

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)

AGENDA ~ July 9, 2018

5:45 P.M. City Council Chambers
205 S. Main Street Farmersville, Texas 75442

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. The swearing in of new members and the election of a: President, Vice President, Secretary, and Treasurer.
- B. Consider for approval the June 11, 2018 Meeting Minutes
- C. Consideration and possible action regarding financial statements for June 2018 and any required budget amendments.
- D. Consideration and possible approval of items for payment.
- E. Consideration and possible action regarding playground equipment.
- F. Main Street Manager Report – Reagan Rothenberger
- G. City Manager Report - Ben White
- H. Consideration and discussion of funding for Collin College Roadway.
- I. Discussion of future budget workshop.

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 Manager of the City of Farmersville, certify that the above Farmersville Community Development Agenda for July 9, 2018 was posted in the regular posting place of the City of Farmersville by July 6, 2018 at 5:45 p.m. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting

Reagan C. Rothenberger
Main Street Manager
Staff Liaison to the CDC

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 Nelson, 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

Farmersville Community Development Corp 4B
June 2018

Statement Balance 6-1-2018	\$311,552.23
Deposits:	
Sales Tax:	\$23,436.67
Sales Tax:	\$18,032.25
New Checking Int. .05%	\$13.33
Wire Fee	\$(20.00)
refund	\$-
Checks 2787-2795	\$(12,192.80)
Balance 07-1-2018	\$340,821.68

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Outstanding checks 2786 2796-2798	\$(1,585.00)

Balance 7-5-2018	\$339,236.68
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Farmersville Community Development Corporation
 Financial Statement
 For the Fiscal Year Ended September 30, 2018

07/05/2018

	October	November	December	January	February	March	April	May	June	July	August	September
Beginning Bank Balance	264,342.12	\$254,014.74	\$262,399.63	\$276,111.23	\$ 289,990.92	\$302,994.22	\$319,565.33	\$310,739.00	\$323,471.06			
Deposits:												
Sales tax deposits	19,322.84	19,542.30	\$17,078.99	16,423.31	20,135.37	\$18,954.31	\$16,306.27	\$23,436.67	\$18,032.25			
Interest income-bank	10.42	10.36	\$11.21	11.75	11.11	\$12.95	\$12.81	\$13.23	\$13.33			
Transfer to TexPool												
Transfer From Texpool to First Bank												
Misc reimbursement	(10.00)	(10.00)	-\$10.00	(10.00)	(10.00)	-\$10.00	-\$10.00		-\$20.00			
Misc. account adj						\$1,750.00	\$1,854.45					
Total Revenues	283,665.38	273,557.40	279,479.83	292,536.29	310,127.40	323,701.48	\$337,728.86	\$334,188.90	\$341,496.64	\$0.00		\$ -
Disbursements:												
Main Street Personnel & Supplies								\$ 9,388.26				
Personnel												
Supplies												
Miscellaneous	\$ 273.76	\$ 1,755.77	\$ 1,266.00	\$ 490.92	\$ 985.00	\$ 2,028.75	\$ 50.00	\$ 158.50	\$ 585.00			
Reimburse City for accounting												
Chamber of Commerce	\$ 12,000.00											
May Taxes								\$ 861.08				
Land Purchase	\$ 4,998.18				\$ 4,998.18		\$ 4,998.18					
Fire Works								\$ 6,000.00				
Bain Honaker House Restoration												
Farmersville Heritage Museum												
Chamber Trick it up bike ride												
Chaparral Trail Marekling	\$ 675.00	\$ 675.00	\$ 675.00	\$ 200.00	\$ 1,150.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00			
Colln College Sponsorship												
Parks Equipment												
National Register Plaques	703.70	\$ 1,750.00	\$ 703.70			\$1,432.40	\$1,432.40					
Safety Equipment		\$ 1,977.00	\$ 204.19	\$ 1,854.45			\$964.02					
November 4 clean up day												
Christmas Lights	10,000.00							\$7,425.00				
Sound System												
Music in the park									\$1,000.00			
Canopy												
North East Texas Trail		5,000.00	\$ 519.71									
Total Expenses	29,650.64	11,157.77	3,388.60	2,545.37	7,133.18	4,136.15	26,989.88	10,717.84	2,260.00			
Ending Bank Balance	254,014.74	262,399.63	276,111.23	289,990.92	302,994.22	319,565.33	310,739.00	323,471.06	339,236.64			
TEXPOOL Balance	85,792.95	\$85,867.00	\$85,952.80	\$86,047.62	\$86,136.37	\$86,247.22	\$86,365.61	\$86,491.50	\$86,620.87			
Interest income-TEXPOOL	75.12	\$ 74.05	\$ 85.80	\$ 94.82	\$ 88.72	\$ 110.88	\$118.39	\$125.84	\$128.77			
Total Available Funds	339,807.69	348,266.63	362,064.03	376,038.54	389,130.59	405,812.55	397,104.61	409,962.56	425,857.51			

Signed:

Farmersville Community Development Corporation

Board Meeting

July 9, 2018

Items for Payment

\$4998.18 Independent Bank
Land Loan Payment

\$750.00 City of Farmersville
Music in the Park Reimbursement

\$50.00 TLC Netconn
Main Street/4B Phone Line

\$200.00 Texas Bulletins, Inc.
Highway 78 Billboard

\$200.00 C&S Media, Inc.
Audie Murphy Day Advertising, Main Street Budget

\$489.24 Reagan Rothenberger
Reimburse for expenses regarding the downtown sound system.



Main Street Monthly Report
 June 2018
 Reported by
 Reagan Rothenberger



ORGANIZATION/ADMINISTRATION:

Month	Studying past files.
Month	Various Audie Murphy Day preparation measures.
1	Farmers and Fleas preparation.
6,7	Prepared all documents pertaining to the May Main Street and 4B Meetings
7	Represented 4B board at Amenities Board meeting regarding playground equipment.
11	Attended and supported the 4B Meeting
19	Met with Dawn Gomez of TAMU Commerce regarding potential internships.
20-22	Sound system installation oversight.
25-27	Audie Murphy Day Wrap up tasks, donor thank you's, etc.
27, 31	Farmers and Fleas Preparation

PROMOTION:

2	Farmers and Fleas had a good turnout.
7, 21	Audie Murphy Day Committee Meeting
7	Provided Audie Murphy Day Story for the Farmersville Times
Month	Attended several small Audie Murphy Day subcommittee meetings; parade, vets, merchandise, etc.
Month	Coordinated many small efforts both by myself and with volunteers in preparation for Audie Murphy Day.
Month	Managed the Farmersville Main Street Facebook Page and monitored advertising campaign.
23	Audie Murphy Day

DESIGN:

Month	Assisting with Main Street ADA project. Working with construction company to communicate city and building owners concerns.

ECONOMIC RESTRUCTURING:

Month	Meeting with business owners as time is available.
Month	Supporting a strong tenant who is now moving toward opening a restaurant at 124 McKinney St.
Month	Working with a strong tenant who is making progress in opening an event center in the Candy Kitchen.
Month	Working with two individuals interested in 111 McKinney St.
Month	Working with individuals interested in 107 S. Main.
Month	Working with an individual interested in North Section of Candy Kitchen.