

**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 SEPTEMBER 8, 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 8TH DAY OF SEPTEMBER, 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>
<u>COMMISSION BUSINESS</u>		
1.	Call to order.	Ø
2.	Roll call to determine the presence of a quorum.	1
3.	Presentation of EDC Finances.	Ø
<u>APPROVAL OF MINUTES</u>		
4.	Consider approval of 4A meeting minutes of August 11, 2016	2
<u>DISCUSSION</u>		
5.	Discussion, consideration, and action as may be appropriate regarding water and sewer line location for infrastructure.	Ø
	➤ <i>Presented by Eric Moss, Public Works Superintendent</i>	
6.	Discussion, consideration, and action as may be appropriate regarding allowing up to \$140,000 for the construction of a 12 inch waterline under I-45 from east of I-45 to west of I-45.	6
	➤ <i>Presented by Bill Jordan, Chief Building Official</i>	
7.	Discussion, consideration, and action as may be appropriate regarding the fiscal year 2017 budget.	Ø

➤ Presented by Trudy Lewis, Budget/HR Director

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

CLOSING

9. Adjourn. ∅
-

Executive Session Reservation

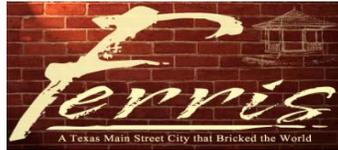
The Ferris 4A Economic Development Commission reserves the right to convene into an Executive Session (closed to the public) as authorized by Sec. 551.087. **DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS:** Closed session is allowed (1) to discuss or deliberate regarding commercial or financial 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 2ND
DAY OF SEPTEMBER, 2016 BY 1:00
P.M.

CALLIE GREEN,
CITY SECRETARY



4A E.D.C. MEETING ATTENDANCE RECORD 2016-2017

4A E.D.C. Commission			Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Place	Name	Title	8	11	10	8	12	9	9	13	11	8	13	10
Place 1	James Harrison	Chair												
Place 2	Bill Pardue	Commissioner												
Place 3	Michael Martinez	Secretary												
Place 4	Charles Hatfield	Commissioner												
Place 5	Chad Newsom	Vice Chair												

Total Present:

A quorum of the commission is 3 members.

City Staff		Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Title	Name	8	11	10	8	12	9	9	13	11	8	13	10
City Manager													
City Secretary	Callie Green												
Chief Bldg. Official	Bill Jordan												
E.D. Consultant	Brian Guenzel												
Total Present:													

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."

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

**STATE OF TEXAS
COUNTY OF ELLIS**

**THE FERRIS 4A ECONOMIC DEVELOPMENT COMMISSION MET
IN REGULAR SESSION AUGUST 11, 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
Chad Newsom, Place 5

STAFF PRESENT

Carl Sherman, City Manager
Callie Green, City Secretary
Brian Guenzel, E.D. Consultant
Shai Roos, E.D. Consultant
Bill Jordan, Chief Building Official
Trudy Lewis, HR/Budget Director

MEMBERS ABSENT

COMMISSION BUSINESS

1. Call to order.

Chad Newsom, 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 June 9, 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 concerning internet service.

No action taken. Doug Childers, I.T. Director spoke on this item. Doug Childers will continue to discuss a possible contract with ECTISP and to keep in contact with ECTISP. Bill Pardue moves to approve keeping in contact with ECTISP. Seconded by Michael Martinez. For. Unanimous. Motion carried 5-0-0.

6. Discussion, consideration, on the update of Charter Communication and Time Warren merger and the installation of high speed internet, cable, and phone service to Ferris.

No action taken. Discussion only. Carl Sherman, City Manager spoke on this item. He is pleased to announce that Spectrum is coming to Ferris the 1st quarter of next year.

7. Discussion, consideration, and action as may be appropriate concerning the hotel project and restaurant project.

No action taken. Discussion only. Carl Sherman, City Manager spoke on this item and addressed that investors were not confident in the City and limited resources, therefore, causing the hotel and restaurant project to be off the table. The Commission Board has tabled this item for a back-up waterline across I-45. The board also asked that City Staff (Public Works) be present to address this issue.

