

PUBLIC NOTICE

DEVELOPMENT CORPORATION OF ABILENE, INC.

A regular meeting of the Development Corporation of Abilene, Inc. (DCOA) will be held on Tuesday, May 26, 2015, Abilene Laboratories, 1325 Pine St., Abilene, Texas, commencing at 1:30 p.m. to consider the following agenda:

SIGNED:



Kent Sharp, CEO of the DCOA

AGENDA

May 26, 2015
1:30 p.m.

Abilene Laboratories
1325 Pine St., Abilene, TX

1. Call the meeting to order.
2. Approval of minutes from the April 27, 2015, and May 12, 2015, board meetings.
3. Sales tax report for May 2015 and status of funds report for April 2015.
4. Executive Session:
The DCOA reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any item on the agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) see list below, and 551.087 (Business Prospect/Economic Development). After discussion in executive session, any action or vote will be taken in public.

(Personnel) Section 551.074
The DCOA, pursuant to the adopted Bylaws, may consider the appointment, employment and duties of certain positions as well as membership of certain committees.
5. Discussion and possible approval of a resolution authorizing a contract with Central State Resources for development of construction plans for rail expansion in the Five Points Business Park.
6. Discussion and possible approval of an oral resolution authorizing amended assistance for CarbonLITE Recycling, which will again extend the deadline for receipt by DCOA of all required documents from the company.
7. Adjournment.

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of Abilene, Texas, on the _____ day of _____, 2015, at _____.

City Secretary

NOTICE

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should contact Department of Economic Development, (325) 676-6390, at least forty-eight (48) hours in advance of this meeting. Telecommunication device for the deaf is (325) 676-6360.

the jobs being proposed. AIF continues to update their online database and their new website. The new website is scheduled to launch by the end of this summer.

Abilene Chamber of Commerce Military Affairs Committee (TEAM Abilene): Jason Smith presented TEAM Abilene's semi-annual report. Despite the changes in the Department of Defense's needs, sequestration, and budget reductions, TEAM Abilene continues to seek opportunities to keep Dyess Air Force Base (Dyess) vital to U.S. Air Force operations. TEAM Abilene plans to host two of their traditional BBQ events; one at Dyess to celebrate the B-1s and the C-130s and another at Capitol Hill to showcase Dyess' presence and flexibility. TEAM Abilene also plans to attend events to keep up with the most current movement in military operations as well as build strong relationships with key personnel.

TTU Small Business Development Center (SBDC): Judy Wilhelm, Director of SBDC, presented their semi-annual report to the DCOA board. Ms. Wilhelm announced the SBDC will be changing its name to America's SBDC. In addition to their name change, they will have an additional counselor and a new website. In the first six months of the fiscal year, the SBDC assisted in the opening of 17 new businesses as well as creation of 141 full time positions. SBDC counseled 186 individuals and billed 1,097.25 business counseling hours to the DCOA. SBDC continues to participate in the Downtown Association.

5. DISCUSSION AND POSSIBLE APPROVAL OF THE DCOA'S SEMI-ANNUAL REPORT OF ACTIVITIES ENDING MARCH 31, 2015: Kent Sharp, DCOA CEO, presented the DCOA's semi-annual report of activities to the board. Dave Copeland requested the language in the section "Strategic Planning Ad Hoc Committee" (page 3-4) be changed to state that the committee will create a strategic plan with assistance of a consulting firm. Jack Rich moved to approve by oral resolution the DCOA's FY15 semi-annual report with the requested language change. Dani Ramsey seconded and the motion carried.

6. EXECUTIVE SESSION: I hereby announce we are going into Executive Session pursuant to Texas Government Code Sections 551.071, 072, 074 and 087 to consult with our legal counsel, discuss real property transactions, personnel matters, and discuss economic development negotiations involving a business prospect, as set forth on the agenda. Any vote or action will be taken in open session.

President Dave Copeland announced the date is April 27, 2015, and the time is 2:24 p.m. Later, President Copeland announced the date is still April 27, 2015, and the time is 3:50 p.m. No vote or action was taken in Executive Session.

Marelyn Shedd left the meeting at 3:36 pm during the executive session.

7. ADJOURNMENT: There being no further business the meeting was adjourned.

Dave Copeland, President

DEVELOPMENT CORPORATION OF ABILENE, INC.
JOINT MEETING WITH ABILENE CITY COUNCIL
MINUTES
May 12, 2015

DCOA MEMBERS PRESENT:

Dave Copeland Dani Ramsay John Beckham Jack Rich

CITY COUNCIL MEMBERS PRESENT:

Shane Price Anthony Williams Jay Hardaway Kyle McAlister Steve Savage

STAFF PRESENT:

David Vela Dan Santee Don Green Danette Dunlap
Kent Sharp Kim Tarrant Akane Thaxton

GUESTS PRESENT:

Grady Barr, Yvonne Batts, Brian Bessent, Brian Bethel, Charles Black, Greg Blair, Gray Bridwell, Dale Boecker, Ron Butler, Charles Byron, Paul Cannon, Casey Curnutt, Rick Denbow, Mike Dunnahoo, Carol Dupree, Billy Edwards, Ray Ferguson, Larry Gill, Woody Gilliland, Gail Gregg, Russell Guthrie, Sandra Harper, Seaton Higginbotham, Justin Jaworski, Erik Johnson, Iris Kammerdiener, Joe Kimble, Kelly Kinard, Bruce Kreidler, Tim Lancaster, Gail Lawrence, Dee Moore, Don Mark Nickson, Winston Ohlhausen, Mary Ross, Ben Russell, Bill Senter, Jason Smith, Jimmy Tittle, Fred Lee Hughes, Adam Turner, James Webster, Judy Wilhelm, Frances Williamson, H. C. Zachry, James (Gen Pop)

1. CALL THE MEETING TO ORDER: Shane Price, City Councilman, called the meeting to order for the Abilene City Council and Dave Copeland, DCOA President, called the meeting to order for DCOA at 10:00 a.m. at the Civic Center Upstairs Conference Room, 1100 N. 6th St., 2nd floor, Abilene Texas.

