

STATE OF THE CITY

CITY OF FERRIS - 2018

INTERNAL STRUCTURE





Mayor Micheal Driggars

Alderman Place 1 Clayton Hunter

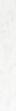
Alderman Place 2 Rick Barrett(Mayor Pro Tem)

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Alderman
Place 3
Bobby Lindsey

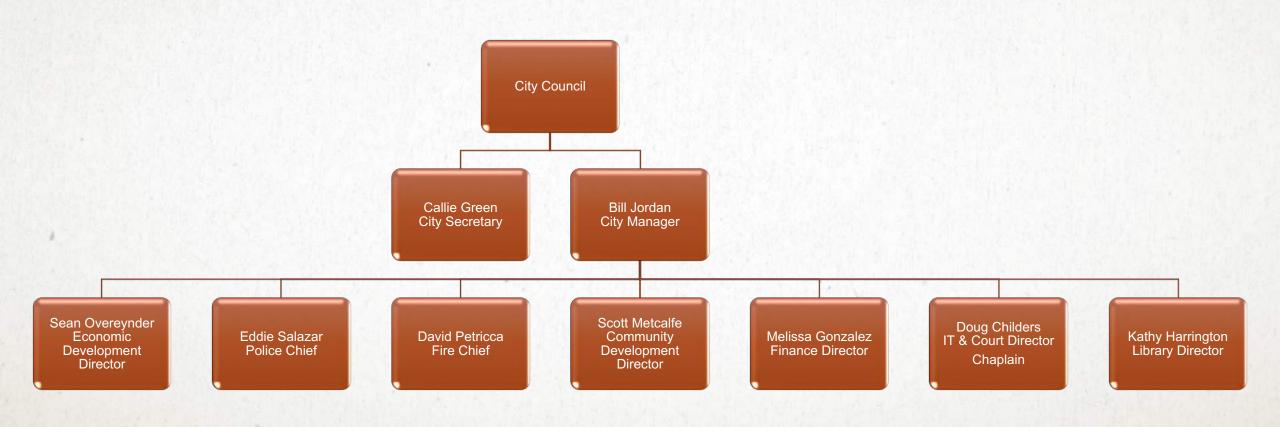
Alderman Place 4 Jim Swafford

Alderman Place 5 Vacant









DEPARTMENTS

City Manager's Office

Policy and Administration; Economic Development; Human Resources; Senior Services

City Secretary's Office

Records Retention and Management; Elections; Council/Boards Minutes and Agendas; Human Resources Processing

Police Department

Patrol; Investigations; Community Policing

Fire Department

Fire/Rescue; Fire Inspections

Community Development

Building Inspections; Planning and Zoning; Water & Sewer; Streets; Parks; Animal Control; Code Enforcement

Economic Development

Business Development; Business Retention

Finance Department

Budget; Purchasing; Accounts Receivable; Payroll

Information Technology

Information Technology; Municipal Court; Chaplain

Library

Library Services; Community Outreach



PROJECTS & PROGRAMS

WHAT IS THE CITY STAFF DOING?





NEW CITY FACILITIES

- What we need
 - All city services under one roof
 - Include a Senior Center and Recreation Center
- What we are doing
 - Working with a Design/Build firm to design the facility and ultimately build it.
 - Proposing a bond package to fund the building.









CITY OF FERRIS - NEW MUNICIPAL CENTER

Recreation Center, Senior Center, Fire and Police Stations, & City Offices



DEBT SERVICE

Iı	Increase in Tax Payment (Based on 47.40¢ Tax Rate Increase)						
(Based							
Median Home Value	Annual	Monthly	Weekly				
\$80,500	\$381.57	\$31.80	\$7.34				
\$80,500	\$381.57	\$31.80	\$7.3				

• Homeowners receive the \$15,000 State Mandatory Homestead Exemption. Estimated increase in tax payment accounts for Homestead Exemption. Does not include additional exemptions such as Disabled Veterans Exemption, Over 65 Exemption, etc.

City of Ferris, Texas

\$12,185,000 Tax Supported Bond Issue

Tax Rate Analysis (25-Year Amortization)

<u>ABCDEEEGHIJK</u>I

FYE	Assessed		Existing Net Budgeted d Tax Supported Methane	\$12,185,000 - 2018 Certficates Delivered 8/15/2018 - 4.07% ⁽³⁾			Aggregate Net Tax Supported	Estimated I&S Tax	Estimated I&S Tax		
	Valuation ⁽¹⁾	AV Growth	Debt Service ⁽²⁾	Revenue ⁽²⁾	Principal	Interest	Total	Debt Service	Rate ⁽⁴⁾	Rate Change	FYE
2018	\$ 121,922,327		\$ 403,768	\$ -				\$ 403,768	0.2211		2018
2019	121,922,327	0.00%	405,341	(60,000)	\$ -	\$ 485,180	\$ 485,180	830,521	0.6951	0.4740	2019
2020	121,922,327	0.00%	131,425	(60,000)	250,000	461,797	711,797	783,222	0.6555	0.4344	2020
2021	121,922,327	0.00%	132,325	(60,000)	255,000	456,051	711,051	783,376	0.6556	0.4345	2021
2022	121,922,327	0.00%	133,025	(60,000)	260,000	449,766	709,766	782,791	0.6551	0.4340	2022
2023	121,922,327	0.00%	133,381	(60,000)	270,000	442,845	712,845	786,226	0.6580	0.4369	2023
2024	121,922,327	0.00%	133,388	(60,000)	275,000	435,308	710,308	783,696	0.6559	0.4348	2024
2025	121,922,327	0.00%	133,181	(60,000)	285,000	427,185	712,185	785,366	0.6573	0.4362	2025
2026	121,922,327	0.00%	132,763	(60,000)	295,000	418,365	713,365	786,128	0.6579	0.4368	2026
2027	121,922,327	0.00%		(60,000)	440,000	406,694	846,694	786,694	0.6584	0.4373	2027
2028	121,922,327	0.00%	-	(60,000)	450,000	392,140	842,140	782,140	0.6546	0.4335	2028
2029	121,922,327	0.00%	9	(60,000)	470,000	376,610	846,610	786,610	0.6583	0.4372	2029
2030	121,922,327	0.00%	<u> </u>	(60,000)	485,000	359,843	844,843	784,843	0.6569	0.4358	2030
2031	121,922,327	0.00%	Q	(60,000)	505,000	341,694	846,694	786,694	0.6584	0.4373	2031
2032	121,922,327	0.00%	-	(60,000)	520,000	322,241	842,241	782,241	0.6547	0.4336	2032
2033	121,922,327	0.00%		(60,000)	545,000	301,194	846,194	786,194	0.6580	0.4369	2033
2034	121,922,327	0.00%	-	(60,000)	565,000	278,604	843,604	783,604	0.6558	0.4347	2034
2035	121,922,327	0.00%	_	(60,000)	590,000	254,896	844,896	784,896	0.6569	0.4358	2035
2036	121,922,327	0.00%	2	(60,000)	615,000	229,980	844,980	784,980	0.6570	0.4359	2036
2037	121,922,327	0.00%	2	(60,000)	640,000	203,843	843,843	783,843	0.6560	0.4349	2037
2038	121,922,327	0.00%	2	(60,000)	670,000	176,364	846,364	786,364	0.6581	0.4370	2038
2039	121,922,327	0.00%		(60,000)	695,000	147,422	842,422	782,422	0.6548	0.4337	2039
2040	121,922,327	0.00%	-	(60,000)	730,000	116,998	846,998	786,998	0.6587	0.4376	2040
2041	121,922,327	0.00%	-	(60,000)	760,000	85,187	845,187	785,187	0.6571	0.4360	2041
2042	121,922,327	0.00%	4	(60,000)	790,000	52,094	842,094	782,094	0.6546	0.4335	2042
2043	121,922,327	0.00%		(60,000)	825,000	17,614	842,614	782,614	0.6550	0.4339	2043
			\$ 1,738,596		\$ 12,185,000	\$ 7,639,912	\$ 19,824,912	\$ 20,063,508			

Max Tax Rate: \$ 0.6951 Current Tax Rate (2018): 0.2211

Difference: \$ 0.4740

Notes:

(1) Fiscal Year 2018 assessed valuation provided by Ellis and Dallas Counties.

PRELIMINARY - for discussion purposes only.



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⁽²⁾ Excludes Series 2006 debt supported by waterworks & sewer system revenue and Series 2011 debt supported by annual transfer from methane fund.

⁽³⁾ Assumes market interest rates as of February 9, 2018 + 0.50%. Provides project funds after costs of issuance and U/W Discount of \$12,000,000.

⁽⁴⁾ Estimated tax collections rate of 98.00%; Actual I&S rate for FY 2018.



FIVE YEAR PLAN

- Creating a plan that will help budget in the coming years.
 - Supports visions and goals
 - Provides checkpoints
 - Identifies success
 - Broken down by department



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- Eliminating Waste and Error and Streamlining
 - Streamline workflows (Faster service)
 - Eliminate Waste & Error (Save Money and Time)



CITY POLICIES AND PROCEDURES

- Re-wrote city policies to:
 - Reduce confusion
 - Provide reliability
 - Reduce liabilities
 - Improve efficiency
 - Create standardization
 - Improve morale
 - Ultimately provide a better service to the community

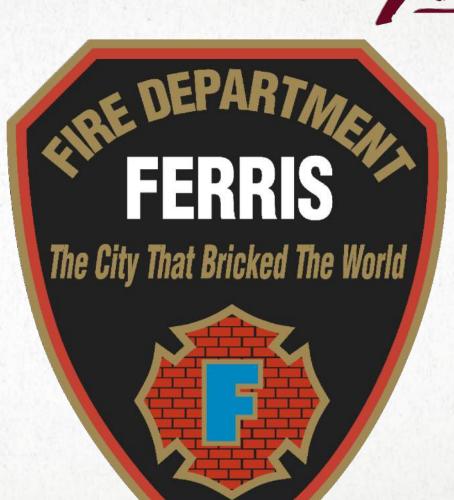
COMMUNITY POLICING

- Citizen Police Academy
- Pay it Forward
- Link the Square
- Coffee with a Cop
- Cop on the Block





- New digital radio system installed
 - Better reception over a wider area
 - New dispatch console
 - New repeater
 - New radios





WATER QUALITY

- The city has been awarded a CDBG Grant to construct a new water connection with Rockett Water and to install a blending system. This will increase our capacity and improve our water quality.
- Construction is expected to be complete by the end of 2018 assuming no construction delays.

New Rockett Water Connection FUNDED!





8th Street Waterline Replacement COMPLETED!

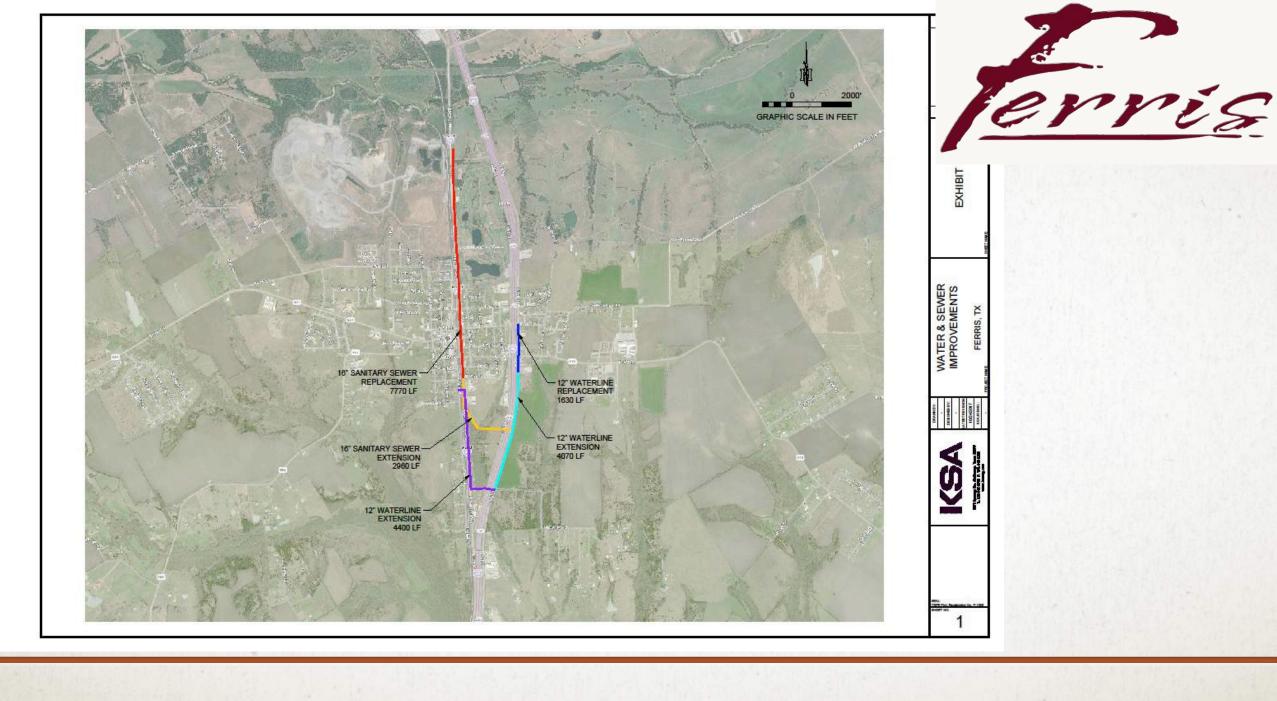






INFRASTRUCTURE MAINTENANCE

- We have identified future infrastructure needs and current infrastructure that is in imminent need of replacement.
- We are currently working on identifying funding for these projects.