8. Discussion, consideration, and action as may be appropriate regarding rescinding the approval of proposed land acquisition including infrastructure not to exceed \$200,000.00.

Chad Newsom moved to approve rescinding \$200,000.00 for the land acquisition including infrastructure. Seconded by Michael Martinez. For. Unanimous. Motion carried 5-0-0.

9. Discussion, consideration, and action as may be appropriate regarding approval of funds in the amount not to exceed \$60,000 for the extension of water and sewer lines to a proposed restaurant to be located in the 400 block of FM 664, City of Ferris, Ellis County, Texas.

Discussion – A possible Cancun’s restaurant. Sewer line 6” and water line 8”. Bill Pardue stated before a contract is made he would like to see a “Clause” that states, “The sewer and water lines will start when the restaurant owner starts construction.”

Bill Pardue moved to approve funds not to exceed \$60,000 for the extension of water and sewer lines. Seconded by Chad Newsom. For. Unanimous. Motion carried 5-0-0.

10. SJR Presentation of Downtown Development

ED consultant, Shai Roos presented presentation on a breakdown of the 4A EDC budget and where the Boards finances will go. She presented there needs to be a plan. I-45 Corridor plan, façade estimate, foot and care traffic to downtown.

11. Discussion, consideration, and action as may be appropriate regarding the fiscal year 2017 budget.

Trudy Lewis, Budget/HR Director presented a PowerPoint presentation of the 4A EDC budget for the FY 2017. The Board asked that this item be tabled to the next meeting date. Michael Martinez moved to approve the FY 2017 budget. Seconded by Bill Pardue. For. Michael Martinez, Bill Pardue, Chad Newsom. Against. James Harrison, Charles Hatfield. Motion Carried 3-2-0.

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

- Budget.
- Additional information requested dealing with a backup water and sewer lines across I-45 to see if the location is good for infrastructure and invite Public Works to present.
- City staff to discuss development priorities

CLOSING

13. Adjourn.

With no further business to come before the board, Bill Pardue moved to adjourn the meeting at 3:06 p.m. Seconded by Charles Hatfield. For: Unanimous. Motion carried 5-0-0. *Meeting adjourned.

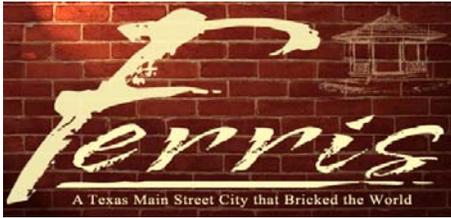
APPROVED THIS THE 8TH DAY OF SEPTEMBER, 2016.

ATTEST:

Callie Green
City Secretary

James Harrison
Chair, 4A EDC

08-11-2016 4A E.D.C. MINUTES



City of Ferris

AGENDA ITEM REPORT

Meeting Date:	9-8-16
Department:	Code Compliance
Submitted By:	W. Jordan
Previously Reviewed By:	
Item Type:	<input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action
Budgeted Expense:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, Amount: \$140,000.00

Attachments:

Waterline Bids
 Waterline Improvement Survey
 Wastewater Line Improvement Survey
 Bid Tally

Discussion / Justification:

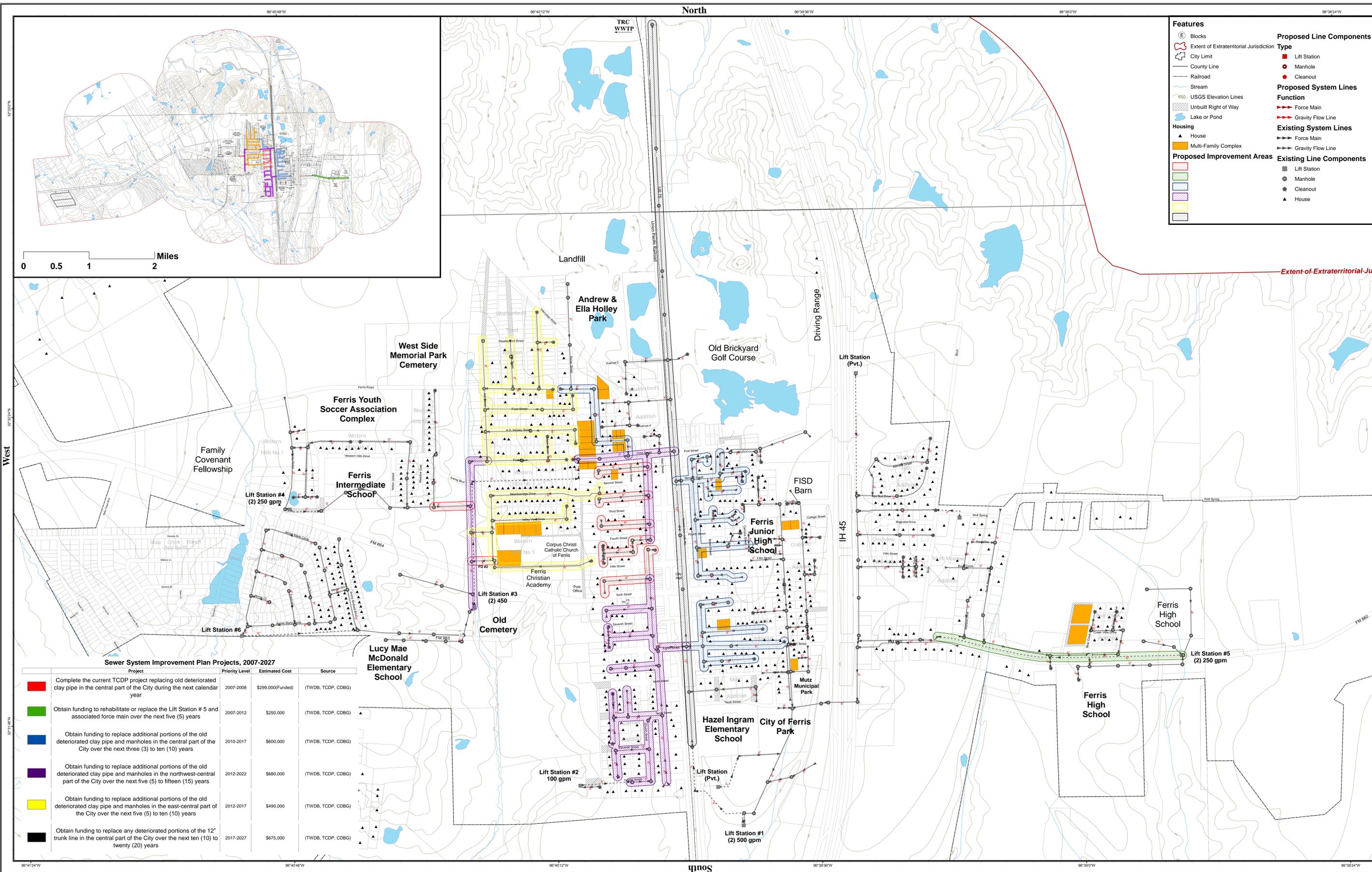
The Board has allocated \$140,000.00 toward the construction of a new 12” waterline to be bored under Interstate 45 near the current Trinity Industries building. This line was initially intended to support a new hotel development. The 12” line would be necessary to supply a 4 story building with heavy water usage. With the hotel deal no longer viable, this line is no longer in immediate need, and staff feels that the additional crossing will provide minimal value to the current water system. Staff feels that any future development at this location will have a much lower water demand (i.e. restaurant or retail use.) Should the site develop in the future, there are two 6” waterlines on the West side of Interstate 45 that can be extended to serve these uses at a much lower cost.

