

**AGENDA
 4A ECONOMIC DEVELOPMENT COMMISSION
 CITY OF FERRIS
 MUNICIPAL CORPORATION OF THE
 STATE OF TEXAS, ELLIS COUNTY
 AT THE
 COUNCIL CHAMBERS
 215 W. SIXTH STREET, FERRIS, TEXAS 75125
 1:00 P.M. THURSDAY JULY 14, 2016**

NOTICE IS HEREBY GIVEN THAT THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF FERRIS WILL MEET IN REGULAR SESSION AT 1:00 P.M. ON THE 14TH DAY OF JULY, 2016 AT THE COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET, FERRIS, TEXAS 75125 FOR THE PURPOSE OF CONSIDERING:

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
-------------	--------------------	-------------

COMMISSION BUSINESS

- | | | |
|----|--|---|
| 1. | Call to order. | Ø |
| 2. | Roll call to determine the presence of a quorum. | 1 |
| 3. | Presentation of EDC Finances. | 2 |

APPROVAL OF MINUTES

- | | | |
|----|---|---|
| 4. | Consider approval of 4A meeting minutes of June 9, 2016 | 4 |
|----|---|---|

DISCUSSION

- | | | |
|----|--|---|
| 5. | Discussion, consideration, and action as may be appropriate regarding authorizing the Ferris City Manager to conduct negotiations for the purchase of approximately 4.789 acres of land in the Mason Phelps Survey Abstract 824, located at 410 S. Interstate 45, Ferris, Ellis County, Texas. | 7 |
|----|--|---|

➤ *Presented by Bill Jordan, Chief building Official*

- | | | |
|----|--|---|
| 6. | Discussion, consideration, and action as may be appropriate concerning internet service. | Ø |
|----|--|---|

➤ *Presented by Doug Childers, I.T. Director*

7. Discussion and consideration on the update of Charter Communication and Time Warren merger and the installation of high speed internet, cable, and phone service to Ferris.
 - *Presented by Carl Sherman, City Manager*
8. Discussion, consideration, and action as may be appropriate concerning the hotel project and restaurant project. Ø
 - *Presented by Carl Sherman, City Manager*
9. SJR Presentation of Downtown Development Ø
 - *Presented by Brian Guenzel, ED Consultant* Ø
9. Discuss items to be placed on next meeting's agenda. Ø

CLOSING

10. Adjourn. Ø

Executive Session Reservation

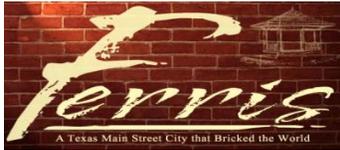
The Ferris 4A Economic Development Commission reserves the right to convene into an Executive Session (closed to the public) as authorized by Sec. 551.087. **DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS:** Closed session is allowed (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 544-2110 two working days prior to the meeting so that appropriate arrangements can be made.

**I, CALLIE GREEN, HEREBY CERTIFY
THAT THE FOREGOING NOTICE WAS
POSTED ON OR BEFORE THE 11TH
DAY OF JULY, 2016 BY 1:00 P.M.**

**CALLIE GREEN,
CITY SECRETARY**



4A E.D.C. MEETING ATTENDANCE RECORD 2015-2016

4A E.D.C. Commission			Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Apr	Apr	May	Jun	Jul	Aug
Place	Name	Title	10	8	12	10	14	11	10	14	21	22	12	9	14	11
Place 1	James Harrison	Commissioner	P	A	A	P	P	-	P	-	P	P	P	P		
Place 2	Bill Pardue	Commissioner	P	P	P	P	P	-	P	-	P	P	P	P		
Place 3	Michael Martinez	Commissioner	P	P	P	P	P	-	P	-	P	P	P	P		
Place 4	Charles Hatfield	Commissioner	P	P	P	P	P	-	P	-	P	P	P	P		
Place 5	Chad Newsom	Commissioner	P	P	P	A	P	-	A	-	P	P	A	A		

Total Present: 5 4 4 4 5 - 4 - 5 5 4 4

A quorum of the commission is 3 members.

