

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

MINUTES ~ February 12, 2018

5:45 P.M. City Council Chambers

PRELIMINARY MATTERS

The Farmersville Community Development Corporation Board met on February 12, 2018 in the City Council Chambers at City Hall. President John Politz called the meeting to order at 5:49 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, Tobey Ferguson, and Mike Goldstein. Others recognized were Mayor Diane Piwko, Reagan Rothenberger, Main Street Manager; City Manager Ben White, Jim Foy, Leaca Caspari, Steve Caspari, Lisa Eastman, Lisa Crowder, Mary Berry, Randy Smith, and Randy Rice.

PUBLIC COMMENT

President John Politz opened the floor for comments.

Kathy Strong from 314 Woodard Street spoke on the new playground equipment. Ms. Strong is a member of the Parks and Recreation Board. On December 4th and January 4th she voted for the new playground equipment and now feels guilty for doing so. The equipment costs seem too high for the new equipment in the city park. She visited the Southlake Park and visited with an individual who believes that though the Southlake equipment needs repair, that equipment is rarely used as in the summer it is too hot.

Phil Fielder spoke on moving his business to Farmersville. He designs specially made boulders for residential and commercial use. Cities often use his products use to be placed around flower beds to protect the plants. The company also designs and creates landmark signs, much like the one that will soon be located at Princeton Heights Park. The boulders have a ten year warranty and do not chip or break. Mr. Fielder stated that he is pleased to move to Farmersville.

Randy Smith from 508 CR 610 spoke on the lighting and parking issues at the Senior Center. His understanding is that money was appropriated for these upgrades but has not been spent, he presumed this funding is coming from 4B. Chairman Politz stated that Dr. Goldstein and he had worked with the Centennial Committee to both fund the project. Mr. Smith's main concern was the lack of pavement and that the rough surface poses as safety problem for the users of the facility. In 2016 there were discussions that in 2017 the issue was going to be resolved. Mr. Smith also brought up the issue that there is a limited number of activities for the senior center

Public comments were closed at 5:59 p.m.

CONSIDER FOR APPROVAL JANUARY 8, 2018 MEETING MINUTES

Mike Goldstein made a motion to approve the minutes of September 11, 2017 as written. Motion was seconded by Katherine Hershey and passed unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

\$950.00 Brown Outdoor Adverting, \$137.00 C&S Media, \$397.50 Deborah Ranspot, \$50.50 Rotary Membership, \$4,998.18 for the land note, \$350.00 National Main Street Center, \$200.00 Texas Bulletins, \$30.00 TLC Netcomm. Tobey Ferguson moved to approve the payments. John Garcia seconded, which passed unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JANUARY 2018 AND ANY REQUIRED BUDGET AMENDMENTS

Katherine Hershey moved to approve the January 2018 financial statements as presented. Jesse Nelson seconded the motion, which passed unanimously.

DISCUSSION AND POSSIBLE ACTION REGARDING PLAYGROUND EQUIPMENT

City Manager Ben White passed out information regarding the proposed playground equipment, which included bids from several companies. Item two on the City Manager's Report outlines the large pieces of park equipment on the eastern side of the park. Item number one shows the competing bids among the pieces of equipment. Oceanside appears to be the best value for the money. It is ADA compliant and can hold 80 kids at one time. The city amenities board recommended the purchase of one "Sit N Spin" and two "Whizzy Dizzy". These three items are to go where the slide currently sits. The new area where the Oceanside will sit, the new wood fiber will cost around \$2,000. Dr. Goldstein commented that he understands that costs are going higher, and though this equipment needs replacement, he is open for commends. Ms. Ferguson asked about the ADA compliance of the "Play and Park" structure. It is not compliant. Mr. White said that bids went to companies asking them to provide bids for other structure that were similar to Oceanside. The Oceanside is the best value as it holds 80 as opposed to 40. Mr. Politz asked about the wood fiber needed. Mr. White said that since the replacement pieces are going where the slide is, most of the wood fiber needed is already there. Ms. Ferguson asked where the other companies who provided bids were found. Mr. White stated that it was a simple search by staff. Furthermore, by city rules anything under \$50,000 the city does not need to get multiple quotes, but it is a good practice. Ms. Ferguson stated that she had done some research on playground equipment and had trouble finding a structure similar to Oceanside for a better price. Chairman Politz brought up the idea of doing the playground equipment in stages as opposed to all at once. Chairman Politz was contacted by a member of the senior citizens board about the need for lighting at the senior center. 4B provided some funding for new lighting at the senior center last year and it still has not been done. Mr. White stated that if that is to become a priority he will have to go out for a contractor which could raise the price. His staff already is loaded with many tasks now. Chairman Politz asked why the playground equipment is a priority. Mr. White stated that he is simply trying to react to what the 4B board wants to do. Chairman Politz said that lighting was a priority last year and it has not happened. Dr. Goldstein mentioned that 4B and the Centennial Committee decided to put \$15,000 each toward the lighting of the Senior Center. Chairman Politz reminded the board that in June of 2017 the budget was amended to include the senior center and it is not done. Yes, the slide and equipment is important, but which of these issues takes priority. Ms. Ferguson asked if there is a concern that if we buy the equipment is the concern that there will not be anyone to install it. Chairman Politz stated that he is talking about simply doing the playground equipment in phases. Fix the slide, place the lighting in the senior center, and then the new playground equipment. Ms. Hershey asked if city workers were going to install the playground equipment. Mr. White stated that they were as time allowed going to install them. Chairman Politz asked the board which item takes priority. Dr. Goldstein asked about the work on the Civic Center, does that have anything to do with the senior center. Mr. White stated that the work going on over in that area is strictly for the library. Ms. Ferguson asked if the concrete has been done at the center. Mr. White stated no and that the concrete should be done along with the new lighting. There was a general discussion among Mr. White and board about concrete in that the city will try to install it when needed. Mr. White reminded the board that he can get the senior center projects done quickly, but the costs will rise. He would try to do it with his staff, however there is considerable pressures elsewhere on his staff. Ms. Hershey asked if we will lose a discount if we try to buy equipment in stages. Mr. White stated that mainly the cost will increase due to freight charges for each delivery. Mr. Garcia asked if our staff could go pick it up a lower cost. Mr. White said probably not as it takes two days and the city would have to rent a large truck. Chairman Politz asked why can the city install playground equipment on time but not work on the senior center. Mr. White stated that he has never discussed timeline for the playground equipment. But there does need to be a debate on how quickly it needs to be installed and the possible need for contractors to install it. Ms. Ferguson asked

