

**FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)**  
**AGENDA ~ February 12, 2018**  
5:45 P.M. City Council Chambers

**I. PRELIMINARY MATTERS**

Call to Order, roll call, recognition of Citizens and Visitors

**II. PUBLIC COMMENT**

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minutes. This forum is limited to a total of thirty (30) minutes. If a speaker enquires about an item, the CDC 4B Board or City staff may only respond with (1) a statement of specific factual information, (2) a recitation of existing policy, or (3) a proposal that the item be placed on the agenda of a future meeting.

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

- A. Consider for approval January 8th, 2018 meeting minutes
- B. Consideration and possible approval of items for payment
- C. Consideration and possible action regarding financial statements for January 2018 2017 and any required budget amendments
- D. Further Discussion and possible action of playground equipment
- E. Discuss and possible action regarding Comprehensive Plan
- F. Discussion and possible action regarding directional signage, Mr. White to discuss signage.
- G. Discuss possible action to fund Main Street Manager to attend National Main Street conference training.
- H. City Manager Report - Ben White
- F. Main Street Manager Update and Report

**IV. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS**

**V. ADJOURNMENT**

- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that the appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.*

I, Reagan C. Rothenberger, Main Street Manger of the City of Farmersville, certify that the above Farmersville Community Development Agenda for February 12th, 2018 was posted in the regular posting place of the City of Farmersville on February 9th, 2018 at 5:00 p.m. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting

\_\_\_\_\_  
Reagan C. Rothenberger, Main Street Manager

## **FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)**

**MINUTES ~ January 8<sup>th</sup>, 2018**

5:45 P.M. City Council Chambers

### **PRELIMINARY MATTERS**

The Farmersville Community Development Corporation Board met on January 8<sup>th</sup>, 2018 in the City Council Chambers at City Hall. President John Politz called the meeting to order at 5:45 p.m. and announced that a quorum was present after roll call. The following board members were present: John Politz, Katherine Hershey, John Garcia, Jesse Nelsen, Cynthia Craddock-Clark, Mike Goldstein and Tobey Ferguson. Others recognized were Daphne Hamlin, City of Farmersville Finance Director; Mayor Diane Piwko; Lisa Eastman, Leaca Caspari, Donna Williams, Randy Rice, Councilman Tod Rolen, John Young Amenities Board and City Manager Ben White.

### **PUBLIC COMMENT**

President John Politz opened the floor for comments; no one spoke.

### **CONSIDER FOR APPROVAL DECEMBER 11<sup>TH</sup>, 2017 MEETING MINUTES**

Tobey Ferguson made a motion to approve the minutes of December 11<sup>th</sup> 2017 with changes, adding Mike Goldstein as present. Motion was seconded by John Garcia and passed unanimously.

### **CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT**

Mike Goldstein made a motion to approve the items as presented for payment. Motion was seconded by Tobey Ferguson and passed unanimously.

### **CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR DECEMBER 2017 AND ANY REQUIRED BUDGET AMENDMENTS**

John Garcia made a motion to approve the December 2017 financial statements as presented. Mike Goldstein seconded the motion, which passed unanimously. Chairman Politz stated the Main Street Board has requested to order (2) additional historical markers. Cost of markers are \$1,400.00 per marker. Placement of marker depends on where TXDOT allows. Chairman Politz stated it does make sense to add these markers. Possibly purchasing one historical marker this budget year and the other the next upcoming budget. Katherine Hershey made a motion to amend 2017-2018 budget to purchase both historical markers, Mike Goldstein second the motion, which passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION REGARDING PLAYGROUND EQUIPMENT**

Mr. White passed around to the board pamphlets on rubber mulch, along with samples of rubber mulch, and engineered wood fiber. Mr. White brought up the information regarding playground equipment on the projector for board review. Mr. White stated the City Amenities Board has recommended using the engineered wood fiber and placing it in all the playground areas. City Amenities Board stated rubber mulch not a preferred product, not as soft if you were to land on it. Rubber mat is too expensive in comparison, rubber mat is used in a more controlled area. The Oceanside playground equipment the Amenities board recommended, and after further discussion with the vendor, they have lowered the cost by \$600.00 Dollars. City Amenities Board is also recommending to add (2) sit and spin instead of the merry-go-round and to be placed in the same area. Another recommendation was to add (2) whizzy dizzy to the playground equipment in the same area. City Amenities Board is recommending to remove the current metal slide in the City Park and replace with a 3 panel cyclone challenger and serpent pod climber.

