

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)

AGENDA ~ May 13, 2019

6:00 P.M. Farmersville City Hall
205 S. Main St. Farmersville, TX 75442

I. PRELIMINARY MATTERS

- A. Call to order
- B. Roll Call
- C. Recognition of visitors

II. PUBLIC COMMENT

Anyone wanting to speak is asked to speak at this time with an individual time limit of three (3) minutes. This forum is limited to a total of thirty (30) minutes. If a speaker inquires about an item, the Main Street Board or City Staff may only respond with (1) a statement of specific factual information; (2) a recital of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Review and Approve April 8, 2019 Meeting Minutes
- B. Discuss the process for Election of New Officers & Submission of Applications for Upcoming Expired Terms
- C. Review the Special Project Grant Application process for the upcoming budget year 2019/2020
- D. Consider for approval the April 2019 Financial Statement and ensure Bank Loan paid off
- E. Consider, discuss and act on items for Payment

IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS

V. ADJOURNMENT

No action may be taken on comments received under "Recognition of Visitors". The Board may vote and/or act upon each of the items listed in the Agenda. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 972-782-6151 or FAX 972-782-6604 for further information.

I, Dana N. Mingo, Main Street Manager for the City of Farmersville, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building of Farmersville, Texas in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on May 8, 2019 by 4:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Dana N. Mingo, M.S., Main Street Manager

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION BOARD (4B)

MINUTES ~ April 8, 2019

6:02 P.M. City Council Chambers

PRELIMINARY MATTERS

The Farmersville Community Development Corporation Board met on April 8, 2019 in the City Council Chambers at City Hall. Mike Goldstein called the meeting to order at 6:02 p.m. and announced that a quorum was present after roll call. The following board members were present: Mike Goldstein, Cynthia Craddock-Clark, Sherry McGuire, Tobey Ferguson, Richard Holbrook, Alice Bridges, and Jesse Nelsen.

PUBLIC COMMENT

Mike Goldstein opened the floor for comments at 6:03p.m.

Leaca Caspari stated she had worked on the 4B Board for some time and the number of requests for budget amendments seems to be happening a lot with this board. She stated that is normally the exception as opposed to the rule, because when the budget is set at the beginning of the year there was a public hearing. It is a transparency issue and allows the public to know what the money is going to be spent on for the next year. It involves planning, which is also a good thing. I would ask 4B to encourage the people that are coming to 4B requesting money to do their own goals and budgeting ahead of time, so that 4B isn't circumventing the public hearing process and not reinventing the budget every month or without the public knowing about it.

Mike Goldstein closed the floor for comments at 6:04p.m.

BUSINESS ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Introduce our new Main Street Manager.

Ben White commented that he wanted to thank the 4B, specifically Mike Goldstein and Sherry McGuire, for helping with the interviewing process and making recommendations to him. Ben White introduced the new Main Street manager, Dana Mingo. Dana Mingo stated that she has already started going thru items in the office so she can work hard for Farmersville. Dana Mingo commented that she was born in Missouri, but has lived in Texas all her life. Dana Mingo commented that she is married, has one adult son and one dog named Honey. She commented that she is a minister at her church in Garland. She lives right outside of Garland in Rockwall and the commute is seamless.

Dana Mingo stated that her experience has been working in the public sector and private sector in higher education. Dana Mingo commented that she was familiar working with policy, procedures, and boards and looked forward to working with 4B and assisting in making the necessary improvements with the revitalization of the City. Mike Goldstein stated the board looked forward to working with her and was excited that she was here.

B. Consider, discuss and act on approval for Budget Review.

Mike Goldstein stated the Board's first need is to reevaluate the Main Street Manager section of the budget. Ben White stated Daphne Hamlin had prepared information so they could see what was left of the budget. Ben White commented he did think Mrs. Casapari was wise in what she had said about budget amendments and so forth. For instance in the original budget it showed Farmersville Collin Parkway, which TIRZ took over and that freed up \$50,000.00.

Sherry McGuire stated she believed at the budget hearing, they told the community that we knew we wouldn't be needing that particular line item, but were under a time line to approve the budget and agreed as a Board to look at future projects to reallocate the money. Ben White stated the other thing that has freed up some of the money in the budget was going so long without a Main Street Manager.