if volunteers could help install this equipment. Mr. White stated that they would need to have the skills to install it. Chairman Politz asked if there has been thought to go back to the Centennial Committee to ask for more money to finish the concrete? Mr. White asked if the senior center should be done in three to four weeks, because if so he is going to have to hire a private contractor. Dr. Goldstein noted that if the prices are going to raise that much we probably should not push it, but the lighting and the playground equipment should be the priority. Mr. Garcia asked if we had approved any form of the playground equipment. Chairman Politz stated that \$8,100 has been allocated for the replacement of the slide area only and nothing else. Furthermore, there has been a major need for lighting and we need to focus on that. Ms. Woody Wright knows this more than anybody, and we need to go ahead and finish what we allocated last year. Citizen Leaca Caspari was acknowledged by the board and stated that she has been talking with the city for three years about the senior citizen center. Nobody wanted to take charge. She has seen people trip and fall in the parking lot and the area is a safety issue. Let's put the needs of the senior citizens first. Mr. White reiterated the need for focusing on priorities. Chairman Politz stated what he sees as the 4B boards priorities: replace the slide with new equipment, fix the senior citizens center, and then place the new equipment in the park. Mr. White asked for clarity from the board if we should keep the plan of the equipment altogether. Chairman Politz said let's keep the plan and come back to it, there is just a priority elsewhere right now. Ms. Ferguson asked that since the senior citizen center will not take more money to implement, why are we withholding the purchase of this equipment. Chairman Politz stated that since we do not know exactly what the cost of the senior citizens upgrade will be. Ms. Hershey stated that until we get a bid for the senior citizen upgrade we are just waiting. In the meantime let's make a motion for what we have approved. Jesse Nelson asked how long it would take to get the lighting and concrete in. Mr. White stressed he's working on the new water line and Main Street grant project. Ms. Hershey commented that we probably should just see what the extra cost is for installing the upgrades at the senior center quickly as opposed to just waiting for the city. Chairman Politz said it is up to the Centennial Committee to come up with the extra funds. Mr. White stated that its apparent that the wait is getting unbearable, so he will go ahead and get a bid since it's not all just about the money anymore. Ms. Hershey asked if there is any way a small Boy Scout group could help install the small pieces of the equipment. Mr. White said that this was going to originally be an Eagle Scout crew, but it has to be overseen by our staff so it was not pursued any further to include the eagle scouts. Chairman Politz asked if there was a motion. There was further discussion among the board about where the pieces could be stored and volunteer participation in installing them. Nothing was concluded. Mrs. Lisa Crowder pointed out the city of Allen's Celebration Park as an example of a community project. Mrs. Mary Berry asked about the cost of the lighting for the citizen center. Mr. White confirmed that labor is he issue, not the lighting. Dr. Mike Goldstein made a motion to remove the slide, purchase the Cyclone Challenger and Serpent Pod, wait for the bids for the lighting and concrete for the senior center, and table the other pieces. Ms. Katherine Hershey seconded the motion. It passed unanimously.

