

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

MEETING MINUTES ~ August 13, 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 August 13, 2018 in the City Council Chambers at City Hall. Chairman Goldstein called the meeting to order at 6:03 p.m. and announced that a quorum was present after roll call. The following board members were present: Chairman Mike Goldstein, Treasurer Jesse Nelsen, Sherri McGuire, Alice Bridges. Others recognized were Reagan Rothenberger, Main Street Manager; City Manager Ben White, and many others.

PUBLIC COMMENT

Chairman Mike Goldstein opened the floor for comments.

Diane Piwko from 200 McKinney Street addressed two issues. She feels the transparency of the board is lacking. The Budget Workshop meeting was not posted in the city calendar, and though it was on the website it is several layers deep. Furthermore, only the agenda was posted, not any other background materials. Today's meeting packet also does not seem complete due to the lack of material regarding the request for funds for the Meet the Farmers event, nor is the proposed professional services agreement that the board is discussing. Ms. Piwko asked that the board not fall back on transparency moving forward.

Secondly, Ms. Piwko does not believe that discussion regarding the professional services agreement in executive session qualifies for such an executive session. The city manages Reagan Rothenberger, not the 4B. Furthermore Ms. Piwko perceived that it is not about job performance, but the agreement itself.

Chairman Goldstein stated as a statement of fact that the issues discussed in the meeting were cleared with the City Attorney, and that the CDC would in fact convene in an executive session.

Chairman Goldstein closed the floor for comments at 6:08 p.m.

PUBLIC HEARING – FY 2018-2019 CDC BUDGET

Chairman Goldstein opened the floor for comments at 6:09 p.m.

Diane Piwko from 200 McKinney Street just wanted to address the potential release of funding needs for the Farmersville Parkway that has been asked by the city to 4B, 4A, and TIRZ. Ms. Piwko asked that part of this \$50,000 that the board now has at their disposal to go towards park equipment. There was a lot of work done by the previous board on equipment. Southlake park equipment is in need of repair. Ms. Piwko also stated as opinion that the funding going towards the billboards is probably a waste. She believes that billboards are not a successful advertising medium any longer. This funding could be used toward a general marketing effort, rather than just billboards.

Leaca Caspari from 405 Summit Street. Spoke regarding the issue of playground equipment. Ms. Caspari stated that she has witnessed meetings where playground equipment numbers ranged from \$18,000 to \$70,000 and had not expressed an opinion regarding the placement. Ms. Caspari stated that any potential equipment placement should be carefully considered. City Park if filled with equipment might become a playground more than a park. Perhaps new equipment should be focused along the parkway and Southlake.

Chairman Goldstein as a statement of fact said that he nor the board has received an official notification of removing the commitment of \$50,000 toward the Farmersville Parkway, and that if this commitment is removed, the funding designation will be carefully considered.

Randy Smith of 511 CR 610. Mr. Smith stated that the footbridge in the city park is in desperate need of repair. It could be an issue of safety and the park is sometimes a first impression of the city for individuals. He recommended that either the Amenities Board of the 4B Board consider action.

Chairman Goldstein closed the floor at 6:16 p.m.

CONSIDERATION OF ADOPTING THE FY 2018-2019 BUDGET

Ms. McGuire moved to adopt the FY 2018-2019 budget. Motion was seconded by Mr. Nelson and passed unanimously.

CONSIDER FOR APPROVAL JULY 9, 2018 MEETING MINUTES

Ms. Bridges made a motion to approve the minutes of July 9, 2018 as written. Motion was seconded by Jesse Nelson and passed unanimously.

CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JULY 2018 AND ANY REQUIRED BUDGET AMENDMENTS & APPROVAL OF ITEMS FOR PAYMENT

Ms. McGuire asked Mr. Rothenberger if these expenses are posted to the spreadsheet upon payment. Mr. Rothenberger stated yes. Ms. Bridges asked if 4B had approved \$25,000 for the Farmersville Parkway. Chairman Goldstein stated that the board had agreed to fund \$50,000 per year, but now the board is no longer responsible for that payment. Ms. McGuire moved to approve the July 2018 financial statements as presented. Jesse Nelson seconded the motion, which passed unanimously.

