

**FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION**

**BOARD MINUTES**

*August 12, 2019*

*6:00 P.M. Farmersville City Hall*

*205 S. Main St. Farmersville, TX 75442*

**I. PRELIMINARY MATTERS**

***Call to order.*** The meeting of the Farmersville 4B Community Development Corporation, was called to order at 6:17 pm by President Sherry McGuire.

***Roll Call:*** Manager Mingo called roll. The following board members were present, Alice Bridges, Jesse Nelsen, Sherry McGuire and Blake Mounger. With City Manager White and Council Liaison Mathers in attendance.

***Recognition of visitors:*** Welcomed visitors and informed them of agendas available on the guest table.

**II. PUBLIC COMMENT**

There were no public comments, therefore the public comments sections was closed.

**III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:**

- A. Consider for approval July 8, 2019 Meeting Minutes (no meeting in June); see attachment**  
Motion made by Mr. Nelsen to accept the minutes, seconded by Mr. Mounger, All approved.
- B. Consider for approval the July 2019 Financial Statement:**  
Not available for approval, will have at next month's meeting.
- C. Consider and approve monthly payments; see attachment**  
President McGuire, called for any questions from the board, no questions were asked. Motion was made by Mrs. Bridges and seconded by Mr. Holbrook. Mr. Mounger recused himself from the approval for item #7. All others approved.
- D. Consider, discuss and act upon amending the Main Street Program, Professional Services Agreement with the City of Farmersville; see attachment:** The was a change made under Section I, Item B where Council wanted to clarify and update the Main Street Bylaws to reflect, 7 members for the Board and designate 4 having to be a business or business owner from Main Street District. Council will then go back to approve once 4B approves. Motion made by Mr. Nelsen to accept changes of the professional services agreement with the Main Street Program and the City of Farmersville, seconded by Mr. Mounger, All approved.
- E. Consider, discuss and act upon appointing an ex-officio Board member to attend the Main Street Board meetings.** Motion made by Mrs. Bridges, seconded by Mr. Nelsen, all approved designating Ex-officio member as President Sherry McGuire and Mrs. Bridges, as her back up.
- F. Consider, discuss and act upon the grant request for Meet the Farmers, Pep Rally for \$800 this fiscal year 2018-2019; see attached.** No action to be taken since other funding options have been made available. All requests need to come from an organization and not an individual. Therefore the process provides city departments with means to seek funding. So in the future this is the process of requesting assistance.

- G. Budget Workshop:** *Accolades given to the 4B Board on the smoothness of the budget preparation by the Main Street Manager by City Manager White. President McGuire stated to the Board, we have an estimated budget of \$231,000, therefore the Board will need to determine those requests for funding.*
1. Consider, discuss and act upon setting the new Budget for new fiscal year start date Oct 1, 2019: President McGuire asked if anyone had not presented at July's meeting to allow them to speak.
    - a. Farmersville Historical Society's Bertie Neu provided an updated request and presented to the Board. The request now includes the fence updates needed. She stated the Sheriff's department will paint the fence, seeking funding to have the boards replaced. Someone has been hired to replace the boards on the fence. Sheriff's office should come within 2 weeks to paint. All windows needing replaced will cost \$5620, they requested funding and was approved by the Collin County Historical Commission for an estimated \$2000. The remaining windows will be \$1000 estimated for caulking and painting. The Society wants to ensure no rain leakages or damage to the interior will occur, with the updates being made. No further questions from the Board.
    - b. Farmersville Police Department's Sgt. Frank Gonzalez presented their request a New Vehicle Purchase (see request for detailed explanation) - President McGuire asked City Manager White, do we have a vehicle provision in the city budget? He said we have been able to rotate things to meet the need, however this year it is not in the budget. Another option presented by Sgt. Gonzalez is set up a 3 year payment plan of a third of full cost.
    - c. Sgt. Gonzalez also reported on the National Night Out & the annual Cops & Rodders car show requests, this summer there were 140 cars to show up. \$6000 spent on expenses and made \$10,000. 4B funded \$5000 last year. The Board inquired about where the funds go after expenses paid. Sgt. Gonzalez stated they assist the Angel Tree, medication and gas assistance and other programs within the city. City Manager White stated his support of the event and expresses great benefits for the event for the downtown square and community. The business owners also provided feedback about great traffic for their stores.
    - d. The personnel request for Main Street Program is being tabled until next funding year, so further data can be gathered to justify the need with documentation to support.
    - e. The Heritage Museum submitted a request for \$10,000 for annual upkeep and repairs as needed and \$9,000 for the annual Night at the Museum. Manager Mingo clarified that funding is for the next fall event, however since the planning and expenses will take place before the actual event date in October 2020. President McGuire asked they are planning to charge for the event, Manager Mingo stated it is a fundraising event where a raffle and other activities will assist. There was not a museum repair list provided.
    - f. The Amenities Board submitted the request for the ADA updates for Rambler Park. This matches up to what has been discussed and reviewed over the last year, therefore no further discussion is needed. President McGuire asked the Board if they had any questions about this request.

