

**FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)
AGENDA ~ April 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. Consider for approval March 5, 2018 workshop meeting minutes.
- B. Consider for approval March 12, 2018 meeting minutes.
- C. Consideration and possible action regarding financial statements for March 2018 and any required budget amendments.
- D. Consideration and possible approval of items for payment.
- E. Discuss possible action to partially fund a new downtown sound system.
- F. Discuss possible action to fund Music in the Park series this summer.
- G. Main Street Manager Report – Reagan Rothenberger
- H. City Manager Report - Ben White

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 April 9th, 2018 was posted in the regular posting place of the City of Farmersville by April 6th, 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)

MINUTES ~ March 12, 2018

5:45 P.M. City Council Chambers

PRELIMINARY MATTERS

The Farmersville Community Development Corporation Board met on March 12, 2018 in the City Council Chambers at City Hall. President John Politz called the meeting to order at 5:45 p.m. and announced that a quorum was present after roll call. The following board members were present: John Politz, Katherine Hershey, Jesse Nelsen, Tobey Ferguson, and Mike Goldstein. Others recognized were Mayor Diane Piwko, Reagan Rothenberger, Main Street Manager; City Manager Ben White, Donna Williams, Randy Smith, Phil Fielder, and Randy Rice.

PUBLIC COMMENT

Chairman John Politz opened the floor for comments.

Randy Smith from 508 CR 610 spoke on zoning issues he sees in the in the comprehensive plan regarding floodmaps. Areas of land outside of the city limits may be restricted to certain uses among annexation, which could seriously affect the uses of the property. He will be presenting this issue to other boards as well.

John Politz from 211 Hill Street spoke on the issue that the Main Street Manager has been told to not attend specific meetings. His job summary states that his job is to serve as an advocate for downtown issues. He has heard that the Mayor has specifically told the Main Street Manager to not attend MI Meetings. Furthermore, Mr. Politz believes that the mayor should not give direction to a city employee. Mr. Politz believes that the Main Street Manager should attend any meeting he desires to and make decisions on which meetings are priorities. Chairman Politz recognized Mayor Piwko. The Mayor stated that the agreement between the 4B Board and the City of Farmersville states that the day to day operations of the Main Street Manager is at the discretion of the City Manager. The mayor stated that council members and the mayor have discussed one on one with the City Manager their vision of what the Main Street Manager should do. They believe that the Chamber of Commerce MI Event Committee is not being representative of the all downtown. Further discussion was held at length between Chairman Politz and Mayor Piwko regarding the Main Street Manager. In short, Chairman Politz believes that the Main Street Manager should be allowed to attend whatever meetings he so chooses without obstruction from the city council or mayor. The Mayor believes that the professional contract allows for such direction to be given through the City Manager.

Dr. Mike Goldstein made a motion to end the discussion at 6:17 p.m., Katherine Hershey Seconded. Public comments were closed at 6:17 p.m.

CONSIDER FOR APPROVAL FEBRUARY 12, 2018 MEETING MINUTES

Tobey Ferguson made a motion to approve the minutes of February 12, 2018 as written. Motion was seconded by Dr. Mike Goldstein and passed unanimously.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

\$1,189.75 Reagan Rothenberger travel expense reimbursement. \$595.000 City of Farmersville Reimbursement for Main Street Conference Expense. \$194.00 City of Farmersville, Quickbooks Pro software for Main Street Manager. \$475.00 Brown Outdoor Adverting, \$200.00 Texas Bulletins, \$30.00

TLC Netcomm. Cynthia Craddock-Clark moved to approve the payments. Dr. Mike Goldstein seconded, which passed unanimously.

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

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

DISCUSSION AND POSSIBLE ACTION REGARDING A NEW EZ-UP CANOPY

A canopy is used by the city and Main Street for various events, most particularly Farmers and Fleas each month. It is in very poor shape. Mr. Rothenberger asked for \$500 to go toward purchasing the new canopy. The new canopy will look exactly the same as the old one. Tobey Ferguson made a motion to approve the purchase, Katherine Hershey seconded. The motion passed unanimously.