DEPARTMENT PURPOSE

- To champion the community's vision of what we want to become.
- To enhance stability within the community by:
 - increasing the sales tax base;
 - Increasing the property tax base; and
 - Increasing employment opportunities by retaining existing businesses and attracting new enterprises
- To attract outside spending within the community by attracting business growth that benefits the community and region.

DEPARTMENT OF ECONOMIC DEVELOPMENT



ATTRACTING NEW DEVELOPMENT

- We have brought a new Economic Development Director, Sean Overeynder, on board with the City.
 - Downtown Entertainment District
 - Interstate 45 Commercial Corridor District
 - Secured Taco Bell
 - Finalized Edward Jones Investments
 - Finalizing other projects
 - Appointed to the North Texas Regional Economic Development District Board





- This will be the City of Ferris' second appearance at the ICSC RECon trade show
- This is an opportunity to showcase our community to more than 37,000 attendees
- A great majority of these attendees and exhibitors are corporate site selectors, decision makers, and retail brokers







ATTRACTING NEW DEVELOPMENT

- The Department of Economic Development represented the city at ICSC Dallas in November 2017
- At ICSC Dallas, the DED met with 21 different corporate prospects.
- To date, we have had more than 20 Site Visits from prospects interested in developing in Ferris. Of these 20, 3 developments have completed and 8 are in progress.





COMPLETED PROJECTS







GROUNDBREAKING August 2017

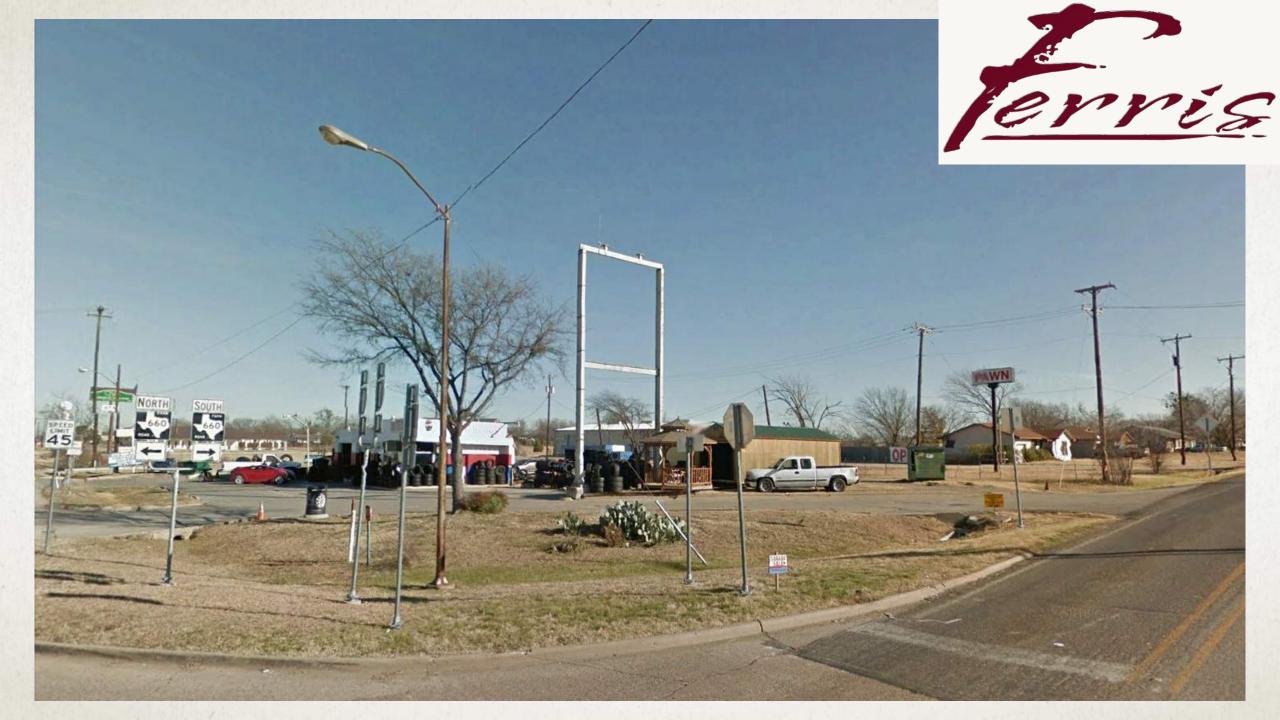


RIBBON CUTTING

December 2017













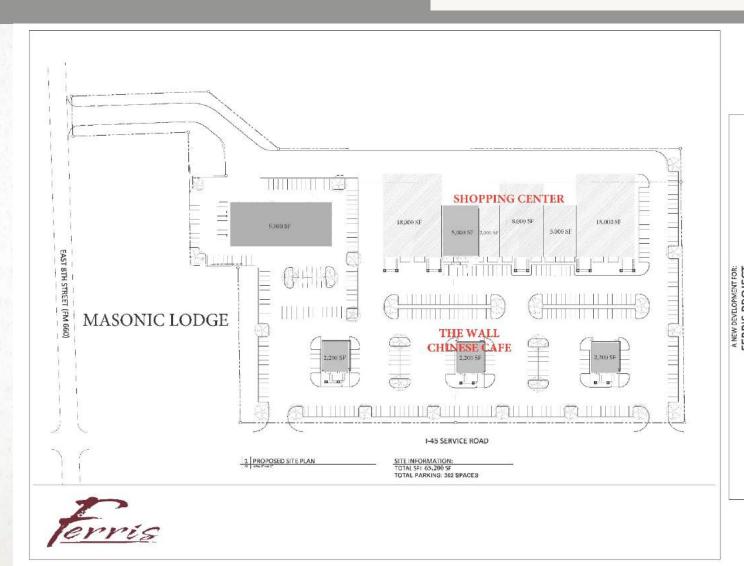




UPCOMING PROJECTS



- 60,000 + Square Feet of Retail Shopping containing National Chain retailers mainly found in urban markets
- This development will bring increased tax revenues to our city
- This development will create additional jobs
- This shopping center and dining district will entice additional commercial development within the city





- Scheduled to open by January 1, 2019
- Will create additional jobs
- This location will enhance business development within the City of Ferris





BUDGET



- Taxes
- Landfill Host Fees
- Court Fees



LANDFILL HOST FEES

- City Receives \$1.23 per ton that crosses the scale
- Projected \$1,409,600.00
- That's 1,146,016 tons of trash or 458,406,400 Ferris bricks!!!