City Staff		Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Apr	Apr	May	Jun	Jul	Aug
Title	Name	10	8	12	10	14	11	10	14	21	22	12	9	14	11
City Manager	Carl Sherman	P	P	P	P	P	-	P	-	P	P	P	P		
City Secretary	Callie Green											P	P		
Chief Bldg. Official	Bill Jordan											P	A		
E.D. Consultant	Brian Guenzel											P	P		
Total Present:		6	5	5	5	6	-	5	-	6	6	8	7		

-	Cancelled
P	Present
A	Absent
R	Resigned
D	Deceased
E	End of Term

Chairman- "Will the Secretary please call the roll."
 The Secretary calls each member's position and name.
 They respond if they are present.
 Secretary- "A quorum is present."

**4A EDC FINANCIAL OVERVIEW
(FUND 60)**

Month	Fiscal Year 2015-2016	Beginning Bank Balance	.5% Sales Tax Revenue	Bank Interest/ Other Revenue	Admin/Salary Expense Transfer	Other Expenses	Ending Bank Balance
October	2015	\$ 559,431.93	\$ 8,847.14	\$ 91.96	\$ 2,041.67		\$ 566,329.36
*November	2015	\$ 566,329.36		\$ 95.11		\$ 7,923.42	\$ 558,501.05
*December	2015	\$ 558,501.05	\$ 20,496.44	\$ 95.93	\$ 4,083.34	\$ 656.56	\$ 574,353.52
January	2016	\$ 574,353.52	\$ 5,711.38	\$ 91.57	\$ 2,041.67		\$ 578,114.80
February	2016	\$ 578,114.80	\$ 11,395.80	\$ 98.40	\$ 2,041.67		\$ 587,567.33
*March	2016	\$ 587,567.33	\$ 6,785.69	\$ 100.10			\$ 594,453.12
*April	2016	\$ 594,453.12	\$ 7,422.00	\$ 94.19	\$ 4,083.34	\$ 3,653.19	\$ 594,232.78
May	2016	\$ 594,232.78	\$ 12,459.18	\$ 103.95	\$ 2,041.67		\$ 604,754.24
June	2016						\$ -
July	2016						\$ -
August	2016						\$ -
September	2016						\$ -
Total			\$ 73,117.63	\$ 771.21	\$ 16,333.36	\$ 12,233.17	

Comments:

*Nov 2015- \$12,896.95 Tax Receipts & \$2,041.67 Admin/Salary was not transferred until December 2015.

*Dec 2015-\$7,923.42 expenses paid from 2014-2015 Fiscal Year (11/4/15 AP-Catalyst Commercial)

*March 2016-\$2,041.67 Admin/Salary was not transferred until April 2016.

*April 2016- \$3,653.19 Total= Payment to Pizza Hut of America for \$3,536.53 & Michael Martinez for \$116.66



COMMERCIAL STATE BANK

"Your Community Bank"

P.O. BOX 820 • PALMER, TEXAS 75152
www.csbpalmer.com

STATEMENT OF ACCOUNT

Direct Inquiries To:

COMMERCIAL STATE BANK
(972) 449-2283 • FAX (972) 845-3001
METRO (972) 845-3000 • TeleBank (972) 449-2399

FERRIS
(972) 544-3000 • FAX (972) 544-2533

WILMER
(972) 525-3160 • FAX (972) 525-6323

FERRIS 4A EDC
4A EDC FUNDS
DO NOT MAIL/SEND TO FERRIS

60-00-1049

INTEREST RECEIVED TO DATE		CUSTOMER NUMBER	
488.21		C37176	
INTEREST PAID TO DATE		STATEMENT PERIOD	
		FROM TO	
		04/29 05/31/2016	
SOC. SEC. NUMBER		PAGE NUMBER	
		1	

MEMBER F.D.I.C.