POSSIBLE ACTION REGARDING THE COMPREHENSIVE PLAN

Mr. Rothenberger wanted to make sure that the board members didn't have any further comments they wanted to add. In the coming months, city staff will be working to whittle down the plan into a shorter and easier to read version. Chairmain Politz asked about why there was nothing pertaining to the new water treatment plant. Mr. White stated that it should be in there and he will make sure it's in the final product. Mr. Rothenberger stated that another question was regarding a basketball court, which was discussed at length in the March 5th Workshop. Chairman Politz also asked about the population and how the city believes that the population is near 5,000 even though the comprehensive plan points to the current population is only 3,800. Mr. White stated that there is thought that the new Camden Park developments, as well as the potential two apartments will bring us to the 5,000 population mark sooner than expected. There was no action taken.

CITY MANAGER REPORT- BEN WHITE

Since the large pieces of equipment are on hold, the city has gone ahead and ordered the small pieces of equipment. The Chamber of Commerce will provide a new bike rack and repair station. There is nothing major new going on in downtown at the moment. The city is working on a new contract with the Riding Club for the Southlake Park property. The "two girls" statue has been installed in the park for the dedication, but it was sent back so that the dedication plaque could be attached to the rock. The parking lot of the senior center is well underway. Wiring is being laid and is ready for concrete. The city workers are doing the work. The pedestals are in place and waiting for lighting. Dr. Goldstein asked about funding. The Centennial Committee has paid for a large portion of the lighting. Mr. White is now working on the roof of the Senior Center which has developed some leaks. Mr. White thanked the board for their comments on the comprehensive plan. The LDS Church has offered to help on special projects if needed. The Main Street grant has all been approved and the Candy Kitchen portion will be started a little before May. The main project will begin in May. There is a large amount of planning going into this project so it is taking some time. Work on Camden Park continues at a brisk pace, whereas the apartments will move ahead a slower pace. The new wastewater system is a major project that is making progress. The city has been working with KCS to get a water line to the Big D Concrete Plant. Farmersville Clean Up Day costs are considerably lower than we believed. There is a chance that Sanitation Services are covering the costs themselves.

MAIN STREET MANAGER REPORT – REAGAN ROTHENBERGER

Mr. Rothenberger reported that the Farmers and Fleas market went well and everyone believed it went well except that it was cold. Mr. Rothenberger has been working on the Historic Preservation Ordinance. Shopping Guides are being distributed as fast as they can. The monthly report has been submitted to the Texas Main Street center. Mr. Rothenberger spoke with Debra Drescher, the Texas Main Street coordinator. She has offered her support as best as she can. Mr. Rothenberger gave a tour to potential

purchasers of the 109 College Street house. Mr. Rothenberger has been working on the comprehensive plan, most specifically the Central Business District Study. Mr. Rothenberger attended the Chamber of Commerce Lunch and Learn. Mr. Rothenberger mentioned that he met with Mary Berry as a board member and downtown business owner, and reiterated that he is open for discussion with board members and wants to work with each of them as much as possible. Met with Councilman Overstreet to discuss the role of Main Street Manager. Spent a considerable amount of time preparing for the workshop meetings. Mr. Rothenberger is thinking of getting better signage to direct people to the downtown. Mr. Rothenberger gave a talk to the Rotary Club. Furthermore, he attended the Audie Murphy Day Meeting and the Farmersville Heritage Museum Meeting. The National Register Plaques will hopefully come in fairly soon. Mr. Rothenberger is studying wayfaring signage. A substantial amount of time has been spent with Ms. Williams regarding the Candy Kitchen. There are potential tenants we are talking with. Tobey Ferguson asked Mr. Rothenberger if he would like to discuss his vision of the program in the future. Mr. Rothenberger agreed that he would like to in the future once he understands how he would like to go.

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 7:01 PM.