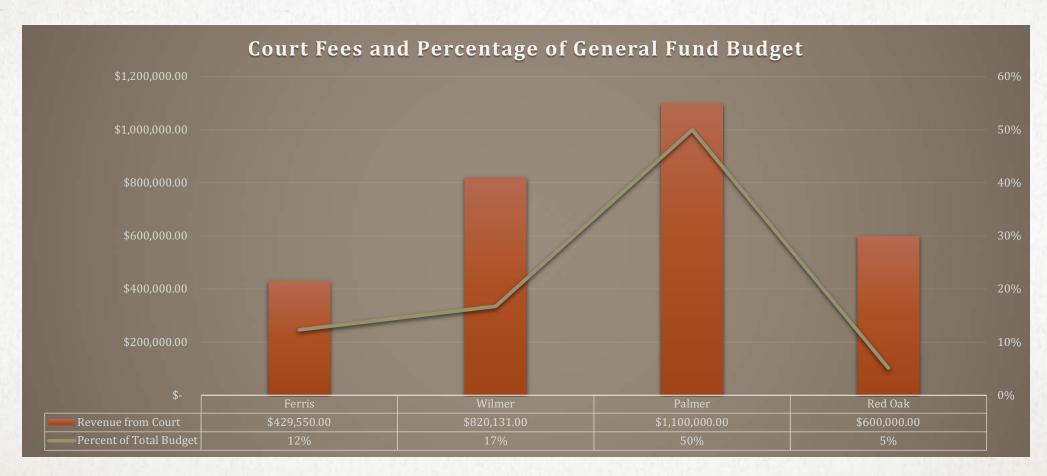
COURT FEES

• Projected \$429,550.00





COURT FEES COMPARISON





- Property
 - \$0.687134 per \$100.00 in valuation
- Sales
 - 8.25%
 - Of that, the City receives 2%





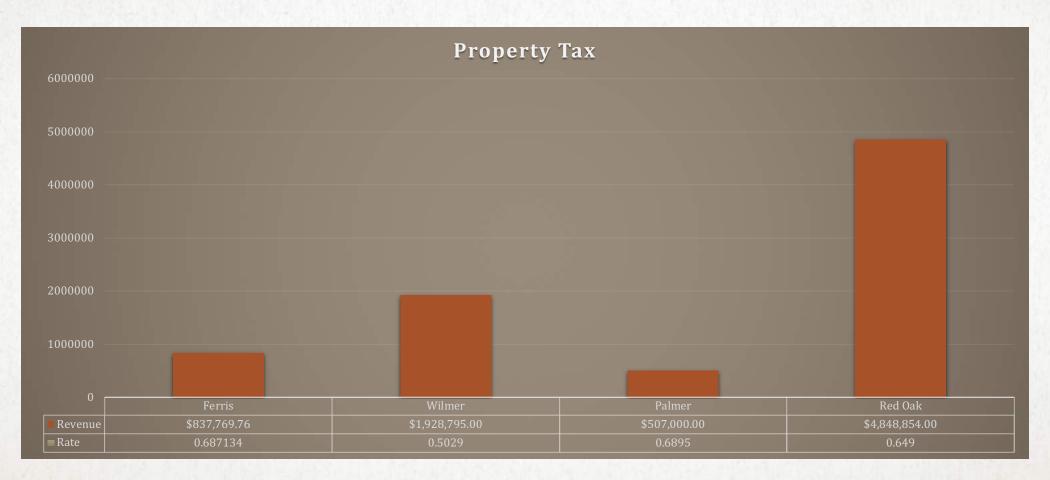
- Property
 - Projected \$837,769.76
 - Operations \$568,208.01
 - I&S (Debt) \$269,561.75
- Sales
 - Projected \$462,400.00
 - City \$231,200.00
 - Type A EDC \$115,600.00
 - Type B EDC \$115,600.00
- Total
 - \$1,300,169.76



