

FARMERSVILLE COMMUNITY DEVELOPMENT CORPORATION (4B)
MINUTES July 29, 2013

CALL TO ORDER, ROLL CALL AND RECOGNITION OF VISITORS

The Farmersville Community Development Corporation met on July 29, 2013 at the City Council Chambers. President Leaca Caspari convened the meeting at 5:46 p.m. and announced that a quorum was present after roll call. The following board members were present: Leaca Caspari, Dick Seward, David Reynolds, Barbara Stooksberry, David Ketcher, and Donna Williams. Absent: Phil Weiss. President Caspari welcomed Main Street Manager Adah Leah Wolf, City Councilman Jim Foy, Mayor Joe Helmberger, City Manager Ben White, and visitors Diane Piwko, Bettye Petree and Bertie Neu.

CONSIDER FOR APPROVAL JULY 8, 2013 MEETING MINUTES

On a motion by Donna Williams, and a second by David Reynolds, the Board approved the meeting minutes of July 8, 2013 as written.

REPORT FROM FARMERSVILLE HISTORICAL SOCIETY ON BAIN HONAKER HOUSE RESTORATION AND REQUEST FOR FUNDS FOR 2014 BUDGET

Bettye Petree, Past President of the Farmersville Historical Society, reported on the Society's use of the \$5,000 grant which was previously provided by the 4B Board. The work that was completed by contractor Guillermo Alvarez included the following: repair window in SW window of Parlor and improve floor stability; replace rotten siding on front porch using cypress wood; paint North side of first floor; and installation of nine foundation piers to stabilize porch. Petree thanked the board for their contribution toward these necessary repairs.

Bertie Neu, current president of the Farmersville Historical Society, presented a request for \$5,000 for the 2014 fiscal year budget. It would be used toward the following repairs: painting railing and gingerbread molding, repair of upstairs window, repair of 2 window screens, re-caulking siding on the south side and painting it afterward. The total amount of work that will be done next year by the Society will be over \$9,100.

CONSIDERATION AND POSSIBLE APPROVAL OF ITEMS FOR PAYMENT

A motion was made by David Reynolds to accept the checks as presented for payment; motion seconded by David Ketcher and carried.

The board discussed the invoice received for \$300 for attorney fees from Rapier Wilson and Wendland. This invoice was not anticipated nor previously authorized by the board, and was sent to previous board member Jim Dawkins home address. The board has not seen any work product. David Ketcher motioned that the payment of this bill be tabled and that the board send a letter to the law firm asking for an explanation of the work which was done. Motion seconded by David Reynolds and passed unanimously.

POLICY REGARDING USE OF ATTORNEY AND POSSIBLE CHANGE OF LAW FIRM

The board discussed the need for a policy regarding use of attorneys. David Reynolds made the motion that no attorney fees or attorney contact be incurred on behalf of the board without prior approval of the board. Motion seconded by Donna Williams and passed unanimously. Leaca Caspari suggested the board consider using Brown and Hofmeister (the city's attorney firm) for future work. This to be discussed at future board meeting. Adah Leah Wolf will obtain copy of 4A Board's agreement with Brown & Hofmeister for reference purposes.

CONSIDERATION AND POSSIBLE APPROVAL OF REVISIONS TO MAIN STREET BYLAWS

Adah Leah Wolf presented revisions to Main Street board bylaws that were approved at the July Main Street board meeting for consideration by the 4B board. These changes would place the appointment of the Main Street board members under the City Council. The 4B liaison on the Main Street board would become an ex-officio, non-voting member. Councilman Jim Foy commented that this would make the board similar to the city's other boards such as the Parks and Library boards. Leaca Caspari commented that most Main Street cities set up their Main Street boards in this manner. After discussion, Dick Seward made the motion to approve the revised Main Street board bylaws as presented, with the addition of the words, "as budgeted" to the end of the paragraph in Article II Section (i). Motion seconded by Donna Williams, and passed unanimously. The bylaws will be taken to City Council for final acceptance.

APPROVAL OF MAIN STREET BOARD MEMBER APPOINTMENTS

At the last Main Street board meeting, the following board member appointments were recommended: Margaret Vigil, and Andy Washam. David Reynolds motioned to appoint these members to the Main Street board. Motion seconded by Barbara Stooksberry and passed.

DEFINE 2013-2014 GOALS AND OBJECTIVES

After discussion, the 2012-2013 Short Term Goals were changed thus: "Support Splash Park restrooms" changed to "Support Splash Park improvements"; and "Support National Register District project" added. The Long Term Goals were kept without changes. Motion to accept updated Goals and Objectives for 2013-2014 was made by David Reynolds; seconded by David Ketcher and passed unanimously.

CONSIDER ITEMS FOR 2013-2014 BUDGET

Mayor Joe Helmberger presented a request to include at least \$12,000 for Marketing funds, which would fund the following projects: Billboard signage, website enhancements, printed materials, postcard for Christmas events, promotional give aways, Constant Contact, hosting local meetings/workshops, print advertising, and more.

City Manager Ben White presented a request for a grant match for Chaparral Trail improvements of \$60,000, and indicated that this would be part one of a two part \$60,000 match with the second half occurring in FY 2015. He also requested the board continue to fund the flagpole program at \$7,500.

Jim Foy reported that the Farmersville Heritage Museum would request a grant in 2014, once fundraising has begun.

City Manager Ben White reported that splashpad restroom costs looked to be in excess of \$100,000. He suggested that the board hold off on that project, but fund the ancillary items such as the signage and moving the gazebo, for \$5,000. The work done to date is still valid and can be used for future construction.

Adah Leah Wolf recommended that we pursue a city historical marker for the Post Office in lieu of a state marker; this process would be much less time consuming and would cost approximately \$1,500. She recommended that we continue the National Register District nomination project for a cost of \$4,000.

Mayor Joe Helmberger recommended that the board fund information kiosks to be placed along the Chaparral Trail. Four are planned, and would cost \$3,500 each.

Donna Williams recommended increasing support to the Chamber of Commerce to \$5,000.

After discussion, the following budget for Fiscal Year 2014 was presented for a vote in a motion made by David Reynolds; seconded by David Ketcher:

Farmersville Community Development Corporation Budget FY 2014

EXPENSES	
Farmersville Main Street	65,000
Miscellaneous	2,000
Marketing Program	15,000
Reimburse city for accounting services	500
grant match for city project (Chap trail)	60,000
Collin College Scholarship sponsorship	2,500
Chamber of Commerce	5,000
May building taxes	800
Christmas Activities	2,000
Land purchase	20,000
fireworks	3,500
Flag Pole installations and upgrades	7,500
Splashpad Improvements	5,000
Bain Honaker House Restoration work	5,000
Historical Marker for Post Office bldg	1,500
National Register District Project	4,000
Chaparral Trail Kiosks	14,000
Total Expenditures	\$213,300

Motion passed unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

The board will meet next on August 12. A public hearing will be held for the 2013-14 budget. Attorney invoice will be discussed.

ADJOURNMENT

There being no further business, President Caspari adjourned the meeting at 8:14 PM.

Signatures:

Leaca Caspari, President

David Reynolds, Secretary