Chairman Politz asked about the existing playground equipment does it stay there. Mr. White presented a drawing of the existing playground and the proposed new equipment, the existing playground will stay in place just adding more equipment and replacing the metal slide with the climbing equipment. Mr. Goldstein asked about the engineered wood fiber mulch, would it be possible to use regular mulch. Mr. White said he asked the same question, could not due to the fact we have several different species of trees, do not know what pesticides where used. The engineered fiber mulch comes from a tree farm and is safe. Mr. White asked if this is the direction the board would like to go. Chairman Politz stated if purchased all equipment would it be a full truck having only one freight charge. Mr. White stated may have to have separate shipping, but public works would do all the work of setting up equipment and installing engineered wood fiber, which is a big savings. Chairman Politz asked if there is a warranty. Mr. White stated yes but do not have information in front of me. Ms. Ferguson asked if the vendor offer installation, would that void any warranty. Mr. White stated not sure but will be sure and ask. Chairman Politz asked due to where the new park equipment is being located, will there be additional lighting, due to the possibility of vandalism. Mayor Piwko stated we currently are monitoring the park. Mr. White asked if we are on the right track, will come back with a layout. Mr. White stated he will have a layout showing the placement of benches, equipment, and total cost of park equipment and engineered wood mulch at the next regular scheduled 4B meeting.

Mr. White updated the board on the playground equipment at Southlake Park, received an estimate to repair slide, cost of \$3,150.00 to repair slide it needs a custom made piece for it. Mr. White stated we have had complaints on this piece equipment. Mr. White stated need to remove pebbles and replace with engineered wood fiber. Mr. White stated to update Southlake Park equipment would cost approximately 10K. Ms. Hershey felt the need to move forward and replace the slide tube and pebbles. Chairman Politz stated definitely need to replace slide, good investment. Ms. Ferguson asked about the platform is it metal or plastic. Chairman Politz stated feels it is metal coated with plastic. Board agreed to spend \$3,150.00 plus engineered wood fiber.

Mr. White presented placing swings at Rambler Park. Presented several arch designs, look nice can be 3 bay long at a cost of \$8,600, 8 foot high. Mr. White said he will present a layout for future purchases.

#### **DISCUSS MAIN STREET MANAGER SEARCH PROGRESS**

Chairman Politz asked to convene into an executive session at 6:50, and asked Daphne Hamlin and Ben White to attend. Board reconvened at 7:28. Mr. White stated we have 3 viable candidates, completed first stage and second interview will begin shortly.

#### **DISCUSSION AND POSSIBLE ACTION REGARDING DIRECTIONAL SIGNAGE**

Mr. White has info on one way street signs, not costly 200-300 dollars. Chairman Politz said they are definitely needed in the downtown area. Mr. White asked what problem are you seeing. Ms. Williams said in front of her store at McKinney Street and Main Street, seeing cars going the wrong way. Mr. White stated a sign can be placed on the lamp post to help direct traffic. Chairman Politz asked about way finding signs. Mr. White said we can cover this at a future meeting.

#### **CITY MANAGER REPORT – BEN WHITE**

Mr. White stated JW Spain no real news. Installed Historic district sign on McKinney Street, Christmas parade well attended, Civic Center – Library – Senior Center completed repair to the sub floor at the library, only thing left is to get the flooring in, it is on order and anticipate March 2018 re-opening. New Comprehensive Plan workbook to help with the redevelopment of the comprehensive plan is available for review. Sections of this needs to be covered with the 4B Board. Central business study section will be presented at next regular scheduled meeting. Please review and recommend any changes. Main Street Grant downtown continues, request for bid is out, bid opening is January 18th 2017. Camden Park development continue, first home to be built by June 2018. Wastewater system improvements, waiting

on final approval from Texas Water Development Board. Bids are going out this week. Currently working on approval for waterline with KCS Railroad for Big D Concrete. Clean up day still do not have final numbers

**MAIN STREET MANAGER UPDATE**

Chairman Politz stated one new business in town and one business left. In January Country Road Trading Post came in to town, everything else is status quo. There were 11 vendors for Farmers and Fleas.

**DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS**

Pop up tent with logo/ 2 sides/ sandbags

Playground equipment different options

Comprehensive plan

**ADJOURNMENT**

There being no further business, John Politz adjourned the meeting at 7:47 PM.

Signatures:

\_\_\_\_\_  
John Politz, President

\_\_\_\_\_  
Cynthia Craddock-Clark, Secretary

DRAFT



Main Street Monthly Report  
 January 2018  
 Reported by  
 Randy Rice & Reagan Rothenberger



**ORGANIZATION/ADMINISTRATION:**

	Administrative assistance provided by Debbie Ranspot. Files management, Farmers & Fleas Market assistance.
5	Fleas Committee meeting.
8	Farmers and Fleas Review. Deposited proceeds.
8	Main Street Board meeting.
8	Attended Farmersville Community Development Corp. Board meeting.
9, 23	Attended City Council meeting.
10	Interviewed candidate for position of Main Street Manager.
10	Submitted Reinvestment Report.
11	Discussions with Chamber of Commerce re mutual support
17, 18, 22, 27, 28	Worked on updating Calendar of Events, Downtown Shopping Guide,
18	Attended 4A meeting.
18	Attended Business After Hours at Simplexity.
22	Arranged interview with Farmersville Times reporter for Reagan Rothenberger.
25	Attended Chamber of Commerce Morning Networking meeting.
25	Attended Farmersville Heritage Museum meeting.
26	Worked with Reagan Rothenberger. Arranged interview with Farmersville Times reporter.
29	Worked with new Main Street Manager: Met with Chamber of Commerce Executive Director.
29	Reagan Rothenberger's first official day on the job.
30	Reagan renewed membership with National Trust for Historic Preservation in order to retain status.

**PROMOTION:**

6	Farmers & Fleas Market
18	Attended Business After Hours at Simplexity.
26	Farmers Times interviewed Reagan. Article to appear in Feb. 1 edition.

**DESIGN:**

8	Began working on adding historic district markers on Main Street at the north and south boundaries of the district. Received funding approval from 4B. Gave quote from Southwell Co. to Daphne Hamlin.

**ECONOMIC RESTRUCTURING:**

2	Country Roads Trading Post opened at 110 McKinney
29, 30,31	Reagan met with numerous community stakeholders.

**Farmersville Community Development Corp 4B  
Investment and Budget Report**

**January 2018**

**Prepared by: Daphne Hamlin**

**Farmersville Community Development Corp 4B**  
**January 2018**

<b>Statement Balance 1-1-2018</b>	<b>\$276,161.23</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$16,423.31</b>
<b>New Checking Int. .05%</b>	<b>\$11.75</b>
<b>Wire Fee</b>	<b>\$(10.00)</b>
<b>Checks 2746,2749-2751,2753</b>	<b>\$(2,545.37)</b>
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<b>Balance 1-31-2018</b>	<b>\$290,040.92</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 2752</b>	<b>\$(50.00)</b>
<hr/>	
<b>Balance 2-7-2018</b>	<b>\$289,990.92</b>

Farmersville Community Development Corporation  
 Financial Statement  
 For the Fiscal Year Ended September 30, 2018

