

AGENDA
4B ECONOMIC DEVELOPMENT COMMISSION
CITY OF FERRIS
MUNICIPAL CORPORATION OF THE
STATE OF TEXAS, ELLIS COUNTY
AT THE
FERRIS PUBLIC LIBRARY
301 E. TENTH STREET, FERRIS, TEXAS 75125
7:00 P.M. TUESDAY, OCTOBER 28, 2014

NOTICE IS HEREBY GIVEN THAT THE FERRIS 4B ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF FERRIS WILL MEET IN REGULAR SESSION AT 7:00 P.M. ON THE 28TH DAY OF OCTOBER, 2014 AT THE FERRIS PUBLIC LIBRARY LOCATED AT 301 E. TENTH STREET, FERRIS, TEXAS 75125, FOR THE PURPOSE OF CONSIDERING:

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
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COMMISSION BUSINESS

- | | | |
|----|--|---|
| 1. | Call to order. | 0 |
| 2. | Roll call to determine the presence of a quorum. | 1 |

APPROVAL OF MINUTES

- | | | |
|----|--|---|
| 3. | Consider approval of minutes of 4B E.D.C. meeting of September 23, 2014. | 2 |
|----|--|---|

DISCUSSION

- | | | |
|----|--|---|
| 4. | Discussion regarding the Scout House project. | 0 |
| 5. | Discussion regarding Main Street Board projects. | 5 |

OLD BUSINESS

- | | | |
|----|---|---|
| 6. | Discussion, consideration, and action as may be appropriate regarding content for the Best Southwest Partnership of Dallas and Ellis Counties magazine. | 0 |
|----|---|---|

NEW BUSINESS

7. Discussion, consideration, and action as may be appropriate regarding the soccer fields. 6

CLOSING

8. Discuss items to be placed on next meeting's agenda. 0
9. Adjourn. 0

Executive Session Reservation

The Ferris 4B 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).

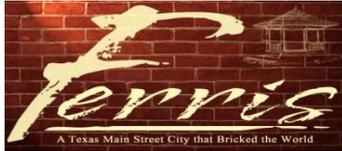
Disability Assistance and Accommodation

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, DESTINY WRIGHT, HEREBY CERTIFY
THAT THE FOREGOING NOTICE WAS
POSTED ON OR BEFORE THE 24TH DAY OF
OCTOBER, 2014 BY 5:00 P.M.



DESTINY WRIGHT
CITY SECRETARY



4B E.D.C. MEETING ATTENDANCE RECORD 2014-2015

4B E.D.C. Commission			Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Place	Name	Title	23	28	25	23	27	24	24	28	26	23	28	25	22
Place 1	Ginny Bodine	Commissioner	P												
Place 2	Virginia January	Commissioner	P												
Place 3	Virginia Kay	Commissioner	P												
Place 4	Vacant	Commissioner	A												
Place 5	Rudy Amor	Commissioner	A												
Place 6	Barbara Pardue	Commissioner	P												
Place 7	Polly Starr	Commissioner	A												
Total Present:															

A quorum of the commission is 4 members.

City Staff		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Title	Name	23	28	25	23	27	24	24	28	26	23	28	25	22
E.D. Coordinator	Chuck Dart	P												
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."

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

**STATE OF TEXAS
COUNTY OF ELLIS**

**THE FERRIS 4B ECONOMIC DEVELOPMENT COMMISSION MET IN A
REGULAR SESSION SEPTEMBER 23, 2014 AT 7:00 P.M. AT THE FERRIS
PUBLIC LIBRARY LOCATED AT 301 E. TENTH STREET, FERRIS, TEXAS
75125.**

MEMBERS PRESENT

Virginia Bodine, Place 1
Virginia January, Place 2
Virginia Kay, Place 3
Barbara Pardue, Place 6

STAFF PRESENT

Chuck Dart, Eco. Dev. Coordinator

MEMBERS ABSENT

Rudy Amor, Place 5
Polly Starr, Place 7

STAFF ABSENT

COMMISSION BUSINESS

1. Call to order.

Barbara Pardue called the meeting to order at 7:05 P.M.

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

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

3. Discussion of vacancy of Place 4.

Brian Smith will not be serving on the commission. Members are asked to give Chuck Dart their suggestions for a replacement.

4. Discussion of 4B E.D.C. financial status.

Chuck Dart presented the bank statement. The account balance as of August 26, 2014 was \$297,022.18.

5. Election of Officers.

Virginia Kay nominated Barbara Pardue for Chair. For: Unanimous.
Virginia January nominated Virginia Kay for Vice Chair. For: Unanimous.
Virginia January nominated Virginia Bodine for Secretary. For: Unanimous.

