



**FARMERSVILLE 4B COMMUNITY DEVELOPMENT CORPORATION
BOARD MINUTES**

February 10, 2020

*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 6:11 pm by President Sherry McGuire.

Roll Call: Main Street Manager Mingo noted the members in attendance. The following board members were present, Alice Bridges, Sherry McGuire, Todd Rolan and Blake Mounger. With Council Liaison Mathers and City Manager Ben White.

Recognition of visitors: President McGuire welcomed any 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 6:12 pm.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

- A. **Consider for approval December 2019 Meeting Minutes; see attachment.** Motion made by Todd Rolan to accept the minutes, seconded by Alice Bridges, all approved.
- B. **Consider for approval the November 2019 and December 2019 Financial Statements:** President opened for any 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 for December 2019 and January 2020:** The floor was opened for any comments or questions, there were none. Motion made by Todd Rolan to accept the monthly payments, seconded by Blake Mounger, all approved.
- D. **Billboard Wraps Updates:**
 - Manager Mingo informed the board that our contract on 380 with Brown Door Advertising (with the Chaparral Trail Wrap) has a monthly cost of \$475 a month.
 - The contract is up for renewal February 2020 and doesn't appear there were any updated contracts since 2018.
 - The 2nd bulletin board is on 78, with a monthly cost of \$450 with the trail wrap, as well. It is advertised through Texas Bulletins.

- Manager Mingo will ensure we receive updated contracts each year for auditing purposes and requesting 4B to renew the contract with Brown Door Advertising.
- The Main Street Board is requesting 4B to move their current bulletin board wrap above, from facing the east side to facing the west side. Main Street Board would then take over the east side facing and incur the charges of \$500 for the new design and installation and \$300 a month for advertising.
- If 4B approves the move, its cost would \$350 to begin facing the west side as of March 1st.
- If a new design is requested the cost would increase to \$400. However we must note, the bulletin board on 78 with the Chaparral Trail matches the current one on 380. The board stated they will hold off on a new design until further discuss can occur.
- Upon the move, Brown Door advertising will determine if the current vinyl is not damaged and needing replaced. They will be advised to inform Manager Mingo before installing to determine costs.
- Motion made by Todd Rolan to renew the current billboard contract on 380 with Brown Door for \$475 a month, 2nd by Alice Bridges, all approved.
- Second motion was made by Todd Rolan to (1) move the current trail design facing east to facing west, (2) pay a one-time charge of \$350 to move and monthly charge of \$475, (3) verify the cost to move is only \$350 and (4) Main Street Board to take over the side facing east, 2nd by Alice Bridges, all approved.

E. Consider for approval the Main Street Board request to take over the billboard display off 380 (currently advertising the Chaparral trail) - Reference above motion approval.

F. Main Street Monthly Report- Main Street THC Annual Report Presentation; see attachment.

G. City Manager Report

- Changes to the parking lot at JW Spain is going forward. Weather conditions have slowed some of the progression.
- Public Works will then shift their gears to work on Washington Street at Farmersville Pkwy, with the wastewater infiltration then back to Rambler Park to complete. The swing set project is underway as well. We have the Boy Scout troops helping to lead the project.
- Reliable Concrete has begun their operations on the east side of town, this will help with city revenue. All new trucks are being used and they are needing truck drivers.
- Nelsen Brothers are moving forward with their land development for a concrete batch plant.
- Collin College is moving forward, no ad valorem tax will be received, weather issues as well.
- Camden Park phase 3 going forward.
- The Palladium Apartments 2nd building is up and running and filling up fast. The prior waiting list was for the 1st building. In only 2 weeks the 2nd building is over 50% full. The 3rd building will open in March. They also have a lot zoned for multifamily units and across the street for single family homes of 114 and 290 in the apartment project.
- Overnight, the city will have a population increase and with the schools and the city being impacted.

IV. APPROVE ITEMS TO BE PLACED ON FUTURE AGENDAS

A. Billboard Contract and Wrap Update

V. ADJOURNMENT – The meeting was adjourned at 6:34 pm.

SIGNATURES:



Sherry McGuire, President



Richard Holbrook, Secretary/Treasurer