

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

MINUTES ~ March 11, 2019

6:01 P.M. City Council Chambers

PRELIMINARY MATTERS

The Farmersville Community Development Corporation Board met on March 11, 2019 in the City Council Chambers at City Hall. President Mike Goldstein called the meeting to order at 6:01 p.m. and announced that a quorum was present after roll call. The following board members were present: Mike Goldstein, Richard Holbrook, Jesse Nelsen and Tobey Ferguson. Following board members were absent: Cynthia Craddock-Clark, Sherry McGuire, and Alice Bridges.

PUBLIC COMMENT

President Mike Goldstein opened the floor for comments at 6:01p.m.

No Comments.

President Mike Goldstein closed the floor for comments at 6:02p.m.

BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act on approval for signing yearly billboard contract for Main Street Program.

Mike Goldstein asked if the \$450.00 amount paid for the billboard was a yearly cost. Daphne Hamlin stated that was the monthly cost. Ben White commented the yearly amount was \$5,850.00. Tobey Ferguson asked if the price used to be \$400.00. Daphne Hamlin stated yes. Tobey Ferguson commented that it was a \$600.00 increase a year. Tobey Ferguson made a motion to approve the yearly billboard contract for the Main Street Program. Richard Holbrook seconded, which passed unanimously.

B. Consider, discuss and act on approval for signing yearly contract for music / Mood Mix.

Mike Goldstein asked how much the monthly payment would be for the Mood Mix. Ben White commented that he spoke with Daphne Hamlin prior to the meeting and they decided needed a budget amendment for the next meeting. Richard Holbrook asked if the monthly charge was \$34.99. Ben White stated yes. This year there would be a onetime charge of \$50.00, so the yearly cost for this year would be \$469.88. The following year would be \$419.88. Mike Goldstein commented he believes the music adds an ambiance to the town. Ben White commented that City Council changed the hours now the music plays Monday thru Saturday from of 9:30 am to 6:30 pm with no music on Sundays. Richard Holbrook asked if they were able to play different music. Ben White stated they could play Country, Rat Pack, 50's, 60's, and 70's. He said they are able to pick any kind of music, make announcements, and change the noise levels of the music easily. Richard Holbrook asked if the equipment was leased or bought. Ben White stated bought. Richard Holbrook asked if the contract was read. Ben White stated he had read most the standard contract. Mike Goldstein stated this would be revisited at the next meeting.

C. Consider, discuss and act concerning on park equipment for Rambler Park.

Ben White stated an updated budget had been added to the packets. He explained the budget was separated into three phases. The number one priority of the Amenities Board was the ADA swing set. The second priority was for a regular swing set. He stated it might require the City to remove three trees for the new set up but if that happened the City would replace with new trees. The Amenities Board was wanting to move the gazebo so parents would have better line of sight, add additional

picnic tables, grills, more lighting, and a swing set for older kids. Ben White commented the Amenities Board was hoping for swing set surface tiles. Mirada Lambert from the Amenities Board was really impressed with how well it works for individuals with a wheelchair. Tobey Ferguson asked if the Amenities Board had picked a specific company to use. Ben White stated they had just received prices from several different manufacturers' prices. Mike Goldstein made the suggestion to add that to the budget that is coming up. Ben White asked if they liked the phases. Mike Goldstein said yes but the \$23,000.00 is a lot at one time. Ben White stated he could always break down the price and only spend \$10,000.00 for the ADA swing set and move the gazebo. He explained they wanted phase one to happen together so brothers and sisters could play together and parents could be close by. Tobey Ferguson asked if there was still \$30,000.00 that was set aside for the roads that had not been used. Daphne Hamlin stated yes the balance of \$10,000.00 from Collin College Pkwy. There was \$50,000.00 budgeted and \$34,000.00 was used towards the land purchase. Ben White commented there was still money set aside for a Main Street Manager. Mike Goldstein commented that it made sense to pay off land loan. He said it doesn't make sense to pay 5% interest and only getting 2% in Texpool. Daphne Hamlin stated 4B still had budgeted amount of \$82,000.00 for a Main Street Manager. Mike Goldstein stated he would like to see a budget amendment for paying down the land in this year's budget and paying for phases next budget year. Daphne Hamlin stated she thinks there would be enough funds to do both options. She can come back to the next meeting with a budget plan. Tobey Ferguson stated she would like to put funds towards land and projects that are bringing people to Farmersville. This will help the citizens see that we are trying to enhance the community.

