

AGENDA
4B 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
7:00 P.M. THURSDAY, APRIL 30, 2015

NOTICE IS HEREBY GIVEN THAT THE FERRIS 4B ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF FERRIS WILL MEET IN SPECIAL SESSION AT 7:00 P.M. ON THE 30TH DAY OF APRIL 2015 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. | Discussion of mid-year financials. | 2 |
| <u>APPROVAL OF MINUTES</u> | | |
| 4. | Consider approval of minutes of 4B E.D.C. meeting of January 27, 2015. | 7 |
| <u>OLD BUSINESS</u> | | |
| 5. | Discussion, consideration, and action as may be appropriate regarding the Alley Park. | Ø |
| <u>NEW BUSINESS</u> | | |
| 6. | Discussion, consideration, and action as may be appropriate regarding design of a gateway monument. | 10 |

CLOSING

- 7. Discuss items to be placed on next meeting's agenda. Ø
 - 8. Adjourn. Ø
-

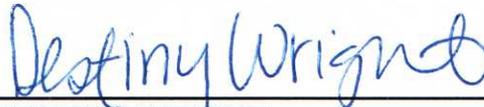
Executive Session Reservation

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).

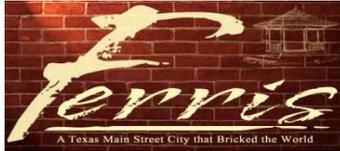
Disability Assistance and Accommodation

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 27TH DAY OF APRIL, 2015 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 | 13 | 23 | 27 | 24 | 24 | 30 | 26 | 23 | 28 | 25 | 22 |
| Place 1 | Ginny Bodine | Commissioner | P | A | A | X | P | X | X | | | | | | |
| Place 2 | Virginia January | Commissioner | P | P | P | X | P | X | X | | | | | | |
| Place 3 | Virginia Kay | Commissioner | P | P | A | X | A | X | X | | | | | | |
| Place 4 | Vacant | Commissioner | V | V | P | X | V | X | X | | | | | | |
| Place 5 | Rudy Amor | Commissioner | A | A | P | X | P | X | X | | | | | | |
| Place 6 | Barbara Pardue | Commissioner | P | P | P | X | P | X | X | | | | | | |
| Place 7 | Polly Starr | Commissioner | A | P | P | X | A | X | X | | | | | | |
| Total Present: | | | 4 | 4 | 5 | X | 4 | X | X | | | | | | |

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 | 13 | 23 | 27 | 24 | 24 | 30 | 26 | 23 | 28 | 25 | 22 |
| E.D. Coordinator | Chuck Dart | P | P | P | X | P | X | X | | | | | | |
| Total Present: | | 1 | 1 | 1 | X | 1 | X | X | | | | | | |

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 |

City of Ferris
Reconciliation Summary
10 - CSB- 4B EDC Funds, Period Ending 3/31/2015

| | |
|-----------------------------------|--------------|
| Beginning Balance | \$123,442.98 |
| Cleared Transactions | |
| Other Charges - 1 Items | (\$1,620.59) |
| Deposit - 1 Items | \$23,631.74 |
| Total Cleared Transactions | \$22,011.15 |
| Ending Balance | \$145,454.13 |

Balance - mg



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

62-00-1050

| | | | |
|---------------------------|--|------------------|----|
| INTEREST RECEIVED TO DATE | | CUSTOMER NUMBER | |
| 18.21 | | C37283 | |
| INTEREST PAID TO DATE | | STATEMENT PERIOD | |
| | | FROM | TO |
| | | 02/27 03/31/2015 | |
| SOC. SEC. NUMBER | | PAGE NUMBER | 1 |

MEMBER F.D.I.C.