Total Unrestricted: \$799,408.01

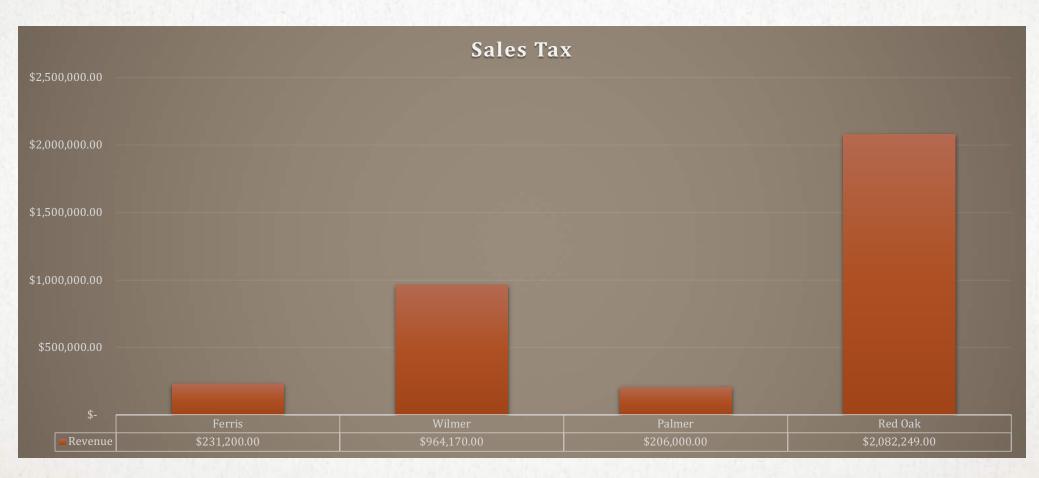


TAX RATE COMPARISON



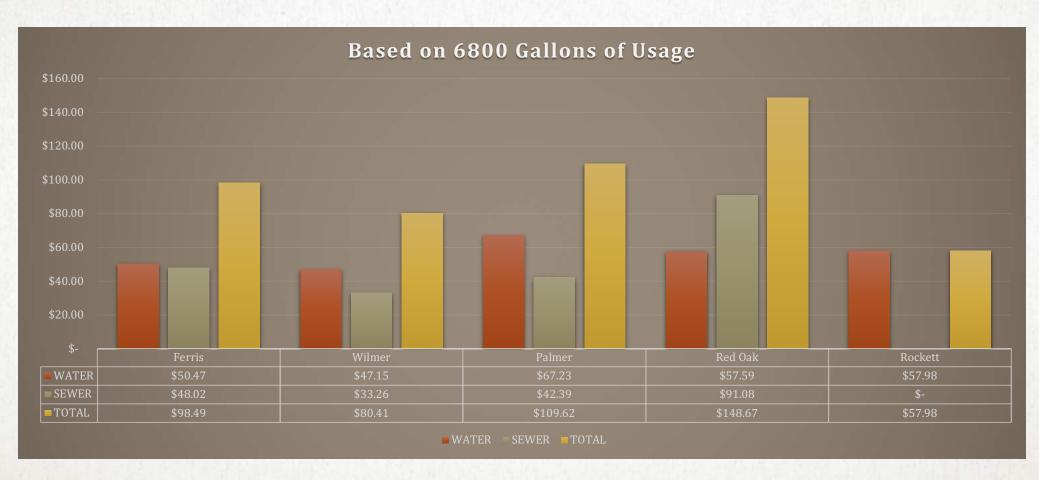


TAX RATE COMPARISON





WATER RATE COMPARISON





REVENUE VERSUS EXPENDITURES

Expenditures	Revenue	Difference
\$2,184,547.11	\$2,884,047.18	\$699,500.07



BOND RATING

•AA-

- This is essentially the City's credit score.
- Ratings range from 'D' to 'AAA.' Ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.
- Affects our interest rate when issuing debt.



BOND RATING COMPARISON

• Ferris AA-

Red Oak AA-

Lancaster AA-

Palmer A+

Hutchins AA

BALANCES

CITY OF FERRIS BANK ACCOUNTS

2/20/2018

			PRI	OR BALANCES	CU	RRENT WEEK		CSB MINIMUM
FUND	BANK ACCOUNT NAME:	ACCOUNT DESCRIPTION	AS	OF 2/13/2018	CS	B BALANCES	CSB ACCT TYPE	BALANCE
10	GENERAL FUND		\$	1,519,437.30	\$	1,443,311.99	NOW ACCOUNT	1,000
10	DEEP RESERVES - GENERAL	Intended for Emergency or Crisis Event Only (See Deep Reserves Below)	\$	132,585.08	\$	132,585.08	MONEY MARKET	2,500
10	POLICE AWARDED FUNDS	PD \$ & can be spent on anything, Inform Council-no action required	\$	7,714.27	\$	7,714.27	MONEY MARKET	2,500
10	POLICE SEIZED FUNDS	Seized Funds Pending Awarded	\$	0.01	\$	0.01	COMMERCIAL CHECKING	NO MINIMUM
10	COURT STATE FEES	Cash Escrow Account for the State	\$	15,146.97	\$	17,277.62	MONEY MARKET	2,500
10	COURT RESTRICTED	Can be spent on anything pertaining to court.	\$	7,726.66	\$	7,734.05	MONEY MARKET	2,500
10	TEXAS COMMUNITY FUND	Grant Passthrough Account	\$	0.01	\$	1,493.76	COMMERCIAL CHECKING	0.01
76	WMI METH ELECTRIC FUNDS	Qtrly Ck from WM,2011 Bonds paid from this fund (Part of GF per Auditors)	\$	305,980.45	\$	190,486.70	MONEY MARKET	2,500
10	NATIONAL NIGHT OUT	Restricted Funds for National Night Event	\$	5,296.26	\$	5,296.26	Commercial Checking	NO MINIMUM
80	WATER & SEWER FUND	Self Sustaining(No Tax Money,User Fees) 2006 Bonds Paid from this fund	\$	470,298.25	\$	510,192.52	NOW ACCOUNT	1,000
80	DEEP RESERVES - W & S	Intended for Emergency or Crisis Event Only (See Deep Reserves Below)	\$	130,680.99	\$	130,680.99	MONEY MARKET	2,500
Varies	OPERATING FUND	Payroll & AP Clear this Account	\$	52,582.41	\$	426,297.76	COMMERCIAL CHECKING	NO MINIMUM
37	INTEREST & SINKING FUNDS	Debt Service Fund- Pays 2005 Bonds	\$	285,707.17	\$	22,892.83	MONEY MARKET	2,500
60	4A EDC (Different Tax ID#)	Primarily Intended for Manufacturing & Industrial Development (Restricted)	\$	691,984.40	\$	691,979.40	MONEY MARKET	2,500
		Budget & Expenses must be approved by 4B board 1st-(Used for any project under Type A						
62	4B EDC (Different Tax ID#)	including quality of life improvements.)	\$	233,380.36	\$	233,380.36	MONEY MARKET	2,500
65	COURT TECHNOLOGY	Restricted for Court Technology Expenses Only	\$	11,012.08	\$	11,120.08	MONEY MARKET	2,500
66	COURT SECURITY	Restricted for Court Security Expenses Only incl Bailiff	\$	21,427.43	\$	21,508.43	NOW ACCOUNT	1,000
71	FLUID 1 FUNDS	Water & Wastewater Improvements(1 side of town)	\$	3,778.19	\$	3,778.19	MONEY MARKET	2,500
72	FLUID 2 FUNDS	Water & Wastewater Improvements for West Side of Town (Shaw Creek Ranch)	\$	10,078.32	\$	10,078.32	MONEY MARKET	2,500
80	2006 SERIES C.O. PROCEEDS	Reconstruction of Water Tower/ West Side of Town(Capital Expenses Only)(CLOSED-JULY 2017)					MONEY MARKET	2500
	2011 SERIES CO PROCEEDS	Expenses for Baseball Fields & Library(Closed 6-15-15)	I				MONEY MARKET	2,500
	RENOVATION FUND	CSB Account Closed September 2011				0.	MONEY MARKET	2,500
	SURPLUS FUNDS GENERAL	Texpool Account Closed					N/A	N/A
2	SURPLUS FUNDS W & S	Texpool Account Closed		ĵ			N/A	N/A
	WMI HOST FUNDS	CSB & Texpool Acount Closed					N/A	N/A
	COUNCIL RESERVE FUNDS	Texpool Account Closed		İ			N/A	N/A
	CITY MANAGER RESERVE FUNDS	Texpool Account Closed		ļ			N/A	N/A
TOTAL BA	NK BALANCES		\$	3,904,816.61	\$	3,867,808.62		
COURT STATE FEES TO SUBMIT		\$	15,146.97	\$	17,277.62			
OPERATING CHECKS TO CLEAR		\$	52,582.41	\$	426,297.76			
BANK BAI	ANCE MINUS OPERATING		\$	3,837,087.23	\$	3,424,233.24		

CSB INFORMATION:

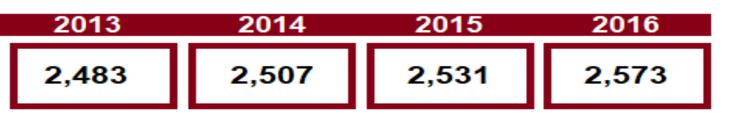
Money Market- 2,500 or more is free. Under \$2,500 is \$10.00. May have 6 debits per month at no charge and a \$5.00 excess withdrawal fee.