2. PRESENTATION FROM THE STRATEGIC PLANNING COMMITTEE: A slideshow presentation was given by Kent Sharp, CEO of the DCOA, Jason Smith, President of Abilene Chamber of Commerce, and Ray Ferguson, the DCOA's Strategic Planning committee chairman. Mr. Sharp explained the definition of economic development, its purpose, and the benefit of the DCOA. Mr. Smith presented the trends of economic development, the Chamber's involvement in business recruitment, and their efforts to attract more companies to Abilene. Mr. Ferguson presented the activities of the Strategic Planning committee and its goals. The Strategic Planning Committee received nine proposals in response to an RFP to develop a strategic plan for Abilene future economic development efforts. Representatives from four of

firms were interviewed, and the committee recommends the DCOA contract with TIP Strategies as the best firm to develop a workable strategic plan for Abilene.

3. DISCUSSION AND POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING A CONTRACT WITH TIP STRATEGIES, INC. FOR DEVELOPMENT OF A STRATEGIC PLAN FOR ECONOMIC DEVELOPMENT IN ABILENE: TIP Strategies proposed completion of the economic development strategic plan for Abilene within six months. The requested funds to enter into a contract with TIP are \$130,000 which includes a base fee of \$125,000 and \$5,000 for reimbursable costs. The contract includes a follow up to evaluate Abilene's performance at the end of the first year of the implementation of the plan.

The President Dave Copeland answered questions from the audience before requesting a motion and vote from the board members in attendance.

Jack Rich moved to approve resolution DCOA-2015.11 authorizing a contract with TIP Strategies, Inc. and funding of \$130,000 which includes a \$125,000 base fee and \$5,000 in reimbursable costs. Dani Ramsay seconded and motion carried.

4. ADJOURNMENT: There being no further business the meeting was adjourned by both City Councilman Shane Price and DCOA President Dave Copeland.

Dave Copeland, President

MEMORANDUM

May 6, 2015

TO: David A. Vela, Interim City Manager

FROM: Mindy Patterson, Director of Finance

SUBJECT: May Sales Tax

The sales tax rebate for May is \$4,078,508.68 which represents March sales. This is 3.89% above last year and 1.86% above the projected FY 15 budget amount. The breakdown of the rebate is \$3,058,881.51 to the General Fund and \$1,019,627.17 for economic development. Of this rebate, \$87,967 is from prior periods, audit payments, future payments, and unidentified payments. For the period of October through May, sales tax is 6.02% above last year and 3.95% above the projected FY 15 budget amount. I have requested the detail from the state.

Should you have any questions, please contact me.

MP:ls

DEVELOPMENT CORPORATION OF ABILENE, INC.
1/2 CENT SALES TAX REVENUE
Monthly and Year-to-Year Comparisons

Accounting Period Month	Actual 2013-14	Actual 2014-15	% Change
October	\$815,126	\$868,660	6.57%
November	896,761	987,887	10.16%
December	766,502	836,922	9.19%
January	744,242	798,120	7.24%
February	1,061,353	1,137,082	7.14%
March	743,945	759,360	2.07%
April	726,196	733,667	1.03%
May	981,409	1,019,627	3.89%
YTD	\$6,735,532	\$7,141,326	6.02%
June	773,012		
July	794,307		
August	966,814		
September	845,806		
FY TOTAL	\$10,115,471		

Note: Report reflects the month sales tax is received from Austin.
Revenue is recorded on this basis for budgetary purposes.

The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

Revenue for May '15 represents March '15 sales. Approximately \$21,992 of the rebate is from prior periods, audit, and future payments.

Audit Payments: Larger businesses submit sales tax collections to the State Comptroller every month and smaller ones either quarterly or annually. The Comptroller audits the books of these businesses on a four year cycle to determine if sales tax was collected on all taxable sales. Audit collections represent the sales tax revenue from prior sales and submitted or refunded subsequent to the audit.