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 | *****# | 37283 | PREVIOUS BALANCE | 123,442.98 |
| Date | Debits / Credits | Description | | | |
| 03/02 | 78.92 | INTERNET BANKING | WITHDRL | TO DDA | IB DEBIT |
| 03/17 | 14,614.68 | INTERNET BANKING | DEPOSIT | FROM DDA | IB DEPOSIT |
| 03/17 | 1,541.67 | INTERNET BANKING | WITHDRL | TO DDA | IB DEBIT |
| 03/24 | 9,011.89 | INTERNET BANKING | DEPOSIT | FROM DDA | IB DEPOSIT |
| 03/31 | 5.17 | INTEREST | | | |

DAILY BALANCE INFORMATION

| | | | | | |
|-----------|------------|-----------|------------|-----------|------------|
| Date..... | Balance | Date..... | Balance | Date..... | Balance |
| 03/02 | 123,364.06 | 03/17 | 136,437.07 | 03/24 | 145,448.96 |
| 03/31 | 145,454.13 | | | | |

| | |
|--------------------------------|--------|
| INTEREST EARNED | \$5.17 |
| DAYS IN PERIOD | 32 |
| ANNUAL PERCENTAGE YIELD EARNED | .05% |

HAVE YOU SIGNED UP FOR ONLINE BILL PAY? IT'S A GREAT WAY TO PAY BILLS & IT'S FREE!! WE OFFER 8 FREE CHECKS/PYMTS PER MONTH. ASK AN ASSOCIATE FOR DETAILS TODAY.

| ACCOUNT | PREVIOUS BALANCE | TOTAL DEBITS | | TOTAL CREDITS | | FEE | CLOSING BALANCE | ENCLOSURES |
|----------|------------------|--------------|----------|---------------|-----------|-----|-----------------|------------|
| | | NUMBER | AMOUNT | NUMBER | AMOUNT | | | |
| CHECKING | 123,442.98 | 2 | 1,620.59 | 3 | 23,631.74 | | 145,454.13 | 0 |

City of Ferris General Ledger

4B Economic Development (62)
For the Fiscal Period 2015-6 Ending March 31, 2015

| 62-00-1050 | | | | | | CSB 4B EDC | | Debit | Credit |
|-----------------|-----|-----|----------|--------------------|------------------|---------------|---|------------|----------|
| | | | | | | | Beginning Balance | 123,364.06 | |
| Trans action | Src | Typ | Date | Document Number | PO/Ref Number | Payor/ Vendor | Description | Debit | Credit |
| 67085 | GL | GJ | 03/16/15 | | | | Monthly Budget Transfers for March 2015 | 0.00 | 1,541.67 |
| 67358 | GL | GJ | 03/16/15 | | | | To record City Sales & Use Tax Transfer for Feb 2015 | 14,614.68 | 0.00 |
| 67359 | GL | GJ | 03/23/15 | | | | To record Sales and Use Tax Transfer for March 2015 | 9,011.89 | 0.00 |
| 67724 | GL | GJ | 03/31/15 | | | | To book bank statement interest & fees for CSB accounts: March 2015 | 5.17 | 0.00 |
| | | | | | | | Ending Balance | 145,454.13 | |
| | | | | | | | Total Debits and Credits | 23,631.74 | 1,541.67 |
| | | | | | | | Grand Total Debits and Credits | 23,631.74 | 1,541.67 |

City of Ferris
General Ledger 4/21/2015 2:31pm
 4B Economic Development (62)
 For the Fiscal Year 2015 Periods 1-7 Ending April 30, 2015

| 62-67-4415 | | | | | | | | Debit | Credit |
|------------|-----|-----|----------|----------|-------------------|---------------------------------------|-------------------------------------|------------|--------|
| Trans | Src | Typ | Date | Document | Park Improvements | Beginning Balance | | 0.00 | |
| action | | | | Number | PO/Ref | | Debit | Credit | |
| | | | | | Number | Payor/ Vendor | Description | | |
| 66704 | AP | IN | 02/09/15 | 22994-1 | | 2920-Professional Golf Service, | Soccer Field Improvements 12/01/14- | 73,420.51 | |
| | | | | | | | 02/09/15 | | |
| 67671 | AP | IN | 04/01/15 | 22994- | | 2920-Professional Golf Service, | Soccer Field Improvements #22994 | 30,150.63 | |
| | | | | | | | 02/10/2015-03/31/2015 | | |
| | | | | | | Ending Balance | | 103,571.14 | |
| | | | | | | Total Debits and Credits | | 103,571.14 | 0.00 |
| | | | | | | Grand Total Debits and Credits | | 103,571.14 | 0.00 |

