

**FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION**  
**MINUTES July 9, 2012**

**CALL TO ORDER, ROLL CALL AND RECOGNITION OF VISITORS**

The Farmersville Community Development Corporation met on July 9, 2012 at the Best Community Conference Center. Diane Piwko convened the meeting at 5:45 p.m. and announced that a quorum was present after roll call by Adah Leah Wolf. The following board members were present: Jim Dawkins, Charlie Whitaker, Leaca Caspari, Diane Piwko, Del Sergent, David Reynolds, and Dick Seward. President Piwko welcomed Main Street Manager Adah Leah Wolf, City Manager Ben White, City Councilman Billy Long, Mayor Joe Helmberger, Fire Chief Kim Morris, Chamber representative Wyndi Veigel, and Museum Committee representative Linda Dawkins.

**WELCOME NEWLY APPOINTED BOARD MEMBERS**

Newly appointed board member Dick Seward was welcomed. He had previously been sworn in by city secretary Edie Sims.

**CONSIDER FOR APPROVAL JUNE 11, 2012 MEETING MINUTES**

On a motion by Jim Dawkins, and a second by Leaca Caspari, the Board approved the meeting minutes of June 11, 2012 as written.

**CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT**

After discussion, motion made by Charlie Whitaker to approve all items presented for payment. Motion seconded by David Reynolds and passed unanimously. Board asked Adah Leah Wolf to check with bank to see if board can pay rest of this fiscal year's mortgage payments in one payment to save administrative time.

**CONSIDERATION AND POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JUNE 2012 AND REQUIRED BUDGET AMENDMENTS**

Leaca Caspari motioned to accept the financial statements as written; motion seconded by Jim Dawkins and passed unanimously.

**PARKS BOARD UPDATE**

Diane Piwko mentioned that minutes of the last Park Board Meeting did not correctly reflect the discussion held when Mark Vincent presented an option to the 4B Board for a proposed water fountain. She reported to the Board that Mark was asked to work with the City Manager and provide options for providing a water fountain. Mayor Helmberger reported that Mr. Vincent and the Park Board were working on options for the water fountain.

**MUSEUM PLANS UPDATE**

Linda Dawkins presented a brief update on the Museum Committee's progress: City Council has approved use of Onion Shed "II" for museum. The Museum Committee met with Historical Society, and the Historical Society decided against taking the proposed museum in under their 501.C.3 organization. Initial concept sketches were provided by Main Street architect Howard Langner. The committee is developing a 501.C.3 organization and is working with a McKinney architect for conceptual site plans and floor plans (which will become visuals to use for fundraising and development). Linda Dawkins was asked to have here committee develop a business plan and present it to the board.

**PURCHASED LAND: INTER-LOCAL AGREEMENT WITH CITY FOR MAINTENANCE**

City Manager Ben White identified elements to include in ILA agreement, including mowing, tree trimming, storm water drainage maintenance, fence row clearing, entrance maintenance, and litter control. He will present the draft of the agreement at an upcoming meeting.

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

Ben White distributed a written report, and highlighted the following: A budgetary bid was received for the water reclamation project in the amount of \$250,000. The playground slide and swings are being refurbished. Light poles for the downtown have been selected; Texas Capital Fund will provide approximately \$45,000 toward them. The new poles are higher, so the banner poles will not impede pedestrian traffic. Light will be reflected downward. The old poles will be saved as replacements or possibly to use along Chaparral Trail. The Sparks of Freedom 4<sup>th</sup> of July fireworks event was a great success, he recommended 4B double funding for the event for next year. Chaparral Trail work is awaiting a rebid later this month. City will be applying for a Collin County Open Space grant for \$300,000; he is asking 4B for \$50,000 toward the \$150,000 required match of funds. He has initiated a flagpole project, identifying locations in the city that need flagpole upgrades or first time poles. He is requesting \$7,000 from 4B to begin with one set of poles in the downtown area. City is applying for a Texas Parks & Wildlife grant for improvements to the Spain Athletic Complex and Chaparral Trail. City is researching grant opportunities for improvements to the rodeo arena.

### **MAIN STREET MANAGER UPDATE --ADAH LEAH WOLF**

Main Street Manager Adah Leah Wolf provided a written monthly report for June 2012, and highlighted the following: City long range planning meetings were attended by Main Street Manager, several 4B board members and Main Street board members, among others. Travis Pecht, summer intern, completed his month long internship. He was a great help during this busiest month of the year, including assistance with Audie Murphy Day. The 13<sup>th</sup> annual Audie Murphy Day was a success, with 186 veterans in attendance, and all expenses covered by donations received. This year the pilots read for the library's Summer Reading Club, and were very popular with the children attending. The June Farmers & Fleas was a very good month, drawing attendance from the Chamber's Yards of Yard Sales event the same day. Manager met with Jerry Bryant who is planning a motorcycle ride through Farmersville in September. Façade repairs are now complete for 128 S. Main, as well as for 148 S. Main Street. Roof repairs were completed for 111 McKinney Street. Repairs at Bain Honaker House in progress include replacing rotten siding and exterior painting. Downtown merchants meeting was hosted by Fiber Circle this month. Clay Potter has three auctions planned for July.

### **DESIGNATE 4B REPRESENTATIVE TO MAIN STREET BOARD**

Leaca Caspari nominated Jim Dawkins as 4B representative to the Main Street Board; Charlie Whitaker seconded the motion which passed.

### **DISCUSSION OF BUDGET ITEMS FOR 2013 FISCAL YEAR**

A discussion of budget items was held, which will be continued at the next board meeting. The following "wish list" was created:

Flag Pole Installation: Ben White requested \$7,000

Matching Grant Chaparral Trail Phase II: Ben White requested \$50,000

Main Street Program: amount to include raise for manager, last year amount was \$60,000

Miscellaneous: board discussed amount of \$2,000

Marketing Program: Joe Helmberger requested \$12,000

Accounting services; board discussed leaving amount at \$500

4B Training: board discussed amount of \$2,000 for travel and fees for board members

Collin College: board discussed leaving amount at \$3500

Parks & Recreation: city has budgeted \$10,000 for parks department, board discussed adding to this amount.

Chamber: board discussed possibly raising last year's \$1500 amount to \$3000.

"May" building taxes: contractual amount, last year was budgeted at \$800

Bain Honaker House: no request has been received from Farmersville Historical Society, more info needed.

Spain Complex: board would consider specific projects; Ben White will provide more details.  
Museum Development: Linda Dawkins requested \$50,000. Board is interested in seeing a sustainability plan. Discussion of possibly matching funds.  
Christmas: Diane Piwko requested \$2,000 for updating décor  
Splash pad water reclamation: due to high bid, board declined to consider this item.  
Splash pad restrooms: Ben White requested \$30,000. City has plans in hand  
Land purchase: approx. \$21,000 is needed as per contract  
Fireworks: Chief Morris requested \$4-\$5,000. Huge success this year! Estimated 2,000 in attendance  
T shirts distributed to board members.  
Post Office historical marker: carry over amount from last year is \$1,500  
Chaparral Trail survey work: possible budget line item  
Other parks ideas were discussed, which require more information: Disc Park, Soccer field, and Skate Park.

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

Agenda items for next board meeting: Special budget workshop to be held Monday, July 23 at 5:45 PM.  
Public hearing for 2013 budget to be held at August 13 board meeting.

### **ADJOURN**

On a motion to adjourn by Charlie Whitaker, seconded by Jim Dawkins, the meeting adjourned at 7:30 PM.