* * HOLD STATEMENT * *

Please examine at once. Check your statement and vouchers and report any discrepancy within thirty days. Please direct any phone inquiries regarding your account to (972) 449-2283 or written inquiries regarding your account to the above address.

See reverse side for additional codes and other important information

*****	HI - FI ACCOUNT	*****#	37176	PREVIOUS BALANCE	594,232.78
Date	Debits / Credits	Description			
05/09	2,041.67	INTERNET BANKING WITHDRL	TO DDA		IB DEBIT
05/31	12,459.18	INTERNET BANKING DEPOSIT	FROM DDA		IB DEPOSIT
05/31	103.95	INTEREST			

DAILY BALANCE INFORMATION

Date.....	Balance	Date.....	Balance	Date.....	Balance
05/09	592,191.11	05/31	604,754.24		

INTEREST EARNED	\$103.95
DAYS IN PERIOD	32
ANNUAL PERCENTAGE YIELD EARNED	.20%

REMEMBER - WE NOW HAVE THE ABILITY TO LINK MULTIPLE ACCOUNTS TO YOUR DEBIT CARD!! YOU WILL HAVE ACCESS TO ALL LINKED ACCOUNTS AT OUR ATM OR OTHER STAR ATMS! ASK TODAY!!

ACCOUNT	PREVIOUS BALANCE	TOTAL DEBITS		TOTAL CREDITS		FEE	CLOSING BALANCE	ENCLOSURE
		NUMBER	AMOUNT	NUMBER	AMOUNT			
CHECKING	594,232.78	1	2,041.67	2	12,563.13		604,754.24	0

**STATE OF TEXAS
COUNTY OF ELLIS**

**THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION MET
IN REGULAR SESSION JUNE 09, 2016 AT 1:00 P.M. IN THE
COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET,
FERRIS, TEXAS 75125.**

MEMBERS PRESENT

James Harrison, Place 1
Bill Pardue, Place 2
Michael Martinez, Place 3
Charles Hatfield, Place 4

STAFF PRESENT

Carl Sherman, City Manager
Callie Green, City Secretary
Brian Guenzel, E.D. Consultant

MEMBERS ABSENT

Chad Newsom, Place 5

COMMISSION BUSINESS

1. Call to order.

James Harrison, Chair, called the meeting to order at 1:00 PM.

2. Roll call to determine the presence of a quorum.

The roll was called and a quorum was determined to be present.

3. Presentation of EDC Finances.

The board reviewed the financial report.

APPROVAL OF MINUTES

4. Consider approval of 4A meeting minutes of March 10, May 12, and 4A & 4B E.D.C. corrected meeting minutes of April 21 and 22, 2016.

Bill Pardue moved to approve the minutes. Seconded by Michael Martinez. For: Unanimous. Motion carried 4-0-0.

DISCUSSION

5. **Discussion, consideration, and action as may be appropriate for a 12” vs 16” waterline sleeve estimate.**

No action taken.

6. **Discussion, consideration, and action as may be appropriate concerning the hotel project.**

No action taken.

7. **Discussion, consideration, and action as may be appropriate concerning a restaurant.**

No action taken.

8. **Discussion, consideration, and action as may be appropriate concerning ECTISP internet service.**

Charles Hatfield recommended Steven Greenwalt, President of ECTISP to get with Doug Childers, I.T director of Ferris to come up with a solution for high-speed internet service within Ferris. No action taken.

9. **Discussion, consideration, and action as may be appropriate concerning the industrial park.**

No action taken.

10. **SJR Presentation of Downtown Development**

ED consultant, Brian Guenzel presented ideas for the downtown development. Brick facades, solutions to the brick facades, and infrastructure.

11. **Clarification of 4A Board duties and responsibilities**

Carl Sherman, City Manager presented the duties and responsibilities to the board. Each board member received by e-mail the local government codes and Ordinances for the 4A and 4B boards.