City of Ferris

Statement of Expenditures, Encumbrances, and Appropriations 4/7/2015 2:34pm

Original Budget
For 4B EDC Operations (67)
For the Fiscal Period 2015-6 Ending March 31, 2015

| Account | Description | Annual Budget | Current Period Actual | YTD Actual | Encumbered Balance | UnEncumbered Balance | Remaining % of Budget |
|--|------------------------------------|---------------------|-----------------------|---------------------|--------------------|----------------------|-----------------------|
| 62-67-4254 | Plaques & Awards/Ceremonial | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4360 | Consultant Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4363 | Other Professional Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4364 | Engineering Service | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4365 | Advertising & Notices | \$1,500.00 | \$0.00 | \$77.01 | \$0.00 | \$1,422.99 | 94.87% |
| 62-67-4378 | Banking Admin Expense | \$0.00 | \$0.00 | \$5.00 | \$0.00 | (\$5.00) | 0.00% |
| 62-67-4381 | Dues & Memberships | \$1,500.00 | \$0.00 | \$0.00 | \$0.00 | \$1,500.00 | 100.00% |
| 62-67-4382 | Professional Training | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4383 | Travel Expense | \$2,000.00 | \$0.00 | \$719.92 | \$0.00 | \$1,280.08 | 64.00% |
| 62-67-4390 | Marketing/Promotional Activities | \$3,000.00 | \$0.00 | \$78.92 | \$0.00 | \$2,921.08 | 97.37% |
| 62-67-4398 | Rebate/Refunds | \$5,000.00 | \$0.00 | \$3,894.36 | \$0.00 | \$1,105.64 | 22.11% |
| 62-67-4507 | Note Payment Principle | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4508 | Note Payment Interest | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Total 4B EDC Operations | | \$13,000.00 | \$0.00 | \$4,775.21 | \$0.00 | \$8,224.79 | 63.27% |
| 62-67-4391 | Adm Cost Share to General Fund | \$18,500.00 | \$1,541.67 | \$9,250.02 | \$0.00 | \$9,249.98 | 50.00% |
| 62-67-4601 | Transfer to General Fund | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Total 4B EDC Operations Transfers | | \$18,500.00 | \$1,541.67 | \$9,250.02 | \$0.00 | \$9,249.98 | 50.00% |
| 62-67-4221 | General Office Supplies | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4275 | Signs & Sign Materials | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Total 4B EDC Operations Supplies & Tools | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4321 | Building/Facilities Repairs | \$60,000.00 | \$0.00 | \$62,953.45 | \$0.00 | (\$2,953.45) | (4.92%) |
| Total 4B EDC Operations Repairs & Maintenance | | \$60,000.00 | \$0.00 | \$62,953.45 | \$0.00 | (\$2,953.45) | (4.92%) |
| 62-67-4624 | Facade Improvement Grant Expenses | \$60,000.00 | \$0.00 | \$8,295.40 | \$7,900.00 | \$43,804.60 | 73.01% |
| 62-67-4913 | Restricted Reserves | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Total 4B EDC Operations Contingency | | \$60,000.00 | \$0.00 | \$8,295.40 | \$7,900.00 | \$43,804.60 | 73.01% |
| 62-67-4400 | Land | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 62-67-4415 | Park Improvements | \$40,000.00 | \$0.00 | \$73,420.51 | \$0.00 | (\$33,420.51) | (83.55%) |
| 62-67-4420 | Building/Construction Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Total 4B EDC Operations Capital Improvements | | \$40,000.00 | \$0.00 | \$73,420.51 | \$0.00 | (\$33,420.51) | (83.55%) |
| Total 4B EDC Operations Expense | | \$191,500.00 | \$1,541.67 | \$158,694.59 | \$7,900.00 | \$24,905.41 | 13.01% |

**STATE OF TEXAS
COUNTY OF ELLIS**

**THE FERRIS 4B ECONOMIC DEVELOPMENT COMMISSION MET IN A
REGULAR SESSION JANUARY 27, 2015 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
Rudy Amor, Place 5
Barbara Pardue, Place 6

STAFF PRESENT

Chuck Dart, Eco. Dev. Coordinator

MEMBERS ABSENT

Virginia Kay, Place 3
Polly Starr, Place 7

STAFF ABSENT

COMMISSION BUSINESS

1. Call to order.

Barbara Pardue called the meeting to order at 7:00 P.M.

