

**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, MAY 26, 2015**

***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 26<sup>TH</sup> DAY OF MAY 2015 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>
<b><u>COMMISSION BUSINESS</u></b>		
1.	Call to order.	0
2.	Roll call to determine the presence of a quorum.	1
<b><u>APPROVAL OF MINUTES</u></b>		
3.	Consider approval of minutes of 4B E.D.C. meeting of April 30, 2015.	2
<b><u>PRESENTATION</u></b>		
4.	Presentation by the Ferris Youth Soccer Association.	0
<b><u>OLD BUSINESS</u></b>		
5.	Discussion, consideration, and action as may be appropriate regarding the soccer fields.	0
6.	Discussion, consideration, and action as may be appropriate regarding the alley park.	0
7.	Discussion, consideration, and action as may be appropriate regarding design of a gateway monument.	0

**NEW BUSINESS**

- 8. Discussion, consideration, and action as may be appropriate regarding proposed Veterans Memorial. Ø
- 9. Discussion, consideration, and action as may be appropriate regarding the 2015-2016 budget. 5

**CLOSING**

- 10. Discuss items to be placed on next meeting's agenda. Ø
- 11. 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).

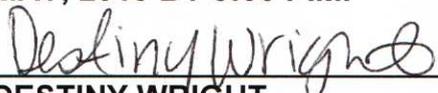
---

**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 22<sup>ND</sup> DAY OF MAY, 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	P					
Place 2	Virginia January	Commissioner	P	P	P	X	P	X	X	P					
Place 3	Virginia Kay	Commissioner	P	P	A	X	A	X	X	P					
Place 4	Vacant	Commissioner	V	V	P	X	V	X	X	V					
Place 5	Rudy Amor	Commissioner	A	A	P	X	P	X	X	P					
Place 6	Barbara Pardue	Commissioner	P	P	P	X	P	X	X	P					
Place 7	Polly Starr	Commissioner	A	P	P	X	A	X	X	P					
<b>Total Present:</b>			4	4	5	X	4	X	X	6					

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	P					
<b>Total Present:</b>		1	1	1	X	1	X	X	1					

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  
SPECIAL SESSION APRIL 30, 2015 AT 7:00 P.M. AT THE CITY COUNCIL  
CHAMBERS LOCATED AT 215 W SIXTH STREET, FERRIS, TEXAS 75125.**

**MEMBERS PRESENT**

Virginia Bodine, Place 1  
Virginia January, Place 2  
Virginia Kay, Place 3  
Rudy Amor, Place 5  
Barbara Pardue, Place 6  
Polly Starr, Place 7

**STAFF PRESENT**

Chuck Dart, Eco. Dev. Coordinator

**MEMBERS ABSENT**

**STAFF ABSENT**

**COMMISSION BUSINESS**

**1. Call to order.**

Barbara Pardue called the meeting to order at 7:04 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 mid-year financials.**

Chuck Dart reviewed the status of the mid-year financial statements.

**APPROVAL OF MINUTES**

**4. Consider approval of minutes of 4B E.D.C. meeting of January 27, 2015.**

Virginia January moved to approve the 4B E.D.C. meeting minutes of January 27, 2015. Seconded by Polly Starr. For: Unanimous. Motion carried 6-0-0.

04-30-2015 4B E.D.C. MINUTES

## OLD BUSINESS

**5. Discussion, consideration, and action as may be appropriate regarding the Alley Park.**

Chuck Dart informed the Commission that there is a need to change the original Alley Park plan due to Atmos Energy gas line requirements. A discussion followed. Virginia Bodine moved to seek proposals for the cost of building an archway over the alley and 3 artistic designs with a timetable for completion. The proposals are to be presented by June 1, 2015. Seconded by Polly Starr. For: Unanimous. Motion carried 6-0-0.

## NEW BUSINESS

**6. Discussion, consideration and action as may be appropriate regarding design of gateway monument.**

Chuck Dart reviewed the TxDOT guidelines for gateway monuments. Virginia Kay moved to send a "Request for Quotations" to architects/engineering firms and to fund professional services for the gateway monument. Seconded by Polly Starr. For: Unanimous. Motion carried 6-0-0.

## CLOSING

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

- Soccer Association plans for fencing
- Budget proposal for next fiscal year
- Alley Park design
- Gateway monument sign

**8. Adjourn.**

With no further business to come before the board, Virginia Kay moved to adjourn the meeting. Seconded by Rudy Amor. For: Unanimous. Motion carried 6-0-0. Meeting adjourned at 8:22 P.M.