**CITY OF ABILENE
SALES TAX COMPARISON**

Accounting Period Month	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL	GENERAL FUND	ECONOMIC DEVELOPMENT	TOTAL
	Actual 2013-14	Actual 2013-14	2013-14	Actual 2014-15	Actual 2014-15	2014-15
October	\$2,445,377.87	\$815,125.96	\$3,260,503.83	\$2,605,980.73	\$868,660.24	\$3,474,640.97
November	2,690,282.27	896,760.76	3,587,043.03	2,963,660.77	987,886.92	3,951,547.69
December	2,299,504.67	766,501.56	3,066,006.23	2,510,766.92	836,922.30	3,347,689.22
January	2,232,726.16	744,242.05	2,976,968.21	2,394,359.96	798,119.98	3,192,479.94
February	3,184,058.27	1,061,352.76	4,245,411.03	3,411,247.43	1,137,082.47	4,548,329.90
March	2,231,833.90	743,944.63	2,975,778.53	2,278,078.73	759,359.57	3,037,438.30
April	2,178,587.64	726,195.88	2,904,783.52	2,201,001.23	733,667.07	2,934,668.30
May	2,944,225.82	981,408.61	3,925,634.43	3,058,881.51	1,019,627.17	4,078,508.68
YTD	\$20,206,596.60	\$6,735,532.21	\$26,942,128.81	\$21,423,977.28	\$7,141,325.72	\$28,565,303.00
June	2,319,035.66	773,011.89	3,092,047.55			
July	2,382,921.14	794,307.05	3,177,228.19			
August	2,900,442.34	966,814.11	3,867,256.45			
September	2,537,417.37	845,805.79	3,383,223.16			
FY TOTAL	\$30,346,413.11	\$10,115,471.05	\$40,461,884.16			

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The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

DEVELOPMENT CORPORATION OF ABILENE, INC.
1/2 CENT SALES TAX REVENUE
Five Year Comparison

Accounting Period Month	Actual 2010-11	Actual 2011-12	Actual 2012-13	Actual 2013-14	Actual 2014-15
October	\$661,859	\$890,386	\$855,868	\$815,126	\$868,660
November	774,838	964,808	891,956	896,761	987,887
December	647,119	725,276	773,104	766,502	836,922
January	693,114	941,066	728,710	744,242	798,120
February	978,890	1,175,879	1,012,685	1,061,353	1,137,082
March	646,308	732,189	821,529	743,945	759,360
April	641,310	769,064	800,963	726,196	733,667
May	948,413	977,461	965,056	981,409	1,019,627
YTD	<u>\$5,991,851</u>	<u>\$7,176,129</u>	<u>\$6,849,872</u>	<u>\$6,735,532</u>	<u>\$7,141,326</u>
June	741,634	766,944	827,415	773,012	
July	749,767	756,886	826,951	794,307	
August	1,013,393	920,096	927,272	966,814	
September	799,173	800,200	797,862	845,806	
FY TOTAL	<u><u>\$9,295,819</u></u>	<u><u>\$10,420,256</u></u>	<u><u>\$10,229,372</u></u>	<u><u>\$10,115,471</u></u>	

Note: Report reflects the month sales tax is received from Austin.
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The Comprehensive Annual Financial Report (CAFR) will reflect revenue based upon the month the sales tax is paid by the vendor to the State Comptroller in accordance with GASB 33 requirements.

DEVELOPMENT CORPORATION OF ABILENE
STATEMENT OF NET POSITION
April 30, 2015 and 2014

	April 2015	April 2014
Current Assets:		
Cash and cash investments	\$ 17,881,499	\$ 18,513,385
Accounts receivable	173,059	35,293
Due from other governments	1,847,609	1,702,786
Total Current Assets	19,902,167	20,251,464
Noncurrent Assets:		
Notes receivable	15,744,116	18,074,586
Capital assets	47,929,002	44,144,817
Accumulated depreciation	(8,633,256)	(7,776,020)
Total capital assets, net	39,295,746	36,368,797
Total Noncurrent Assets	55,039,862	54,443,383
Total Assets	\$ 74,942,029	\$ 74,694,847
Liabilities		
Current:		
Accounts payable	\$ 384,901	\$ 51,679
Total Current Liabilities	384,901	51,679
Total Liabilities	384,901	51,679
Net Position		
Net Investment in capital assets	39,295,746	36,368,797
Restricted for contractual obligations	28,855,773	35,831,674
Unrestricted, designated for purposes of trust	6,405,609	2,442,697
Total Net Position	74,557,128	74,643,168
Total Liabilities and Net Position	\$ 74,942,029	\$ 74,694,847

DEVELOPMENT CORPORATION OF ABILENE
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For seven months ending April 30, 2015 and 2014

	April 2015	Fiscal YTD 2015	Fiscal YTD 2014
Revenues:			
Sales and use taxes	\$ 733,667	\$ 6,121,699	\$ 5,754,123
Interest income	75,032	95,991	21,338
Building rental / land lease	69,175	617,817	665,673
Sale of land	-	163,635	231,163
Miscellaneous revenue	376,396	529,800	134,167
Total Revenues	<u>1,254,270</u>	<u>7,528,942</u>	<u>6,806,464</u>
Expenses:			
Economic development projects	1,633,096	6,181,369	3,617,943
Life Sciences property maintenance	41,320	314,510	338,962
DCOA property maintenance	12,801	151,878	217,623
Abilene Industrial Foundation	38,910	214,476	341,838
TTU Small Business Development Center	14,100	82,294	101,475
Chamber Military Affairs	24,019	160,701	18,313
Airport Business Development Manager	5,142	45,025	72,042
General administrative services	45,635	299,532	406,770
Total Expenditures	<u>1,815,023</u>	<u>7,449,785</u>	<u>5,114,966</u>
Changes In Net Position	(560,753)	79,157	1,691,498
Net Position at Beginning of Period	<u>75,117,881</u>	<u>74,477,971</u>	<u>72,951,670</u>
Net Position at End of Period	<u>\$ 74,557,128</u>	<u>\$ 74,557,128</u>	<u>\$ 74,643,168</u>

