



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

Minutes – August 10, 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 meeting was called to order at 6:02 P.M. by Richard Holbrook, President.
- B. Roll Call:** The Following board members were present: Richard Holbrook, Stephen Caspari, Tonya Mercer, Jesse Nelsen. Melody Hudson and Blake Mounger showed up while the meeting was in process. City staff members Ben White; Daphne Hamlin, and Audrey Rubadue were also present.

II. PUBLIC COMMENT

- Miranda Martin stated she would like a budget amendment to move money from Music in the Park 2019 to the Rambler Park swing 2020/2021 budget. She explained she felt like there are plenty of benches in the downtown and park areas. She stated an additional 16 benches is a lot to squeeze in a small area and seems excessive.
- Alison Mathers stated when she was on the Main Street Board she walked around with Billie Goldstein and they found about 11 places for benches but she thinks they would need approval from the business owners first. She stated she believes 20 benches would be too much. She stated any CARES Act money to help downtown businesses would have to be used by December. She stated the city needed a lighted billboard in Princeton to help bring business to Farmersville.
- Jason Acevedo stated he is on Main Street Board and came to the meeting to request \$15,000.00 from the board to purchase 14 new benches and 6 new trash cans for the downtown area.
- Donna Williams stated she was concerned about budget requests that are being asked of 4B. She stated she was looking at the budget and it is already over by 10%. She suggested getting back to what 4B is legally able to fund.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider for approval July 2020 Meeting Minutes**
- Motion to approve made by Tonya Mercer
 - 2nd by Stephen Caspari
 - All approved

B. Consider for approval June and July 2020 Financial Statements

- Stephen Caspari requested an explanation of the \$19,000 paid out in June to the Main Street Manager.
- Daphne Hamlin stated the \$19,000.00 was reimbursement for salary, retirement, and other benefits for the first quarter for the Main Street Manager.
- Stephen Caspari stated the billboard cost for the year looked like it was over budget.
- Daphne Hamlin stated monthly payments for the billboards are \$750 for the Reiss Group and \$200 for the Brown Group. Apparently, all the bills from the Reiss Group were going to the Main Street Manager and were just now forwarded to her. That put the payment of an additional \$3,000.00 above the original budget of \$10,000.00.
- Richard Holbrook asked about double payment for fireworks.
- Daphne Hamlin stated the city reimburses the Fire Department. She paid the Fire Department and then paid the city. She stated she fixed the payment so it is now correct.
 - Tonya Mercer made motion,
 - Seconded by Jesse Nelsen,
 - All approved

C. Consider, discuss, take action on resolution for TexPool Authorized Representative

- Daphne Hamlin said this removes all the past board members from list of signatures and replace with the new members. When the funds get to high in the account at Independent Bank she moves the money to the TexPool account which has a little higher interest rate.
 - Stephen Caspari made motion,
 - Seconded by Jesse Nelsen,
 - All approved

D. Consider for approval monthly payments July 2020

- Daphne Hamlin stated the payments are pretty basic, but they needed to do an amendment for billboards because they were over budget.
- Tonya Mercer asked how many billboards there are.
- Daphne Hamlin stated there were three total.
 - Jesse Nelsen made motion,
 - Seconded by Tonya Mercer,
 - All Approved
- Richard Holbrook asked about the budget amendment for billboards.
- Daphne Hamlin stated they need to add an additional \$2,300.00 towards billboard payments.
- Motion to amend billboards payment with an additional \$2,300.00.
 - Stephen Caspari made motion,
 - Seconded by Jesse Nelsen,
 - All approved

E. Discuss Texas Economic of Council training virtual class

- Stephen Caspari stated the Economic Development Sales Tax workshop cost is \$125 per person and he would like to discuss getting this fee reimbursed by the city.
- Ben White stated find out how many spaces are wanted then request reimbursement.

F. Discuss needing receipts from all civic organizations receiving funds from 4B

- Richard Holbrook stated 4B will now require receipts from all civic organizations that requested money from the board.
- Daphne Hamlin stated she needed receipts to be able to show proof to our auditors.