Ben White, also stated they had information showing the original budget and one with the revisions made on March 11, 2019. Daphne Hamlin is showing what the board was asking to see and what was possible to pay off at one time or over the next budget year. Ben White stated 4B could pay off; Rambler Park ADA Phase 1, Farmersville Parkway, Collin Parkway, Land Purchase, and Main Street Manager and only be \$4,000.00 over what was originally budgeted for the year. Mike Goldstein stated if the request was for \$5,000.00 to \$10,000.00, that would be doable but for much more than that I would think we would need to do a public hearing.

Sherry McGuire commented that a budget revision was approved now they were approving items prior to considering each item individually. Sherry McGuire stated if we don't approve the Rambler Park amendment then, there is no reason to make a budget amendment to the Main Street Manager category. Mike Goldstein stated he thought it was talked about doing Rambler Park ADA Phase I for \$23,000.00 in the next budget year. Mike Goldstein commented that he had stated from the very beginning it made sense to pay off the land loan and free up that money. Sherry McGuire made a motion to table item B and move on to item C.

C. Consider, discuss and act concerning paying off the Bank loan.

Mike Goldstein asked if further discussion was needed regarding paying off the land loan of \$24,000.00. Cynthia Craddock-Clark made the motion to pay off the bank loan, Richard Holbrook seconded, which passed unanimously.

D. Consider, discuss and act on purchasing playground equipment for Rambler Park.

Mike Goldstein stated Phase I would cost \$23,060.00 to complete the entire phase. Mike Goldstein asked if the bid for all the items on Phase 1. Ben White stated the estimates were verbal bids. Ben White commented that it included the ADA swing set, an additional swing set and the gazebo being moved. Cynthia Craddock-Clark asked if the funds were being split between any other boards. Ben White stated no. Sherry McGuire asked if the city was out of compliance with ADA regulations. Ben White stated no. Richard Holbrook asked if the Amenities Board was asking about the park. Ben White stated yes.

Tobey Ferguson commented that 4B could look at funding a smaller portion like Phase II, which was getting a covered picnic area and additional trash cans. Tobey Ferguson stated the Amenities Board needed to request for funding of Phase I in the next budget year. Sherry McGuire commented the way the Phases were set up, it makes sense to just go forward in order. Tobey Ferguson asked if the covered picnic area could be completed by June or July of this year. Ben White commented that it would be hard pressed, because all of the upcoming work load for Public Works. Sherry McGuire made a motion to table purchasing playground equipment for next year budget, Tobey Ferguson seconded, which passed unanimously.

E. Consider, discuss and act on approval for Special Project Grant Application for the Farmersville Police Department for 2018 to 2019 budget year and budget year 2019 to 2020.

Frank Gonzalez stated he was the President of the Farmersville Police Association and Sergeant with the Farmersville Police Department.

Frank Gonzalez stated he was looking to raise \$19,115.29 to help pay for several projects to include AED purchases, training, National Night Out, and The Farmersville Cops and Rodders Car Show. Frank Gonzalez stated for the AED purchases, it would outfit all seven patrol cars. Frank Gonzalez commented the cost was approximately \$1,595.00 per unit which included; battery pack, carry bag, one set of adult pads (can be used on children), eight year warranty, and user manual. Frank Gonzalez stated he would also need a wall cabinet worth approximately \$99.00 for the lobby. He stated the cost for the total AED project is \$12,859.00.

Frank Gonzalez stated having an in-house instructor for Defensive Tactics and Gracie Survival training would mutually benefit the community and police department. It would allow women of the community to feel empowered and reduce cost to the Farmersville Police Department. Currently, most defensive tactics classes are \$50.00 to \$120.00 per student/officer. Frank Gonzalez stated the total cost for the project was \$995.00, and the instructor course is good for approximately 17 to 24 months, depending on the level acquired.

Frank Gonzalez commented the next request was for a Taser Instructor from Axon Law Enforcement Solutions. He stated a police officer is required to recertify in the use of a Taser every year. Without an instructor the cost would be approximately \$100.00 per officer. Frank Gonzalez stated the cost of this project was \$495.00. Frank Gonzalez stated National Night Out was an annual community-building campaign that promoted strong police-community partnerships and neighborhood camaraderie to make neighborhoods safer and build better relationships between neighbors and law enforcement. The total cost of the project is \$826.63.

