



FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

AGENDA ~ October 14, 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

If you wish to address the 4B Community Development Corporation, please fill out a "Speaker Sign-Up Card" and present it to the Main Street Manager, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the 4B Community Development Corporation for items listed as public hearings will be recognized when the public hearing is opened. Anyone wishing to address the 4B Community Development Corporation regarding any non-public hearing item on the agenda for this meeting is asked to speak at this time with a time limit of 3 minute(s) per person per item.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider for approval September 2019 Meeting Minutes; see attachment
- B. Consider for approval the September 2019 Financial Statement; see attachment
- C. Consider for approval the monthly payments
- D. Billboard Wraps Updates
- E. Murals downtown; see attachment email
- F. Consider and discuss Project Plan for Rambler Park
- G. Main Street Monthly Report/Downtown Stakeholders Survey Results; see attachment

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 October 11, 2019 by 4:30 P.M. and remained so posted continuously at least 72 hours preceding the scheduled time of said meeting.

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



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



FARMERSVILLE COMMUNITY DEVELOPMENT CORP 4B
SEPTEMBER 2019
FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

**Farmersville Community Development Corp 4B
September 2019**

Statement Balance 9-01-2019	\$170,459.12
Deposits:	
Sales Tax:	\$21,389.20
New Checking Int. .05%	\$7.32
Wire Fee	\$(10.00)
Transfer to Texpool	
Checks 2895	\$(65.50)
Balance 09-30-2019	\$191,780.14

Outstanding Transactions

Sales Tax	
Transfer to Texpool	
CD Interest	
Outstanding checks 2881,2894, 2897-2905	\$(26,097.47)
Balance 10-9-2019	\$165,682.67

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

	October	November	December	January	February	March	April	May	June	July	August	September	Actual YTD	%
FY2016 Revenue:														
Sales Tax Collections	\$17,788	\$20,066	\$16,733	\$15,355	\$23,529	\$16,819	\$18,939	\$25,981	\$20,394	\$20,394	\$25,518	\$21,389.00	\$242,305	104.85%
Interest Income	14	14	15	7	4	5	5	5	5	7	7	7	95	
Misc	(10)	(10)	(20)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(130)	
Misc. account adj														
New Check Stock														
Reimbursement														
Transfer from TEXPOOL for cash in bank														
Total Revenue	\$ 17,802	\$ 20,070	\$ 16,728	\$ (234,646)	\$ 23,523	\$ 16,814	\$ 18,934	\$ 25,976	\$ 20,379	\$ 20,381	\$ 25,515	\$ 21,389.00	\$ 242,209	104.83%

	October	November	December	January	February	March	April	May	June	July	August	September	Actual YTD	%
FY2016 Expenses														
Main Street Personnel & Supplies														
Personnel														
Supplies	571	118	273	548	886		604	1,288	2,762	595	12,573	17,553	30,126	
Reimburse City for accounting	1,000										3,478	752	11,876	
Chamber of Commerce	15,000										1,000		2,000	200.00%
May Taxes								993					15,000	100.00%
Land Purchase	78,824	4,998	33,934	1,749	1,666		24,143						993	99.30%
North Texas Trail Coalition													66,491	86.78%
Fire Works		5,000											5,000	100.00%
Sound System													5,000	100.00%
Farmersville Heritage Museum													6,500	105.82%
Farmersville Colton Parkway													7,408	105.82%
Police Department Safety Equipment	10,000	675	200	1,150	725	675	250	250	250	1,200	725	1,200	7,975	79.75%
Music In The Park	15,200						11,260	495	540	550			12,845	84.51%
Christmas Lights									800				800	0.00%
Total Expenses	\$ 186,334	\$ 17,246	\$ 34,407	\$ 5,587	\$ 3,277	\$ 5,472	\$ 42,903	\$ 3,046	\$ 4,867	\$ 2,365	\$ 17,766	\$ 25,497	\$ 172,865	87.21%
Excess Revenue Over Expenses	32,776	9,279	(18,279)	(240,245)	20,246	11,342	(23,869)	22,930	15,712	18,026	7,719	(4,111)	69,304	

TEXPOOL Balance	\$ 87,201.80	\$ 87,359.69	\$ 87,529.43	\$ 338,049.45	\$ 338,871.32	\$ 339,368.16	\$ 348,845.21	\$ 340,738.45	\$ 341,895.35	\$ 342,897.79	\$ 342,778.53	\$ 343,338.87	
Interest Income-TEXPOOL	\$ 159.48	\$ 157.86	\$ 169.74	\$ 570.02	\$ 821.87	\$ 895.04	\$ 879.05	\$ 693.24	\$ 668.90	\$ 692.35	\$ 630.93	\$ 659.44	
Total Available Texpool Funds	\$ 87,361.28	\$ 87,517.55	\$ 87,699.17	\$ 338,619.47	\$ 339,693.19	\$ 340,263.20	\$ 349,724.26	\$ 341,431.69	\$ 342,564.25	\$ 343,590.14	\$ 343,409.46	\$ 343,998.31	

4B October 2019 Payment Approvals

Check #	Payment \$	Vendor Name	Billing Month 2019	Item
2897	\$ 950.00	Brown Outdoor Advertising	August/September	Billboards off 78
2898	\$ 17,552.83	City of Farmersville	September	Main Street Manager Remaining Salary & Supplies/Training Police
2899	\$ 150.00	Donna Williams	September	Texas Yarn Crawl Sponsor from Main Street
2900	\$ 5,952.24	Heritage Museum	August/September	Display cases & Supplies
2901	\$ 189.00	Gary's Pest Control	August/September	Heritage Museum Services
2902	\$ 40.00	Mood Media	September/October	Street Sound monthly services
2903	\$ 313.40	Office Depot	September	Main Street Supplies
2904	\$ 250.00	Texas Bulletins	September	Billboards off 78
2905	\$ 100.00	TLC Netcon	August/September	Main Street System
2906	\$ 342.39	Sheraton Austin Georgetown	October	Main Street Manager Hotel for Texas Downtown Conference
2907	\$ 385.00	Texas Downtown Association	October	Main Street Manager Texas Downtown Conference Registration
2908	\$ 250.00	Texas Bulletins	October	Billboards off 78
2909	\$ 475.00	Brown Outdoor Advertising	October	Billboards off 78
2910	\$ 3,000.00	Farmersville Quilt Guild	October	4B Grant
2911	\$ 15,000.00	Farmersville Chamber of Commerce	October	4B Grant
2912	\$ 5,000.00	Northeast Texas Trails Coalition	October	4B Grant
	\$ 49,949.86			

Dana Mingo

From: Dana Mingo
Sent: Monday, October 7, 2019 10:05 AM
To: Dana Mingo
Subject: Downtown Mural Update in Regards to Historical Markers

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings, below is the feedback from THC in regards to placing murals on historical landmark buildings. We will discuss further next week, during the board meeting. Thanks

From: Debra Drescher [mailto:Debra.Drescher@thc.texas.gov]
Sent: Friday, September 20, 2019 11:48 AM
To: Dana Mingo <d.mingo@farmersvilletx.com>
Subject: RE: Downtown Murals

It depends. I don't exactly know where this mural is so this already may all have been considered.... The one thing to keep in mind from the outset is that only do a mural on historic brick that has already been painted – never paint on historic brick that has not already been painted; it's been in its original state for 100+ years so you don't want to destroy that existing integrity. Also need to keep cognizant of how painting on brick could also seal in moisture which could lead to destruction of the integrity of the brick – just things to keep in mind and possibly talk to our design staff about. Each city in Texas is in a review region that our agency has review authority over but it does not apply to everything. If the building is an RTHL, a Recorded Texas Historic Landmark, then yes you need to talk to the reviewer, but just because it is in a National Register district does not cause review to be required.

Given those parameters, you may or may not need to contact the reviewer or our design team:

Our design team

Daniela Cantu Daniela.Cantu@thc.texas.gov
Christian Prado Christian.Prado@thc.texas.gov

Reviewer for your country (these folks are over in our Division of Architecture):

Christopher Meyers
Christopher.Meyers@thc.texas.gov

Debra Drescher
State Coordinator, Texas Main Street Program
Community Heritage Development Division
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
P 512.463.5758
C 512.348.1331
www.thc.texas.gov



MONTHLY ACTIVITY REPORT

For the local program, monthly reports are a way to track and document progress of both the program and the downtown revitalization effort. It is also an effective tool to use for updating the board on the program's overall activities and for communicating your progress to stakeholders, such as City Council and other funding entities. For the state office, monthly reports help us provide more direct and effective services by giving us a way to spot trends, challenges, issues etc. The report should reflect BOTH the work of staff and volunteers. While not all programs use the traditional four-committee structure any longer, the work of all programs should still be able to be reflected in the four-point categories below.