Signatures:

John Politz, President

Cynthia Craddock-Clark, Secretary

Farmersville Community Development Corp 4B
Investment and Budget Report

March 2018

Prepared by: Daphne Hamlin

Farmersville Community Development Corp 4B
March 2018

Statement Balance 3-1-2018	\$303,394.22
Deposits:	
Sales Tax:	\$18,954.31
New Checking Int. .05%	\$12.95
Wire Fee	\$(10.00)
refund	\$1,750.00
Checks 2759,2761-2764,2766-2768	\$(4,486.15)
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Balance 04-012018	\$319,615.33

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Outstanding checks 2765	\$(50.00)
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Balance 4-6-2018	\$319,565.33

Farmersville Community Development Corporation
 Financial Statement
 For the Fiscal Year Ended September 30, 2018

4/5/2018

Particulars	FY2018												Actual YTD	%			
	Budget	October	November	December	January	February	March	April	May	June	July	August			September		
Revenue:																	
Sales Tax Collections	\$276,000	\$19,323	\$19,542	\$17,079	\$16,423	\$20,135	\$18,954										0.00%
Interest Income		\$ 10	\$ 10	\$ 11	\$ 12	\$ 11	\$ 13										
Misc		\$ (10)	\$ (40)	\$ (10)	\$ (10)	\$ (10)	\$ (10)										
Misc. account adj																	
New Check Stock																	
Reimbursement for Main Street Mgr.																	
Transfer from TEXPOOL/or cash in bank																	
Total Revenue	\$ 276,000	\$ 19,323	\$ 19,513	\$ 17,080	\$ 16,425	\$ 20,136	\$ 18,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00	\$111,435	40.37%	
Expenses																	
Main Street Personnel & Supplies	\$ 72,700																
Personnel																	
Supplies																	
Miscellaneous	\$ 1,000	\$ 274	\$ 1,755	\$ 1,266	\$ 491	\$ 985	\$ 2,029								6,800	679.97%	
Reimburse City for accounting	\$ 1,000														-	0.00%	
Chamber of Commerce	\$ 12,000	\$ 12,000													12,000	100.00%	
May Taxes	\$ 1,000														-	0.00%	
Land Purchase	\$ 20,000	\$ 4,998				\$ 4,998									9,996	49.98%	
Fire Works	\$ 6,000														-	0.00%	
Bain Honaker House Restoration	\$ 1,000	\$ 1,000													1,000	100.00%	
Farmersville Heritage Museum	\$ 10,000														-	0.00%	
Chaparral Trail Marketing	\$ 13,100	\$ 675	\$ 675	\$ 675	\$ 200	\$ 1,150	\$ 675								4,050	30.92%	
Collin College Sponsorship	\$ 2,500														-	0.00%	
Parks Equipment	\$ 8,188														-	0.00%	
National Register Plaques	\$ 3,350	\$ 704	\$ 1,750	\$ 704			\$ 1,432								-	0.00%	
Safety Equipment	\$ 3,700		\$ 1,977	\$ 204	\$ 1,854		\$ (1,750)								2,285	61.77%	
November 4th clean up day	\$ 2,500														-	0.00%	
Northeast Texas Trail Coalition	\$ 5,000		\$ 5,000	\$ 520											5,520	110.40%	
Christmas Lights	\$ 10,000	\$ 10,000													10,000	100.00%	
Total Expenses	\$ 173,038	\$ 29,651	\$ 11,157	\$ 3,369	\$ 2,545	\$ 7,133	\$ 2,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$36,131	20.88%	
Excess Revenue Over Expenses	102,962	(10,327)	8,356	13,711	13,880	13,003	16,571	-	-	-	-	-	-	-	75,304		

Farmersville Community Development Corporation
 Financial Statement
 For the Fiscal Year Ended September 30, 2018