12. **Explanation of 4A and 4B ordinances.**

Each board member received by e-mail the Ordinance for 4A and 4B

CLOSING

06-09-2016 4A E.D.C. MINUTES

13. Discuss items to be placed on next meeting's agenda.

- Follow up from Doug Childers on meeting with Steven Greenwalt on internet.
- Continue to update on the Hotel issues
- City staff to discuss development priorities

9. Adjourn.

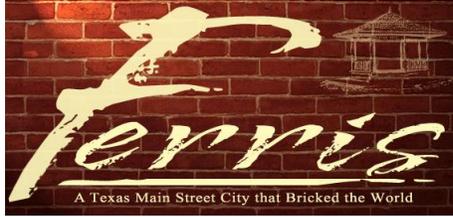
With no further business to come before the board, Charles Hatfield moved to adjourn the meeting at 2:50 p.m. Seconded by Michael Martinez. For: Unanimous. Motion carried 4-0-0. *Meeting adjourned.

APPROVED THIS THE 14TH DAY OF JULY, 2016.

ATTEST:

James Harrison
Chair, 4A EDC

Callie Green
City Secretary



City of Ferris

AGENDA ITEM REPORT

Meeting Date:	
Department:	
Submitted By:	
Previously Reviewed By:	
Item Type:	
Budgeted Expense:	_____ No _____ Yes, Amount: _____

Attachments:
Discussion / Justification:
Recommendation / Staff Comments:
Motion(s):