APPROVAL OF MINUTES

6. Consider approval of minutes of 4B E.D.C. meeting of July 22, 2014.

Virginia Kay moved to approve the 4B E.D.C. meeting minutes of July 22, 2014.
Seconded by Barbara Pardue. For: Unanimous. Motion carried 4-0-0.

OLD BUSINESS

7. Discussion, consideration and action as may be appropriate regarding the Scout House project.

The project is proceeding well. The floors have been leveled and interior work continues. The commission discussed reservation rules and regulations for use. Virginia Bodine moved to send reservation rules and regulations to the City Council for approval. Seconded by Virginia Kay. For: Unanimous. Motion carried 4-0-0.

8. Discussion, consideration and action as may be appropriate regarding Main Street Board projects.

Chuck Dart informed the commission that the Alley Park work has been put on hold pending the arrival of engineer plans. Bidding on this project will begin soon.

9. Discussion, consideration and action as may be appropriate regarding the Best Southwest Partnership of Dallas and Ellis Counties.

Matt McWhorter with Best Southwest made a presentation on the benefits of advertising in this local publication. Virginia Bodine moved to allocate \$2,567.50 for a full page ad in the "Education" section of the March issue. Seconded by Virginia Kay. For: Unanimous. Motion carried 4-0-0.

CLOSING

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

- * City welcome signs
- * Scout House status
- * Alley Park status

11. Adjourn.

With no further business to come before the board, Virginia January moved to adjourn the meeting. Seconded by Virginia Kay. For: Unanimous. Motion carried 4-0-0. Meeting adjourned at 8:28 P.M.

APPROVED THIS THE 28th DAY OF OCTOBER, 2014.

ATTEST:

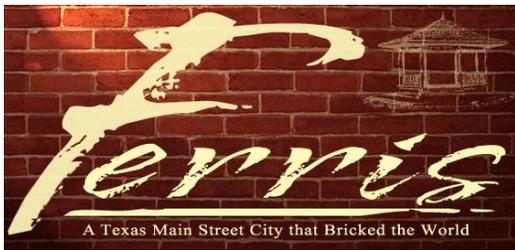
Chuck Dart
Economic Development Coordinator

Terri Childers
Secretary to City Manager

**Important administrative notation:
These minutes have been composed by using meeting notes provided to Terri Childers.*

Alley Park funding for REV 5 design

Item	Description	Qty	Each/ Date	Budget Totals	Actual	Actual Totals	Balance
1	wall prep		\$ 1,500.00	\$ 1,500.00		\$ 1,428.16	\$ 71.84
	patch materials		27-Jun		\$ 37.43		
	patch materials		2-Jul		\$ 17.25		
	patch materials		9-Jul		\$ 12.45		
	patch labor		9-Jul		\$ 350.00		
	paint and materials		11-Jul		\$ 561.03		
	paint labor		23-Jul		\$ 450.00		
2	mural			\$ 4,000.00		\$ 3,600.00	\$ 400.00
	50% Deposit				\$ 1,800.00		
	Balance paid		30-Sep		\$ 1,800.00		
3	benches	5	\$ 700.00	\$ 3,500.00			
4	cig receptacles	2	\$ 150.00	\$ 300.00			
5	trash receptacles	2	\$ 645.00	\$ 1,290.00			
6	bollards	0	\$ 500.00	\$ -			
7	irrigation	1	\$ 5,000.00	\$ 5,000.00			
8	Small planters	0	\$ 250.00	\$ -			
9	Large Planters - reuse	4	\$ 100.00	\$ 400.00			
10	Small plants & soil	6	\$ 50.00	\$ 300.00			
11	Trees	0	\$ 150.00	\$ -			
12	lighting	8	\$ 100.00	\$ 800.00			
13	plaque	1	\$ 800.00	\$ 800.00			
14	Steel & Labor per 10' section	3	\$ 5,300.00	\$ 15,900.00			
15	Electrical	1	\$ 3,000.00	\$ 3,000.00			
16	Professional Services	1	\$ 3,000.00	\$ 3,000.00		\$ 3,000.00	\$ -
	AGTM Engineering		30-Sep		\$ 3,000.00		
17							
	Budget Estimates, To-date Actuals and Balances			\$ 39,790.00		\$ 8,028.16	\$ 471.84
	Excess (negative) per budget			\$ 660.00			
	Excess (negative) maximum expenditure			\$ 5,210.00			
	Original budget		\$ 25,000.00				
	Increase approved by 4B July 22		\$ 15,450.00				
	Total project budget		\$ 40,450.00				
	Maximum approved by 4B July22		\$ 45,000.00				
					Coding	62-67-4624	



