

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

MEETING MINUTES ~ June 11, 2018

5:45 P.M. City Council Chambers

205 S. Main Street Farmersville, Texas 75442

PRELIMINARY MATTERS

The Farmersville Community Development Corporation Board met on June 11, 2018 in the City Council Chambers at City Hall. Secretary Craddock-Clark called the meeting to order at 6:00 p.m. and announced that a quorum was present after roll call. The following board members were present: Cynthia Craddock-Clark, Jesse Nelsen, Tobey Ferguson, and Katherine Hershey. Others recognized were Reagan Rothenberger, Main Street Manager; City Manager Ben White, Donna Williams.

PUBLIC COMMENT

Secretary Craddock-Clark opened the floor for comments.

Secretary Craddock-Clark closed the floor for comments at 6:02 p.m.

CONSIDER FOR APPROVAL MAY 21, 2018 SPECIAL MEETING MINUTES

Katherine Hershey made a motion to approve the minutes of May 21, 2018 as written. Motion was seconded by Jesse Nelson and passed unanimously.

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

Tobey Ferguson moved to approve the May 2018 financial statements as presented. Jesse Nelson seconded the motion, which passed unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

Tobey Ferguson moved to approve the May 2018 items for payment. Katherine Hershey seconded the motion, which passed unanimously.

DISCUSSION AND POSSIBLE ACTION REGARDING THE PLAYGROUND EQUIPMENT:

Ms. Ferguson and Mr. Rothenberger led discussion at the Amenities Board Meeting earlier in the week regarding some playground equipment ideas. Ms. Ferguson stated that the Amenities Board was in favor of moving the older piece of equipment at the city park to the Spain Complex where it could be used there. The new equipment would replace the old piece in central park. There was discussion of putting up netting around the equipment at the Spain Complex. Mr. Rothenberger stated that we are making progress as we seek what exactly the city needs. Mr. White suggested coming to the Amenities Board one more time and let them develop a plan of what they need and then the two boards can work together.

MAIN STREET MANAGER REPORT – REAGAN ROTHENBERGER

The Heritage Museum has accepted two display cases and the museum continues to make progress. The Rotary Club visited the museum and enjoyed what they saw. Mr. Rothenberger continues to work on the sound system. There was continual work being done to prepare for Audie Murphy, most time consuming being gathering sponsorships. The May Farmers and Fleas had a great turnout. The ADA project is moving quickly through the downtown. Working with the new restaurant coming in on McKinney Street, as well as event center in the Candy Kitchen building. The new event center will be a great addition to the downtown. There continues to be interest in the 111 McKinney Street building.

CITY MANAGER REPORT- BEN WHITE

Mr. White stated that Mr. Rothenberger has done a great job getting this sound system in and running. Ms. Ferguson asked if we have heard anything about the new playground equipment. The two new pieces still have not arrived. There has been due diligence done, but we don't know why they are so slow. Ms. Ferguson asked how the Amenities Board advertised for the Music in the Park Series. There was discussion of how they are advertising for it. There was discussion of needing more signs around the event to alert people of the event. Ms. Hershey asked if there was a compilation of different official Farmersville pages. Mr. White said that since Facebook is so fluid it's hard to determine them.

DISCUSSION OF POTENTIAL FUNDING FOR COLLIN COLLEGE ROADWAY

Mr. White stated that the city is approximately seven months from seeing progress on the Collin College site. A development agreement from years ago states that there should be a new road built around the perimeter of the property. It should at least be completed by opening day, so much work needs to be done in order to secure funding. To fund it approximately \$400,000 per year for 20 years that will generate \$6,000,000 for the total project. There is some additional funds from the county on top of this. Mr. White is working on estimates currently. Mr. White stated that this only options right now for funding is to go to 4B, 4A, and the TIRZ in order to have steady funding. The city will grow, and so over time the boards can be relieved of this burden. Mr. White asked that 4B consider this for the next budget year and to consider working together with an ILA. If there are cost overruns, Mr. White will ask 4A to cover them. Mr. White would like to ask the 4B to just consider it. Also, Mr. White is working on securing other funds, such as implementing roadway impact fees and with NCTCOG. There is also a possibility that TIRZ could possibly take it completely over in a few years with continued growth. Mr. Rothenberger stated that we receive approximately \$20,000 per month and the monthly commitment would be just over \$8,000. Ms. Ferguson stated that we'll have to think about what to cut next year. Mr. Rothenberger recommended looking at reserves and seeing if that can assist. Mr. White stressed that Farmersville needs to commit to it. Cynthia Craddock-Clark acknowledge Ms. Leaca Caspari who asked when the completion date of the college would be. Currently it is at mid-2020. After years of languishing, the bond finally passed and everybody realized it's time to move forward, and this happened to us with this road. Keep in mind that it is more than a road, it is also electricity, water and sewer. Part of the ILA will keep in mind differences that could come with money that could help relieve 4B. Ms. Hershey asked if the reserves could assist in making sure we do not put all money up front. Mr. White like that idea. Ms. Ferguson asked who would write the ILA. Mr. White stated the city would, and that he would come before 4B with a plan in the future. There was discussion of having a special meeting for this, or it could be combined with the budget meeting.

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, Cynthia Craddock-Clark adjourned the meeting at 7:02 PM.

Signatures:

John Politz, Chairman

Cynthia Craddock-Clark, Secretary