

**AGENDA
4B ECONOMIC DEVELOPMENT COMMISSION
CITY OF FERRIS
MUNICIPAL CORPORATION OF THE
STATE OF TEXAS, ELLIS COUNTY
AT THE
FERRIS CITY HALL
100 TOWN PLAZA, FERRIS, TEXAS 75125
7:00 P.M. TUESDAY, JULY 26, 2016**

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 26th DAY OF JULY, 2016 AT THE FERRIS CITY HALL LOCATED AT 100 TOWN PLAZA, 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. | Ø |
| 2. | Roll call to determine the presence of a quorum. | 1 |
| 3. | Discussion of EDC finances | 2 |

APPROVAL OF MINUTES

- | | | |
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| 4. | Consider approval of minutes of 4B EDC meeting of May 24, 2016 | 4 |
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DISCUSSION

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| 5. | Discussion, consideration, and action as may be appropriate to fill vacant position(s) on 4B EDC. | Ø |
| 6. | Discussion, update, consideration and action as may be appropriate regarding the Alley Park. | Ø |

➤ *Presented by Brian Guenzel, SJR Planning*

- | | | |
|----|---|---|
| 7. | Discussion, update, consideration, and action as may be appropriate regarding WiFi in the Alley Park. | Ø |
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➤ *Presented by Doug Childers, I.T. Director*

CLOSING

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

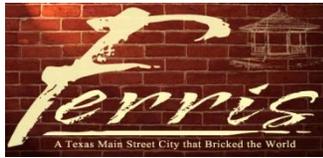
NEGOTIATIONS: Closed session is allowed (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with 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, CALLIE GREEN, HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON OR BEFORE THE 22ND DAY OF JULY, 2016 BY 5:00 P.M.

**CALLIE GREEN
CITY SECRETARY**



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

4B E.D.C. Commission			Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Apr	Apr	May	Jun	Jul	Aug	
Place	Name	Title	22	27	17	15	26	23	4	22	21	22	26	24	28	26	23
Place 1	Ginny Bodine	Secretary	-	A	P	-	P	A	P	-	P	P	A	A	-		
Place 2	Virginia January	Commissioner	-	P	A	-	P	P	P	-	A	P	P	P	-		
Place 3	Vacant	Commissioner	-	A	A	-	P	A	A	-	R	R	V	V	-		
Place 4	Vacant	Commissioner	-	V	V	-	V	V	V	-	V	V	V	V	-		
Place 5	Rudy Amor	Commissioner	-	P	P	-	P	P	A	-	A	A	P	P	-		
Place 6	Barbara Pardue	Chair	-	P	P	-	P	P	P	-	P	P	P	P	-		
Place 7	Polly Starr	Commissioner	-	P	P	-	P	P	P	-	P	P	P	P	-		
Total Present:			-	4	4	-	6	4	4	-	3	3	4	4	-		

A quorum of the commission is 4 members.

City Staff		Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Apr	Apr	May	Jun	Jul	Aug	
Title	Name	22	27	17	15	26	23	4	22	21	22	26	24	28	26	23
City Manager	Carl Sherman	-	P	P	-	P	P	A		P	P	P	P	-		
ED Consultant	Brain Guenzel												P	-		
Total Present:		-	5	5	-	7	5	4		4	4	5	6	-		

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

**4B EDC FINANCIAL OVERVIEW
(FUND 62)**

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	\$ 116,108.69	\$ 8,847.14	\$ 18.47	\$ 2,041.67	\$ 4,480.71	\$ 118,451.92
*November	2015	\$ 118,451.92		\$ 19.97	\$ -	\$ 2,700.00	\$ 115,771.89
*December	2015	\$ 115,771.89	\$ 20,496.44	\$ 20.83	\$ 4,083.34		\$ 132,205.82
January	2016	\$ 132,205.82	\$ 5,711.38	\$ 21.31	\$ 2,041.67		\$ 135,896.84
February	2016	\$ 135,896.84	\$ 11,395.80	\$ 23.29	\$ 2,041.67		\$ 145,274.26
*March	2016	\$ 145,274.26	\$ 6,785.69	\$ 24.26		\$ 13,030.00	\$ 139,054.21
*April	2016	\$ 139,054.21	\$ 7,422.00	\$ 22.32	\$ 4,083.34	\$ -	\$ 142,415.19
May	2016	\$ 142,415.19	\$ 12,459.18	\$ 24.73	\$ 2,041.67	\$ 3,536.53	\$ 149,320.90
June	2016	\$ 149,320.90	\$ 8,001.24	\$ 24.62	\$ 2,041.67	\$ 41.14	\$ 155,263.95
July	2016						\$ -
August	2016						\$ -
September	2016						\$ -
Total			\$ 81,118.87	\$ 199.80	\$ 18,375.03	\$ 23,788.38	

Comments:

*Oct 2015- \$4,480.71 expense to Professional Golf Service

*Nov 2015- \$12,896.95 sales tax transferred in December; \$1,575 expense to Jack Wills/\$1,125 expense to Steven L. Wilson

*Dec 2015- \$7,599.49 Sales Tax Receipt & \$12,896.95 Sales Tax Receipt for November

*March 2016- \$2,041.67 Admin/Salary expense transferred in April; \$3,030.00 expense to Journal Communication; \$10,000 expense to "The Anchor Group"

