



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

**4A Economic Development Corporation Board
Regular Meeting Agenda
Tuesday, July 14, 2009
5:30 p.m.**

The Joshua 4A Economic Development Corporation Board will hold a Regular Meeting at 5:30 p.m. at the Joshua City Hall, 101 S. Main, Joshua, Texas on July 14, 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 4A Economic Development Corporation Board meeting held on June 9, 2009.**
- III. 4A Economic Development Corporation Board Items: (Hartman)**
 - a. Review and Discuss 4A Financial Reports through June 2009.
 - b. Discuss, consider and act on pay request #6 from Joshua Bobos for construction of Joshua Station Boulevard.
 - c. Discuss, consider and act on payment of invoice from Shrader and Cline for consulting services related to Tax Increment Financing (TIF) District No. 1
 - d. Discuss, consider and act on landscape design for Joshua Station Boulevard.
- IV. Request for 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 for further information.

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

Mike Peacock, Management Assistant
City of Joshua, Texas



**4A Economic Development
Corporation Board
Minutes
Regular Session 5:30 p.m.
June 9, 2009**

4A Members Present: Gayle Luck, Chair; Robby Allen; S. Snowden

4A Members Absent: L. O. Bentley, S. Hendricks

City Staff Present: Mike Peacock, Director of Operations,

I. Call To Order.

Chairperson Gayle Luck called the meeting to order at 5:33 p.m.

II. Consider Approval Of Minutes Of The 4A Economic Development Corporation Board Meeting Held April 14, 2009.

Board Member Allen made a motion to approve the minutes as submitted. Board Member Snowden seconded the motion.

Motion Carried - 3-0

III 4A Economic Development Corporation Board Items: (Hartman)

- a. Review and Discuss 4A Financial Reports through April 2009
Paulette Hartman, City Manager presented this item.
- b. Discuss, Consider and Act on pay request #5 for Joshua Station Blvd.
construction.

Documents from the City Engineer Greg Saunders indicated that the work as described was complete and recommended payment in the amount of \$230,162.40

Board Member Snowden made a motion to approve payment as submitted. Motion seconded by Board Member Allen.

Motion Carried - 3-0.

IV. Request for Future Agenda Items.

None Requested.

V. Adjourn

There being no other business, meeting adjourned at 5:38 p.m.

2008/2009 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 Budge
4A Sales Tax	\$ 288,000.00	\$ 180,199.61	\$ 232,764.16	\$ 55,235.84	\$ 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				80.82%
Appropriation of Fund Balance	\$ 627,540.00	\$ 190,500.00	\$ 469,540.00	\$ 158,000.00	\$ 469,540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				74.82%
Total Revenue	\$ 915,540.00	\$ 370,699.61	\$ 702,304.16	\$ 213,235.84	\$ 492,932.45	\$ 31,425.86	\$ 26,538.08	\$ 28,233.11	\$ 38,330.90	\$ 19,800.40	\$ 18,714.29	\$ 27,732.55	\$ 18,596.52	\$ -	\$ -	\$ -	76.71%

4A Expenses	Amount Budgeted	Prior YTD Totals	YTD Totals	Remaining Balance	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept.	% of Budge
Joshua Station Development	\$ 905,090.00	\$ 63,792.68	\$ 402,523.00	\$ 502,567.00	\$ -	\$ -	\$ 501.13	\$ 69,128.17	\$ 49,579.36	\$ 6,325.00	\$ 13,642.59	\$ 33,184.35	\$ 230,162.40				44.47%
Administration	\$ 10,450.00	\$ -	\$ 9,950.00	\$ 500.00	\$ -	\$ -	\$ 9,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				95.22%
Total Expenses	\$ 915,540.00	\$ 63,792.68	\$ 412,473.00	\$ 503,067.00	\$ -	\$ -	\$ 10,451.13	\$ 69,128.17	\$ 49,579.36	\$ 6,325.00	\$ 13,642.59	\$ 33,184.35	\$ 230,162.40	\$ -	\$ -	\$ -	45.05%

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 Budge
4B Sales Tax	\$ 288,000.00	\$ 180,199.61	\$ 232,764.16	\$ 55,235.84	\$ 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				80.82%
Appropriation of Fund Balance	\$ 368,380.00	\$ -	\$ 368,380.00	\$ -	\$ 50,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318,300.00				100.00%
Total Revenue	\$ 656,380.00	\$ 180,199.61	\$ 601,144.16	\$ 55,235.84	\$ 73,472.45	\$ 31,425.86	\$ 26,538.08	\$ 28,233.11	\$ 38,330.90	\$ 19,800.40	\$ 18,714.29	\$ 27,732.55	\$ 336,896.52	\$ -	\$ -	\$ -	91.58%