660

E 8th St

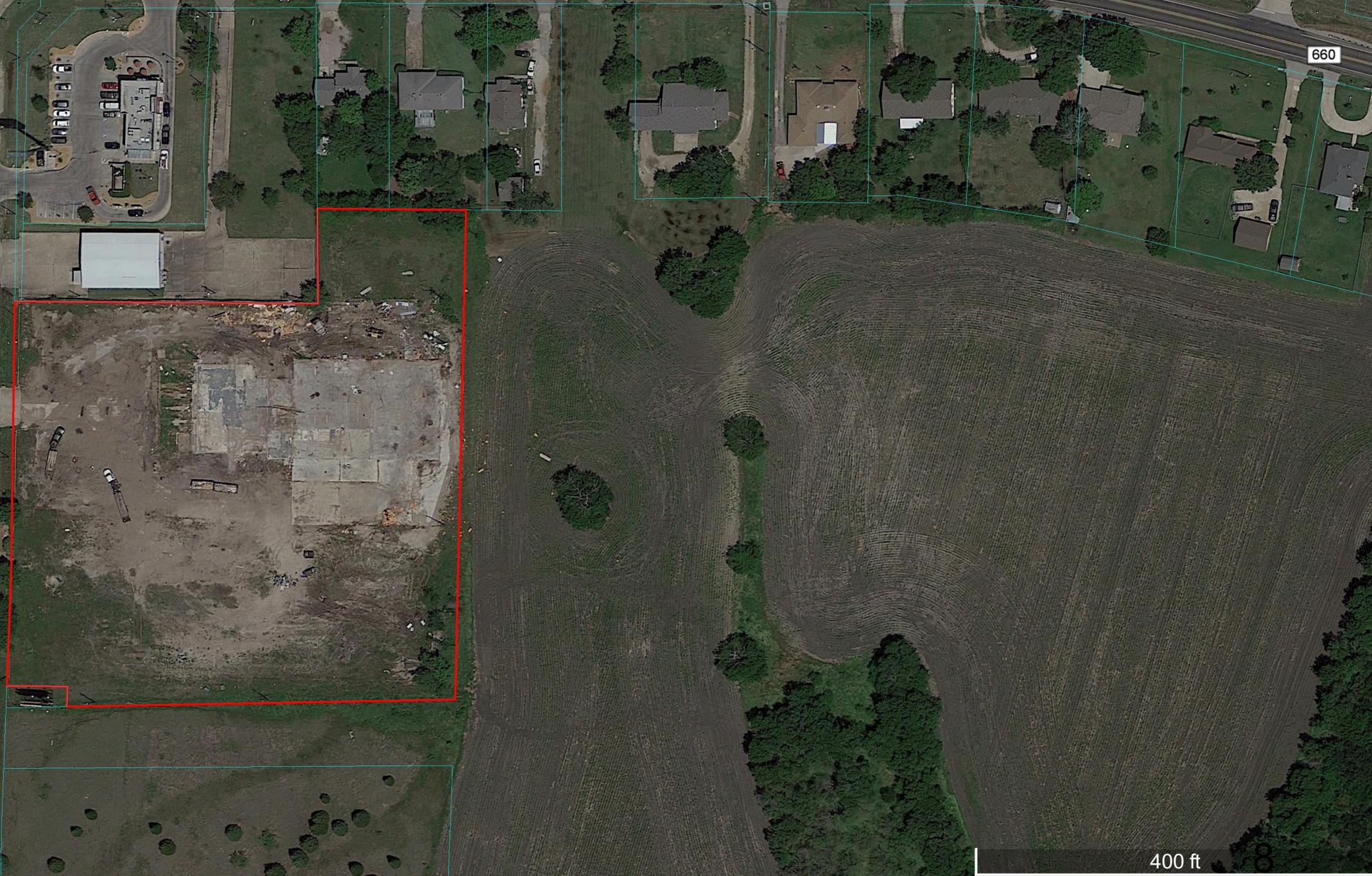
Interstate 45 Service Rd



Google earth

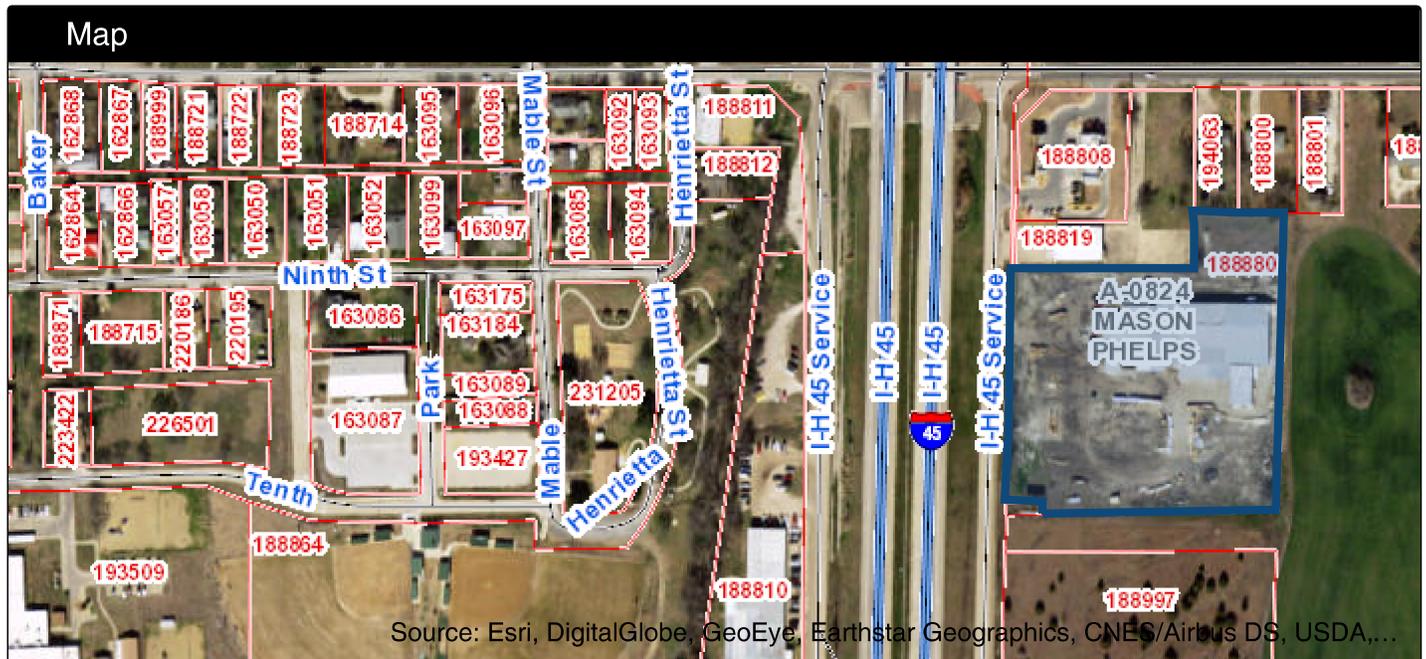
© 2016 Google

400 ft



Ellis Appraisal District eSearch

Property ID: 188880 For Year 2016



Property Details	
Account	
Property ID:	188880
Legal Description:	824 MASON PHELPS 4.789 ACRES
Geographic ID:	29.0824.000.208.00.105
Agent Code:	
Type:	Real
Location	
Address:	410 N INTERSTATE 45 FERRIS, TX 75125
Map ID:	27-3
Neighborhood CD:	COMM
Owner	
Owner ID:	35140
Name:	GATLIN CABINET CO INC
Mailing Address:	PO BOX 384 FERRIS, TX 75125-0384
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$94,300
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$104,310
Agricultural Market Valuation:	\$0
Market Value:	\$198,610
Ag Use Value:	\$0
Appraised Value:	\$198,610
HS Cap:	\$0
Assessed Value:	\$198,610

VALUES DISPLAYED ARE 2016 PRELIMINARY VALUES and are subject to change prior to Certification

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
070	ELLIS COUNTY	0.380091	\$198,610	\$198,610	\$754.90	
205	FERRIS ISD	1.355000	\$198,610	\$198,610	\$2,691.17	
329	CITY OF FERRIS	0.687134	\$198,610	\$198,610	\$1,364.72	
505	EC ESD #5 (FERRIS)	0.030000	\$198,610	\$198,610	\$59.58	
R70	ELLIS COUNTY LATERAL ROAD	0.033508	\$198,610	\$198,610	\$66.55	

