

**FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)**

**AGENDA ~ August 13, 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. PUBLIC HEARING**

Public hearing to discuss and allow for citizen comment regarding the proposed FY 2018 - 2019 budget.

**IV. BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consideration and possible action to adopt the FY 2018 - 2019 CDC Budget
- B. Consideration and possible action to approve the July 9, 2018 Meeting Minutes
- C. Consideration and possible action regarding financial statements for July 2018.
- D. Consideration of amending the budget to sponsor the "Farmersville High School Pep Rally".

**V. REPORTS (No Deliberation or Action to be Taken)**

- A. Main Street Manager Report – Reagan Rothenberger
- B. City Manager Report - Ben White

**VI. EXECUTIVE SESSION**

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.

**VII. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY SECTION 551.074 OF THE TEXAS GOVERNMENT CODE**

- 1. Consider, discuss and act on the Professional Services Agreement for the Main Street Manager.

**VIII. REQUESTS TO PLACE ITEMS ON FUTURE AGENDAS**

**IX. ADJOURNMENT**

- No action may be taken on comments received under "Recognition of Visitors".

*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 August 13, 2018 was posted in the regular posting place of the City of Farmersville by August 10, 2018 at 5:45 p.m. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting

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



**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 Nelson, 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 lane 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 23<sup>rd</sup> at 5:45 p.m.

**ADJOURNMENT**

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

Signatures:

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Mike Goldstein, M.D, Chairman

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Tobey Ferguson, Secretary

**Farmersville Community Development Corp 4B**  
**July 2018**

<b>Statement Balance 7-1-2018</b>	<b>\$340,821.64</b>
<b>Deposits:</b>	
<b>Sales Tax:</b>	<b>\$20,940.84</b>
<b>New Checking Int. .05%</b>	<b>\$14.27</b>
<b>Wire Fee</b>	<b>\$(10.00)</b>
<b>refund</b>	<b>\$-</b>
<b>Checks 2796-2803,2806-2808</b>	<b>\$(22,934.86)</b>
<b>Balance 07-31-2018</b>	<b>\$338,831.89</b>

**Outstanding Transactions**

<b>Sales Tax</b>	
<b>Transfer to Texpool</b>	
<b>CD Interest</b>	
<b>Outstanding checks 2786 2804-2805</b>	<b>\$(1,050.00)</b>
<b>Balance 8-6-2018</b>	<b>\$337,781.89</b>

Farmersville Community Development Corporation  
 Financial Statement  
 For the Fiscal Year Ended September 30, 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	\$339,236.64		
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	\$20,940.84		
Interest income-bank	10.42	10.36	\$11.21	11.75	11.11	\$12.95	\$12.81	\$13.23	\$13.33			
Transfer to TexPool										\$14.27		
Transfer From Texpool to First Bank												
Misc reimbursement	(10.00)	(10.00)	-\$10.00	(10.00)	(10.00)	-\$10.00	-\$10.00		-\$20.00	(10.00)		
Misc. account adj						\$1,750.00	\$1,854.45					
<b>Total Revenues</b>	<b>283,665.38</b>	<b>273,557.40</b>	<b>279,479.83</b>	<b>292,536.29</b>	<b>310,127.40</b>	<b>323,701.48</b>	<b>\$337,728.86</b>	<b>\$334,188.90</b>	<b>\$341,496.64</b>	<b>\$360,181.75</b>		

Disbursements:

Main Street Personnel & Supplies												
Personnel								\$9,388.26				
Supplies												
Miscellaneous	\$273.76	\$1,755.77	\$1,266.00	\$490.92	\$965.00	\$2,028.75	\$50.00	\$158.50	\$585.00	\$250.00		
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			\$4,998.18		
Fire Works	\$1,000.00											
Bain Honaker House Restoration												
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	\$675.00	\$675.00	\$675.00	\$675.00		
Colln College Sponsorship												
Parks Equipment	\$703.70	\$1,750.00	\$703.70				\$3,462.00					
National Register Plaques						\$1,432.40	\$1,432.40					
Safety Equipment		\$1,977.00	\$204.19	\$1,854.45			\$984.02					
November 4 clean up day												
Christmas Lights	10,000.00							\$7,425.00				
Sound System										\$489.24		
Senior Center Lights									\$15,000.00			
Music in the park									\$1,000.00	\$750.00		
Canopy								\$1,598.26				
North East Texas Trail		5,000.00	\$519.71									
<b>Total Expenses</b>	<b>29,650.64</b>	<b>11,157.77</b>	<b>3,368.80</b>	<b>2,545.37</b>	<b>7,133.18</b>	<b>4,136.15</b>	<b>26,989.86</b>	<b>10,717.84</b>	<b>2,260.00</b>	<b>22,399.86</b>		
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	337,781.89		

TEXPOOL Balance \$85,867.00  
 Interest income-TEXPOOL \$75.12  
 Total Available Funds \$339,807.69

Signed:

**Farmersville Community Development Corporation**

**Items for Payment Previously Approved**

**August 13, 2018**

**TLC Netcon \$50.00**

Main Street Manager Office Phone

**Texas Bulletins, Inc. \$200.00**

Hwy. 78 Billboard

**Suzie Grusendorf \$200.00**

Reimburse for Music in the Park Advertisement

**Gulfcoast \$3,482.00**

Final payment for playground equipment.

**City of Farmersville \$14,857.36**

Main Street Salary Expenses \$14,157.36

Music in the Park Reimbursement \$700.00

**Brown Outdoor Advertising \$475.00**

U.S. 380 Billboard

**Farmersville Heritage Museum \$9,970.38**

Reimburse for Expenses





Main Street Monthly Report  
 July 2018  
 Reported by  
 Reagan Rothenberger



**ORGANIZATION/ADMINISTRATION:**

Month	Main Street & 4B Budget Creation
3	June Main Street Report Completed
5,6	Farmers and Fleas preparation.
4,5,6	Prepared all documents pertaining to the May Main Street and 4B Meetings
9	Attended and supported the Main Street & 4B Meeting
10	Texas Main Street Monthly Report and Quarterly Re-investment Report.
17, 18	Crafted Main Street FY 2019 Budget
19, 20, 21	Worked on 4B budget, coordinating grant applications, preparation and support of budget workshop.

**PROMOTION:**

3	Audie Murphy Day Wrap-Up Meeting.
7	Farmers & Fleas Vendor turnout was good, shopper turnout was fair.
12	Nominated the “Candy Kitchen” to the Texas Downtown Association for an award.
Month	Managed the Farmersville Main Street Facebook Page and monitored advertising campaign.

**DESIGN:**

7/12	Spoke with Betty Smith about design of her building. She is interested in a façade grant to open the transom windows. She has found a new tenant to replace My Country Closet.
7/17	Spoke with Adrian Pitts regarding the façade of Farmersville Auto. Good chance of potential façade grant to restore the brick.
7/19	Attended 4A meeting to meet 4A members and support the continuation of the Façade grant program.
7/27	Potential buyer of 111 McKinney would pursue a façade renovation. I have been in talks with the THC about tax credit information due to the severe alteration of the building. I have been talking to the buyer about our local façade grants and I will help him apply.
Month	ADA project is wrapping up.

**ECONOMIC RESTRUCTURING:**

Month	Meeting with business owners as time is available.
Month	The Stable is now open at 124 McKinney Street.
Month	Working closely with owner of RSVP Farmersville through zoning process. To open in September.
Month	Working closely with potential buyer of 111 McKinney Street.
Month	Fielding requests for information on 107 S. Main St.
Month	Working with someone interested in opening a new restaurant in downtown.