Frank Gonzalez commented Farmersville Cops and Rodders Car Show, is an event that mirrors the spirit of National Night out in the sense that it provides an opportunity to bring the police and the community together under positive circumstances. Frank Gonzalez said from personal experience, the first time he knew he wanted to be a police officer was when he saw the Dallas Police Low Rider Squad Car in a car show. He stated that his hope for the car show was to stir up interest in a profession that so many are shying away from. Frank Gonzalez commented that the total cost of the project would be \$3,939.66. He stated that all the proceeds from the events go toward funding other annual events to include: Angel Tree, Farmersville Pink Patch Project, Shattered Dreams Program, National Night Out, Farmersville Cops and Rodders, Community CPR classes, several individuals in need and/or have need with meds/transportation or clean up throughout the year.

Tobey Ferguson asked if the cost for instructors was to train officers and then to offer the services to the community. Frank Gonzalez stated the cost was for one officer to become an instructor, who could then train fellow officers and the citizens. Sherry McGuire asked if the training that was being requested was above and beyond what was budgeted for the year. Ben White stated yes that would be correct, it is not covered under the current budget. Sherry McGuire asked if patrol cars are required to be equipped with an AED. Frank Gonzalez stated no. Sherry McGuire asked if the department has a plan on replacing the batteries and the pads. Frank Gonzalez stated yes there is a plan to purchase batteries and pads in the future and the great thing about it, is the cost to replace those are significantly cheaper. Cynthia Craddock-Clark asked if the \$12,000.00 would cover all the police cars. Frank Gonzalez stated, yes it would and the lobby. Mike Goldstein asked if this would be a budget amendment for this year. Ben White stated, yes that was what officer Frank Gonzalez was asking for.

Mike Goldstein stated they should approve the AED purchase. Cynthia Craddock-Clark stated she would like to approve National Night Out. Alice Bridges commented that she thought AED was probably the most important since it saves lives, but she'd like to see National Night Out approved as well. Mike Goldstein asked if there was a motion to approve one or all the requests made by the police department. Richard Holbrook asked if the purpose to train an officer is to have someone here trained instead of going outside to train. Tobey Ferguson commented they would be a qualified trainer for the next 24 months for both and then would have to go back and requalify.

Frank Gonzalez stated he had used his Taser five to six times in his career. Tobey Ferguson asked how many officers are in the police department. Frank Gonzalez stated 12 officers. Tobey Ferguson made the comment that it would save the department \$700.00 doing it that way. Sherry McGuire made a motion to approve in the interest of public and health safety the purchase of: the AED, both training programs and the first community event of National Night out. Motion did not include Farmersville Cops & Rodders Car Show. Cynthia Craddock-Clark seconded the motion, which passed unanimously.

F. Consider, discuss and act on meeting minutes for March 11, 2019.

Mike Goldstein commented that he was very pleased with Daphne Hamlin who provided the Board with hard numbers for the budget. Cynthia Craddock-Clark made a motion to approve the minutes, Tobey Ferguson seconded, which passed unanimously.

G. Consider, discuss and act on financial statements for March 2019.

Mike Goldstein commented we've discussed what was on the financial statements earlier. Mike Goldstein stated that the items for payment totaled \$7,145.69. Sherry McGuire asked who Charlie Peters was. Ben White commented he believed he provided the fire works for the Fourth of July. Sherry McGuire made a motion to approve financial statements, Richard Holbrook seconded, which passed unanimously.

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

Mike Goldstein commented the items for payment were the following: Charlie Peters for \$6,500.00, Mood Media for \$45.69, National Main Street Center \$350.00, and Texas Bulletins, Inc. for \$250.00. The total amount for items on payment was \$7,145.69. Tobey Ferguson made a motion to approve items for payment, Alice Bridges seconded, which passed unanimously.

