



City Council Chambers  
Joshua City Hall  
101 S. Main Street  
Joshua, TX 76058  
817-558-7447  
817-641-7526 fax

**4B Economic Development Corporation Board  
Regular Meeting Agenda  
October 13, 2009  
7:00 p.m.**

The Joshua 4B Economic Development Corporation Board will hold a Regular Meeting at 7:00 p.m. at the Joshua City Hall, Council Chambers, 101 S. Main, Joshua, Texas on October 13, 2009. This is an open meeting, open to the public, subject to the Open Meeting Laws of the State of Texas.

- I. Call to Order**
- II. Consider Approval of Minutes of the 4B Economic Development Corporation Board meeting held on September 8, 2009.**
- III. 4B Economic Development Corporation Board Items:**
  - a. Review and discuss the 4B Financial Reports for September 2009 (Paulette Hartman)
  - b. Report of Jack Thompson, Economic Development Consultant. (Paulette Hartman)
  - c. Receive Report from Tana Howell, Joshua Area Chamber of Commerce Executive Director. (Tana Howell)
  - d. Update on selection of a Construction Manager at Risk Contractor for the Joshua Park. (Mike Peacock)
  - e. Receive and Act on Pay Request from MHS Planning and Design in the amount of \$10,487.44 for Design and Construction Administration and travel.
  - f. Receive update on the North Entry Way Sign Placement.
  - g. Receive, Consider and Act on proposed lease agreement on North Entry Way Sign.

**IV. Future Agenda Items or Reports**

**V. Adjournment**

**CERTIFICATE:**

I hereby certify that the above agenda was posted on this the \_\_\_\_\_ day of \_\_\_\_\_, 2009 by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

\_\_\_\_\_  
Mike Peacock, Director of Operations  
City of Joshua, Texas

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-558-7447 or 817-641-7516 FAX or email [citysecretary@cityofjoshuatx.us](mailto:citysecretary@cityofjoshuatx.us) for further information.

This notice was removed on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 at \_\_\_\_\_.

\_\_\_\_\_  
Mike Peacock, Director of Operations  
City of Joshua, Texas



**4B Economic Development  
Corporation  
Minutes  
Regular Session 7:00 p.m.  
September 8, 2009**

**4B Members Present:** Chairperson Pam Ingram, Board Member Neely, Board Member Moore, Board Member Bradley, Board Member Clifton, Board Member Hollister

**4B Members Absent:** Board Member Smallwood

**City Staff Present:** Mike Peacock, Director of Operations, Paulette Hartman, City Manager

**I Call To Order.**

Chairperson Ingram called the Meeting to order at 7:00 p.m.

**II Swearing In New Board Member Appointed by the City Council  
Eric S. Hollister**

**III Consider Approval of Minutes Of The 4B Economic Development  
Corporation Board Meeting held on August 11, 2009.**

Board Member Moore made a motion to approve the minutes as submitted. Board Member Clifton seconded the motion.

**Motion Carried - 6-0**

**IV 4B Economic Development Corporation Board Items:**

- a. Review and discuss the 4B Financial Reports for August 2009  
(Paulette Hartman)
- b. Report of Jack Thompson, Economic Development Consultant.  
(Paulette Hartman)
- c. Receive Report from Tana Howell, Joshua Area Chamber of Commerce  
Executive Director. (Tana Howell)
- d. Receive report and 2009 Letter of Understanding from Dianna Miller of  
the Johnson County Economic Development Commission.  
(Paulette Hartman)

Following a presentation from Dianna Miller, a motion was made by Board Member Neely to accept the Letter of Understanding from Johnson County Economic Development Commission. Second by Board Member Moore.

**Motion Carried 6-0**

- e. Update on selection of a Construction Manager at Risk Contractor for the Joshua Park.  
(Mike Peacock)

Mike reported that RFP's were going out, and would be opened on October 5, 2009 at 2:00 p.m.

- f. Receive and Act on Pay Request from MHS Planning and Design in the amount of \$12,237.50 for Design and Construction Administration and travel.

Motion was made by Board Member Bradley to approve payment as submitted. Second by Board Member Neely.

**Motion Carried 6-0**

- g. Receive update on the North Entry Way Sign Placement.

Mike Peacock has met with United Coop to discuss easement issues and the location has been marked for property owners to review. A offer of lease should be available at the next meeting.

- h. Public Hearing on proposed 4B budget and projects for fiscal year 2009/2010.

Chairperson Ingram opened the public hearing at 8:27 p.m. Paulette Hartman, City Manager reviewed the 2009-10 Fiscal Year 4B Projects and Budget for the Board. No residents request to speak during the public hearing. The hearing was closed at 8:35 p.m.

- i. Discuss, consider and act upon adoption of 4B projects and budget for fiscal year 2009/2010.