Summary of Current Period Economic Development Projects:	
Cooperative Response	\$ 5,777
Owens Machine & Tool	29,318
Hangar Doghouse A/E	2,100
Hangar Doghouse Construction	308
EASI De-Fuel Truck	1,750
Tucker Energy Service - Principal Reduction	91,030
842 Pine Boiler Replacement	2,813
Fehr Foods Expansion - Capital Investment- Principal Reduction	1,500,000
Total	<u>\$ 1,633,096</u>

Development Corporation of Abilene
Economic Program Status
As of April 30, 2015

Economic Programs:	Project	Amount Obligated	Prior Years Disbursement	Current Year Disbursement	Balance reserved for obligated programs
Murf Systems	4998	\$ 235,665	\$ 235,665	\$ -	\$ -
TTU Pharmacy School	5242	1,608,998	1,524,992	84,006	-
Pactiv (formerly PWP)	5251	2,933,899	2,507,899	-	426,000
Energy Maintenance Serv (Broadwind Serv)	5282	268,598	268,598	-	-
Run Energy	5295	65,431	-	65,431	-
TTU 842 Pine	5308	532,998	532,998	-	-
Enavail, LLC	5316	386,240	386,240	-	-
Pepsi Beverage Co.	5321	350,000	140,000	-	210,000
Cooperative Response Center	5324	217,260	211,483	5,777	-
Petrosmith Ph 1, 3 & 4	5330	640,360	418,700	221,660	-
Petrosmith Ph 5	5330.1	452,000	-	-	452,000
TTUHSC School of Nursing	5331	537,517	537,517	-	-
Vine St. Fehr Foods Improvements	5335.10	147,214	9,400	135,814	2,000
Fehr Foods '12	5340	510,000	340,000	170,000	-
Rentech '12	5342	173,800	173,800	-	-
Pactiv Compressor Construction	5344.2	335,306	335,306	-	-
Owens Machine & Tool	5345	151,000	35,363	29,318	86,319
Biotech Marketing and PR Plan	5346	118,400	117,076	125	1,199
Hangar Doghouses A/E	5348.1	423,000	235,156	44,180	143,664
Hangar Doghouses Construction	5348.2	2,732,618	247,560	1,165,453	1,319,605
Enterprise Dr. Extension A/E	5352.1	889,462	889,462	-	-
Enterprise Dr. Extension Construction	5352.2	276,792	276,792	-	-
EASI De-Fuel Truck	5354	64,260	35,000	10,500	18,760
Fehr Foods ' 13	5356	240,000	74,272	74,272	91,456
Tucker Energy Services	5359	504,327	-	91,030	413,297
Five Points Infrastructure	5359.1	1,000,000	137,491	-	862,509
Five Points Survey	5360	42,484	42,484	-	-
Five Pts / Pdaris Dr A/E	5362.1	59,565	59,565	-	-
Polaris Drive Construction	5362.2	1,064,100	593,725	408,485	61,890
5 Pts RR Expansion	5363.1	16,000	-	11,000	5,000
Spec 3 Finish Out A/E	5364.1	763,101	410,100	198,289	154,712
Spec 3 Finish Out Construction	5364.2	12,162,750	835,058	1,037,352	10,290,340
842 Pine Boiler Replacement A/E	5365.1	76,285	70,712	5,573	-
842 Pine Boiler Replacement Equipment	5635.2	312,300	186,846	103,469	21,985
842 Pine Boiler Construction	5635.3	868,820	691,301	137,865	39,654
CarbonLITE Industries	5366	6,196,000	-	-	6,196,000
Fehr Foods Expansion	5368	4,123,000	-	1,501,959	2,621,041
Broadwind Towers 2014	5373	1,537,748	-	99,222	1,438,526
Fast Track Welding '14	5375	154,702	154,702	-	-
Corley Wetsel Trucking	5376	455,200	-	-	455,200
Clavel Corp	5377	77,717	12,745	-	64,972
Fehr Foods 14	5378	200,000	-	-	200,000
Gift Card System	5379	82,100	-	22,340	59,760
TTUHSC FY 15 ExperImmune	5380	1,029,012	888,050	60,493	80,469
Fulwiler Land Purchase	5381	496,807	4,800	488,256	3,751
BWJ Consulting	5382	619,000	-	-	619,000
Dyess Telecomm Upgrade	5383	23,000	6,935	-	16,065
Pine St. Buildings - Hail Damage	5384.1	10,000	-	9,500	500
Pine St. Buildings - Construction	5384.2	449,690	-	-	449,690
Datrou Technologies	5385	280,750	-	-	280,750
Subtotal Economic Program Obligation Reserve		\$ 46,895,276	\$ 13,627,793	\$ 6,181,369	\$ 27,086,114

**Development Corporation of Abilene
Economic Program Status
As of April 30, 2015**

Economic Programs:	Project	Amount Obligated	Prior Years Disbursement	Current Year Disbursement	Balance reserved for obligated programs
Plus Administrative Division Obligations:					
Business Services Division	Division 2760	665,640	-	299,532	366,108
Life Sciences Property Maintenance	Division 2765	597,780	-	314,510	283,270
DCOA Property Maintenance	Division 2775	324,430	-	151,878	172,552
Abilene Industrial Foundation	Division 2775	604,775	-	214,476	390,299
TTU Small Business Dev Center	Division 2775	250,000	-	82,294	167,706
Chamber Military Affairs	Division 2775	397,000	-	160,701	236,299
Airport Business Development Manager	Division 2775	198,450	-	45,025	153,425
Subtotal Administrative Divisions Obligation Reserve		\$ 3,038,075	\$ -	\$ 1,268,416	\$ 1,769,659
Total reserve for obligated programs					<u>\$ 28,855,773</u>

<i>DCOA Board approved projects waiting for signed contracts:</i>		Expiration Date
Dyess JLUS	\$ 50,000	6/17/15
TTUHSC School of Public Health	<u>1,951,431</u>	8/24/15
	<u>\$ 2,001,431</u>	

DEVELOPMENT CORPORATION OF ABILENE, INC.