REPORTS (No deliberation or Action to be taken)

A. City Manager Report – Ben White

Ben White commented there was an issue with a speaker downtown and it was removed and sent back to be fixed. The city is striping the parking lots by utilizing public works because it was too expensive to have an outside company completed the work. Ben White stated Collin College continues to move forward and the city doing a lot of utility work around that. We are trying to get the electrical ready and we are proposing a new substation to help with the load within the next 3 to 5 years. Along with the install of a new transformer asset out to the current substation. Camden Park is still moving forward and selling homes. Ben White stated the real issue Camden Park has run across so far, is the internet. He stated he's been working with the developer to get alternate ways to receive internet out to that area. It is important to have really great internet service to sell a subdivision. Palladium is continuing with the 80 units opening in December.

With the new businesses and apartments coming to town, the influx of people will require restaurants, places to fix cars and park equipment. The number one item people are looking for are trails. The Concrete batch plants are continuing to sign development agreements. One is Nelson Brothers and the other one is Reliable Concrete. Reliable Concrete will probably put there plant in first on the 5 acres corner of CR 699 and U.S. Hwy 380. We added to the development agreement the roads have to be an impervious surface, have ground cover, and light pollution. Tx DOT is going to have several public meetings set up to discuss U.S. Hwy 380.

Tobey Ferguson asked if Camden Park is hitting there projected sales. Ben White stated originally they projected to be done with building homes by August, but sales have been impacted by the internet issue. They laid AT&T service lines and they thought they would be able to get DSL. The problem is only a certain amount of slots are available to have access to the internet and they would have to make a major upgrade to get more slots. Ben White stated, it is so vital to have exceptional internet service available to the citizens. Ben White commented he looks at internet like he does water; you have to have it to survive. Richard Holbrook asked what the city's role would be. Ben White said in the 1920's Farmersville didn't have electricity and the citizens at that time decided they weren't going to wait for it to come to town and they set up an electrical system here. Farmersville had electric even before big cities, like McKinney. Ben White commented, if we wait for the developers they would be looking at the dense areas, where they will have a lot more business and where they can make a lot more money.

Ben White commented he visited Mont Belvieu, which had less people than we do when they started. They implemented a full city wide fiber optic service and charged the same amount for 1 week service that everyone else was charging. Ben White commented, I think the city's role is to have our own utility service for fiber optic. I think the city could easily charge \$70.00 a month for the service and it would always be available. Cities are changing and it's important to have more amenities.

Tobey Ferguson asked if Wood and Time is still moving in by RSVP. Ben White commented, yes opening on June 1st. Ben White stated Wood and Time is just past the shell station close to Highway 6 and relocating the business here. The electric department eats there all the time. Tobey Ferguson asked when Pieville would be opening. Donna Williams said June 1st. Ben White commented there will be one building left in town Sugar Hill, where the old barbecue place use to be. Tobey Ferguson asked what Pieville would have available besides pie. Donna Williams stated salad, area for specialty teas, sandwiches, and a craft area. Ben White stated he ate at Over Yonder last week and said it was really good.

REQUEST TO PLACE ITEMS ON FUTURE AGENDAS

Nothing requested.

ADJOURMENT

There being no further business, Mike Goldstein adjourned the meeting at 7:16 P.M

SIGNATURES:

Mike Goldstein, President

Tobey Ferguson, Secretary

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)

205 S. Main Street, Farmersville, TX 75442

SPECIAL PROJECT GRANT APPLICATION

Organization Name _____

Contact Name _____

Mailing Address:

Phone _____ Email _____

Is this organization primarily headquartered within the city limits of Farmersville, Texas? _____

Does this organization primarily benefit the citizens of Farmersville, Texas? _____

Project Name _____

Project Description:

Describe the anticipated benefits for the citizens of Farmersville, Texas:

Total cost of project _____ Amount requested from Farmersville
Community Development Corporation _____

Requested month/s and amounts of disbursements requested _____

List all sources of revenue for this project (including but not limited to: fund raisers, public assistance,
private grants, member contributions, business contributions)



FARMERSVILLE COMMUNITY DEVELOPMENT CORP 4B

APRIL 2019

FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

Farmersville Community Development Corp 4B
April 2019

Statement Balance 4-01-2019	\$128,044.77
Deposits:	
Sales Tax:	\$18,938.56
New Checking Int. .05%	\$5.12
Wire Fee	\$(10.00)
Auto draft land payment	\$(24,143.02)
Transfer to Texpool	
Checks 2853-2856	\$(7,145.69)
Balance 4-30-2019	\$115,689.74