A motion was made by Board Member Bradley to accept the FY 2009-10 Budget as presented. Seconded by Board Member Hollister.

**Motion Carried 6-0**

**V. Future Agenda Items or Reports**  
There were none.

**VI. Adjournment.**

There being no further business the meeting adjourned at 8:421 p.m.

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Pam Ingram, Chairperson  
4B Economic Development Corporation Board

**ATTEST:**

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Mike Peacock, Director of Operations  
City of Joshua

DRAFT

2009/2009 SPECIAL REVENUE FUND

4A Revenues	Amount Budgeted	Prior YTD Totals	YTD Totals	Remaining Balance	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	% of Budget
4A Sales Tax	\$ 288,000.00	\$ 245,861.57	\$ 305,480.99	\$ (17,480.99)	\$ 23,392.45	\$ 31,425.86	\$ 26,538.08	\$ 28,233.11	\$ 38,330.90	\$ 19,800.40	\$ 18,714.29	\$ 27,732.55	\$ 18,596.52	\$ 20,757.96	\$ 30,874.84	\$ 21,084.03	106.07%
Appropriation of Fund Balance	\$ 627,540.00	\$ 190,500.00	\$ 562,987.35	\$ 64,552.65	\$ 469,540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,523.60	\$ 78,923.75	\$ -	89.71%
<b>Total Revenue</b>	<b>\$ 915,540.00</b>	<b>\$ 436,361.57</b>	<b>\$ 868,468.34</b>	<b>\$ 47,071.66</b>	<b>\$ 492,932.45</b>	<b>\$ 31,425.86</b>	<b>\$ 26,538.08</b>	<b>\$ 28,233.11</b>	<b>\$ 38,330.90</b>	<b>\$ 19,800.40</b>	<b>\$ 18,714.29</b>	<b>\$ 27,732.55</b>	<b>\$ 18,596.52</b>	<b>\$ 35,281.56</b>	<b>\$ 109,798.59</b>	<b>\$ 21,084.03</b>	<b>94.86%</b>

4A Expenses	Amount Budgeted	Prior YTD Totals	YTD Totals	Remaining Balance	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	% of Budget
Joshua Station Development	\$ 905,090.00	\$ 170,834.43	\$ 706,507.23	\$ 198,582.77	\$ -	\$ -	\$ 501.13	\$ 69,128.17	\$ 49,579.36	\$ 72,468.16	\$ 13,642.59	\$ 33,184.35	\$ 230,162.40	\$ 133,932.19	\$ 84,527.11	\$ 19,381.77	78.06%
Administration	\$ 10,450.00	\$ -	\$ 9,950.00	\$ 500.00	\$ -	\$ -	\$ 9,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95.22%
<b>Total Expenses</b>	<b>\$ 915,540.00</b>	<b>\$ 170,834.43</b>	<b>\$ 716,457.23</b>	<b>\$ 199,082.77</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,451.13</b>	<b>\$ 69,128.17</b>	<b>\$ 49,579.36</b>	<b>\$ 72,468.16</b>	<b>\$ 13,642.59</b>	<b>\$ 33,184.35</b>	<b>\$ 230,162.40</b>	<b>\$ 133,932.19</b>	<b>\$ 84,527.11</b>	<b>\$ 19,381.77</b>	<b>78.26%</b>

Revenue Over (Under) Expenditure \$ -

4B Revenues	Amount Budgeted	Prior YTD Totals	YTD Totals	Remaining Balance	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	% of Budget
4B Sales Tax	\$ 288,000.00	\$ 245,861.57	\$ 305,480.99	\$ (17,480.99)	\$ 23,392.45	\$ 31,425.86	\$ 26,538.08	\$ 28,233.11	\$ 38,330.90	\$ 19,800.40	\$ 18,714.29	\$ 27,732.55	\$ 18,596.52	\$ 20,757.96	\$ 30,874.84	\$ 21,084.03	106.07%
Appropriation of Fund Balance	\$ 368,380.00	\$ -	\$ 368,380.00	\$ -	\$ 50,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318,300.00	\$ -	\$ -	\$ -	100.00%
<b>Total Revenue</b>	<b>\$ 656,380.00</b>	<b>\$ 245,861.57</b>	<b>\$ 673,860.99</b>	<b>\$ (17,480.99)</b>	<b>\$ 73,472.45</b>	<b>\$ 31,425.86</b>	<b>\$ 26,538.08</b>	<b>\$ 28,233.11</b>	<b>\$ 38,330.90</b>	<b>\$ 19,800.40</b>	<b>\$ 18,714.29</b>	<b>\$ 27,732.55</b>	<b>\$ 336,896.52</b>	<b>\$ 20,757.96</b>	<b>\$ 30,874.84</b>	<b>\$ 21,084.03</b>	<b>102.66%</b>