**APPROVED THIS THE 26<sup>th</sup> DAY OF MAY, 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.*

# Budget Items for Consideration (changes only)

Ferris 4B EDC

5/22/2015

Account	2014-15 Budget	YTD	2015-16 Low	2015-16 High
<b>Professional Training</b>				
TEDC Sales Tax - board	\$ -	\$ -	\$ 400.00	\$ 1,000.00
<b>Marketing/ Promotional</b>				
Gateway Monument	\$ -	\$ -	\$ 30,000.00	\$ 60,000.00
<b>Admin Cost</b>				
Compensation	\$ 21,500.00	\$ 10,791.00	\$ 24,500.00	\$ 24,500.00
<b>Building/Facilities Repairs</b>				
Scout House	\$ 60,000.00	\$ 62,953.00	\$ -	\$ -
<b>Facade Improvements</b>				
Alley Park	\$ 40,000.00	\$ 8,295.00	\$ 24,421.84	\$ 28,971.84
Building Façade Improvements	\$ 20,000.00	\$ 200.00	\$ 20,000.00	\$ 30,000.00
Pavilion Improvements	\$ -	\$ -	\$ 10,000.00	\$ 40,000.00
total	\$ 60,000.00	\$ 8,495.00	\$ 54,421.84	\$ 98,971.84
<b>Park Improvements</b>				
Misc Park Improvements	\$ -	\$ -	\$ 3,000.00	\$ 20,000.00
Yellowjacket Trail Landscaping	\$ -	\$ -	\$ 3,000.00	\$ 5,000.00
Soccer Fields	\$ 40,000.00	\$ 103,571.00		
totals	\$ 40,000.00	\$ 103,571.00	\$ 6,000.00	\$ 25,000.00
<b>All other accounts, with no change</b>	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00
<b>Total</b>	\$ 194,500.00	\$ 185,810.00	\$ 128,321.84	\$ 222,471.84

## City of Ferris Statement of Expenditures, Encumbrances, and Appropriations



Original Budget  
For 4B EDC Operations (67)  
For the Fiscal Period 2015-7 Ending April 30, 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	Advertisement & 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	\$500.00	\$500.00	\$0.00	\$1,000.00	66.67%
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%
<b>Total 4B EDC Operations Operations</b>		<b>\$13,000.00</b>	<b>\$500.00</b>	<b>\$5,275.21</b>	<b>\$0.00</b>	<b>\$7,724.79</b>	<b>59.42%</b>
62-67-4391	Adm Cost Share to General Fund	\$18,500.00	\$1,541.67	\$10,791.69	\$0.00	\$7,708.31	41.67%
62-67-4601	Transfer to General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
<b>Total 4B EDC Operations Transfers</b>		<b>\$18,500.00</b>	<b>\$1,541.67</b>	<b>\$10,791.69</b>	<b>\$0.00</b>	<b>\$7,708.31</b>	<b>41.67%</b>
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%
<b>Total 4B EDC Operations Supplies &amp; Tools</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
62-67-4321	Building/Facilities Repairs	\$60,000.00	\$0.00	\$62,953.45	\$0.00	(\$2,953.45)	(4.92%)
<b>Total 4B EDC Operations Repairs &amp; Maintenance</b>		<b>\$60,000.00</b>	<b>\$0.00</b>	<b>\$62,953.45</b>	<b>\$0.00</b>	<b>(\$2,953.45)</b>	<b>(4.92%)</b>
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%
<b>Total 4B EDC Operations Contingency</b>		<b>\$60,000.00</b>	<b>\$0.00</b>	<b>\$8,295.40</b>	<b>\$7,900.00</b>	<b>\$43,804.60</b>	<b>73.01%</b>
62-67-4400	Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
62-67-4415	Park Improvements	\$40,000.00	\$30,150.63	\$103,571.14	\$0.00	(\$63,571.14)	(158.93%)
62-67-4420	Building/Construction Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
<b>Total 4B EDC Operations Capital Improvements</b>		<b>\$40,000.00</b>	<b>\$30,150.63</b>	<b>\$103,571.14</b>	<b>\$0.00</b>	<b>(\$63,571.14)</b>	<b>(158.93%)</b>
<b>Total 4B EDC Operations Expense</b>		<b>\$191,500.00</b>	<b>\$32,192.30</b>	<b>\$190,886.89</b>	<b>\$7,900.00</b>	<b>(\$7,286.89)</b>	<b>(3.81%)</b>

**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	<i>Balance - mg</i>



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.

Date	Debits / Credits	Description		PREVIOUS BALANCE	
03/02	78.92	INTERNET BANKING WITHDRL	TO DDA	123,442.98	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