G. Budget Workshop Meeting

- Ben White stated funding of the Main Street Manager is not listed. But it would need to be included in the budget. In the past it was listed to be \$89,364.00 which included personnel salary, supplies, training dues etc. He believes the amount needed to go up by \$3,000.00. Main Street downtown projects have been in a holding pattern due to the public works crew being slammed with different projects through the year and have not moved forward with the gazebo this year. He requested that money be moved over to the next budget year. The FCDC reimburses the city for accounting services with \$1,000.00, and that is in the budget every year. The Mays building taxes comes up every year and will continue to show on the budget. Regarding the Christmas décor, the Mayor has asked that the amount go up from \$10,000.00 to \$15,000.00 so that lights and decorations are added down Farmersville Parkway. The Rambler Park upgrades are moving forward. The swing sets have been ordered and paid for, but they will still need to be installed.
- Ben White stated the billboard payment is a repeat item on the budget and so was the sound system. The sound system funds will go down. He stated a few other items they might see in the budget as well.
- Richard Holbrook asked how the board would know how much money they would be working with.
- Daphne Hamlin stated taxes would be \$275,000.00 for next year.
- Richard Holbrook asked if there was anything we should not be funding.
- Ben White stated 4B has helped fund the sound system, Chamber of Commerce, Sparks of Freedom, the Heritage Museum, Cops and Rodders, the Parks and Recreation's ADA surfacing and Music in the Park. He said they may get involved with the Texas Wildlife Park Program to apply for a grant of \$50,000.00 to extend the Chaparral Trail. He stated they will also ask for street signs for the Main Street Program to help with getting to downtown area.
- Stephen Caspari stated he thinks it would cost approximately \$750,000.00 to resurface the entire length of 8 miles of the trail, if acquired by the city. He suggested it would benefit 4B to contribute more now and work with the existing surfaces instead of waiting and coming back at a later date and it cost us more. He asked if someone could explain what the discretionary spending amount is that 4B is allowed to spend.
- Ben White said his understanding from 4A board is that it is 10% for marketing type activities of the overall budget. He stated he would go over the budget with the attorney and confirm what the money can be spent on.
- Richard Holbrook asked if the Main Street Manager would be brought up to speed.
- Ben White stated the new Main Street Manager, Kevin Casey, starts next week and he will be stepping in.
- Daphne Hamlin stated the full amount of money that had been requested was \$314,000.00. She stated the board needed to conservatively stay around a \$250,000.00 budget to \$275,000.00.
- Ben White stated they needed to cut \$39,000.00 to stay at the \$275,000.00 budget.
- Richard Holbrook asked if the Farmersville Museum was requesting \$10,000 from 4B.
- Ben White stated yes.
- Daphne Hamlin stated Chamber of Commerce originally requested \$15,000.00 and now is requesting \$20,000.00.
- Donna Williams stated she spoke with the Comptroller's Office in Austin and asked if 4B could fund the Main Street Program. They said 4B could reimburse the city for the Main Street Program. Christmas

Lights, fireworks and donations are considered discretionary items. She indicated last year there was no public notice released.

- Stephen Caspari said moving forward the board needed to have all the applicants come and request the funds in person.

H. Presentations and requests for funds for civic organizations

- Randy Smith stated the Amenities Board and Park's Board has split into two separate boards. The Amenities Board has no budget and the Senior Center needed funding for a part-time person to operate the center. He said that currently they still have no date on when the Civic Center, Library, and Senior Center would reopen.
- Stephen Caspari asked if the funds being requested for the fiber optics went up because city can no longer do the work in house.
- Ben White stated the amount requested went up because we are now going to have to use contractors instead of city employees.
- Stephen Caspari asked if there are other bids for the project.
- Ben White stated standard procedure is to receive three quotes. He said currently they only have the one for fiber optics.
- Tony Mercer asked if the Main Street Program was using \$10,000.00 this year and requesting an additional \$15,000.00 for next year's budget for more benches and trash cans.
- Ben White stated yes.
- Jason Acevedo stated \$4,500.00 towards benches and the remaining \$10,000.00 would go to refinishing the 13 trash cans downtown. He said that money came from the Main Street 20 year Celebration that was cancelled due to Covid. The money being requested for the next budget year is an additional \$15,000.00 for new trash cans and 14 new benches.
- Tonya Mercer asked if there is a map where the benches and trash will be placed.
- Alison Mathers stated they needed to receive permission from the building owners first.
- Stephen Caspari asked about ADA compliance with adding new benches.
- Jason Acevedo stated the purpose of requesting the money now is to have it in the budget for next year.
- Richard Holbrook asked if it would be possible to have the city attorney come to the meeting.
- Ben White stated yes we can have the attorney come, but there will be a cost associated with that.
- Lisa Eastman stated the Chamber of Commerce has lost about 22 members and would more than likely lose six more. The Chamber has not been able to have events like they did in the past and not sure financially if they can make it past March. She said the Chamber is a 501c6 and are unable to apply for grants under the Cares Act. We are trying to build events back up. She said they are moving forward with our banquet, but we are unable to have as many people attend due to Covid.
- Donna Williams stated as a business owner she thinks the Chamber Of Commerce should be supported more from 4B in the future. She stated that through Covid they called, supported us, posted on Facebook.
- Richard Holbrook clarified the next 4B meeting would be set for 8/18/20 at 6:00 pm with the attorney present and the public hearing would be moved to 8/25/20 at 6:00pm.

I. City Manager Report

- Ben White stated they have updated the software for sound system and they are currently in the process of buying one more speaker system. He stated they will be discussing the Land Use Map, Thoroughfare Map and the Bike/Trail Map at the next City Council meeting. He stated these three components are really critical for future city planning.

IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS (Board Members)

- Act upon presentations from civic organizations requesting funds from 4B
- Budget Workshop
- Schedule Public Hearing for budget

V. ADJOURNMENT – The meeting was adjourned at 9:19 P.M.

Signatures:



Richard Holbrook, President



Blake Mounger, Secretary/Treasurer