4B Expenses	Amount Budgeted	Prior YTD Totals	YTD Totals	Remaining Balance	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	% of Budget
Bank Planning	\$ 567,650.00	\$ 36,074.76	\$ 121,913.26	\$ 445,736.74	\$ -	\$ -	\$ -	\$ 8,706.50	\$ 7,289.38	\$ 18,536.26	\$ 1,000.00	\$ 27,797.48	\$ 32,458.20	\$ 7,015.40	\$ -	\$ 19,110.04	21.48%
Expansion of Commuter Rail	\$ 12,000.00	\$ 22,000.00	\$ 12,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	100.00%
Business Development	\$ 39,300.00	\$ 6,075.00	\$ 39,000.00	\$ 300.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 5,750.00	\$ 2,500.00	\$ 2,500.00	\$ 13,250.00	99.24%
Promotional	\$ 20,000.00	\$ 26,720.00	\$ 1,840.55	\$ 18,159.45	\$ 1,167.55	\$ -	\$ -	\$ -	\$ -	\$ 248.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425.00	9.20%
Administrative	\$ 17,430.00	\$ 12,883.00	\$ 15,019.82	\$ 2,410.18	\$ -	\$ -	\$ 10,195.00	\$ -	\$ -	\$ -	\$ 1,592.40	\$ 100.00	\$ 2,092.42	\$ -	\$ 50.00	\$ 990.00	86.17%
<b>Total Expenses</b>	<b>\$ 656,380.00</b>	<b>\$ 103,752.76</b>	<b>\$ 189,773.63</b>	<b>\$ 466,606.37</b>	<b>\$ 2,167.55</b>	<b>\$ 1,000.00</b>	<b>\$ 11,195.00</b>	<b>\$ 14,706.50</b>	<b>\$ 10,789.38</b>	<b>\$ 22,284.26</b>	<b>\$ 6,092.40</b>	<b>\$ 31,397.48</b>	<b>\$ 41,300.62</b>	<b>\$ 10,515.40</b>	<b>\$ 3,550.00</b>	<b>\$ 34,775.04</b>	<b>28.91%</b>

Revenue Over (Under) Expenditure \$ -

Total Revenue In Bank Since Fund Was Established

4A Sales Tax	\$ 655,899.61
4B Sales Tax	\$ 1,347,650.77
<b>Total Revenue</b>	<b>\$ 2,003,550.38</b>

**City Council  
Staff Report**

**TO: Members of 4B Economic Development Board**  
**CC: Paulette Hartman, City Manager**  
**FROM: Mike Peacock, Director of Operations**  
**DATE: October 15, 2009**  
**RE: Park RFP Bid Submissions**

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The closing date for the submission of the Request for Proposal for the city park was October 5, 2009 at 2:00 p.m. Bids were opened in the Council Chambers and we received a total of seven proposals, and all of the seven met the submission requirements. I have provided a list of the submissions.

Pete Durant & Assoc.	\$302,850.00	13.0%
Dean Electric	\$264,000.00	11.5%
CWA Construction	\$207,310.00	9.0%
Hill & Wilkinson	\$197,927.00	8.6%
Gallager Construction	\$319,678.00	13.9%
Landscape Unlimited	\$343,550.00	15.0%
AUI Contractors	\$369,208.00	16.0%

After talking with Mark Spencer of MHS Planning and Design, I have sent a copy of all proposals received and he has recommended interviewing the three lowest bidders. Those interviews will be scheduled following his review of the bid submissions.

# MHS Planning & Design, LLC

212 W. Ninth Street  
Tyler, Texas 75701  
(903) 597-6606

## INVOICE

09/22/2009

**City of Joshua**

**Attention: Paulette A. Hartman**

**101 S. Main Street**

**Joshua, TX 76058**

**City Park Design**

**Project # 08-016**

<u>Description of Services</u>	<u>Contract Amount</u>	<u>% Complete</u>	<u>Previously Invoiced</u>	<u>Amount Due</u>
Design & Construction Administration for City Park. Grant Funded and Non-grant Funded Elements.	\$158,300.00	55%	\$83,740.70	\$3,482.60
<b>Total Amount Due - Fees</b>				<b>\$3,482.60</b>
<b><u>Additional Services</u></b>				
Geotechnical Investigation by Fugro Consultants, Inc.				<b>\$6,745.90</b>
<b><u>Reimbursable Expenses</u></b>				
Mileage 09/15/09 - 300 miles @ .55 mile				\$165.00
Mileage - Spiars Engineering				\$93.94
Reproduction				\$0.00
<b>Total Amount Due - Expenses</b>				<b>\$258.94</b>
<b>TOTAL AMOUNT DUE THIS INVOICE</b>				<b>\$10,487.44</b>

**INVOICES DUE UPON RECEIPT**