4/5/2018

	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						
Deposits:												
Sales tax deposits	19,322.84	19,542.30	\$17,078.99	16,423.31	20,135.37	\$18,954.31						
Interest income-bank	10.42	10.36	\$11.21	11.75	11.11	\$12.95						
Transfer to TexPool												
Transfer From Texpool to First Bank												
Misc	(10.00)	(10.00)	-\$10.00	(10.00)	(10.00)	-\$10.00						
Misc. account adj												
Total Revenues	283,665.38	273,557.40	279,479.83	292,536.29	310,127.40	321,951.48	\$0.00	\$0.00	\$0.00	\$0.00	- \$	-
Disbursements:												
Main Street Personnel & Supplies												
Personnel												
Supplies												
Miscellaneous	\$ 273.76	\$ 1,755.77	\$ 1,266.00	\$ 490.92	\$ 985.00	\$ 2,028.75						
Reimburse City for accounting												
Chamber of Commerce	\$ 12,000.00											
May Taxes												
Land Purchase	\$ 4,998.18				\$ 4,998.18							
Fire Works												
Bain Honaker House Restoration	\$ 1,000.00											
Farmersville Heritage Museum												
Chamber Trick it up bike ride												
Chaparral Trail Marekting	\$ 675.00	\$ 675.00	\$ 675.00	\$ 200.00	\$ 1,150.00	\$ 675.00						
Collin College Sponsorship												
Parks Equipment												
National Register Plaques	703.70	\$ 1,750.00	\$ 703.70			\$1,432.40						
Safety Equipment		\$ 1,977.00	\$ 204.19	\$ 1,854.45		-\$1,750.00						
November 4 clean up day												
Christmas Lights	10,000.00											
North East Texas Trail		5,000.00	\$ 519.71									
Total Expenses	29,650.64	11,157.77	3,368.60	2,545.37	7,133.18	2,386.15	-	-	-	-	-	-
Ending Bank Balance	254,014.74	262,399.63	276,111.23	289,990.92	302,994.22	319,565.33	-	-	-	-	-	-
TEXPOOL Balance	85,792.95	\$85,867.00	\$85,952.80	\$86,047.62	\$86,136.37	\$86,247.22						
Interest income-TEXPOOL	\$ 75.12	\$ 74.05	\$ 85.80	\$ 94.82	\$ 88.72	\$ 110.88						
Total Available Funds	339,807.69	348,266.63	362,064.03	376,038.54	389,130.59	405,812.55	-	-	-	-	-	-

Signed:



Main Street Monthly Report
 March 2018
 Reported by
 Reagan Rothenberger



ORGANIZATION/ADMINISTRATION:

Month	Studying past files, organizing office.
Month	Editing the proposed Historic Preservation Ordinance & Summary Document
5	Main Street & 4B Comprehensive Plan Workshop Sessions
8	Submitted February Report to the Texas Historical Commission
7, 8, 9	Prepared all documents pertaining to the February Main Street and 4B Meetings
12	Attended and supported the Main Street & 4B Board Meetings
13	Attended City Council Meeting
15, 27	Editing the CBD Section of the Farmersville Comprehensive Plan
20, 21	Made progress in working toward ordering a new sound system for downtown.
21	Preparation for Audie Murphy Day Meeting & Heritage Museum meeting.
22, 23	Farmers and Fleas Preparation
24-29	National Main Street Conference in Kansas City, MO.

PROMOTION:

3	Farmers & Fleas Market, large month with high attendance.
22	Second Audie Murphy Day Meeting
22	Farmersville Heritage Museum Meeting – moving ahead on ordering display cases and seeking more items.
Month	Managed the Farmersville Main Street Facebook Page and began an advertising campaign.

DESIGN:

14, 28, 29	Ordered two additional “National Register District Plaques” from the Southwell Co. These will likely be delivered in early May.
Month	Working on the design guidelines portion of the proposed Historic Preservation Ordinance.
Month	Evaluating various wayfaring signage in the district and how to improve it, including billboards.

ECONOMIC RESTRUCTURING:

Month	Continued to meet with many business owners.
Month	Working with two strong tenants for the Candy Kitchen (Williams) Building. Spoke at length with potential tenants throughout the month.
5	Spoke to the owner of Tender BBQ of Celina. Will consider Farmersville.