	October	November	December	January	February	March	April	May	June	July	August	September
<b>Beginning Bank Balance</b>	264,342.12	\$254,014.74	\$262,399.63	\$276,111.23								
<b>Deposits:</b>												
Sales tax deposits	19,322.84	19,542.30	\$17,078.99	16,423.31								
Interest income-bank	10.42	10.36	\$11.21	11.75								
Transfer to TexPool												
Transfer From Texpool to First Bank	(10.00)	(10.00)	-\$10.00	(10.00)								
Misc												
Purchase new checks												
Misc. account adj												
<b>Total Revenues</b>	283,665.38	273,557.40	279,479.83	292,536.29			\$0.00	\$0.00	\$0.00	\$0.00		\$ -
<b>Disbursements:</b>												
<b>Main Street Personnel &amp; Supplies</b>												
Personnel												
Supplies												
Miscellaneous	\$ 273.76	\$ 1,755.77	\$ 1,268.00	\$ 490.92								
Reimburse City for accounting												
Chamber of Commerce	\$ 12,000.00											
May Taxes												
Land Purchase	\$ 4,998.18											
Fire Works	\$ 1,000.00											
Bain Honaker House Restoration												
Farmersville Heritage Museum												
Chamber Trick it up bike ride												
Chaparral Trail Mareaking	\$ 675.00	\$ 675.00	\$ 675.00	\$ 200.00								
Colin College Sponsorship												
Parks Equipment												
National Register Plaques	703.70	\$ 1,750.00	\$ 703.70									
Safety Equipment		\$ 1,977.00	\$ 204.19	\$ 1,854.45								
November 4 clean up day												
Christmas Lights	10,000.00											
North East Texas Trail		5,000.00	\$ 519.71									
<b>Total Expenses</b>	29,850.64	11,157.77	3,368.60	2,545.37								
<b>Ending Bank Balance</b>	254,014.74	262,399.63	276,111.23	289,990.92								
<b>TEXPOOL Balance</b>	85,792.95	\$85,867.00	\$85,952.80	\$86,047.62								
Interest income-TEXPOOL	75.12	\$ 74.05	\$ 85.80	\$ 94.82								
<b>Total Available Funds</b>	339,807.69	348,266.63	362,064.03	375,038.54								

Signed:



Farmersville Community Development Corporation  
 Financial Statement  
 For the Fiscal Year Ended September 30, 2018

Particulars	FY2018												Actual YTD	%											
	Budget	October	November	December	January	February	March	April	May	June	July	August			September										
<b>Revenue:</b>	\$276,000	\$19,323	\$19,542	\$17,079	\$16,423																				
Sales Tax Collections		\$ 10	\$ 10	\$ 11	\$ 12																				
Interest Income		\$ (10)	\$ (40)	\$ (10)	\$ (10)																				
Misc																									
Misc. account adj																									
New Check Stock																									
Reimbursement for Main Street Mgr.																									
Transfer from TEXPOOL for cash in bank																									
<b>Total Revenue</b>	<b>\$ 276,000</b>	<b>\$ 19,323</b>	<b>\$ 19,513</b>	<b>\$ 17,080</b>	<b>\$ 16,425</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,341</b>	<b>26.21%</b>
<b>Expenses</b>	<b>\$ 72,700</b>																								
Main Street Personnel & Supplies																									
Personnel																									
Supplies																									
Miscellaneous	\$ 1,000	\$ 274	\$ 1,755	\$ 1,266	\$ 491																				
Reimburse City for accounting	\$ 1,000																								
Chamber of Commerce	\$ 12,000	\$ 12,000																							
May Taxes	\$ 1,000																								
Land Purchase	\$ 20,000	\$ 4,998																							
Fire Works	\$ 6,000																								
Bain Honaker House Restoration	\$ 1,000	\$ 1,000																							
Farmersville Heritage Museum	\$ 10,000																								
Chaparral Trail Marketing	\$ 13,100	\$ 675	\$ 675	\$ 675	\$ 200																				
Collin College Sponsorship	\$ 2,500																								
Parks Equipment	\$ 8,188																								
National Register Plaques	\$ 3,350	\$ 704	\$ 1,750	\$ 704																					
Safety Equipment	\$ 3,700	\$ 1,977	\$ 204	\$ 1,854																					
November 4th clean up day	\$ 2,500																								
Northeast Texas Trail Coalition	\$ 5,000		\$ 5,000	\$ 520																					
Christmas Lights	\$ 10,000	\$ 10,000																							
<b>Total Expenses</b>	<b>\$ 173,038</b>	<b>\$ 29,651</b>	<b>\$ 11,157</b>	<b>\$ 3,369</b>	<b>\$ 2,545</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,044</b>	<b>16.21%</b>	
<b>Excess Revenue Over Expenses</b>	<b>102,962</b>	<b>(10,327)</b>	<b>8,356</b>	<b>13,711</b>	<b>13,880</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>44,297</b>		