

**FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)**  
**REGULAR MEETING AGENDA ~ March 12, 2012**  
5:45 P.M. Best Community Center

**I. PRELIMINARY MATTERS**

Call to Order, roll call and recognition of visitors

**II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider for approval February 23, 2012 Meeting Minutes
- B. Consider for approval February 2012 Financial Statements and Expenses
- C. Request to fund Fourth of July Fireworks- Fire Chief Kim Morris
- D. Discussion of upcoming bond election-Charlie Whitaker
- E. Update from Ben White, Interim City Manager
- F. Update from Adah Leah Wolf, Main Street Manager

**III. EXECUTIVE SESSION**

- A. The Board may enter into closed or executive session to discuss the following legal matter: appointment of Rapier, Wilson & Wendland, PC general counsel to the Farmersville Community Development Corporation
- B. Reconvene and take any action from Executive Session

**IV. ROUNDTABLE WRAP-UP & DISCUSSION OF PLACING ITEMS 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, Adah Leah Wolf, Main Street Manager of the City of Farmersville, certify that the above Farmersville Community Development Agenda for March 12, 2012 was posted in the regular posting place of the City of Farmersville on March 9, 2012 at 5:00 p.m.

  
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Adah Leah Wolf, Main Street Manager

**FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION**  
**MINUTES February 23, 2012**

The Farmersville Community Development Corporation met on February 23, 2012 at the Best Community Conference Center with the following board members present: Jim Dawkins, Bill Daniel, Diane Piwko, Del Sergent, Charlie Whitaker, and David Reynolds.

**RECOGNITION OF CITIZENS/VISITORS**

Chairman Dawkins welcomed Main Street Manager Adah Leah Wolf, Public Works Director Ben White, Fire Chief Kim Morris, Charles and Marty Shelton, John Nerwich, Joe Nerwich, Randy Prikryl and Rudolph Prikryl.

**CALL TO ORDER**

Chairman Dawkins convened the meeting at 5:50 p.m. and announced that a quorum was present after roll call by Adah Leah Wolf.

**PUBLIC HEARING**

Chairman Dawkins opened the public hearing at 5:55 PM, for the purpose to consider, discuss, and act upon purchase of property, approximately 21 acres located at intersection of Merit Road and Chaparral Trail. The property will be used to alleviate parking for the Spain Complex and for the Chaparral Trail. There are no immediate plans for concrete or paving the area.

Speaking Against the action: Joe Nerwich indicated a problem with the trash after games at the Spain Complex. The lights are very bright, and are often on until late in the evening. The sound system is loud and can be heard from his home. Marty Shelton indicated that the Spain complex lights are a nuisance and they can hear the announcements from their home.

Speaking For the action: Interim City Manager Ben White explained that the land will add to the capability of the athletic complex and Chaparral Trail, and will provide immediate overflow parking. David Reynolds emphasized the safety factor of creating more parking spaces.

Chairman Dawkins recommended that the existing offensive visual and audio nuisances emanating from the current land use need to be addressed by City Council. Chairman Dawkins thanked the visitors for coming and invited them to stay for the rest of the board meeting. Dawkins closed the public hearing at 6:06 PM.

**CONSIDER FOR APPROVAL JANUARY 23, 2012 MEETING MINUTES**

On a motion by Diane Piwko, and a second by Del Sergent, the Board approved the meeting minutes of January 23, 2012 as written.

**CONSIDER FOR APPROVAL JANUARY FINANCIAL STATEMENTS AND EXPENSES**

Bill Daniel made a motion to approve financials, second by David Reynolds, and passed unanimously.

**FOURTH OF JULY FIREWORKS**

Fire Chief Kim Morris presented his plans for organizing a fireworks show for the community on July 4, at Southlake Park. He has some enthusiastic volunteers and a pyrotechnic manager in place. This event would help keep people in town for the day and would give groups opportunities to sell foods and have booths. He sees the event starting small and possibly building over time. Morris will return to the board next month and request \$2,000 in funding for the event.

**MAIN STREET MANAGER UPDATE**

Main Street Manager Adah Leah Wolf provided a written monthly report for January 2012, and highlighted the following: She attended the annual Main Street Manager winter training Feb 8-10 in Harlingen. She sees a trend in that cities are planning smaller, more frequent events downtown rather than the large annual special events. The city has hired Patience McGee as a customer service staff. The museum committee has received architectural design assistance from the Texas Main Street staff, for using the Onion Shed II as a museum building. Main Street architect Howard Langner will be in town on March 28 to provide onsite consultations with building owners. Main Street has applied for a summer "Rural Community" intern through the Texas Dept. of Agriculture. Main Street applied for free assistance from Texas Tech, which will provide a student to review the city's web presence, with suggestions for improving its online information. Ginger McNeill and Robyn Menard are leasing space at Sugar Hill for "The French Bunny" retail sales. Jan Mitchell is working on opening "Cowgirl Country" at 120 McKinney, and Tammy Fording is working on opening "Ellee's Eatery and Antiques at 106 McKinney Street. The next Farmers & Fleas Market dates are March 3 and April 7. April 7 will be a busy day, with the Art Garden's annual art show at the Civic Center, the Rotary Blood Drive, and the Southwest Arlington Geocache club coming to clean up Chaparral Trail.