4B Expenses	Amount Budgeted	Prior YTD Totals	YTD Totals	Remaining Balance	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept.	% of Budge
Mark Planning	\$ 567,650.00	\$ 13,768.46	\$ 95,787.82	\$ 471,862.18	\$ -	\$ -	\$ -	\$ 8,706.50	\$ 7,289.38	\$ 18,536.26	\$ 1,000.00	\$ 27,797.48	\$ 32,458.20				16.87%
Expansion of Commuter Rail	\$ 12,000.00	\$ 19,000.00	\$ 9,000.00	\$ 3,000.00	\$ 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				75.00%
Business Development	\$ 39,300.00	\$ 6,075.00	\$ 20,750.00	\$ 18,550.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 5,750.00				52.80%
Promotional	\$ 20,000.00	\$ 13,005.00	\$ 1,415.55	\$ 18,584.45	\$ 1,167.55	\$ -	\$ -	\$ -	\$ -	\$ 248.00	\$ -	\$ -	\$ -				7.08%
Administrative	\$ 17,430.00	\$ 12,098.00	\$ 13,979.82	\$ 3,450.18	\$ -	\$ -	\$ 10,195.00	\$ -	\$ -	\$ -	\$ 1,592.40	\$ 100.00	\$ 2,092.42				80.21%
Total Expenses	\$ 656,380.00	\$ 63,946.46	\$ 140,933.19	\$ 515,446.81	\$ 2,167.55	\$ 1,000.00	\$ 11,195.00	\$ 14,706.50	\$ 10,789.38	\$ 22,284.26	\$ 6,092.40	\$ 31,397.48	\$ 41,300.62	\$ -	\$ -	\$ -	21.47%

Revenue Over (Under) Expenditure \$ -

Total Revenue In Bank Since Fund Was Established

4A Sales Tax	\$ 835,042.28
4B Sales Tax	\$ 1,308,148.73
Total Revenue	\$ 2,143,191.01

LEAGUE NALL AND PERKINS, INC.

Consulting Engineers
1100 Macon Street
FORT WORTH, TEXAS 76102

ARTICLE OF TRANSMITTAL

(817) 336-5773

TO

City of Joshua

DATE: *6/29/2009* PROJECT: *JOS 08103*
 PREPARED BY: *PAULETTE HARTMAN*
 RE: *JOSHUA STATION BLVD*

WE ARE SENDING YOU Attached Under separate cover the following items:

- Shop drawings Prints Forms Samples Specifications
 Copy of letter Change order

COPIES	DATE	NO.	DESCRIPTION
<i>1</i>			<i>Contractor's estimate # 6 for Joshua Station Blvd.</i>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE PRINTS RETURNED AFTER LOAN TO US

REMARKS *Paulette, I recommend payment of the total due this estimate, \$ 132,750.94.*

COPY TO _____

SIGNED: *Greg Saunders*

If enclosures are not as noted, kindly notify us at once

AUSTIN BRIDGE & ROAD, L.P.
6330 Commerce Drive, Suite 150
Irving, Texas 75063
(214) 596-7300 Office (214) 596-7398 Fax

MONTHLY ESTIMATE INVOICE

TO: Joshua Bobos, Ltd.
 Attn: Ray S. Tolson, III
 Post Office Box 25103
 Dallas, Texas 75225

PROJECT: Joshua Station Boulevard
Joshua, Texas

cc: Pate Engineers
 Attn: Robert L. Wright
 8150 Brookriver Drive, Suite S-700
 Dallas, Texas 75247

cc: The Marx Firm
 Attn: Randy P. Marx
 1130 E. Arapaho Road, Suite 580
 Richardson, Texas 75081