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

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

APPROVAL OF MINUTES

3. Consider approval of minutes of 4B E.D.C. meeting of November 13, 2014.

Virginia January moved to approve the 4B E.D.C. meeting minutes of November 13, 2014. Seconded by Barbara Pardue. For: Unanimous. Motion carried 4-0-0.

DISCUSSION

01-27-2015 4B E.D.C. MINUTES

4. Discussion regarding Alley Park.

Chuck Dart provided an update of progress. He is looking into options for covers. Further progress awaits settling of the ground after repairs to water line.

EXECUTIVE SESSION

5. Announcement by the presiding officer that a closed meeting will take place authorized by the Texas Open Meetings Act, Chapter 551, Section 074, "Personnel Matters". Evaluation of Economic Development Corporation Director Charles Dart and discussion of future consideration for this position. A governmental body may conduct a closed meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a city officer or employee, or to hear complaints or charges against such officer or employee, unless such officer or employee requests a public hearing.

6. Adjourn the public meeting.

Chair Pardue adjourned the Public Meeting at 7:07 P.M.

7. Executive Session – Pursuant to the Texas Open Meetings Act, Chapter 551, Section 074, "Personnel Matters". Evaluation of Economic Development Corporation Director Charles Dart and discussion of future consideration for this position.

8. Reconvene into Open Session.

Chair Pardue reconvened the meeting into Open Session at 7:45 P.M.

9. Action as a result of the above listed Executive Session.

Rudy Amor moved to increase the budgeted amount of line item 62-67-4391 (Admin Cost to Economic Development Position) from \$15,000 to \$18,000 effective April 1, 2015. Seconded by Virginia January. For: Unanimous. Motion carried 4-0-0.

CLOSING

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

- Discussion of monument signs

11. Adjourn.

With no further business to come before the board, Virginia January moved to adjourn the meeting. Seconded by Rudy Amor. For: Unanimous. Motion carried 4-0-0. Meeting adjourned at 7:55 P.M.

APPROVED THIS THE 30th DAY OF APRIL, 2015.

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.*

Chuck Dart

From: Chuck Dart <chuck.dart@ci.ferristx.us>
Sent: Thursday, April 02, 2015 2:28 PM
To: Dennis Burn (dennis.burn@ci.ferristx.us)
Cc: Karen Carreon (klvcarreon63@yahoo.com); 'Barbara Pardue (barbarapardue9@gmail.com)'
Subject: Gateway Monument
Attachments: TxDOT Gateway Monument Program w highlights.pdf

Attached is a TxDOT document describing the requirements for a Gateway Monument. I've highlighted pertinent points on the four pages. Here are the Cliff Notes:

1. The monument funding is up to us.
2. We submit a plan to TxDOT who coordinates with Federal Highway Administration for review and approval.
 - a. The plan must be professionally prepared by a licensed landscape architect, architect or engineer.
3. The primary considerations by TxDOT are : Safety, appropriateness, aesthetics, and access for maintenance.
 - a. Monument cannot be in center lane of interstate.
 - b. Must be beyond the clear recovery zone or otherwise placed to minimize being struck by an errant vehicle.
 - c. Maximum size less than 400 SQ FT., and less than 20' height from existing grade.
 - d. Monument must be made of appropriate, long lasting materials.
 - e. Landscaping and accent lighting are OK.
 - f. Maintenance plan must include access not from the main lanes of the interstate.
4. City must adopt a resolution describing the city's jurisdiction, approval of content, funding responsibility, commitment to maintenance, and proposed schedule.
5. A TxDOT/City agreement must be executed before commencing work.

Chuck Dart
Economic Development & Main Street Director
City of Ferris, TX 75125
(972) 842 2923 (o)
(972) 951 3296 (m)