- It was stated the request came back in the spring of 2019, however based on the prior requests already in place they would need to go through the budget process to request.
- g. Batting Cages request for \$2000- City Manager White stated there was some the possible need for netting and other safety issues. According to the request they possibly may need lighting, however did not state this in the expenses.
  - h. Amenities Board is requesting \$50,000 for the City Park to resurface the playground and new equipment, as outlined in their request. Appears resurfacing the playground is a high expense.
  - i. Sound System- request where City Manager White spoke about the system, we budget \$7,000 to maintain throughout the year. Currently the system is working very reliable at a central location. However, the main concern is the mobile master, which is the component used for parade and events downtown. We need to invite and configure with the manufacturer to determine the issue and remedy the fix. The city has added antennas in the past to assist with alleviating the issues. It is a little of an unknown, City Manager White wanted to request funds to begin working on the system. President McGuire asked, did the city install or did the manufacturer install. The city installed the system. The RF signal interferes with the masters in the system and was remedied with adding repeater systems to bypass. The mobile master has to feedback to main system to operate correctly. Moving forward the plan is to work with the manufacturer to possibly add more repeaters to alleviate the issue.
  - j. Music in the Park has been funded in the past. The Board did ask how many have attended, stated by City Manager White that possible multiple of 10's attended, however it is better this year than last year. This year there were 160 in attendance in June, rather than when the weather gets hotter as in July, where it was only 40 in attendance. This is something that we want to ensure is in the budget each year, stated by President McGuire.
  - k. Citizens Assisting Farmersville Police (CAFP). Last year approval of the defibrillator and asked can the Police Department be able to handle future funding for supplies. Sgt. Gonzalez stated they have their own equipment separate from the Police Department. President McGuire asked how they raise their funds. They do fundraisers and assistance is provided from the police as well.
  - l. Quilt Guild submitted a requested for the first time this year. Elizabeth Andrus from the Quilt Guild reported they have been in operation 10 years in Farmersville. Would like to have the Quilt Trail in place and launch to provide enthusiasm for the event. There are 12 in the area and Dallas has over 100 destination points for the trail. This can increase traffic to the city. It was stated the Quilt Guild donates each year to the Audie Murphy Day quilts to those Veterans chosen to receive.
2. Consider, discuss and act on approval for the 4B Special Project Grant Applicants (sent in an earlier email): President McGuire stated the Board asks for the information a week before the meeting, so everyone has the chance to review and see the needs of the community. Also to remember the Board stays within its means to ensure we remain in budget. Next Monday night on the 19<sup>th</sup> was the scheduled public hearing. However, City Secretary Green has informed us there is no need to have the public hearing, therefore it has been canceled.

City Manager White stated if the Board would like to have an extra meeting next week to approve the budget that is an option. Mr. Mounger stated let's move forward tonight and get it done. It was highlighted for the Main Street Program, Farmers and Fleas and Audie Murphy Day is not asking for any funding. The two events pay for itself and operates within their own revenue. However, the information is included in the Main Street Budget.

- a. The Board decided to reduce the new police car request by \$34,341 and pay off in 3 years; not to approve the Main Street PT Assistant with a savings of \$15,600 until further research; not to approve the City Park Equipment request of \$50,000 this year; where expenditures are down to \$251,519 based on \$231,000 with estimated revenue for 2019-2020.
- b. The Board expects to have \$20,000 to still use from current budget.
- c. President McGuire called for a motion to approve the budget at \$251, 519 for 2019-2020; contingent on September 2019 Finance update. Mrs. Bridges made the motion, seconded by Mr. Nelsen, all approved.
- d. The Board thanked the visitors for their patience in the budget workshop process.

**H. Main Street Monthly Report** – A copy of the detailed report is included. Farmers and Fleas for August despite the rain, turn out was better than expected of over 400 visitors. The Main Street Board requested the feasibility report from the state on the areas the City is needing for the downtown area. The results reported the need for more restaurants, repair services like shoes and clothing and family entertainment to keep the revenue in the city limits. We have been working with a few building owners who are willing to sell. Will keep the Board posted on the outcome. The Main Street Board also requested a downtown merchant and building owner survey, this information will go out this month and information gathered for planning with the Main Street Board, along with the annual report and 10 criteria plan.

**I. City Manager Report** – Around town updates; during the City Council upcoming meeting he will be bringing forward the Martin Marietta development contract to share with the public, alternatively if not signed then they will not come into the county or the city. Right near Brookshire's the 80 units for the Palladium Farmersville apartments are still underway and online by the end of the year. The city must build a sewer line from the facility to the waste water plant to accommodate. Lake Haven Mud to start their development will come on line in 2 years for sewer capacity for the city, as needed. Waste water treatment plant will already be in place. Collin College is continuing with their development in November, with groundbreaking in October. They will be using our city electricity. Mr. Mounger asked where the waste water treatment plant is located, he stated on County Road 550.

#### **IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS**

**V. ADJOURNMENT** – The meeting was adjourned at 7:51 pm.

#### ***SIGNATURES:***

  
***Sherry McGuire, President***

  
***Richard Holbrook, Secretary/Treasurer***