Now Account- 1,000 or more is free. Under \$1,000 is \$12.00 with 20 free debits per month and excess debits at .50 cents.

Commercial Checking Account= 15 monthly service charge/analysis fee with \$500 minimum balance to open. We get an Analysis Fee. (ANALYSIS FEE HAS NOT BEEN CHARGED FOR AWHILE

GROWTH

POPULATION GROWTH





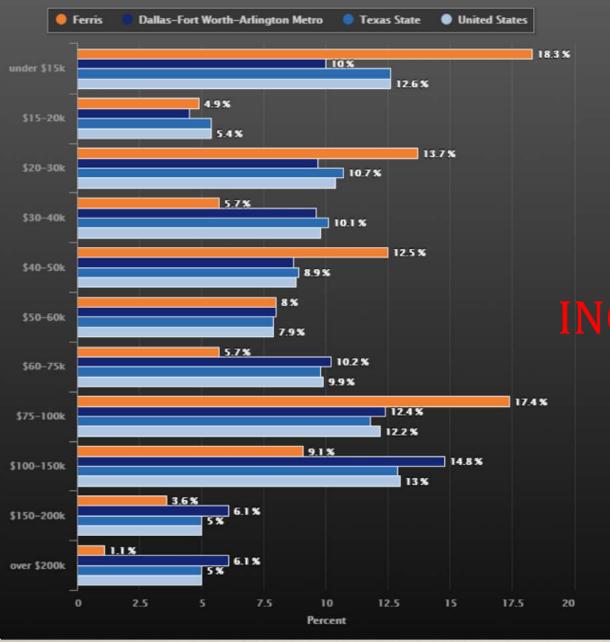
PROJECTED GROWTH

2017-2022						
Population:	0.21%					
Households:	0.18%					
Families:	0.1%					
Median Household Income:	1.8%					

