

**FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION**  
**MINUTES February 11, 2013 DRAFT**

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

The Farmersville Community Development Corporation met on February 11, 2013 at the Best Community Conference Center. President 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: Diane Piwko, Leaca Caspari, Jim Dawkins, David Reynolds, Del Sergent and Dick Seward. President Piwko welcomed Main Street Manager Adah Leah Wolf, City Manager Ben White, Mayor Joe Helmberger, City Secretary Edie Sims and Ricky Sims.

**CONSIDER FOR APPROVAL JANUARY 14, 2013 MEETING MINUTES**

On a motion by Leaca Caspari, and a second by Del Sergent, the Board approved the meeting minutes of January 14, 2013 as written.

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

A motion was made by Del Sergent to accept items presented for payment; motion seconded by David Reynolds and carried.

**CONSIDERATION & POSSIBLE ACTION REGARDING FINANCIAL STATEMENTS FOR JANUARY 2013 AND REQUIRED BUDGET AMENDMENTS**

A motion was made by Dick Seward to accept the January financial statements as written; motion seconded by Leaca Caspari and carried.

**BUDGET AND CASH FLOW REVIEW**

There was a review of 4B's monetary assets; there is currently approximately \$173,000 with an estimated additional \$110,000 expected in tax revenues for the remainder of the fiscal year. Approximately \$81,000 of the current budget remains to be spent. Without spending any money on restrooms this year, there will be approximately \$201,000 left.

**CITY MANAGER REPORT—BEN WHITE**

Ben White provided a written monthly report, and highlighted the following:

*Spain Athletic Complex:* new security improvements will be made to concession area. Fields I-V are being upgraded to league standards. "New" land purchased by 4B needs a name.

*City Park and Parkway:* Standard restroom estimate is 78K. Phase II of the Main Street Capital Fund Grant sidewalk project due to be completed in 2 weeks. Bain-Honaker House fence reconstruction and lighting project underway.

*Downtown:* Lighting will be off for 2 weeks during installation of new light poles.

*Chaparral Trail:* There is an immediate need for grass seeding at the new picnic area of Chaparral Trail, since the area has been cleared and the dirt can easily wash away. Ben White provided a rough estimate of costs for this, which would be approximately \$5,000. Summary of Phases I-IV of Chaparral Trail improvements provided.

*Civic Center/Library:* LDS church is interested in painting the Civic Center and Library exterior.

Motion by Jim Dawkins to request city to prepare bid package for new restrooms on Farmersville Parkway for competitive bid, using the 20K which has already been budgeted. Motion seconded by David Reynolds, and passed.

Motion made by Leaca Caspari to add line item for \$5,000 into budget for grass seeding of Chaparral Trail picnic area. Motion seconded by Jim Dawkins and carried.

**MAIN STREET PROGRAM REVIEW AND UPDATE—ADAH LEAH WOLF**

Main Street Manager Adah Leah Wolf provided a written monthly report for January 2013, and highlighted the following: Manager received performance evaluation, attended City Council meeting, and attended winter Main Street Manager training in Llano. Farmersville Main Street received National Main Street Designation for 2013, the 13<sup>th</sup> year the city has received this honor. Farmers & Fleas Market held Jan 5, first Audie Murphy Day planning meeting of the year was held, City website has been refreshed. Goodie bags provided for the North East Texas Trails Coalition meeting which was hosted by the city. Austin and Clara Hill (112 McKinney Street) received design assistance for their building; they are planning to remove the aluminum slipcover. Sidewalk improvements are nearly complete (part of Texas Main Street Capital Fund Grant). New front doors have been completed for Ellee’s Eatery (106 McKinney Street). Holiday snowmen have been placed in cold storage. Roof repairs made at 208 McKinney Street. Downtown merchants met at Independent Bank. Meeting with Kris Washam regarding expansion plans. Domain and hosting for Shopdowntownfarmersville.com secured for three years.

Adah Leah Wolf presented an updated Main Street Accomplishments flier as well as a graph showing a summary of downtown reinvestment statistics for each year the city has been in the Main Street Program.

Jim Dawkins and Diane Piwko questioned the amount of time it takes for the Main Street manager to do Main Street work, and to what level the program should be staffed. At the next meeting they would like to review the benefits and costs of being in the Main Street program, and the staffing level.

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

Next board meeting to be held March 11, 2013, at 5:45 PM in the Best Center. Agenda items to include Parkway restrooms site plan and possible budget amendment, Main Street Program review.

**ADJOURN**

On a motion to adjourn by Jim Dawkins, seconded by Del Sergent, the meeting adjourned at 6:55 PM.

Signatures:

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Diane Piwko, President

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Leaca Caspari, Secretary