CITY: Farmersville

MONTH/YEAR: September/2019

DATE SUBMITTED: October/10/2019

1. Updates on Projects, Activities for the month.

ORGANIZATION:

<i>Dates</i>	<i>Update on projects or activities</i>
September 3, 2019	<ul style="list-style-type: none"> ✚ Worked on preparing for Farmers and Fleas market upcoming this weekend, contacting vendors to verify attendance. Also placed advertisements with local newspapers and social media to create awareness for the market day and downtown shopping on the square. ✚ Finalized the Main Street & 4B Community Development September Board Minutes to prepare for next week's meeting. ✚ Attended Rotary meeting that afternoon, focusing on budget updates and fundraising efforts.
September 4, 2019	<ul style="list-style-type: none"> ✚ Attended weekly office staff meeting. ✚ Worked on monthly report for submission to THC. ✚ Conducted Main Street on the square visits to remind owners and merchants to complete the Main Street Stakeholders Survey.
September 6, 2019	<ul style="list-style-type: none"> ✚ Finalized Farmers and Fleas market reservations to prepare for Saturdays market day. ✚ Emailed Board meeting packets to members of Main Street and 4B Community Development Corporation in preparation for Monday's meeting.
September 7, 2019	<ul style="list-style-type: none"> ✚ Coordinated the Farmers & Fleas Market event held every 1st Saturday of the month at the historic Onion Shed. We had over 30 vendors participating with 410 persons in attendance.
September 9, 2019	<ul style="list-style-type: none"> ✚ Reconciled Farmers and Flea market income and revenue obtained from market day on the past weekend. ✚ Continued to prep for the Main Street & 4B Community Development September Board meetings to occur that evening. ✚ Finalized monthly report due to THC for submission on the 10th.

September 10, 2019	<ul style="list-style-type: none"> ✚ Submitted Main Street monthly report to THC. ✚ Continued to update the merchant and building owners contact spreadsheet, along with encouraging them to complete the stakeholder's survey online or by paper submission.
September 12, 2019	<ul style="list-style-type: none"> ✚ Met with the newly higher Farmersville Times reporter, providing an overview of the Main Street Program and upcoming events. ✚ Researched the process of obtaining historical markers for businesses downtown and working with them on completing the application for submission. ✚ Sent 4B Community Development Corporation, grantee recipient's notifications by email of their approved funding for the new budget year, beginning October 1st. ✚ Began to advertise on social media the #WeAreMainStreet campaign.
September 13, 2019	<ul style="list-style-type: none"> ✚ Worked on marketing strategies for Main Street events through social media, magazine and newspapers ads.
September 16, 2019	<ul style="list-style-type: none"> ✚ Attended Heritage Museum meeting for further planning to expand historical items for display and building maintenance. ✚ Continued working on marketing strategies for Main Street events through social media, magazine and newspapers ads. ✚ Began to work on September Main Street & 4B Community Development Board Minutes to prepare for next month's meeting.
September 17, 2019	<ul style="list-style-type: none"> ✚ Visited and toured one of our newest merchant food and drink businesses, Boards and Bottles 442. They are in the process of a full opening, to date they have had mini opening times each week. ✚ Attended weekly Rotary Club meeting, our guest speaker was Collin Colleges' President Neil Matkin. Mr. Matkin provided updates on current projects and endeavors of the college.
September 18, 2019	<ul style="list-style-type: none"> ✚ Attended weekly office staff meeting.
September 19, 2019	<ul style="list-style-type: none"> ✚ Attended the Historical Society of Farmersville's outing to the museum in downtown McKinney.
September 20, 2019	<ul style="list-style-type: none"> ✚ Made downtown visits to merchants informing them of the downtown survey being sent out, encouraging them to complete so the Board can use for short term and long term planning.
September 23, 2019	<ul style="list-style-type: none"> ✚ Worked in the downtown square pruning flowers and brushes in preparation for Old Time Saturday event. ✚ Continued to make downtown visits to merchants informing them of the downtown survey being sent out, encouraging them to complete so the Board can use for short term and long term planning.