BOARD AGENDA

MEETING DATE: May 26, 2015

PROJECT: Contract with Central State Resources, LLC for Construction Plans for Rail in Five Points Business Park

STAFF: Kent Sharp, CEO

BACKGROUND INFORMATION:

The Five Points Business Park located in west Abilene is mostly owned by the DCOA and is bounded on the west by Fulwiler Rd., the north by I-20, the east by Wall St., and the south by the railroad tracks. Development in the Park has increased significantly over the last few years with construction of the Texas Healthcare Linen, FedEx Ground and Atmos Energy facilities.

Tucker Energy purchased 11.5 acres and constructed in 2014 a 6,000 sq. ft. facility south of Five Points Parkway for its Phase 1 expansion into Abilene. Should business conditions be favorable and the company move into Phase 2 expansion by November of 2017, more acreage and rail service will be required. The DCOA agreed to install the rail spur with the infrastructure reserve funds approved for the company's expansion.

In February 2014, the DCOA approved resolution DCOA-2014.20, which authorized additional assistance for Broadwind Towers located in Five Points Business Park. Broadwind Towers agreed to convey to DCOA 4.6 acres of land at the south end of their current tower storage yard, which was replatted into the lot on which Spec 3 sits. In exchange, DCOA agreed to extend a new railroad line on the west side of the existing drainage ditch to the north property line of Broadwind Towers' storage yard and install a fence along the new property line between DCOA and Broadwind Towers in the event Broadwind Towers begins construction of a fence around their storage yard. The rail extension was estimated to cost \$200,000.

Polaris Dr. was extended from Five Points Parkway north to Marigold and completed late last year. The project included grading of two lots on the west side of Polaris Dr. for potential new development. These lots can also be rail served. There is a severe lack of rail served industrial properties in Abilene.

In 2013, the board authorized a contract with Enprotec/Hibbs & Todd, which included aligning a new rail spur, performing a route survey and developing easements for the new rail route. Also in 2013, the board approved a contract with Central State Resources, LLC (CSR), a railroad design and construction company, to design a layout for a proposed expansion of rail service at a cost of \$11,000. CSR worked with staff on many different layouts to serve Broadwind and allow for expansion west into the newly developed lots on Polaris Dr. with the option to expand south across Five Points Parkway to serve Tucker Energy.

CSR recently completed its contract with development of 10% plans, which were prepared to Union Pacific Railroad (UPRR) standards and approved by UPRR. The plans include horizontal layout, engineering labels, track capacity information, scope of work and operating plan. The plans were prepared to show the ability to service multiple customers.

REQUEST:

We are now ready to move forward with construction plans. CSR proposes, at a cost of \$14,800, to develop and submit to UPRR for approval construction plans for the tracks identified on the attached schematic in green and labeled as Tracks A, B, C and E. Track A will fulfill the board’s obligation to provide rail to Broadwind Towers’ tower storage yard. Tracks B, C and E will make the two lots on the west side of Polaris Dr. rail served and can be extended in the future to serve other lots. The construction plans can be bid with the option to move forward with Tracks B, C and E, should the board desire it. CSR’s proposal includes:

1. Track horizontal and vertical layout, typical cross section, track cross section at station intervals, cross sections at any road crossing, drainage pipe crossings, operating plan and scope of work.
2. Design and grading of proposed track inspection roads, switch pads, walkways and any additional accessory building, if needed.
3. Drainage computations for any culverts beneath rail in accordance with operating railway’s regulations and codes. Drainage design will incorporate any master drainage plan previously prepared for the proposed site.

The existing timber crossing on Five Points Parkway is in poor condition and needs to be rehabbed using concrete instead of timbers. CSR will include the crossing rehab in its plans at no additional charge.

In 2013 when the board approved the original contract with CSR, a total of \$16,000 was approved and includes a \$5,000 contingency, which hasn’t been used. I propose the board authorize a contract with CSR for construction plans as described above and authorize staff to bid the construction work, returning to the board for approval of a construction contract. The new funding being requested is \$14,800, and staff requests keeping the previously approved \$5,000 contingency for total funding of \$19,800.

FISCAL IMPACT:

Contract with CSR for construction plans (new funds)	\$14,800
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STAFF RECOMMENDATION:

Staff recommends approval of resolution DCOA-2015.12 authorizing a contract with Central State Resources, LLC to develop construction plans for rail expansion in the Five Points Business Park, west of Arnold Blvd, and new funding of \$14,800. Staff also requests authority to bid the project and return to the board for bid award and construction funding.

ATTACHMENTS:

Track Schematic for rail expansion in Five Points designed by CSR (10% plans)
Resolution DCOA-2015.12

S:\DCOAMeeting Memos\FY2015\Five Pts rail spur construction design contract with CSR 5-26-14 doc

PID 30781

FT. WORTH
SERVICE UNIT
BAIRD SUBDIVISION
A&S IND LEAD



SCOPE & WORK

UPRR:

NO WORK BY UPRR

CONTRACTOR:

SUPPLY AND INSTALL TRACK A,B,C,& E

- (3) CONCRETE RD XING
- (1) TIMBER RD XING
- (3) #9 HAND THROW (TYP.) SWITCH, WT. 115#
- REALIGN 182.89 T.F. TRK ZTS 758

MANIFEST OPERATING PLAN:

UPRR TO CONTINUE TO SERVICE FACILITY, EXISTING AND FUTURE CUSTOMERS.