Ferris Welcome Sign

Ferris Main Street Board

23 March, 2015



**C1 - SB City Limit,
NW median**



**C2- SB City Limit,
NW**



City Limit signs



**C3- SB City Limit,
SW**

**C4 - NB City Limit,
SE**

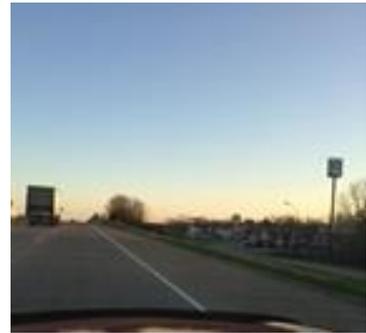




L1 - SB at golf bridge



L2 - SB at golf course



L3 - SB at 5th



L4 - SB at Bus. 45 bridge

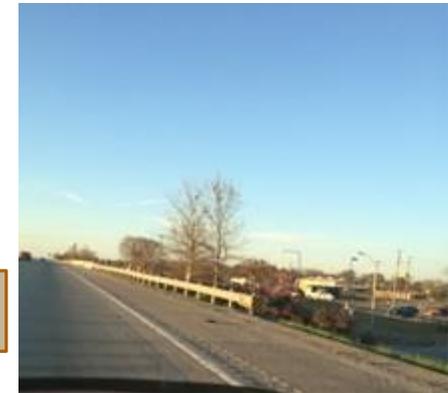


Monument Sign locations

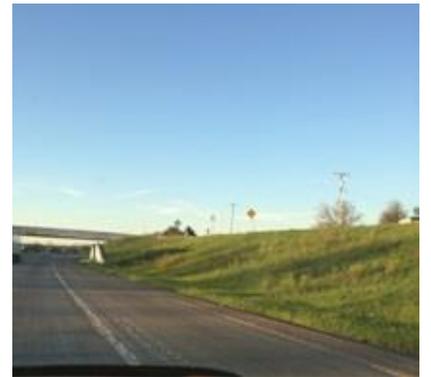
L7 - NB at golf bridge



L6 - NB at 8th St



L - NB at Bus. 45 bridge



Southbound Locations



L1 - SB at golf bridge



L2 - SB at golf course



L3 - SB at 5th



L4 - SB at Bus 45 bridge

Northbound Locations



**L5 – NB at Bus.
45 bridge**



**L6 – NB
at 8th St**

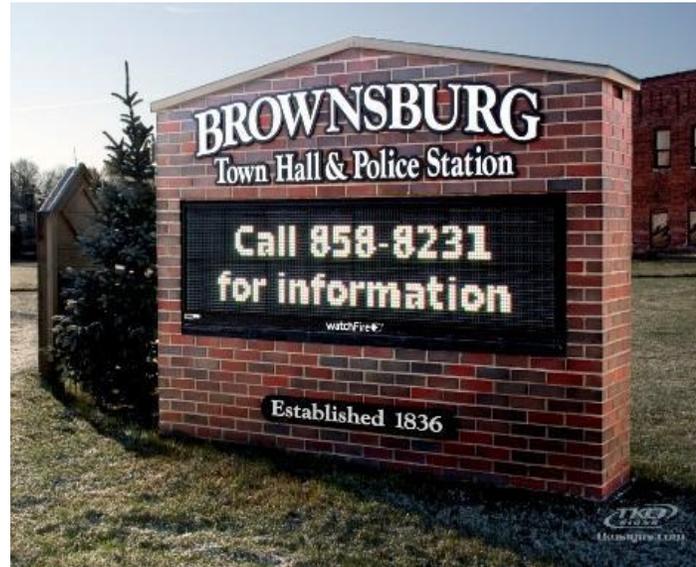


**L7 – NB at golf
bridge**

Styles S1, S2, S3



S1-Upright Gabled Brick



S2-Horizontal Gabled Brick Electronic-Message



S3-Extended Base Stone

Styles S4, S5, S6



S4-Horizontal soft-curve stone



S5-Horizontal soft-arch brick



S6-Horizontal flat stone halo

Styles S7, S8, S9



S7-Horizontal flat brick



S8 - Square flat stone logo



S9 - Tower stucco logo

Materials

- ❖ Plants - Would plants be wanted around the monument?
 - If so would it be shrubs, flowers, or desert plants?
- ❖ Brick/Stone - What type of stone is going to be wanted?
 - Brick or stone?
- ❖ Lighting - What type of lighting will be used?
 - Will they be pointed directly?

Message ideas

- ❖ Come Back Again
- ❖ Welcome to Ferris
- ❖ Ferris Welcomes You
- ❖ Ferris Country Funk
- ❖ Ferris (with graphic)
- ❖ (Big letters on top) Welcome to Ferris, Texas
(Smaller letters on bottom) The city that bricked the world