MEMORANDUM

DATE: October 28, 2014
FROM: City Manager, Dennis Burn
TO: Chairman and Commissioners of 4B EDC

SUBJECT: Ferris Soccer Field Improvements
October 20, 2014 4B EDC Meeting

Attached to this agenda item are:

- 1. Bid tabulation of bids received from contractors.**
- 2. The approved 4B EDC FY 2014-2015 Budget.**
- 3. Plans and Specifications. I will bring these to the meeting for your review.**

The City Council has directed me to solicit bids for improvements to the Ferris Soccer Fields. Plans and specifications were prepared by a consulting engineer, The Wallace Group. A request for bids was advertised and sealed bids were received on October 9, 2014. The lowest responsible, responsive bid received was from Professional Golf Services. Their Base Bid (\$146,847.000) and Alternate No.1 (\$103,260.00) are shown on the bid tabulation. The Base Bid includes importing topsoil. The Alternate Bid No. 1 does not include importing topsoil. The importation of topsoil is expensive and is the reason for the price difference. Either option can be chosen.

The City of Ferris Fiscal Year Budget 2014-2015 was prepared well in advance of the bids we received so that there is now a short-fall of money available. I had assumed while preparing the

budget that the \$40,000.00 in line item 4415 of the 4B EDC budget would be dedicated to improvements to the soccer fields.

I am requesting that the 4B Economic Development Corporation consider funding this project for \$103,260.00 to be awarded to Professional Golf Services. I will be attendance at the meeting to answer any questions you may have.

CITY OF FERRIS
CITY OF FERRIS SOCCER FIELDS
October 9, 2014

ITEM	DESCRIPTION	APPX QTY	UNIT	PROFESSIONAL GOLF SERVICIES		C. GREEN SCAPING		QUALITY EXCAVATION		DCI CONTRACTORS	
				UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID
1.01	MOBILIZATION & PROJECT INCIDENTALS	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 71,000.00	\$ 71,000.00
1.02	SWPPP	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 200.00	\$ 200.00	\$ 1,100.00	\$ 1,100.00	\$ 1,000.00	\$ 1,000.00
1.03	SWPPP IMPLEMENTATION	1	LS	\$ 9,950.00	\$ 9,950.00	\$ 2,000.00	\$ 2,000.00	\$ 6,800.00	\$ 6,800.00	\$ 7,500.00	\$ 7,500.00
SUBTOTAL GENERAL CONDITIONS				\$ 18,450.00		\$ 8,200.00		\$ 13,900.00		\$ 79,500.00	
2.01	SCARIFY 2 INCHES AND RECOMPACT	15,400	SY	\$ 1.03	\$ 15,862.00	\$ 0.44	\$ 6,776.00	\$ 2.25	\$ 34,650.00	\$ 1.50	\$ 23,100.00
2.02	TOPSOIL AND FINE GRADING	2,430	CY	\$ 22.50	\$ 54,675.00	\$ 29.00	\$ 70,470.00	\$ 36.50	\$ 88,695.00	\$ 80.00	\$ 194,400.00
2.03	HYDROMULCH SEEDING	15,400	SY	\$ 0.90	\$ 13,860.00	\$ 0.38	\$ 5,852.00	\$ 0.60	\$ 9,240.00	\$ 1.00	\$ 15,400.00
2.04	DESIGN/INSTALL IRRIGATION SYSTEM	1	LS	\$ 44,000.00	\$ 44,000.00	\$ 80,000.00	\$ 80,000.00	\$ 76,600.00	\$ 76,600.00	\$ 57,000.00	\$ 57,000.00
SUBTOTAL SITE IMPROVEMENTS				\$ 128,397.00		\$ 163,098.00		\$ 209,185.00		\$ 289,900.00	
TOTAL				\$ 146,847.00		\$ 171,298.00		\$ 223,085.00		\$ 369,400.00	

BID ALTERNATE #1

	BASE BID				\$ 146,847.00		\$ 171,298.00		\$ 223,085.00		\$ 369,400.00
	SUBTRACT ITEM 2.02				\$ 54,675.00		\$ 70,470.00		\$ 88,695.00		\$ 145,200.00
2.02A	FINE GRADING	15,400	SY	\$ 0.72	\$ 11,088.00	\$ 0.32	\$ 4,928.00	\$ 1.10	\$ 16,940.00		\$ -
TOTAL (BID ALTERNATE #1)				\$ 103,260.00		\$ 105,756.00		\$ 151,330.00		\$ 224,200.00	