EXEMPTION:

(2.1, 5.1) EXISTING FACILITY, MAINLINE SWITCH AND TRACK OWNERSHIP TO PAST STANDARDS.

(10) CURVE C7 EXCEEDS 12' 30".
CURVE C7 IS 12' 45' DUE TO LOCATION OF CROSSING AND TURNOUT.



5.3

TRACK INFORMATION & QUANTITIES

TRACK	TOTAL T.F.	CLEAR LENGTH
TRACK A	1256.66	1000.68
TRACK B	1201.00	921.88
TRACK C	1602.50	1452.69
TRACK E	966.25	829.24

CSR
17304 Bell North Drive
Schertz, Tx. 78154
OFF: 210.651.0998
FAX: 210.651.1334
© 2004 CSR
TYPE # 14132

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1-800-368-9992

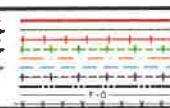
10%
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REVISION	BY	DATE	DESCRIPTION

TRACK SCHEMATIC

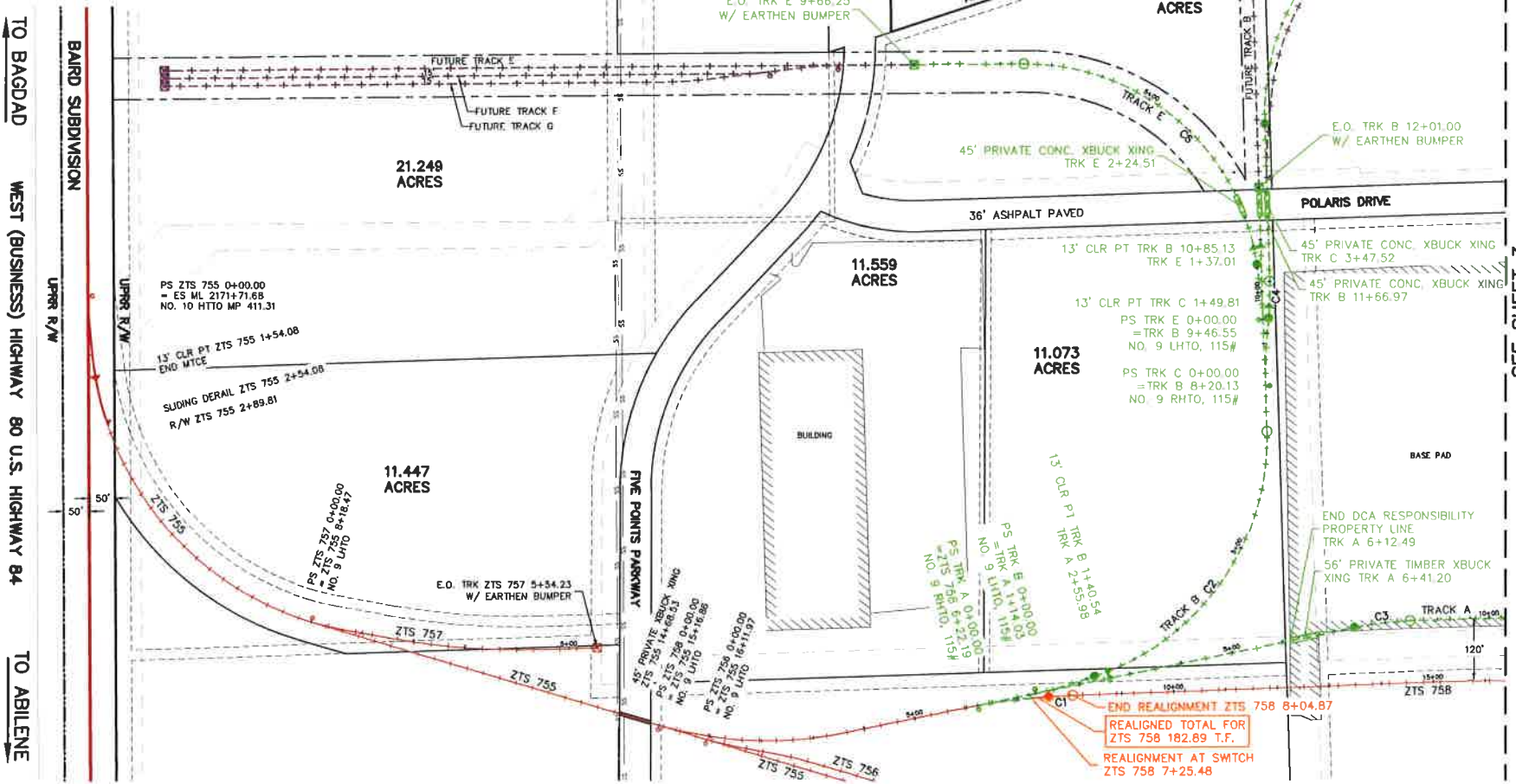
NOT TO SCALE

DATE BY:	R.A.D.	ISSUED BY:	S.G.
SCALE:	1/8"=15'	DATE:	1/8/15
SHEET NUMBER:	1	OF:	3



For Use in Agreement with: UNION PACIFIC RAILROAD AND DEVELOPMENT CORPORATION OF ABILENE, INC.
Location & Description: MP 411.31, BAIRD SUBDIVISION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS
Trackage to Serve: DEVELOPMENT CORPORATION OF ABILENE, INC.

