



## FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION (CDC)

AGENDA ~ November 4, 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 October 2019 Meeting Minutes; see attachment
- B. Consider for approval the October 2019 Financial Statement; see attachment
- C. Consider for approval the monthly payments
- D. Billboard Wraps Update from Main Street Manager
- E. Project Plan for Rambler Park update from City Manager
- F. Main Street Monthly Report
- G. City Managers Report

### **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 November 1, 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 4B COMMUNITY DEVELOPMENT CORPORATION  
BOARD MINUTES**

*October 14, 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 6:10 pm by President Sherry McGuire.

***Roll Call:*** Secretary/Treasurer Richard Holbrook called roll. The following board members were present, Alice Bridges, Sherry McGuire, Blake Mounger and Richard Holbrook. With Council Liaison Mathers and Main Street Manager Dana Mingo 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 at 6:18 pm.

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

**A. Consider for approval September 2019 Meeting Minutes see attachment**

Motion made by Richard Holbrook to accept the minutes, seconded by Alice Bridges, all approved.

**B. Consider for approval the September 2019 Financial Statement:**

President McGuire stated the end of the year statement for September 30<sup>th</sup>, shows a budget revenue of \$242,289 and expenses of \$172,965, with an excess of \$69,000. This is more than likely to not spending items that had been budgeted for the year. She opened the floor for any comments or questions, there were none. Motion made by Alice Bridges to accept the financial statements, seconded by Blake Mounger, all approved.

**C. Consider for approval the monthly payments:** She opened the floor for any comments or questions, there were none. Motion made by Richard Holbrook to accept the financial statements, seconded by Blake Mounger, all approved.

**D. Billboard Wraps Updates:** The board asked that we look into our current billboard contract and information.

1. Manager Mingo reported that we contract with Brown Advertising and Texas Bulletins.
2. With Brown Advertising 10X20, off 380, it costs \$375 to change the wrap (one time cost). The one on 78 and 380 by the loop/78, is with Texas Bulletins.

3. We have 3, welcome to Farmersville, off 78 from Lavon, by Brookshire's and the other headed toward Greenville off 380. Texas Bulletins is due to renew in December of 2019.
4. We are awaiting to hear back from them on changes. The city determines the design and submits the artwork to the company.
5. Manager Mingo will come back to the board once all information has been obtained from both contractors.

**E. Murals downtown; see attachment email:** Follow up from prior month discussion about the possibility of a mural in the city.

1. Murals fall under the city's sign ordinance. The ordinance states it must comply with the size requirements.
2. The individual or business owner would initiate the process for obtaining a permit for the mural, since the city doesn't own any of the buildings downtown.
3. Rules applying to the historical buildings and murals, Debra Drescher from Texas Historical Commission's response: *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](mailto:Daniela.Cantu@thc.texas.gov)*

*Christian Prado [Christian.Prado@thc.texas.gov](mailto: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](mailto:Christopher.Meyers@thc.texas.gov)*

4. Manager Mingo will seek more clarity on the national registry process, if necessary.

- F. **Consider and discuss Project Plan for Rambler Park-** Manager Mingo will confer with City Manager White on next steps for the project. The board would like to get moving on the project to be finished in time for next summer.
- G. **Next meeting:** has been moved to November 4, 2019 at 6:00 pm since November 11<sup>th</sup> is a city and national holiday.
- H. **Main Street Manager Report-** see attached report provided in packet. Manager Mingo also presented the results of the Downtown Stakeholders Survey.

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

1. Billboard wrap update on contract details with Texas Bulletin and Brown Advertising
2. Project Plan for Rambler Park

**V. ADJOURNMENT** – The meeting was adjourned at 6:59 pm.

***SIGNATURES:***

---

***Sherry McGuire, President***

---

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