**ECONOMIC DEVELOPMENT FUND - 4B
SUMMARY OF REVENUE AND EXPENDITURES
2014-2015**

FUND 62 - 4B
DEPT: 67-4B EDC

TYPE: RESTRICTED FOR PROMOTIONS/HISTORIC DOWNTOWN/PARKS

	ACTUAL 2012-2013	BUDGETED 2013-2014	PROPOSED 2014-2015
2700 BEGINNING FUND BALANCE	\$235,914.00	\$220,000.00	\$290,000.00
REVENUES			
3052 4B .5% ECONOMIC DEVELOPMENT TAX	\$91,302.00	\$82,500.00	\$90,000.00
3070 TRANSFER FROM GENERAL FUND	\$0.00	\$0.00	\$0.00
3840 INTEREST INCOME	\$233.00	\$250.00	\$250.00
TOTAL: CURRENT REVENUE	\$91,535.00	\$82,750.00	\$90,250.00
TOTAL FUNDS AVAILABLE	\$327,449.00	\$302,750.00	\$380,250.00
OPERATIONS			
4254 PLAQUES AND AWARDS/CEREMONIAL	\$0.00	\$0.00	\$0.00
4360 CONSULTANT SERVICE	\$6,000.00	\$0.00	\$0.00
4363 OTHER PROFESSIONAL SERVICES (PARK MASTER PLAN)	\$0.00	\$0.00	\$0.00
4364 ENGINEERING SERVICE	\$0.00	\$0.00	\$0.00
4365 ADVERTISEMENTS & NOTICES	\$165.00	\$1,500.00	\$1,500.00
4378 BANKING ADMIN EXPENSE	\$2.00	\$0.00	\$0.00
4381 DUES & MEMBERSHIPS	\$145.00	\$1,500.00	\$1,500.00
4382 PROFESSIONAL TRAINING	\$0.00	\$0.00	\$0.00
4383 TRAVEL EXPENSE	\$0.00	\$1,000.00	\$2,000.00
4390 MARKETING/PROMOTIONAL ACTIVITIES	\$2,485.00	\$3,000.00	\$3,000.00
4398 REBATES/REFUNDS (380 AGREEMENT)	\$2,309.00	\$5,000.00	\$5,000.00
4507 NOTE PAYMENT PRINCIPLE (MYERS, WINFRED L.)	\$0.00	\$0.00	\$0.00
4508 NOTE PAYMENT INTEREST (MYERS, WINFRED L.)	\$0.00	\$0.00	\$0.00
TOTAL: OPERATIONS	\$11,106.00	\$12,000.00	\$13,000.00

TRANSFERS				
4391	ADMIN COST SHARE TO GENERAL FUND (3,500)	\$18,500.00	\$18,500.00	\$18,500.00
	ADMIN COST TO EC. DEV. POSITION (15,000)			
4601	TRANSFER TO GENERAL FUND (5TH STREET SIDEWALK)	\$45,000.00	\$0.00	\$0.00
	TOTAL: TRANSFERS	\$63,500.00	\$18,500.00	\$18,500.00
SUPPLIES & TOOLS				
4221	GENERAL OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00
4275	SIGNS (ADDED)	\$0.00	\$10,000.00	\$0.00
	TOTAL: SUPPLIES & TOOLS	\$0.00	\$10,000.00	\$0.00
REPAIRS & MAINTENANCE				
4321	BUILDING/FACILITIES REPAIRS	\$0.00	\$60,000.00	\$60,000.00
	TOTAL: REPAIRS & MAINTENANCE	\$0.00	\$60,000.00	\$60,000.00
CONTINGENCY				
4624	FAÇADE IMPROVEMENTS GRANT EXPENSES	\$0.00	\$60,000.00	\$60,000.00
4913	RESTRICTED RESERVES	\$0.00	\$0.00	\$0.00
	TOTAL: CONTINGENCY	\$0.00	\$60,000.00	\$60,000.00
CAPITAL IMPROVEMENTS				
4400	LAND	\$0.00	\$0.00	\$0.00
4415	PARK IMPROVEMENTS	\$0.00	\$40,000.00	\$40,000.00
4420	BUILDING/CONSTRUCTION IMPROVEMENTS	\$0.00	\$0.00	\$0.00
	TOTAL: CAPITAL IMPROVEMENTS	\$0.00	\$40,000.00	\$40,000.00
	TOTAL 4B EXPENDITURES	\$74,606.00	\$200,500.00	\$191,500.00
	ENDING FUND BALANCE	\$252,843.00	\$102,250.00	\$188,750.00
	(BEGIN FUND BALANCE+REVENUE-EXPENSES)			