CURVE DATA				
Curve #	TRACK	PC	PT	DC
C1	ZTS 758	7+59.09	8+04.87	7'00'00"
C2	TRACK B	1+16.54	7+33.23	12'00'00"
C3	TRACK A	7+38.86	8+47.56	9'00'00"
C4	TRACK C	1+30.10	2+00.84	9'00'00"
C5	TRACK C	5+04.51	11+18.87	12'00'00"
C6	TRACK E	1+07.54	7+54.31	12'45'00"



54

SEE SHEET 3

CSR
Central State Masonry, LLC
17304 Bell North Drive
Schertz, Tx. 78154
OFF: 210.651.0998
FAX: 210.651.1334
TBEPE: 14132

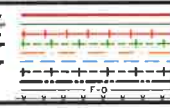
FIBER OPTIC CABLE
1-800-888-8888

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REVISION	BY	DATE	DESCRIPTION

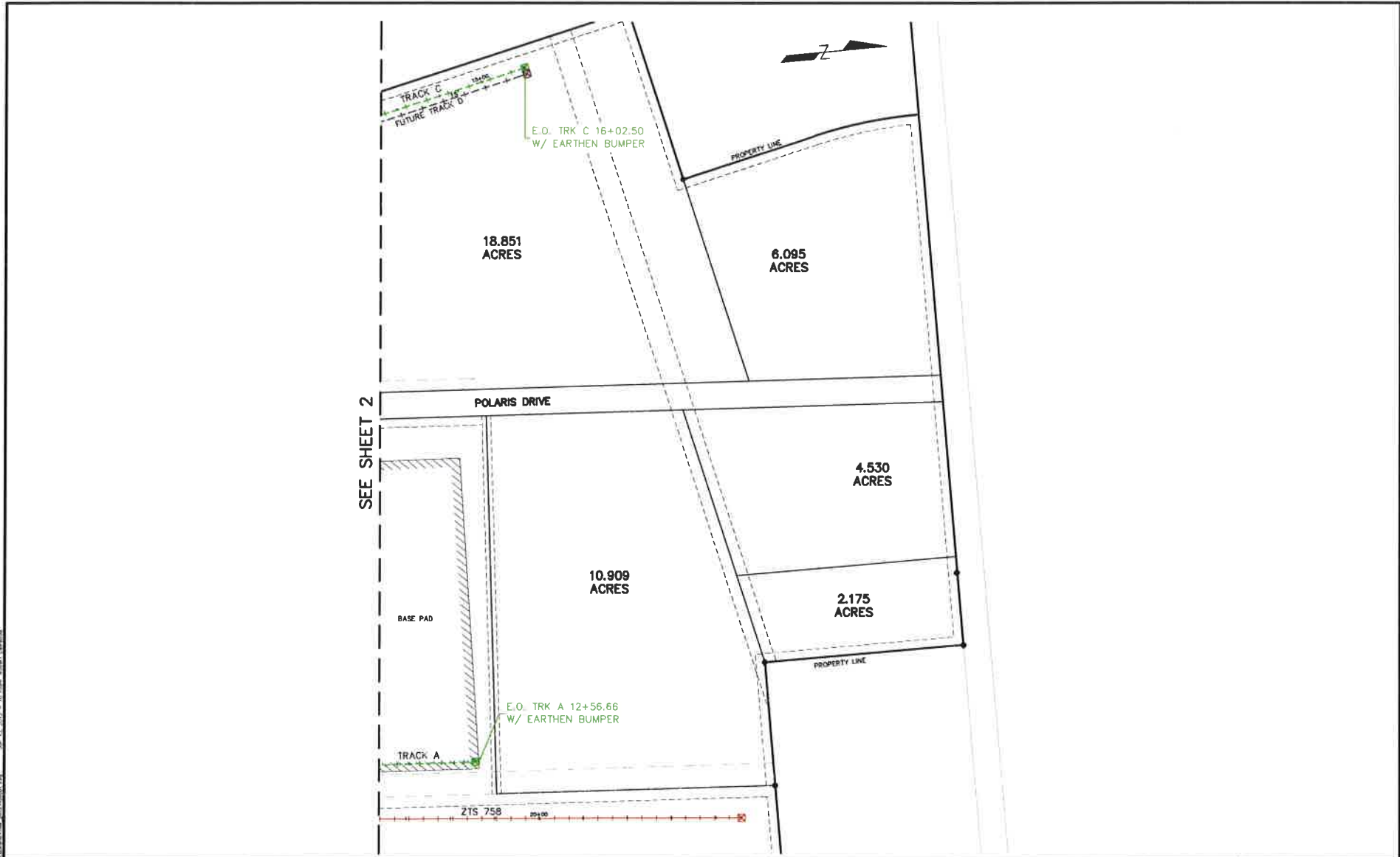


DESIGNED BY:	R.A.D.
DATE:	1/8/15
SHEET NUMBER:	2 OF 3



For Use in Agreement with: UNION PACIFIC RAILROAD AND DEVELOPMENT CORPORATION OF ABILENE, INC.
Location & Description:
MP 411.31, BAIRD SUBDIVISION
CITY OF ABILENE, TAYLOR COUNTY, TEXAS
Trackage to Serve:
DEVELOPMENT CORPORATION OF ABILENE, INC.