Recommendation / Staff Comments:

Included in your packet are maps of the water and wastewater improvement survey. As shown on the maps there are multiple areas within the city that are in need of infrastructure upgrades. Additionally, there are opportunities to extend infrastructure to developable lots/parcels that currently have no water or sewer. It has been expressed by the Board that there is an intent to commit 4A funds to infrastructure improvements. It is recommended that the Board hold a workshop meeting to identify projects that will provide the best opportunity for economic development and reallocate the I-45 waterline funds to one or more of those projects. Staff recommends that tonight the Board withdraw the fund allocation for construction of the I-45 12” waterline extension, and approve up to \$7,000.00 for completed engineering services.

Motion(s):

I make a motion to withdraw funds for construction of the I-45 waterline project, and authorize the expenditure of up to \$7,000.00 for completed engineering services relating to that project.



Sewer System Improvement Plan Projects, 2007-2027

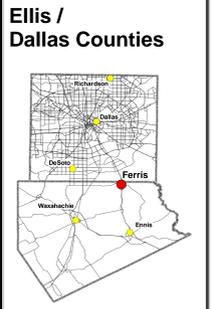
Project	Priority Level	Estimated Cost	Source
Complete the current TCDDP project replacing old deteriorated clay pipe in the central part of the City during the next calendar year	2007-2008	\$299,000(Funded)	(TWDB, TCDDP, CDBG)
Obtain funding to rehabilitate or replace the Lift Station # 5 and associated force main over the next five (5) years	2007-2012	\$250,000	(TWDB, TCDDP, CDBG)
Obtain funding to replace additional portions of the old deteriorated clay pipe and manholes in the central part of the City over the next three (3) to ten (10) years	2010-2017	\$600,000	(TWDB, TCDDP, CDBG)
Obtain funding to replace additional portions of the old deteriorated clay pipe and manholes in the northwest-central part of the City over the next five (5) to fifteen (15) years	2012-2022	\$680,000	(TWDB, TCDDP, CDBG)
Obtain funding to replace additional portions of the old deteriorated clay pipe and manholes in the east-central part of the City over the next five (5) to ten (10) years	2012-2017	\$480,000	(TWDB, TCDDP, CDBG)
Obtain funding to replace any deteriorated portions of the 12" trunk line in the central part of the City over the next ten (10) to twenty (20) years	2017-2027	\$675,000	(TWDB, TCDDP, CDBG)

City of Ferris
Ellis / Dallas Counties
Texas

Map 8B
Proposed Sewer System Improvements 2007-2027

GrantWorks, Inc.
2201 Northland Drive, Austin, TX 78756
Phone: (512) 420-0303 Fax: (512) 420-0302

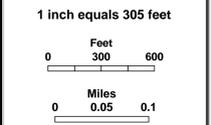
Disclaimer
The maps and documents included in this planning study are to be used for informational purposes only. They are not intended to be used as a basis for legal action or as a substitute for professional engineering or architectural services. The City and GrantWorks, Inc. do not warrant or represent that the information contained herein is accurate, complete, or current. The City and GrantWorks, Inc. do not assume any liability for any errors or omissions in this study. The City and GrantWorks, Inc. do not assume any liability for any damages, including consequential damages, arising from the use of this study. The City and GrantWorks, Inc. do not assume any liability for any damages, including consequential damages, arising from the use of this study.



Population2,175
City Limits2,085 Acres
Extrateritorial Jurisdiction5,958 Acres

Distance To:

Dallas22 Miles
Waxahachie18 Miles
Ennis12 Miles



UTM Zone 14N
Projection: Transverse Mercator
Datum: North American 1983
False Easting: 500000.000000
False Northing: 0.000000
Central Meridian: -102.000000
Scale Factor: 0.999600
Latitude Of Origin: 32.000000
Linear Unit: Meter (1.000000)

Geographic Coordinate System:
GCS: North American 1983
Datum: North American 1983
Spheroid: GRS 1980
Semimajor Axis: 6378137.000000000
Semiminor Axis: 6356752.314140349
Prime Meridian: 122.2500000000000

