

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.

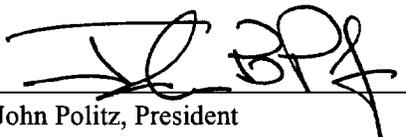
DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

There were no items noted to be added on a future agenda.

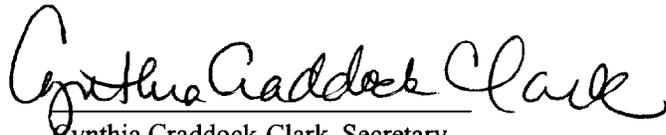
ADJOURNMENT

There being no further business, John Politz adjourned the meeting at 7:01 PM.

Signatures:



John Politz, President



Cynthia Craddock-Clark, Secretary