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Outstanding checks 2786	\$(800.00)
2857-2858	\$(11,513.60)
Balance 5-6-2019	\$103,376.14

Farmersville Community Development Corporation
Financial Statement
For the Fiscal Year Ended September 30, 2019

Particulars	FY2018												Actual YTD	%			
	Budget	October	November	December	January	February	March	April	May	June	July	August			September		
Revenue:																	
Sales Tax Collections	\$231,100	\$17,798	\$20,066	\$16,133	\$15,355	\$23,529	\$16,819	\$18,939								\$128,639	55.66%
Interest Income		\$ 14	\$ 14	\$ 16	\$ 7	\$ 4	\$ 5	\$ 5								\$ 64	
Misc		\$ (10)	\$ (10)	\$ (20)	\$ (10)	\$ (10)	\$ (10)	\$ (10)								\$ -	
Misc. account adj																	
New Check Stock																	
Reimbursement																	
Transfer from TEXPOOL for cash in bank																	
Total Revenue	\$ 231,100	\$ 17,802	\$ 20,070	\$ 16,128	\$ (234,648)	\$ 23,523	\$ 16,814	\$ 18,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,703	0.00%
Expenses																	
Man Street Personnel & Supplies	\$ 45,000																
Personnel		\$ 571	\$ 118	\$ 273	\$ 548	\$ 886	\$ 604									\$ 604	
Supplies		\$ 1,000														\$ 2,397	
Reimburse City for accounting	\$ 15,000	\$ 15,000														\$ 1,000	100.00%
Chamber of Commerce	\$ 1,000															\$ 15,000	100.00%
May Taxes																\$ -	0.00%
Land Purchase	\$ 76,824															\$ 66,481	86.78%
North Texas Trail Coalition	\$ 5,000		\$ 4,998	\$ 33,934	\$ 1,749	\$ 1,666	\$ 24,143									\$ 5,000	100.00%
Fire Works	\$ 6,500		\$ 5,000													\$ 6,500	100.00%
Sound System	\$ 7,000															\$ 6,993	0.00%
Farmersville Heritage Museum	\$ 6,000															\$ -	
Farmersville Coln Parkway																\$ -	
Farmersville Board Promotion	\$ 10,000	\$ 675	\$ 675	\$ 200	\$ 1,150	\$ 725	\$ 675	\$ 250								\$ 4,350	43.50%
Police Department Safety Equipment	\$ 15,200															\$ 11,260	74.08%
Christmas Lights	\$ 10,000															\$ -	0.00%
Total Expenses	\$ 199,324	\$ 17,248	\$ 10,791	\$ 34,407	\$ 5,597	\$ 3,277	\$ 5,472	\$ 42,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,594	60.30%
Excess Revenue Over Expenses	\$ 32,776	\$ 556	\$ 9,279	\$ (18,279)	\$ (240,245)	\$ 20,246	\$ 11,342	\$ (23,869)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (119,694)	

TEXPOOL Balance
Interest Income-TEXPOOL
Total Available Texpool Funds

\$87,201.80	\$87,359.89	\$87,529.43	\$338,049.45	\$338,671.12	\$ 339,386.16	\$ 340,045.21
\$ 159.49	\$ 157.89	\$ 169.74	\$ 520.02	\$ 621.67	\$ 695.04	\$ 679.05
\$87,201.80	\$87,359.89	\$87,529.43	\$338,049.45	\$338,671.12	\$ 339,386.16	\$ 340,045.21

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)

PAYMENT APPROVALS ~ May 13, 2019

6:00 P.M. Farmersville City Hall

205 S. Main St. Farmersville, TX 75442

Payment for Approval:

1. *City of Farmersville \$495.00 – Reimbursement to City for Police One.Com Taser Instruction Training*
2. *Classique Printers \$104.00 – Dana Mingo Business Cards*
3. *Mood Media \$20.00 – May Services*
4. *Quill \$99.16 – Dana Mingo Office Supplies*
5. *Texas Bulletins \$250.00 – Hwy 78 Advertising*
6. *Texas Historical Commission \$1035 – Texas Main Street City Participation & Training for Dana Mingo*
7. *TLC Netcon \$50.00 – Main Street System*
8. *Wayne May \$992.94 – Farmersville Original Donation*