D. Consider, discuss and act on meeting minutes for February 11, 2019.

Richard Holbrook made the motion to approve the minutes from February 11, 2019. Tobey Ferguson seconded, which passed unanimously.

E. Consider, discuss and act on financial statements.

Mike Goldstein stated the financial statements had been reviewed by the 4B Board.

F. Consider, discuss and act on items for payment.

Mike Goldstein commented that he had signed the checks from last month and asked if there was any more items for payment. Daphne Hamlin stated four more checks: Airnetix, Brown Outdoor Advertising, C & S Media, and Texas Bulletins. Mike Goldstein commented he had already signed those checks.

REPORTS (No deliberation or Action to be Taken)

A. City Manager Report – Ben White

Ben White commented that he had two interviews last week and would conduct three interviews this week. He explained two of them are follow-ups from last week. Those two candidates are being interviewed by staff. The third step is to be interviewed by both 4B and 4A. Tobey Ferguson asked about the background of the two candidates. Ben White commented they had strong backgrounds in marketing. Tobey Ferguson asked who makes the final decision. Ben White commented he does. He stated he said he would see how the board and the city staff felt about the candidates. Last time the candidate was interviewed by heads of the boards. Mike Goldstein asked if the vacancy on the Main Street Board had been filled. Ben White stated no. He stated Collin College is going forward. Anytime Fitness is coming to town right behind the Shell station. He explained Palladium was going fast and putting pressure on staff to get the waste water line in. He said Camden was going forward at a tremendous pace. They should be done with permitting by August for the first two phases. They have sold fourteen homes so far and starting on phase three. Reliable Concrete is trying to obtain a performance bond so we can get a water line out to them. The US Hwy 380 by-pass or current alignment pushed back by Tx DOT until May. Lake Haven Mud had a meeting with Collin County

trying to get approved to build thoroughfare in the district. We met with a series developer which if it goes through would help bring in a 500,000.00 gallon a day waste water treatment plant. Then we have to worry about a collection line between both treatment plants which is a 10 to 12 million dollar proposition. If they build the 500,000.00 gallon plant first for their purposes then we would be in a position to utilize and to soften the blow. The three hundred unit apartment complex, Kingston, next to Camden Homes is dead right now. The development behind the LDS Church continues to move forward with 24 to 26 homes close to Jouette Street and Sycamore Street. Tobey Ferguson asked if the City knew how businesses or homes would be affected if the Hwy 380 extension splits the difference of the current alignment north or south. Ben White commented that right now the proposed path just meanders through both sides. Tobey Ferguson asked if Palladium was putting in a big retaining wall next to Brookshire's. Ben White stated yes. Tobey Ferguson asked if he wanted to tell us about Pieville. Ben White commented Pieville purchased the Porter Auto building right next to Main Street Antiques. He said a barbecue restaurant might be coming in behind R.S.V.P. The big changes on Mckinney Street in the evening restaurants are really helping fill up downtown. He explained a new coffee place was being considered where the Wag Jack store used to be. Sugar Hill Adventures is still being considered and needs to get approval to be tied in to the trail. Tobey Ferguson asked how many RV spots and cabins being considered. Ben White explained somewhere between 20 and 30 RV spots and some cabins. The whole business was based on whether it tied in to the trail. He indicated he was looking over water figures and for the first time we have seen double digit growth, and could see a 25% growth in water figures which is just amazing.

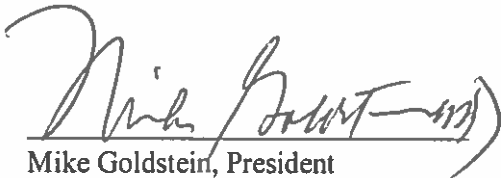
REQUEST TO PLACE ITEMS ON FUTURE AGENDAS

Budget Review
Paying off Rambler Park equipment
Paying off the land purchase
Main Street Manager

ADJOURNMENT

There being no further business, Mike Goldstein adjourned the meeting at 7:09 P.M.

Signatures:


Mike Goldstein, President


Tobey Ferguson, Secretary