September 24, 2019	<ul style="list-style-type: none"> ✚ Worked on Main Street Website making updates to merchant info. ✚ The Ville Studios on the square hosted a social media workshop, inviting merchants to attend to learn how to utilize social media to promote their businesses. ✚ Attended weekly Rotary Club meeting, our guest speaker was Katie Huntsman, Consultant with Carter BloodCare.
September 25, 2019	<ul style="list-style-type: none"> ✚ Attended weekly office staff meeting. ✚ Worked with Mayor on testing our Street Sound system downtown in preparation of Old Time Saturday and future needs of the system. ✚ Discussed stakeholder survey information to date with City Manager, reviewing feedback to have an idea of where the consistency needs are and brainstorming for the future. ✚ Visited our prospect merchant, Wood in Time, to determine a timeline of when they plan to open their BBQ restaurant in our downtown district.
September 26, 2019	<ul style="list-style-type: none"> ✚ Worked on Farmers and Fleas market for November, processing vendor applications and assigning booth spaces. ✚ Met with Chamber of Commerce discussing the upcoming Scare on the Square event in October, offering assistance. ✚ Visited with one our merchants in the process of securing permit to open, Pieville to check on any needs they may have prior to their grand opening.
September 30, 2019	<ul style="list-style-type: none"> ✚ Attended Heritage Museum meeting for further planning to expand historical items for display and upcoming Night at the Museum event in November. ✚ Worked on monthly report for submission to THC.

PROMOTION:

Dates	Update on projects or activities
June 2018-Present	Doug Laube (business 1 st floor & residence 2 nd floor)/129 McKinney
January 2019- June 2019 (complete)	Hibbitts Ice Cream Shop/214 Main Street
Feb. 2019-Present	Mathers Coffee Shop & Gifts/206 McKinney
Feb. 2019- June 2019 (complete)	The Ville Studios/204 McKinney
April 2019-Present	Pieville/ 107 S. Main St.
May 2019-Present	Brad Hunter (business 1st floor & residence 2nd floor)/111 McKinney
May 2019- Present	Wood in Time BBQ/101 A Candy
June 2019- September 2019 (complete)	Bottles & Boards 442 Shop/ 106 McKinney
September 2019- Present	New Ownership of the downtown Main Street Music Hall, where planning is underway to preserve the history of the building and prepare to continue offering culture and arts, 135 S Main St.

DESIGN:

Dates	Update on projects or activities
June 2019- Present	✚ Downtown Square- increase signage and navigation for the community and visitors to locate the various services and shops we have to offer, when they visit downtown.
June 2019- Present	✚ Downtown Square- adding our downtown banners with updated pole equipment to add beauty to the area.
June 2019- Present	✚ Tree trimming and landscaping entering on McKinney Street into our downtown area.
June 2019- Present	✚ Main Street Sidewalks updates.
June 2019- Present	✚ Downtown Square- add more seating area for visitors and the community to utilize as they shop and visit downtown.
June 2019- Present	✚ Heritage Museum- restorations for tourism with new signage and painting of the exterior surfaces and staining the entry and exit doors. ✚ Bain Honaker House- window replacement restoration for tourism and safety.
June 2019- Present	✚ Street Sound System- working on ensuring our sound system downtown is working at optimal level.
March 2019- Present	✚ Ramble Park- ADA Compliancy for swings.
October 2019- Present	✚ Carlisle Center- new furnishings for the completed remodeling inside work.
October 2019- Present	✚ Main Street Program- 20 year celebration date in 2020, TBD.
May 2019- June 2019	✚ Carlisle Center- upgrades with the removal of the interior paneled walls, replaced with a fresh coat of paint and replacement of tiled floors with new flooring.
June 2019-June 2019	✚ 1 st Phase of downtown parking space striping.