JOB #: 72996 CUST #: 00010194

CONTRACT AMOUNT: \$588,809.45
CHANGE ORDER #1: (\$1,561.90)
REVISED CONTRACT AMOUNT: \$587,247.55

ITEM #	DESCRIPTION	CONTRACT QUANTITY	UNIT	PREVIOUS WORK PERFORMED	PERFORMED THIS MONTH	TOTAL WORK PERFORMED	UNIT PRICE	TOTAL AMOUNT DUE
PAVING (ONSITE)								
1	6" Conc Driveways	434.00	S.Y.	0.00	434.00	434.00	\$51.40	\$22,307.60
2/CO#1	7" Conc Pvmt w/6" Curb	✓ 6,549.00	S.Y.	6,787.00	(238.00)	6,549.00	\$37.45	\$245,260.05
3/CO#1	6" Cement Stab Subgrade	✓ 7,016.00	S.Y.	7,254.00	(238.00)	7,016.00	\$2.30	\$16,136.80
4/CO#1	Cement (4% 18#/SY)	✓ 63.86	Tons	66.00	(2.14)	63.86	\$140.00	\$8,940.40
5	Prime Subgrade	7,254.00	S.Y.	7,254.00	0.00	7,254.00	\$0.70	\$5,077.80
6	Barrier Free Ramps	12.00	Each	0.00	12.00	12.00	\$1,260.00	\$15,120.00
7/CO#1	4' Concrete Sidewalk	✓ 1,461.00	L.F.	0.00	✓ 1,466.00	1,466.00	\$18.35	\$26,896.10
8	Brick Pavers	6,671.00	S.F.	0.00	6,671.00	6,671.00	\$4.40	\$29,352.40
9	Double 4" PVC Conduit	498.00	L.F.	498.00	0.00	498.00	\$13.00	\$6,474.00
CO#1	10" Flexible Base	✓ 238.00	S.Y.	0.00	238.00	238.00	\$24.95	\$5,938.10
CO#1	4" TY C Underlayment	✓ 238.00	S.Y.	0.00	258.00	258.00	\$71.00	\$18,318.00
CO#1	7" CL A Conc w/#4 @ 12" Centers	✓ 238.00	S.Y.	0.00	238.00	238.00	\$44.55	\$10,602.90
Sub-Total Paving (Onsite).....								\$416,934.45
PAVING (TxDOT)								
1/CO#1	12" HMAc	✓ 0.00	S.Y.	0.00	0.00	0.00	\$128.25	\$0.00
2	2" HMAc	480.00	S.Y.	0.00	532.80	532.80	\$35.50	\$18,910.40
3	Compacted Subgrade	144.00	S.Y.	70.00	74.00	144.00	\$63.85	\$9,194.40
4	Striping	1.00	L.S.	0.00	0.00	0.00	\$3,645.00	\$0.00
5	Sawcut & Rmv Exist Asphalt	453.00	L.F.	453.00	0.00	453.00	\$3.45	\$1,562.85
CO#1	10" Flexible Base	✓ 174.00	S.Y.	0.00	174.00	174.00	\$24.95	\$4,341.30
Sub-Total Paving (TxDOT).....								\$34,048.45
EARTHWORK (ONSITE)								
1	Clearing & Grubbing	1.00	L.S.	1.00	0.00	1.00	\$12,700.00	\$12,700.00
2	Excavation	1.00	L.S.	1.00	0.00	1.00	\$19,500.00	\$19,500.00
3	Rock Construction Entrance	1.00	Each	1.00	0.00	1.00	\$2,150.00	\$2,150.00
4	Inlet Protection	3.00	Each	0.00	0.00	0.00	\$134.35	\$0.00
5	Silt Fence	1,873.00	L.F.	1,873.00	0.00	1,873.00	\$1.85	\$3,465.05
Sub-Total Earthwork (Onsite).....								\$37,815.05

EARTHWORK (TxDOT)

1	Clearing & Grubbing	1.00	L.S.	1.00	0.00	1.00	\$1,400.00	\$1,400.00
2	Ditch Grading	1.00	L.S.	0.00	1.00	1.00	\$2,150.00	\$2,150.00
3	Rock Dam	1.00	Each	0.00	0.00	0.00	\$1,130.00	\$0.00
4	Silt Fence	364.00	L.F.	364.00	0.00	364.00	\$1.85	\$673.40
5	Hydromulch	680.00	S.Y.	0.00	0.00	0.00	\$2.00	\$0.00
Sub-Total Earthwork (TxDOT).....								\$4,223.40

STORM SEWER

1	18" R/C Pipe	180.00	L.F.	180.00	0.00	180.00	\$50.90	\$9,162.00
2	30" R/C Pipe	172.00	L.F.	172.00	0.00	172.00	\$79.85	\$13,734.20
3	33" R/C Pipe	230.00	L.F.	230.00	0.00	230.00	\$92.70	\$21,321.00
4	3'x2' Box Culvert	95.00	L.F.	95.00	0.00	95.00	\$150.55	\$14,302.25
5	5' Junction Box	1.00	Each	1.00	0.00	1.00	\$4,170.00	\$4,170.00
6	Rock Rip-Rap	14.00	S.Y.	14.00	0.00	14.00	\$97.50	\$1,365.00
7	Grade to Drain	331.00	L.F.	331.00	0.00	331.00	\$5.40	\$1,787.40
8	5' Curb Inlet	1.00	Each	0.50	0.50	1.00	\$2,170.00	\$2,170.00
9	10' Curb Inlet	2.00	Each	1.00	0.00	1.00	\$2,870.00	\$2,870.00
10	30" Plug	1.00	Each	1.00	0.00	1.00	\$130.00	\$130.00
11	3'x2' Type "B" Headwall	1.00	Each	1.00	0.00	1.00	\$3,300.00	\$3,300.00
12	Trench Safety	1.00	L.S.	1.00	0.00	1.00	\$433.25	\$433.25
Sub-Total Storm Sewer.....								\$74,745.10

