

**FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION**  
**MINUTES August 13, 2012**

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

The Farmersville Community Development Corporation met on August 13, 2012 at the Best Community Conference Center. Diane Piwko convened the meeting at 5:47 p.m. and announced that a quorum was present after roll call by Adah Leah Wolf. The following board members were present: Jim Dawkins, Diane Piwko, Del Sergent, David Reynolds, and Dick Seward. President Piwko welcomed Main Street Manager Adah Leah Wolf, City Manager Ben White, Mayor Joe Helmberger, and visitor Duane Brown.

**PUBLIC HEARING**

Chairman Diane Piwko opened the public hearing at 5:48 p.m. and asked for any public comments for or against the proposed FY 2012-2013 budget and goals. There being no comments, public hearing was closed at 5:50 p.m.

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

On a motion by Del Sergent, and a second by Dick Seward, the Board approved the meeting minutes of July 23, 2012 as written.

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

A motion was made by Del Sergent to approve all items presented for payment. Motion seconded by Dick Seward and passed unanimously.

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

It is estimated that at the end of this fiscal year, the board will have spent approximately \$161,000 of its \$195,000 budget. City Manager Ben White recommended paying the balance of the monies budgeted for the Chaparral Trail. On a motion by Del Sergent and a second by Dick Seward, the financial statements were approved as written.

**CONSIDERATION & POSSIBLE APPROVAL OF TOPOGRAPHIC SURVEY FOR NEW LAND PURCHASE**

This survey done by Boundary Solutions was required as part of the land purchase, and will be paid for out of that budget category.

**CONSIDERATION & POSSIBLE APPROVAL OF SURVEY FOR RAMBLERS PARK AREA**

City Manager Ben White explained that a topographic land survey of the city's park land along Farmersville Parkway from Hamilton Street to Johnson Street would be very useful for future planning purposes. Jim Dawkins made a motion to approve up to \$3,000 to survey the city's land from South Hamilton Street up to the single family residences on South Washington Street. Motion seconded by David Reynolds, and carried. Ben White to coordinate project with Parks Board.

**RESOLUTION DESIGNATING 4B TEXPOOL ACCOUNT REPRESENTATIVE**

Jim Dawkins made a motion to designate David Reynolds as 4B account representative on Texpool account; motion seconded by Del Sergent, and carried.

**APPROVE 2012-13 4B BUDGET AND GOALS**

Jim Dawkins made the motion that the board formally adopt the FY 2012-13 Budget and Goals as proposed; motion seconded by David Reynolds and passed unanimously.

**PROFESSIONAL SERVICE AGREEMENT BETWEEN CITY AND FCDC**

Ben White presented a draft of a Professional Service Agreement with the city, which would turn the Main Street Manager position into a city employee position with full benefits. The agreement would begin with the fiscal year and would be renewed during the budget cycle each year. There was discussion regarding the manager's performance review; this would be completed in December during the city's review cycle. Jim Dawkins made the motion to accept the agreement as written; Del Sergent seconded the motion, which carried.

**CONSIDERATION & POSSIBLE APPROVAL OF AGREEMENT BETWEEN CITY AND FCDC REGARDING MAINTENANCE OF PURCHASED LAND NEAR SPAIN ATHLETIC COMPLEX AND RECOMMENDATION LETTER REGARDING ANNEXATION OF SAME.**

Jim Dawkins made a motion to accept the agreement as written with attachments A showing metes and bounds and attachment B defining the property. Motion seconded by David Reynolds and passed unanimously.

**UPDATE FROM BEN WHITE, CITY MANAGER**

Ben White distributed a written report, and highlighted the following: Inter-Local agreement for land maintenance is ready. Trees at Spain complex cleared behind field 3. Swing set and slide were refurbished, with nice newspaper coverage. Splash Pad very popular during the summer. Looking into a water recirculation system as opposed to reclamation system, which may be more cost effective. Downtown flowers are doing well! Mosquito testing at Southlake Park in progress. Rebid on Chaparral Trail is complete; construction will be from Oct 2012 to Feb. 2013. Texas Parks & Wildlife grant will not come to fruition as the EPA survey required would take too much lead time. TxDOT has mowed right-of-ways.

**MAIN STREET MANAGER REPORT**

Main Street Manager Adah Leah Wolf provided a written monthly report for July 2012, and highlighted the following: The Museum planning committee worked on a sustainability plan, and 2 members attended a workshop in Waco organized by the Texas Association of Museums. Adah Leah celebrated her 9 year anniversary as Main Street Manager in July. Photos were submitted for the Texas Lakes Trail and the Texas Historical Commission websites. Bertie Neu is working on organizing a Christmas tour of historic homes and buildings and is looking for downtown sites. Renovations still underway at 106 McKinney Street; façade painting complete at Daniel & Brown and Wanda's Music. Façade repair completed at 148 S. Main. New shop, *Cowgirl Country*, now open at 120 McKinney St. owned by Jan Mitchell.

**DISCUSS FARMERSVILLE SENIOR CENTER**

Diane Piwko reported that the TV in the Senior Center has broken, and there is an immediate need for its replacement. She estimates the cost for a 65" TV will be \$2200. Del Sergent motioned to approve up to \$2200 for the TV replacement. Motion seconded by Jim Dawkins and carried.

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

Next board meeting to be held September 10 at 5:45 PM in the Best Center.

**ADJOURN**

On a motion to adjourn by Jim Dawkins, seconded by David Reynolds, the meeting adjourned at 7:00 PM.

Signatures: