

## FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

### **SPECIAL MEETING MINUTES ~ January 7, 2019**

6:00 P.M. City Council Chambers

#### **PRELIMINARY MATTERS**

The Farmersville Community Development Corporation Board met on January 7, 2019 in the City Council Chambers at City Hall. President Mike Goldstein called the meeting to order at 6:00 p.m. and announced that a quorum was present after roll call. The following board members were present: Mike Goldstein, Cynthia Craddock-Clark, Jesse Nelsen, and Tobey Ferguson. Richard Holbrook came into the meeting at 6:09 p.m. Following board members were absent: Sherry McGuire and Alice Bridges. Others recognized were City Staff Liaison Audrey Rubadue and City Manager Ben White.

#### **PUBLIC COMMENT**

Chairman Mike Goldstein opened the floor for comments at 6:02p.m.

Donna Williams made comments about three or four items that were placed on the agenda. She is all for the ADA swing set and standard swing set but she would like to see the historic preservation ordinance followed because the use of plastic that was placed in the park isn't historic. When she was president of 4B, 4B took over the billboard to promote the Chaparral Trail when the Main Street board stopped paying for it. She stated it was important for 4B to continue to pay for it so that someone else doesn't pick it up and direct people to Greenville. She commented she wanted to thank everyone who attended the Main Street Manager Program. She explained that not one City Council member showed up nor did they have a City Council liaison at the current meeting. Tobey Ferguson said the proposal for the swing set was for the splash pad area at Rambler Park and at not the City Park downtown.

Chairman Mike Goldstein closed the floor for comments at 6:06p.m.

#### **BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act concerning refinancing the loan for the park land close to J.W. Spain.**  
Mike Goldstein commented that he wanted to roll section A and B together as one item. He then stated he signed a check to the bank for \$34,000.00 in order to pay off half of the loan. He explained the interest rate was 5 ½ % and the loan was to be paid off in May 2022. He stated he would like to see the budget for the next meeting. He also wanted to discuss paying off more of the loan. Tobey Ferguson made a motion to set up auto payments on the land loan. Jesse Nelsen seconded, which passed unanimously.
- B. Consider, discuss and act concerning setting up auto payments for land purchase.**  
Tobey Ferguson made a motion to set auto payment of \$1,666.00 a month. Jesse Nelsen seconded, which passed unanimously.
- C. Consider, discuss and act concerning setting up a CD or move funds to Texpool (\$250,000.00)**  
Mike Goldstein asked how much had to be moved into Texpool. Ben White stated that if there was a large balance Daphne Hamlin liked to move it to Texpool so it would collect interest. The funds would be able to move back and forth when money was needed. Tobey Ferguson asked if the money was coming from 4B reserves. Ben White stated yes. Richard Holbrook asked if they were going to vote on it. Mike Goldstein commented it would be added after the budget and balance had been reviewed at the next meeting.

**D. Consider, discuss and act concerning ADA swing set, and other playground equipment for parks in Farmersville.**

Ben White discussed the different options the Amenities Board were considering for Rambler Park (splash pad area). Such as having a younger play set and an older play set available for families. He said they have discussed the ADA swing set and a standard style swing set. They wanted to add two grills with additional awnings, concrete sidewalks and move the gazebo to a better location for parents. Also, possibly move lighting around so it can be well lit and adding more lighting in the future. Ben White stated the ADA style swing and standard swing would be \$6,000.00 or \$7,000.00 per swing set and that included labor. Cynthia Craddock-Clark asked if it would be done in phases and was there a date in which it was to be done by. Ben White commented that right now they were just trying to get planning information. He stated it would be two to three months before they receive a final number on the options. Cynthia Craddock-Clark asked if the slide would be coming back. Ben White said the slide was not compliant with regulations. Mike Goldstein asked about the cost benefit ratio compared to how much the ADA swing set would be used. Ben White stated if he went by cost perspective on ADA equipment, based on numbers, he wouldn't do anything. It was about having the option for people who need that type of equipment. Ben White also commented that the parks need more trash cans.

**E. Consider, discuss and act on approval for remote units for downtown sound system.**

Ben White stated he had spent \$3,000.00 extra on the remote units to allow it to work correctly all the time. He explained they installed repeater systems and two new speaker systems. Ben White stated he would like to have feedback on the volume level and the type of music being played. Tobey Ferguson asked where the music streamed from. Ben White stated from a computer in the Best Center. He said the designer would be coming to do software upgrades on the system on the 16<sup>th</sup>. Mike Goldstein commented they could be tentatively approve the \$3,000.00 for the upgraded sound system. Mike Goldstein asked if it should be voted on. Ben White said until the budget amendment item was brought forth all he needed was head nods at this time.

**F. Consider, discuss and act concerning payment for billboard on 380 for the Main Street Program.**

Mike Goldstein commented since there was no budget information attached to the agenda packet the billboard would be added to next month's agenda.

**G. Consider, discuss and act concerning year-round building lighting.**

Mike Goldstein commented that it made sense to leave the lighting up year-round to avoid having to take them down, the cost to put them up every year and it made it look more festive downtown. Ben White stated he thought it might be better to remove the lights for from the canopies of the trees because it was harder to maintain them. Ben White stated all the Christmas decorations would be removed leaving only the wraps on the trees and the buildings.

**H. Consider, and discuss and act concerning the City of Farmersville Board and Commission Handbook.**

Mike Goldstein commented that he had found the City of Farmersville Board and Commission Handbook revised in January 2008. He stated on page 10 the Farmersville Main Street Board was comprised of five members and all positions appointed by the 4B Board. Subsequently, Ben White came across by-laws that City Council approved in 2013 stating that City Council would be appointing the Main Street Manager / Director which makes it a moot point.

**I. Consider, discuss and act on items for payment.**

Mike Goldstein stated they needed the budget and balance of accounts before acting on items for payment. For the next meeting, Mike Goldstein stated he would like to discuss paying off the loan for the Spain Complex land purchase. They would also discuss the funding for the Fourth of July fireworks, playground equipment, and discuss further about starting back up the Taste of Farmersville.

**REPORTS (No deliberation or Action to be Taken)**

**A. City Manager Report – Ben White**


Mr. White stated that 130 permits had been turned in for Camden Park so far. So Phase I and II was filling up quickly. Palladium Apartments was proceeding forward with 80 apartment units and would be completed by December, unless the rain delay them. Camden Phase III was in the works and he believes it would go forward. He said South Lake was being closed in the evenings due to people driving on the grass, making ruts and dumping trash. The police department would be in charge of closing the park at dusk and public works opening it around 7:00 a.m.

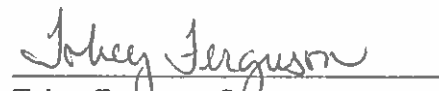
**REQUEST TO PLACE ITEMS ON FUTURE AGENDAS**

**ADJOURMENT**

There being no further business, Mike Goldstein adjourned the meeting at 7:00 P.M.

Signatures:

  
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Mike Goldstein, President

  
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Tobey Ferguson, Secretary