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

City of Ferris General Ledger

4B Economic Development (62)
For the Fiscal Period 2016-9 Ending June 30, 2016

							Debit	Credit	
62-00-3070 Transfer from General Fund							Beginning Balance		0.00
							Ending Balance		0.00
62-00-3840 Interest Income							Beginning Balance		175.18
							Ending Balance		175.18
62-67-4221 General Office Supplies							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4254 Plaques & Awards/Ceremonial							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4275 Signs & Sign Materials							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4321 Building/Facilities Repairs & Maintenance							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4360 Consultant Service							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4363 Other Professional Service							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4364 Engineering Service							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4365 Advertisement & Notices							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4378 Banking Admin Expense							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4381 Dues & Memberships							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4382 Professional Training							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4383 Travel Expense							Beginning Balance	0.00	
							Ending Balance	0.00	
62-67-4390 Marketing/Promotional Activities							Beginning Balance	3,030.00	
Trans action	Src	Typ	Date	Document Number	PO/Ref Number	Payor/ Vendor	Description	Debit	Credit
76615	AP	IN	05/08/16	0237-05081		575-Card Service Center	Subway-Platters for 4A/4B ED Joint Retreat	41.14	0.00
							Ending Balance	3,071.14	
62-67-4391 Adm Cost Share to General Fund							Beginning Balance	16,333.36	
Trans action	Src	Typ	Date	Document Number	PO/Ref Number	Payor/ Vendor	Description	Debit	Credit
76605	GL	GJ	06/06/16				Monthly Budget Transfers for June 2016	2,041.67	0.00
							Ending Balance	18,375.03	
62-67-4398 Rebate/Refunds							Beginning Balance	3,536.53	

**STATE OF TEXAS
COUNTY OF ELLIS**

**THE FERRIS 4B ECONOMIC DEVELOPMENT COMMISSION MET IN A
REGULAR SESSION ON MAY 24, 2016 AT 7:00 P.M. AT THE FERRIS PUBLIC
LIBRARY LOCATED AT 301 E TENTH STREET, FERRIS, TEXAS 75125.**

MEMBERS PRESENT

Virginia January, Place 2
Rudy Amor, Place 5
Barbara Pardue, Place 6
Polly Starr, Place 7

STAFF PRESENT

Carl Sherman, City Manager
Callie Green, City Secretary
Brian Guenzel, SJR

MEMBERS ABSENT

Ginny Bodine, Place 1
Vacant, Place 3

STAFF ABSENT

COMMISSION BUSINESS

1. Call to order.

Barbara Pardue, Chair of 4B EDC, called the meeting to order at 7:01 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 EDC finances.

Carl Sherman, City Manager, reviewed the financial statements and last bank statements.

APPROVAL OF MINUTES

4. Consider approval of minutes of 4B E.D.C. meeting of March 4, 2016 and 4A and 4B E.D.C. joint meeting of April 21 and 22, 2016

Polly Star moved to approve the 4B E.D.C. meeting minutes of March 4, 2016. Seconded by Rudy Amor. For: Unanimous. Motion carried 4-0-0.

Virginia January moved to approve minutes of 4A and 4B E.D.C. joint meeting of April 21 and 22, 2016. Seconded by Barbara Pardue. For: Unanimous. Motion carried 4-0-0.

DISCUSSION

5. Discussion, consideration, and action as may be appropriate to fill vacant position(s) on 4B E.D.C.

Barbara Pardue recommended Cheryl Barrett to join 4B. Members have to live within Ferris City limits. The 4B board has two vacancies Place 3 and Place 4.

No action taken.

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

Murals need to be completed by the artist. Bill Jordan, Chief Building Official, and Public Works staff are working on this project. Discussed the Alley Park decision centered on page 5 compared to pages 9 and 10 of SJR handout. Polly Star and Barbara Pardue returned back to page 5 of the SJR presentation presented by Brian Guenzel. Discussion centered on utility easement problem. The City Manager asked the 4B board if they had considered artificial grass.

Polly Star moved to take action with curvy sidewalk, grass, tables and hanging murals and to move forward based upon financial information provided by Mr. Guenzel, SJR and City Manager. Seconded by Barbara Pardue. For: Unanimous. Motion carried 4-0-0.

7. Discussion, consideration, and action as may be appropriate regarding Main Street Beautification Initiative.

Reviewed and discussed the following items in the presentation by Brian Guenzel, SJR.

- Downtown improvement ideas on page 11
- Information on page 13 to draw people to the section of downtown Ferris.
- Information on pages 14 and 15 downtown buildings. Display crumbling brick and extension use problems.
- Streetscapes and comparison to landscaping ideas for Ferris downtown attractions.
- Entry monument when coming into Ferris on IH-45 S.
- Priorities on page 30; safety, infrastructure, traffic, and landscaping.

CLOSING

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

- Report on Alley Park
- Wi-Fi report
- Financials

9. Adjourn.

With no further business to come before the board, Polly Starr moved to adjourn the meeting. Seconded by Rudy Amor. For: Unanimous. Motion carried 4-0-0. Meeting adjourned at 8:59 P.M.

APPROVED THIS THE 26th DAY OF JULY, 2016.

ATTEST:

Barbara Pardue
Chair, 4B EDC

Callie Green
City Secretary