more than likely replace some pickets.
- Miranda Martin stated the Parks Board is requesting \$30,000.00 for the surfacing for the ADA swings. The surfacing for the two swings at Rambler Park has been recommended to be a pour in place rubber. Pour in place rubber is a solid surface that is ADA compliant and accessible, offers design flexibility, and is a clean overall safe surface in all-weather types. She said poured in rubber requires less up keep, an epoxy is applied every three years, and a leaf blower used to remove debris. She also stated the Parks Board is requesting \$3,000.00 to go towards next year's budget to help pay for Music in the Park.

## **H. City Manager Report**

- Ben White stated in cooperation with the city and Council member Terry Williams we are moving forward with the Beautification of Farmersville Program and we are actively looking for volunteers. The program will be every month picking an

area to trim trees and spruce up areas. He said the J.W. Spain improvements are continuing and crews are making headway. He explained a candidate for Main Street Manager is to be interviewed by 4B and the Main Street President within the next few days. He stated the sales tax was expected to be \$240,000.00 but has stalled due to Covid. He said the draft Thoroughfare Map was going in front of the City Council tomorrow. He said the proposed Future Land Use Map will be shown to the City Council at a later date.

- Richard Holbrook asked about Collin College's roadway budget.
- Ben White stated the city is currently \$400,000.00 over budget and he said he will be going in front of TIRZ Board and 4A to see if they will cover the difference. He said the RPM is to be completed at the end of the year or the first month of the beginning of the year.

#### **IV. REQUESTS ITEMS TO BE PLACED ON FUTURE AGENDAS**

- Budget workshop meeting on August 10, 2020
- Discuss training Texas Economic of Council virtual class in August
- Discuss needing receipts from all civic organizations receiving funds from 4B
- Public Hearing set for August 18, 2020

#### **ADJOURNMENT -**

The meeting was adjourned at 7:24 P.M.

Signatures:

  
Richard Holbrook President

  
Blake Mounger Secretary/Treasurer