DAYTIME POPULATION

Workers 1,537 Residents 1,450

> Total DTP 2,987





NCOME BY POPULATION PERCENT

THE ECONOMY OF THE CITY OF FERRIS

Ferris Unemployment Rate: 4.00%

• Job Growth (Recent): 3.00%

Projected Future Job Growth (10 year): 42.00%



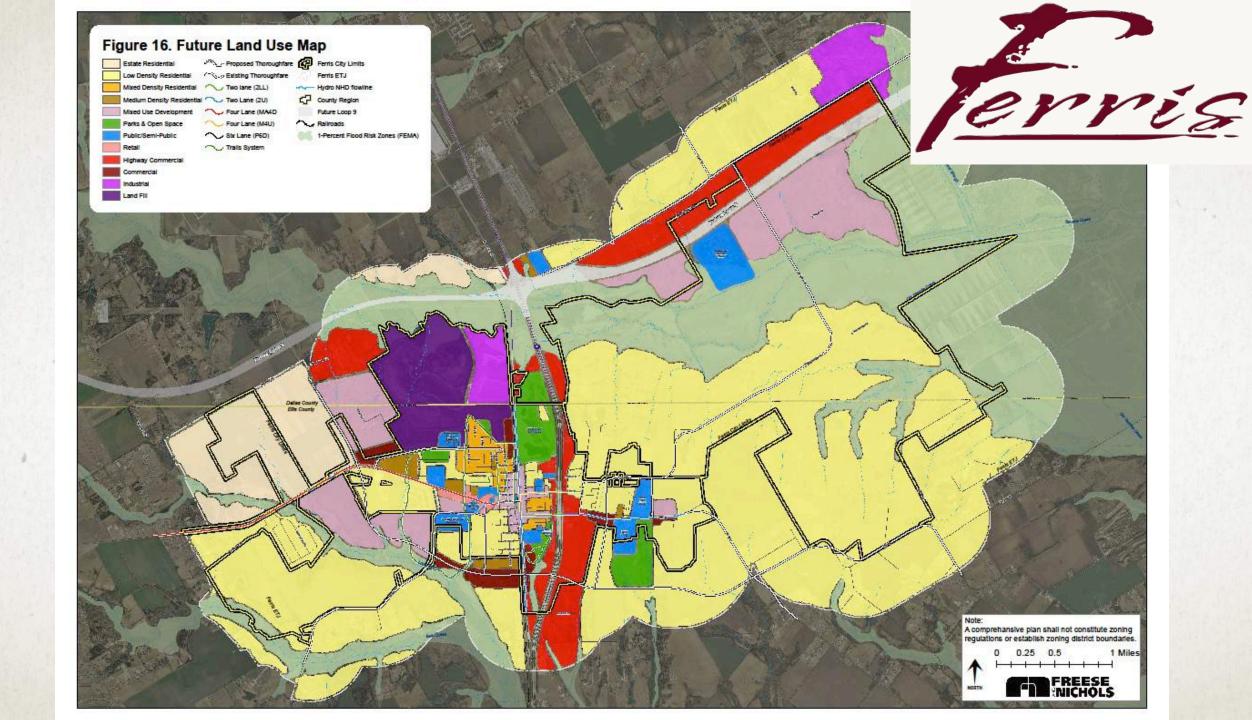
• U.S. Unemployment Rate: 5.20%

• Job Growth (Recent): 1.59%

Projected Future Job Growth (10 year): 37.98%



DEVELOPMENT





COMMERCIAL CORRIDOR DISTRICT