REQUEST TO AMEND THE BUDGET TO FUND "MEET THE FARMERS"

Mr. Rothenberger stated that this request was sent in by Ms. Lisa Crowder. Mr. Rothenberger recommended that Chairman Goldstein recognize her. Chairman Goldstein recognized Ms. Lisa Crowder and asked when the date of the event would be. She stated it would August 23. Ms. Crowder stated that this event is a way to allow the community to get to know the new athletic director and the student athletes. Ms. Crowder is seeking to feed up to 350 students and parents at the event. The \$800 requested is approximately half of the total event. Ms. McGuire asked if the monies requested only goes towards the students. Ms. Crowder stated that yes because there is not really a way to open the food up to the entire community. The food helps encourage attendance of students and parents. Ms. McGuire asked if the Athletic Association has gotten involved. Ms. Crowder stated she has not been directly involved, but that the athletic director was going to involve them in some way. Ms. Crowder stated that some of the businesses will be open during the event and will give a portion of their proceeds back to the Athletic Association. Ms. Crowder is simply helping to put on the event, the Athletic Association will be involved alongside the athletic director. Chairman Goldstein asked if there was a motion to amend the budget to allow for this to be funded. Mr. Rothenberger stated that the amendment would be placed in the current fiscal year's budget, not the 2018-2019 budget. Alice Bridges made a motion to approve the amendment. Mr. Nelson seconded the motion and passed unanimously.

MAIN STREET MANAGER REPORT – REAGAN ROTHENBERGER

July was a busy month. Mr. Rothenberger thanked the board for their patience in working on the budget. Mr. Rothenberger stated some of the basic actings he took that month, as well as working on Main Street and 4B Budgets. Mr. Rothenberger stated that July Farmers and Fleas was a pretty good month, but the

heat was pretty oppressive. Mr. Rothenberger has nominated the Candy Kitchen for an award through the Texas Downtown Association. Mr. Rothenberger has had some good conversations with building owners, including Betty Smith, Adrian Pitts. Mr. Rothenberger attended a 4A board meeting to show support for the Façade Grant. A new buyer is continuing to move forward with 111 McKinney. This buyer is interested in pursuing the façade grant. Mr. Rothenberger has been in talk with tax credit experts regarding historic tax credits for the building. The Stable is open on McKinney Street and Mr. Rothenberger hopes that the community will be supportive and give them time to work through issues. Mr. Rothenberger is working with the owner of RSVP Farmersville and the owners of the Candy Kitchen through the final steps of zoning and completion of projects within the building. Mr. Rothenberger also stated that there have been several inquiries regarding the opening of new restaurants. At least three individuals have inquired about potential spaces.

CITY MANAGER REPORT- BEN WHITE

The old park equipment will soon be removed and replaced. It is going to be a Boy Scouts project led by Darrell Foltz, but he has some things they are working through. The Candy Kitchen project continues slowly but it is making progress. Mr. White stated that work is taking time because the city is doing it right. The ADA grant project has paused to reevaluate how much funding remains to complete the project. The railings will not go up until the end of the project. Mr. White discussed the progress of placing new picnic tables at JW Spain.

Camden Park is making progress to complete a final plat. The west side lift station is nearly done and electric will soon be connected. The 90 unit Palladium Apartment complex near Brookshires in making progress. The 280 apartment complex near Camden Park will likely make progress considering if they receive funding.

EXECUTIVE SESSION

The CDC convened into executive session at 6:40 p.m. to discuss the following.

Discussion of Matters Permitted by Texas Government Code Section 551.074, PERSONNEL MATTERS:

1. Discussion Regarding Personnel Matters:
 - a) Discussion regarding the Professional Services Agreement for the Main Street Manager between the CDC and the City of Farmersville.

The CDC reconvened from executive session at 7:32 p.m. and announced that no action would be taken.

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:

Mike Goldstein, M.D., Chairman

Tobey Ferguson, Secretary