

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

MEETING MINUTES ~ July 9, 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 July 9, 2018 in the City Council Chambers at City Hall. Secretary Craddock-Clark called the meeting to order at 5:48 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, Jesse Nelson, Richard Holbrook, and Sherri McGuire. Others recognized were Reagan Rothenberger, Main Street Manager; City Manager Ben White, Donna Williams and Jim Foy.

PUBLIC COMMENT

Secretary Craddock-Clark opened the floor for comments at 5:50 p.m.

Cyndi Dickens of 212 FM 1294 spoke on the proposed route of the future Highway 380 Expansion. In the past the family believed that the original route was to the north of their family property. A new proposed yellow route would divide the property. Details were provided of the route. With the construction of this highway nearly every parcel the family owns will be affected by the yellow route. Bates Manufacturing will also be wiped out. Mrs. Dickens asked 4B to advocate no for the yellow route.

Secretary Craddock-Clark closed the floor for comments at 5:54 p.m.

THE SWEARING IN OF NEW MEMBERS AND ELECTION OF OFFICERS

Mr. Richard Holbrook nominated Dr. Mike Goldstein for president, Mrs. Tobey Ferguson seconded. Mrs. Tobey Ferguson nominated Mrs. Cynthia Craddock-Clark for vice president, Mr. Jesse Nelson seconded.

Mrs. Cynthia Craddock-Clark nominated Mrs. Tobey Ferguson for secretary, Mr. Holbrook seconded.

Mrs. Cynthia Craddock-Clark nominated Mr. Jesse Nelson for treasurer, Mrs. Ferguson seconded.

All were approved unanimously by the board.

CONSIDER FOR APPROVAL JUNE 11, 2018 MEETING MINUTES

Mrs. Tobey Ferguson made a motion to approve the minutes of June 11, 2018 as written. Motion was seconded by Mr. Richard Holbrook and passed unanimously.

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

Mr. Richard Holbrook moved to approve the June 2018 financial statements as presented. Jesse Nelson seconded the motion, which passed unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

Mrs. Craddock-Clark moved to approve the June 2018 items for payment. Mrs. Tobey Ferguson seconded the motion, which passed unanimously.

DISCUSSION AND POSSIBLE ACTION REGARDING THE PLAYGROUND EQUIPMENT:

Mrs. Craddock-Clark believes there is no action needed here. We are still waiting on the first two pieces to arrive. Mr. Rothenberger stated that he and Mrs. Ferguson attended the Amenities Board to discuss their thoughts on potential ideas. They were in approval and in the future we may present these ideas to the board. Mrs. Craddock-Clark closed the item.

MAIN STREET MANAGER REPORT – REAGAN ROTHENBERGER

June was a busy month primarily due to Audie Murphy Day. Mr. Rothenberger and Mr. Ben White met with Dr. Dawn Gomez to discuss possible interns with the city. The sound system is up and operational. The restaurant is making great progress. They expect to have a soft opening in late July or early August. They have staff being trained right now. Progress is being made in the Candy Kitchen in several ways. The event center is making construction progress which will ultimately bring great exposure to our downtown. Mrs. Ferguson asked what the capacity is. Mr. Rothenberger stated that for now it will be approximately 200, though it would hold more than 250. There are several buildings interested in the 111 McKinney Street. One has hired an engineer and is the forerunner in truly buying the building. 107 S. Main Street continues to have interested parties but it needs a considerable amount of work.

CITY MANAGER REPORT- BEN WHITE

Mr. White discussed with the board the purpose of his report in that it allows for a way to communicate goals and projects on the city's agenda. The public works crew is working on the picnic tables at the JW Spain Complex. Some are being repaired, some are being replaced. The particle board tables will be thrown away. The city assisted with the Music in the Park Series which was funded by 4B. Mr. White stated that there is growing interest of installing an ADA compliant swing set in the city park and that the 4B consider funding it. The ADA grant is continuing to see progress around the downtown. Ultimately the railing will be put up but it's taking time. The city assisted with Audie Murphy Day and the Sparks of Freedom. The crowds were good for both events. The work on Camden Park continues and the developer is working towards a final plat. Palladium Apartment complex continues to go forward and the area has been rezoned. Kingston Apartments near Camden Park may continue to move forward despite the lack of tax abatements. The lift station is continuing to make quick progress in order to be ready for Camden Park.

DISCUSSION OF POTENTIAL FUNDING FOR COLLIN COLLEGE ROADWAY

Mr. White led discussion. There are several infrastructure improvements that have been made and that are being done, including water and sewer. Farmersville will supply the electric and will get the power lines in place in time. The issue at hand is the northern Farmersville Parkway and the western Collin Parkway. The city has an agreement with the Collin College that the road be a four land divided road. The city has approximately \$2,000,000 to go toward this road from the county, but the remaining \$6,000,000 needs to be secured via bond. This comes to \$450,000 per year. Mr. White is going to ask the 4B, 4A, and TIRZ boards for this annual funding. Mr. White is asking 4B for \$100,000 per year. There will be an interlocal agreement. As more funding comes in TIRZ will pick up the funding from 4B first and 4A second. Mr. White is asking for consensus to move forward with the idea. Mr. Holbrook asked what ILA and TIRZ stands for. ILA stands for Interlocal Agreement, and TIRZ stands for Tax Increment Reinvestment Zone. Mr. White explained some of the basics of how the TIRZ board works. Mrs. McGuire asked to clarify the issue of 4B being relieved of the note. Mr. White stated that 4B would be removed first as the TIRZ grows. The 4B will not commit any funds until the ILA is signed. This consensus Mr. White is asking for is non-binding. There was further discussion regarding some of the economic drivers that may increase the TIRZ funding, including the new homes in Camden Park and apartments. The board came to a general agreement that Mr. White should move forward in completing research on the project.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

There will be a budget workshop on July 23rd at 5:45 p.m.

ADJOURNMENT

There being no further business, Cynthia Craddock-Clark adjourned the meeting at 6:52 PM.

Signatures:

Mike Goldstein, M.D, Chairman

Tobey Ferguson, Secretary