Total Tax Rate: 2.485733 Estimated Taxes With Exemptions: \$4,936.91 Estimated Taxes Without Exemptions: \$4,936.91

Property Improvement - Building

Type: Commercial State Code: F2 Living Area: 23,254.00sqft Value: \$94,300

Type	Description	Class CD	Year Built	SQFT
ASPH	ASPHALT	IMPROVED	1965	7,000.00
STGU	STORAGE UNFINISHED	*	1965	2,275.00
COMM	COMMERCIAL	SGAS	1965	6,348.00
CNPY	CANOPY	CNPA	1965	778.00
COMM	COMMERCIAL	IOGS	1965	16,906.00

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SF	conv code SF	4.789	208,609.00	0.00	0.00	\$104,310	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$94,300	\$104,310	\$0	\$198,610	\$0	\$198,610
2015	\$173,790	\$54,590	\$0	\$228,380	\$0	\$228,380
2014	\$172,960	\$54,590	\$0	\$227,550	\$0	\$227,550
2013	\$169,220	\$54,590	\$0	\$223,810	\$0	\$223,810
2012	\$177,110	\$54,590	\$0	\$231,700	\$0	\$231,700
2011	\$177,110	\$54,590	\$0	\$231,700	\$0	\$231,700
2010	\$177,610	\$54,590	\$0	\$232,200	\$0	\$232,200
2009	\$177,610	\$54,590	\$0	\$232,200	\$0	\$232,200

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/11/1992	OT	DO NOT USE			00906	00560	0
8/1/1989	OT	DO NOT USE			00820	00245	0
6/26/1986	OT	DO NOT USE			00748	00042	0
	OT	DO NOT USE					0
	OT	DO NOT USE					0
	OT	DO NOT USE					0

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W Interstate 45 Service Rd

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