ECONOMIC RESTRUCTURING:

Dates	Update on projects or activities
Jan 2019-Present	✚ Camden Homes and DR Express home construction is well under way. 135 homes permitted, 6 models, Many of the homes have already been sold. Phase 1 & 2 are complete, they are now moving to Phase 3.
Jan 2019- Present	✚ Farmersville Palladium Apartments have already broken ground. Both additions to the city will bring additional traffic to our downtown area and revenue to the city. Complete by December 2019
2018- Present	✚ Farmersville Collin College will break ground in December 2019, with its ribbon cutting the 1st part of November. To include Collin College utilizing Farmersville electricity.
2019- Present	✚ Railroad Quiet Zone
2019- Present	✚ Farmersville Wastewater Treatment Plant- Plants 1 and 2 completed.
2019- Present	✚ Lake Haven MUD bought by TCCI will be building 2,000 homes and plans for more acreage purchase. All the property will be using the future wastewater plant #3, bringing in \$15.5 million to the city. After 20 years they would annex to the city.

2. Program Commentary (list critical issues, problems, and successes/completed projects of the past month):

I will continue to focus on visits with business owners, Board members and the city which tasks are needing priority for completion. I continue to work on updating and processing procedures that will only enhance the program. Those areas include:

- The revision/update of the Farmers and Fleas Manual
- Establish our Core Values as documented on the Annual Criteria 10 report
- Continue to clarify roles, responsibilities and document of the Main Street Manager and the Main Street Board members.
- To develop our Work Plan in collaboration between the Main Street Manager and the Main Street Board.
- Continue to review and enhance the by-laws of the Main Street Board, as necessary.
- Continue to establish positive relationships among the Board and downtown businesses.
- And lastly, identify opportunities for support and collaboration.
- Our overall goal is to ensure that the Main Street Program continues to grow and prosper. I am committed to form and nurture those partnerships as appropriate to help us accomplish all our goals under the Main Street Program, Four Point Approach. Farmersville is a Texas Treasure and we want the Treasure search to start on Main Street.

3. Outlook. Goals and challenges; plans for upcoming major projects such as public improvements etc.: Since my onboarding, I have been able to grasp a better understanding of the role of the Main Street Manager. I am a resource for the business owners to assist in carrying out the visionary approach to revitalization for the downtown area of Farmersville, Texas. My set goals are to create more of a presence of what we can offer to our local community and tourist:

- This will be through the means of social media, advertising and word of mouth.
 - I plan to strategically work with the business owners to ensure their building aesthetic needs are accomplished (if needed), through the assistance of the Board, 4B, the City and the resources available through the Main Street State Program.
 - This also includes the beautification of the downtown area. Such as the appearance and continual cleanliness needed to attract individuals, couples and families to visit more often.
 - Overall working to reinforce Farmersville's' uniqueness of being a Texas Treasure and extract what sets us apart from other places advertised across state borders.
4. **Suggestions for Texas Main Street Center** (*list suggestions on services or training topics; new resources; questions*):
- Ongoing training: (Volunteer/Team Training, Interpersonal Communication and Conflict Resolution). The training could be completed on line and a Certificate of Completion issued.
 - Continue to send relevant information to assist in maintaining our program initiatives.
5. **Main Street in the News.** *We would love to spotlight your upcoming events in our Main Street Matters e-newsletter, please email mainstreet-reports@thc.texas.gov with the information. We ask that you do not send in events that have already taken place, send in future events for as many months as possible.*
- **Trick it Up Bike Ride & Scare on the Square:** Saturday, October 26, 2019. For more information: <http://farmersvillechamber.com/chamber-news/>
 - **Farmers & Fleas Market:** First Saturday of each month (*excluding October*) at the historic Onion Shed. A combination of farmers market and flea market. Staff set-up starts at 6:30am and Vendor set-up starts at 7:00am. Sales hours are 9:00a.m. to 3:00p.m. For information: 972-784-6846 or see Facebook page: <https://www.facebook.com/Farmersville-Farmers-Fleas-Market>.
 - **Night at the Museum Benefit Gala, presented by the Farmersville Heritage Museum:** Saturday, November 2, 2019, from 6-9 pm. For more information and tickets https://www.eventbrite.com/e/night-at-the-museum-benefit-gala-tickets-73696108043?ref=enivtefor001&invite=MTc3NTQwNTUvZC5taW5nb0BmYXJtZXJzdmIsbGV0eC5jb20vMA%3D%3D%0A&utm_source=eb_email&utm_medium=email&utm_campaign=inviteformalv2&utm_term=attend
 - **Farmersville Christmas Parade:** Saturday, December 14, 2019 @ 5:00 pm on the Main Street square. For more information,