ESTIMATE NUMBER: 6 (Partial)
 DATE BILLED: 06/19/09
 PAYMENT DUE BY: 07/15/09

Estimates are due by the 20th of each month. Payment is due by the 15th of the following month.

Any questions regarding billing please contact Ronnie Millar at (214) 789-0248 or Laurie Stovall at (214) 596-7306.

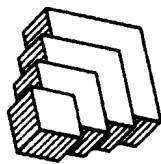
587310 ✓

TOTAL WORK COMPLETED: \$666,766.15
 LESS RETAINAGE: 10% \$66,676.62
 SUB-TOTAL: \$600,089.53 ✓

LESS PREVIOUS PAYMENTS: ^{GDS} 370,107.14 \$430,944.05 ✓

TOTAL THIS ESTIMATE: 147,501.05 \$455,538.10
 LESS RETAINAGE: 147,501.05 10% \$45,553.81
 TOTAL DUE THIS ESTIMATE: \$430,082.19 ✓

~~BALANCE DUE THIS BILLING: \$378,144.09~~
 (including \$330,162.40 still due from May Estimate)



SCHRADER & CLINE, LLC

June 1, 2009

Ms. Paulette Hartman
City Manager
City of Joshua
101 South Main
Joshua, TX 76058

INVOICE

City of Joshua -- TIF

Fee for Professional Services: April 1 - May 31, 2009

Hourly Services:

George R. Schrader	0.00	Hours @	\$ 250/hr	\$	0.00
Larry D. Cline	5.25	Hours @	\$ 225/hr	\$	1,181.25
			SUB-TOTAL	\$	1,181.25

Reimbursables:

\$ 0.00

TOTAL DUE \$ **1,181.25**

*Payments are to be received within 15 days of invoice.
Payment not received within 30 days will be increased by 1.5% per month.*

NOTE: Please make check payable to:

Schrader & Cline, LLC
4800 Broadway St, Suite A
Addison, TX 75001

Sincerely,


Larry D. Cline

City of Joshua -- TIF

Summary of Professional Services – April 1 - May 31, 2009

<u>Date</u>	<u>Activity</u>	<u>Notes</u>
4/28	Office work to review Development Agreement documentation provided by Paulette Hartman. (LDC)	
4/29	Telephone conference with Paulette Hartman about Development Agreement issues. (LDC)	
	Office work to prepare and document revisions to the Development Agreement. (LDC)	
4/30	Office work to complete revisions to the Development Agreement and forward to Paulette Hartman. (LDC)	
5/1	Office work to evaluate developer's forecast of values and City income. (LDC)	
5/18	Office work to review and provide comments on Betsy Elam's red-line draft of the Development Agreement. (LDC)	
5/19	Telephone conferences (2) with Betsy Elam about the Development Agreement. (LDC)	
	Office review of development forecasts provided by Betsy Elam. (LDC)	

**4A Economic Development Corporation Board
STAFF REPORT**

To: Members of the 4A Corporation Board

From: Paulette A. Hartman, City Manager

Date: July 14, 2009

Re: Discuss, Consider and Act on Landscape Design for Joshua Station Blvd.

In June the 4A corporation board and the City Council approved an agreement with Teague, Nall and Perkins for landscape design services to design the landscaping along Joshua Station Boulevard. Thomas Alves with Teague, Nall and Perkins has completed the landscape design and will present it to the 4A Board for consideration during Tuesday's meeting.

As you know, the 4A corporation board and the City Council approved an amendment to the Roadway Development Agreement with Joshua Bobos whereby the City and 4A corporation agreed to pay directly for landscape design and installation instead of reimbursing the developer for these costs as called for in the original Roadway Development Agreement. In the amendment to the Roadway Development Agreement the developer listed certain minimal requirements with which the landscape design should generally conform. The landscape design meets all the requirements per the amendment to the Roadway Development Agreement with Joshua Bobos as well as the requirements for landscaping in the Joshua Station Overlay District.

Staff Recommendation

Approve the landscape design for Joshua Station Boulevard.