POSSIBLE ACTION REGARDING THE COMPREHENSIVE PLAN

Mr. White led discussion of the comprehensive plan. The city would like a broad base of community input on the comprehensive plan. There are sections in the plan that the 4B board would likely provide the best input. Perhaps the Land Use, Central Business District, Economic Development Study, and the Recreation and Open Space Study. Mr. White wants the 4B board to provide comment on these and other sections. It was suggested the board have a special session to discuss it in more depth. Chairman Politz asked what is the timeline on this. Mr. White stated a couple of months would be ideal. Mr. Rothenberger suggested that the board read over it, create comments, send them to him and it would help move the meeting along quicker. Mr. Rothenberger will send a link for the plan to the board and will seek to set a date for a workshop meeting. No hard date was set.

POSSIBLE ACTION REGARDING MAIN STREET MANAGER CONFERENCE TRAINING

Chairman Politz stated that the Main Street Manager must attend two forms of training per year to keep accreditation. Mr. Rothenberger stated that there are only a few opportunities in the state, and that the National Main Street Conference is a unique opportunity to learn. The approximate cost will be around \$1,800 for an entire week. Chairman Politz wanted clarification that the \$1,800 covers everything. Ms. Jesse Nelson made a motion to approve the training costs. Dr. Goldstein seconded. It passed unanimously.

CITY MANAGER REPORT- BEN WHITE

Mr. White has looked the rules in regards to street signage at the bullnose in downtown. It has been decided to place a "Keep Right" sign facing east at the intersection of McKinney and Main Streets. One way signs would be confusing. The city will pay for this sign.

There was discussion of the two new monument signs for the National Register District like the one at the west side of the square. Main Street Board President Randy Rice was recognized by the board. Mr. Rice stated that there is no kind of discount for two signs. There was varied discussion among the board about the location of the markers. There was confusion as to where they would be located. Mr. Rice reminded the board that these signs are to be placed at the entrances of the historic district. Mr. Rothenberger reminded the board that the money for those have already been appropriate at the last meeting. Ms. Hershey noticed that there is a greater need for more signage to show the exit to Main Street off of 380 in both directions. Mr. Rothenberger noted that the signage coming from the west is confusing as it points south. Ms. Hershey agreed. Mr. White said that TXDOT has to approve these changes. Mayor Piwko noted that the "Downtown Shopping" signs should be evaluated and perhaps added in some of the surroundings streets out of view of downtown.

Mr. White moved quickly through the remaining points. JW Spain heaters in the restrooms kept the pipes from freezing this year which was a major help. The new statue in Rambler's Park is making progress and will be installed on February 17. The flooring for the new library will be open in mid-March. The new Main Street Manager Reagan Rothenberger has begun his new job. The LDS Church as offered their help to volunteer for special projects in the city. Camden Park is continuing to make progress. There are two new proposed apartment complexes in that area. The wastewater system is making progress and is critical stages in order to get it down for this area of the city. Big D Concrete is continuing to make progress and their target is to open by June. City Wide Cleanup day bill has not been sent yet for the multiple containers.

Ms. Ferguson brought up the issue at Farmers and Fleas of the severe cold that has been experienced. Is there a way to help with the cold? Any way for heaters to be installed. Mr. Rice in the audience stated that there could be a possibility for some kind of tarps installed in order to break the strong winds. Chairman Politz stated that many of the vendors bring tarps themselves and use them frequently.

MAIN STREET MANAGER REPORT – REAGAN ROTHENBERGER

Mr. Rothenberger stated that he is pleased to be in Farmersville and is excited to get started. He noted that the January report comprises mostly of items completed before he arrived. Debbie Ranspot wrapped up her assistance of keeping the program going. Randy worked on various projects as seen in the Main Street Managers written report. Mr. Rothenberger primarily worked on building relations with downtown business owners and local stakeholders in the few months he was here in January. Mr. Rothenberger was able to attend the Farmersville Heritage Museum meeting and become involved with this group. Also, an article was written about the new Main Street Manager in the Farmersville Times. Mr. Rothenberger reported that Country Roads Trading Post is the newest business downtown with over 40 vendors inside.

Chairman Politz noted that Mr. Rothenberger had been to a significant number of meetings. Chairman Politz asked if Mr. Rothenberger has been able to attend the MI Committee Meeting. Mr. Rothenberger stated that he will try to attend as many various meetings as he can.

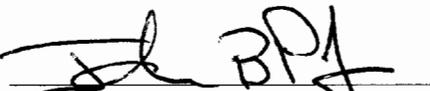
DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

There were no items noted to be added on a future agenda.

ADJOURNMENT

There being no further business, John Politz adjourned the meeting at 7:32 PM.

Signatures:


John Politz, President


Cynthia Craddock-Clark, Secretary