DOWNTOWN ENTERTAINMENT DISTRICT





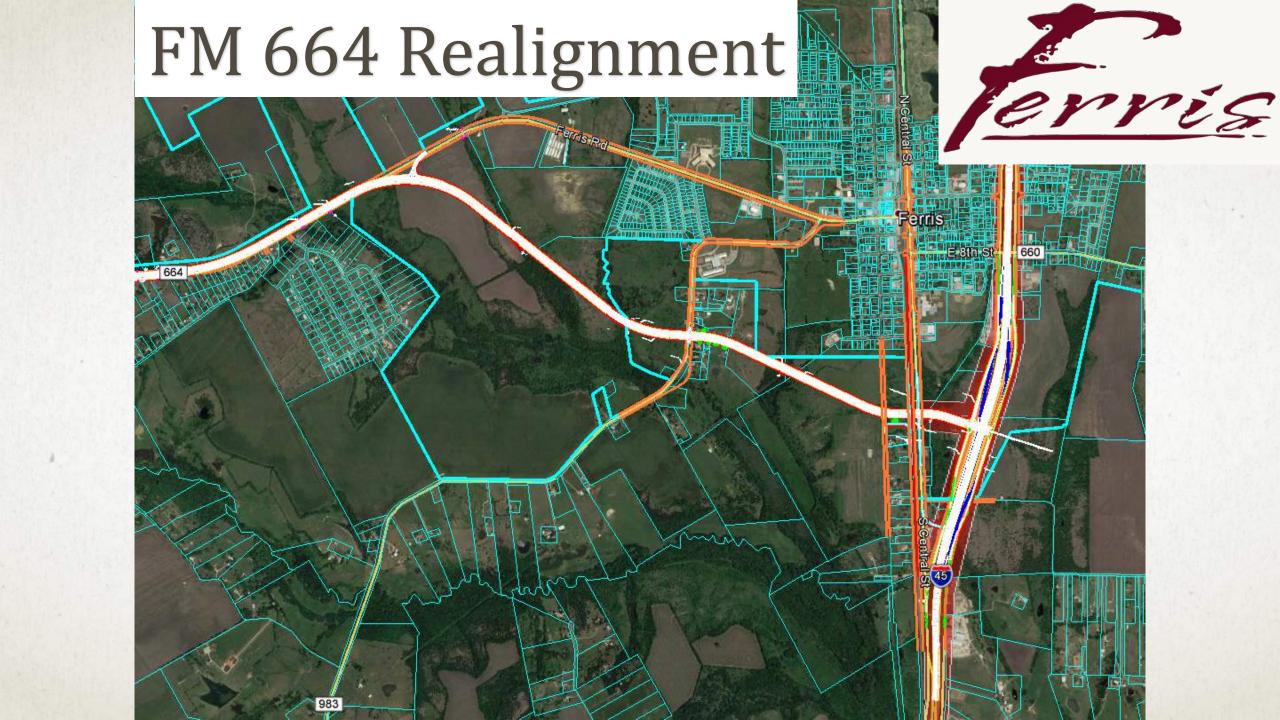
DOWNTOWN ENTERTAINMENT DISTRICT

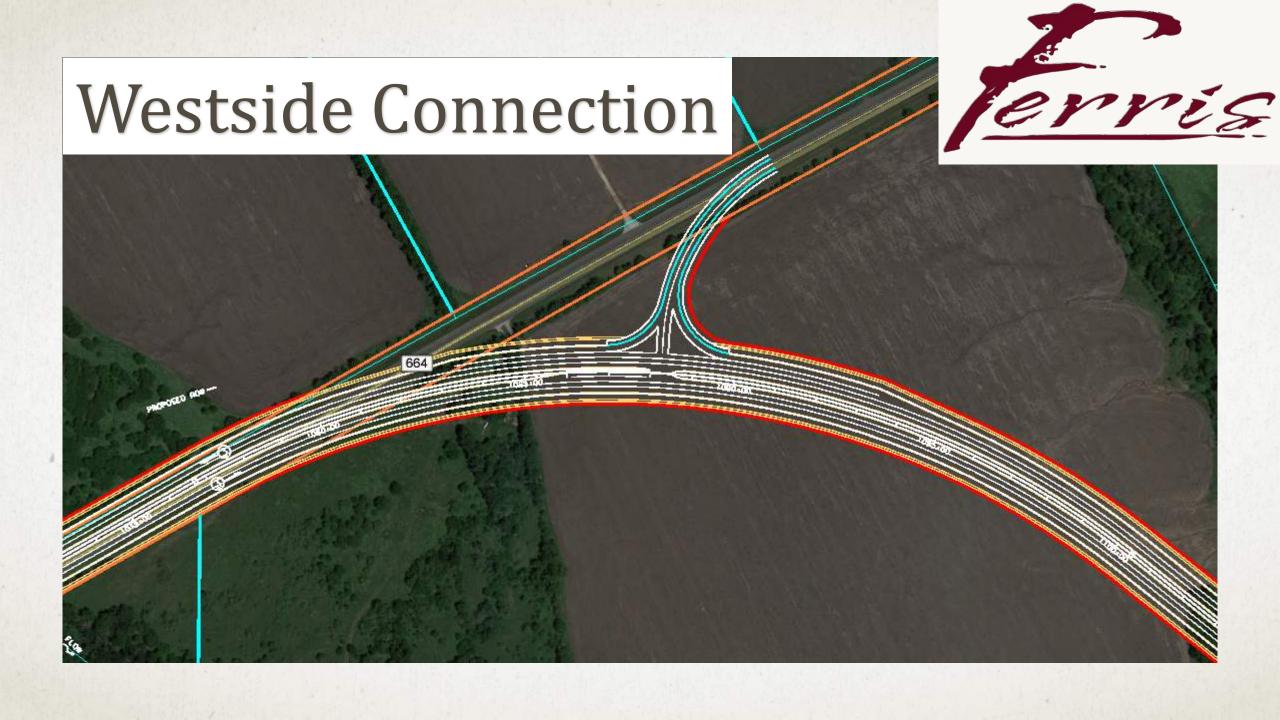


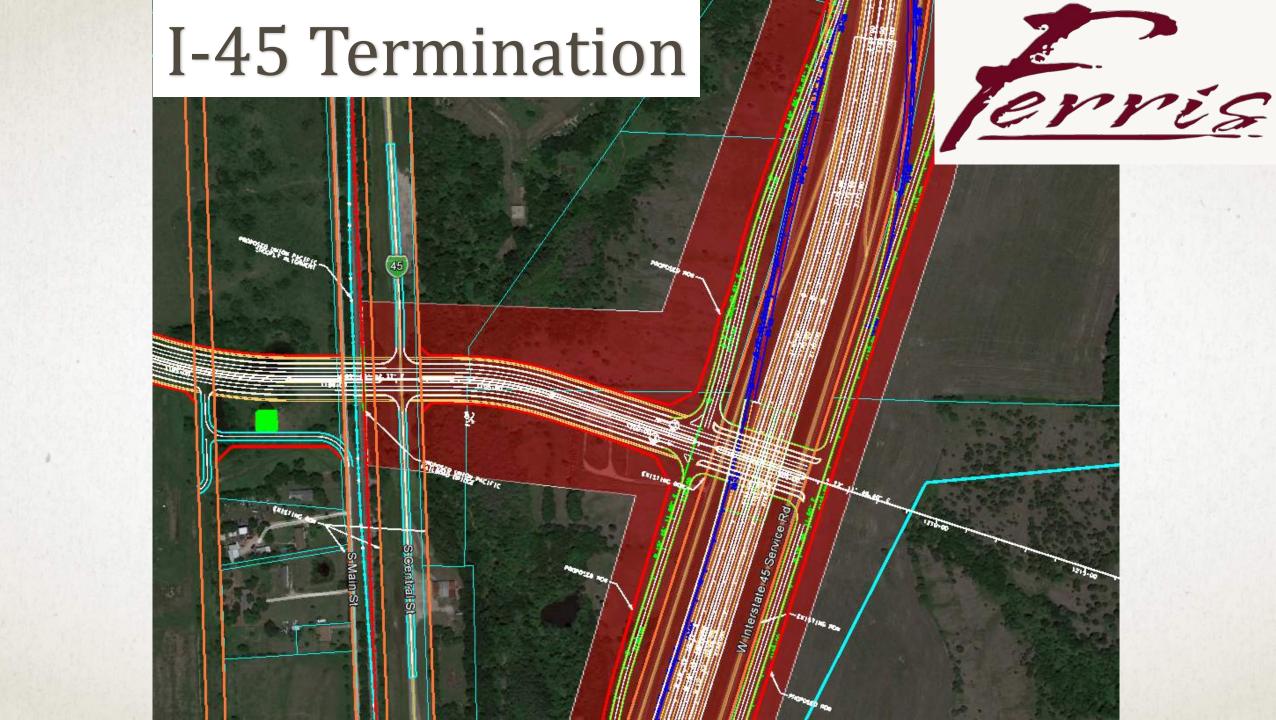


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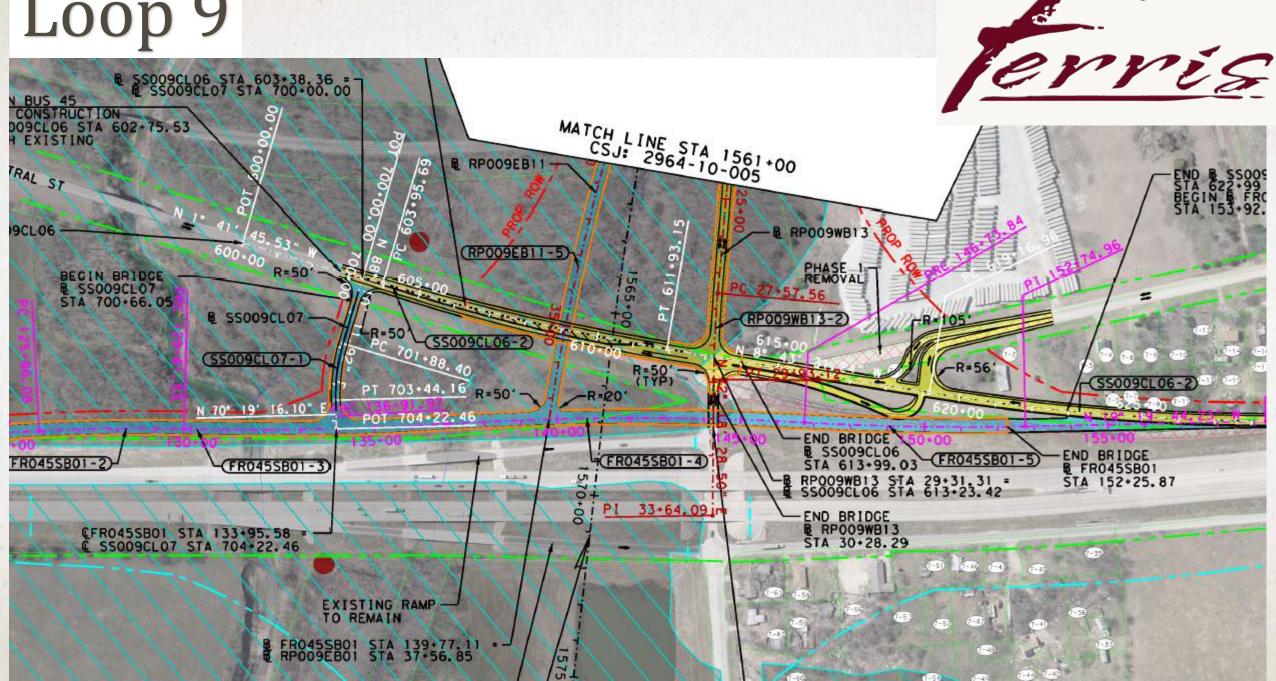
PROJECTS





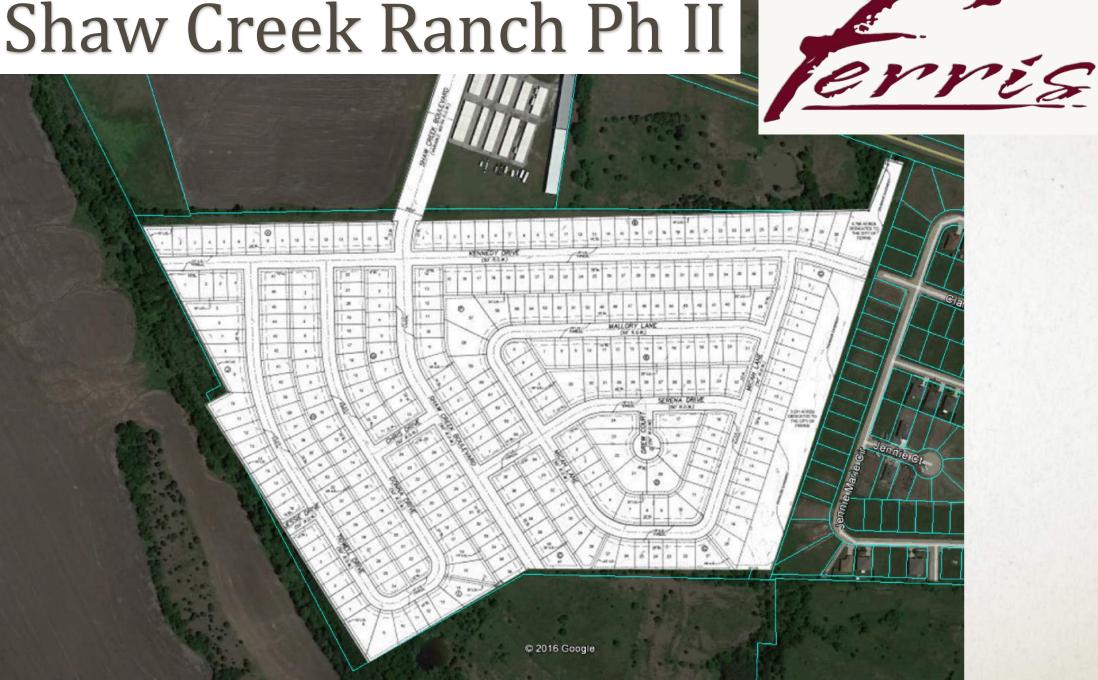


Loop 9





Shaw Creek Ranch Ph II



CASITAS AT SHAW CREEK













THANK YOU!