



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION

BOARD MINUTES

September 9, 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 6:14 pm by President Sherry McGuire.

Roll Call: Secretary/Treasurer Richard Holbrook called roll. The following board members were present, Alice Bridges, Jesse Nelsen, Sherry McGuire, Blake Mounger, Tobey Ferguson and Richard Holbrook. With City Manager White, Council Liaison Mathers and Main Street Manager Dana Mingo were 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 August 2019 Meeting Minutes see attachment

Motion made by Richard Holbrook to accept the minutes, seconded by Tobey Ferguson, all approved.

B. Consider for approval the July & August 2019 Financial Statement:

Question from President McGuire, in regards to the personnel line item that will end in September. Will that line item be updated in regards to personnel costs? City Manager and Main Street Manager will ensure with the finance department. Motion made by Alice Bridges to accept the financial statements, seconded by Blake Mounger, all approved.

C. Budget Adoption:

1. **Consider, discuss and act upon setting (adoption) of new Budget for new fiscal year start date Oct 1, 2019:** The Board initially approved at \$251,519 with a list of potential cuts. Since then Finance Director Hamlin reviewed our budget and it is projected at \$240, 916. Last month we approved a police vehicle, however we have been informed 4B cannot fund. Therefore, it was removed from the expense line item. This takes our expenses to \$234,348, with estimated revenue of \$240,916. These are the numbers we will now move approve, this places us well into the projected revenue. The floor was opened for any questions about the budget items.
2. Tobey Ferguson asked about the Christmas lights using LED lights. City Manager White stated the city has taken on the installation of the lights to expand and replace lighting as needed. They are placed downtown along the full Main Street and some kept up to reduce labor. Any new lightning needs the city will now cover labor costs.

A cost savings up to \$18,000 bring in house. The city is no longer putting in \$10,000, since the city is now taking on the installation labor costs.

3. President McGuire addressed the Board in regards to the information sent from the Quilt Guild to clarify their mission and accomplishments. She opened the floor for any comments to the representative. None were asked.
4. A motion by Tobey Ferguson to approve the revised budget of \$234,348 was made, seconded by Jesse. Nelsen, all approved and passes unanimously to adopt the budget effective Oct 1, 2019.

D. Main Street Monthly Report- See attached report

1. **Main Street billboard Wrap-** updates are needed for the signage off 380, need to research and provide more information to bring back. Suggestion of every quarter highlighting Main Street on the billboards and shopping downtown. Manager Mingo will check with ownership of the signage contract. Electronic signage is a great idea, as well for the city.

E. City Manager Report –

1. **Street Sound System-** The city and the mayor, along with the Main Street Manager are testing the system downtown due to signal issues receiving positive feedback. The mobile master is being monitored for correct placement when streaming sound from the gazebo. There is a need for adjusting the repeater that provides output and new antennas. We tend to get interference from our AMI water system and other frequencies going on in the area. The manufacturer can remote into our system to check and monitor for any issues, therefore we are working with him. We have a \$7,000 budget in place, for any needed services. Music is played Monday through Saturday, beginning at 9:30 am until 6:30 pm. By Old Time Saturday, we will have things working and in place.
2. **Public Works** is working on water and sewer lines on Rike Street and US 380, so they are busy. Therefore if any issues come up for Main Street, please forward to Main Street Manager. If around town then call the city hall number.
3. There is positive feedback from a group to buy or rent **The Shops at Sugar Hill** on Main Street, however it is tough to sell where parking is limited. There is a need to develop a comprehensive plan for the downtown area from a planner or architect. This can assist the city in better planning for the surrounding areas that can be used for parking and a more vibrant downtown. We need to look into planning for the future on these ideas and look into next year's budget to fund a planning group to research and work toward.
4. DBI is looking into Main Street grants to further make the **ADA sidewalks** downtown in compliance.
5. **Camden Park** phase 3 is underway. Completion is expected before the end of the summer. New residents have already begun to come in to sign up for new service.
6. **Reliable Concrete** is working on outside of town. They will produce a lot of sales tax revenue. Somewhere around \$400,000 projection/4B split at \$100,000, located off CR699 and 380.
7. No change with **Martin Marietta** activity, contact with them occurs every week to monitor.
8. **Brad Hunter building** status on McKinney- there will be a residential area upstairs. They will maintain the music component of the building. Possibly a museum for music and also a recording studio.

9. **Doug Laube** building status on McKinney- he is restoring the building to its original finish and manufacturer. Therefore it is taking a lot of time to get it done.
10. **Bottles and Boards 442** status update- it is a wine and cheese shop, due to open shortly.
11. **Pieville** status update- difficulty in getting a permit to open. There are issues on the building and combination of the restrooms and ADA compatible, along with ensuring sprinkler system in place. This is being paraphrased by City Manager White. The building will need new platting to move forward. This can be frustrating when those issues and rules surface, as building owners are in planning stages. The city is working with the owners, to get through the process to permit status. When buying a building to redevelop for a different use, it requires more work on the owners end.
12. **Wood in Time** on Main Street update- new contractors are in place, the owner is working through it, all while maintaining a current business in Lavon off 78. However, there are no holds from the city.
13. The Board asked do city ordinances allow for **murals downtown**? City Manager White stated, the city only has sign ordinances in place. There would need to be a candidate building and the owner with interest in having. Once gathered, can then bring to Council, if required for approval. A public mural would be a plus, will bring back more information at next meeting.

IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS

1. Main Street Billboard Shopping Wraps
2. Murals downtown
3. Project Plan for Rambler Park

V. ADJOURNMENT – The meeting was adjourned at 7:04 pm.

SIGNATURES:



Sherry McGuire, President



Richard Holbrook, Secretary/Treasurer