#### **UPDATE FROM BEN WHITE, INTERIM CITY MANAGER**

- \*LED Lights have been installed at the restrooms and gazebo at Southlake Park. Additional vandal proof protection will be added to the lights.
- \* Chaparral Trail: city is preparing to go out for bids for the decomposed granite which will cover the trail.
- \*Downtown sidewalk improvements: several areas of downtown sidewalks will receive ADA compliant improvements; the contract has been let. There may be money left over to fund some lighting improvements.
- \*Some Zoya grass has been planted on the hill in City Park near the Onion Shed. It is shade tolerant.
- \*Trees have been trimmed near the Hurst Funeral Home and near First Baptist Church.
- \*Wildflower seed had been planted previously near the Chaparral Trail interfaces with streets, and various locations in City Park and on the Parkway; we are waiting for its emergence.

#### **WRAP-UP AND DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS**

Agenda items for next board meeting: discussion of upcoming bond election-Charlie Whitaker; request to fund 4<sup>th</sup> of July Fireworks-Fire Chief Kim Morris.

#### **ADJOURN**

On a motion to adjourn by Del Sergent, seconded by Bill Daniel, the Board adjourned the meeting at 6:38 PM.

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Jim Dawkins, Chairman

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Loydell Seward, Secretary

Farmersville Community Development Corporation  
 Financial Statement  
 For the Fiscal Year Ended September 30, 2012

03/09/2012

	October	November	December	January	February	March	April
<b>Beginning Bank Balance</b>	<b>29,097.38</b>	<b>\$32,935.42</b>	<b>\$41,910.11</b>	<b>\$44,542.31</b>	<b>\$ 50,873.34</b>		
<b>Deposits:</b>							
Sales tax deposits	13,092.88	14,209.49	\$10,531.49	13,829.65	13,757.76		
Interest income-bank	2.59	1.63	\$1.70	2.03	2.52		
Transfer to TexPool							
Transfer From Texpool to First Bank							
Check Stock							
Reimbursement for Marketing							
Reimbursement for Main Street Mgr.							
Adjusting Entry	(13.39)						
<b>Total Revenues</b>	<b>42,179.46</b>	<b>47,146.54</b>	<b>\$52,443.30</b>	<b>58,373.99</b>	<b>64,633.62</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Disbursements:</b>							
Main Street	2,815.16	2,815.16	4800.19	3,232.06	3,868.23		
Miscellaneous	1,511.15	1,003.77					
Maintain Downtown Irrigation System	50.00						
Branding Marketing Commitment	1,333.35	\$ 1,417.50	\$ 1,889.00	\$ 1,554.22	875.00		
Reimburse city for accounting							
Electric Project South Lake Park	304.38			\$ 1,109.37	2,318.67		
Chaparral Trail Improvements							
FCDC 4B Training							
Collin College Scholarship sponsorship							
Support Parks & Recreation Plan							
Chamber of Commerce				\$ 1,500.00			
May Taxes							
Bain Honaker House Restoration							
Downtown Museum seed money	1,000.00						
Visitor's Center awning replacement	750.00						
Wildflower Planting	1,480.00						
Christmas Activities			\$ 1,211.80				
Splashpad water reclamation Project							
Splashpad Restrooms							
Historical Marker for Post Office Bldg							
Property Purchase							
Total Expenses	9,244.04	\$ 5,236.43	\$ 7,900.99	\$ 7,500.65	\$10,291.90	\$0.00	\$0.00
<b>Ending Bank Balance</b>	<b>32,935.42</b>	<b>\$ 41,910.11</b>	<b>\$ 44,542.31</b>	<b>\$ 50,873.34</b>	<b>\$54,341.72</b>	<b>\$0.00</b>	<b>\$0.00</b>

Farmersville Community Development Corporation  
 Financial Statement  
 For the Fiscal Year Ended September 30, 2012

03/09/2012

May	June	July	August	September
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\$0.00	\$0.00	\$ -	\$ -	\$ -
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\$0.00	\$0.00	\$ -	\$ -	\$ -
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Farmersville Community Development Corporation  
Financial Statement

03/09/2012

For the Fiscal Year Ended September 30, 2012

TEXPOOL Balance	134,527.68	\$134,539.63	\$134,548.86	\$134,558.86	\$134,568.51
Interest income-TEXPOL	9.58	11.95	9.23	10.00	9.65
Total Available Funds	167,463.10	\$176,449.74	\$179,091.17	\$185,432.20	\$188,910.23

Signed:

Farmersville Community Development Corporation  
Financial Statement  
For the Fiscal Year Ended September 30, 2012

03/09/2012