5.5



SEE SHEET 2

<p>17304 Bell North Drive Schertz, Tx. 78154 OFF: 210.661.9998 FAX: 210.661.1334</p> <p>Central States Incorporated, L.L.C. 18PE-14132</p>	<p>FIBER OPTIC CABLE</p> <p>CALL BEFORE YOU DIG 1-800-4-A-DIG</p>	<p>10%</p> <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.</p>	<p>REVISION BY DATE DESCRIPTION</p>	<p>PLAN LAYOUT - 2</p>	<p>DATE: 1/8/15</p> <p>BY: [Signature]</p>	<p>SCALE:</p> <p>11x17: (1"=200')</p> <p>22x34: (1"=100')</p>	<p>LEGEND:</p> <ul style="list-style-type: none"> Existing Public Street Trackage Proposed Public Street Trackage Existing Industry Street Trackage Proposed Industry Street Trackage Surface Pad Future Industry Street Trackage Future Industry Street Trackage Proposed Right of Way Final Drive Cuts Future Station Lines 	<p>For Use in Agreement with: UNION PACIFIC RAILROAD AND DEVELOPMENT CORPORATION OF ABILENE, INC.</p> <p>Location & Description: MP 411.31, BAIRD SUBDIVISION CITY OF ABILENE, TAYLOR COUNTY, TEXAS</p> <p>Trackage to Serve: DEVELOPMENT CORPORATION OF ABILENE, INC.</p>
			<p>DATE: 1/8/15</p> <p>BY: [Signature]</p>		<p>DATE: 1/8/15</p> <p>BY: [Signature]</p>	<p>DATE: 1/8/15</p> <p>BY: [Signature]</p>		

RESOLUTION NO. DCOA-2015.12

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF ABILENE, INC. (“DCOA”), ABILENE, TEXAS AUTHORIZING A CONTRACT WITH CENTRAL STATE RESOURCES, LLC TO DEVELOP CONSTRUCTION PLANS FOR EXPANSION OF RAIL SERVICE IN THE FIVE POINTS BUSINESS PARK (“PARK”).

WHEREAS, the Five Points Business Park located in west Abilene is mostly owned by the DCOA and is bounded on the west by Fulwiler Rd., the north by I-20, the east by Wall St., and the south by the railroad tracks; and,

WHEREAS, development in the Park has increased significantly over the last few years with construction of the Texas Healthcare Linen, FedEx Ground and Atmos Energy facilities; and,

WHEREAS, in 2013, the board approved resolution DCOA-2013.28 authorizing a contract with Central State Resources, LLC (CSR), a railroad design and construction company, to design a layout and 10% plans for a proposed expansion of rail service at a cost of \$11,000 plus a \$5,000 contingency which remains unused; and,

WHEREAS, CSR recently completed its contract with development of 10% plans, which were prepared to Union Pacific Railroad (UPRR) standards and approved by UPRR; and,

WHEREAS, to move forward with construction, CSR proposes a contract for \$14,800 to develop and submit to UPRR for approval construction plans for the tracks identified on the 10% plans schematic and labeled as Tracks A, B, C and E; and,

WHEREAS, staff requests the DCOA authorize a contract with Central State Resources, LLC to develop construction plans for an expansion of rail service in the Five Points Business Park.

NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT CORPORATION OF ABILENE, INC., ABILENE, TEXAS, THAT:

PART 1. DCOA authorizes a contract with Central State Resources, LLC and new funding of Fourteen Thousand Eight Hundred and no/100’s Dollars (\$14,800.00) to develop construction plans for an expansion of rail service in the Five Points Business Park, which will include the tracks identified on the Track Schematic designed by CSR in green and labeled as Tracks A, B, C and E.

Track A will fulfill the DCOA’s obligation to provide rail to Broadwind Towers’ current tower storage yard. The construction plans can be bid with the option to move forward with Tracks B, C and E, should the DCOA desire it. CSR’s proposal includes:

1. Track horizontal and vertical layout, typical cross section, track cross section at station intervals, cross sections at any road crossing, drainage pipe crossings, operating plan and scope of work.
2. Design and grading of proposed track inspection roads, switch pads, walkways and any additional accessory building, if needed.
3. Drainage computations for any culverts beneath rail in accordance with operating railway’s regulations and codes. Drainage design will incorporate any master drainage plan previously prepared for the proposed site.

The existing timber crossing on Five Points Parkway is in poor condition and needs to be rehabbed using concrete instead of timbers. CSR will include the crossing rehab in its plans at no additional charge.

The \$5,000 contingency previously approved under resolution DCOA-2013.28 remains unused and will be retained for use under this resolution, if needed.

PART 2. This resolution is contingent upon execution of all necessary agreements. The commitment authorized under this resolution shall expire without notice 180 days from the date of adoption of same unless all required documents and agreements are executed prior to that expiration date or the commitment herein is extended in writing by the DCOA.

PART 3. The Chief Executive Officer of the Development Corporation of Abilene, Inc. is hereby authorized to negotiate any contract and all other related documents on behalf of the DCOA.

ADOPTED this the 26th day of May, 2015.

ATTEST:

Dani Ramsay
Secretary/Treasurer

Dave Copeland
President

APPROVED:

T. Daniel Santee, City Attorney

S:\DCOA\Resolution\2015\2015.12 Five Points Busines Park rail construction plans contract with CSR-36-15.doc