

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION  
REGULAR MEETING**

**March 18, 2013**

On Monday, March 18, 2013, the meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:02 p.m. by David Wampler, President, in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

**Members Present:**

David Wampler, President  
Kenneth Early, Vice President  
Rex Boyland, Secretary  
Stacie Keeble  
Polly Rickert

**Members Absent:**

Larry Howard  
Gary Cochrane

**City Executive Staff Present:**

Todd Parton, City Manager  
Kristine Ondrias, Assistant City Manager  
Mike Hayes, City Attorney  
Cheryl Brown, Deputy City Secretary  
Mike Erwin, Finance Director  
Sai Vongchampa, Budget/Purchasing Manager  
Ashlea Boyle, Special Projects Coordinator  
Malcolm Matthews  
Kimberly Meismer, Director of General Operations  
Charvy Tork, Director of Information Technology

**Visitors Present:** Visitor list available in the City Secretary's Office for the required retention period.

Jonas Titas, Executive Director of the Kerrville Economic Development Corporation

**INVOCATION:** Given by Mr. Hayes

1. **VISITORS/CITIZENS FORUM:** No one spoke

2. **APPROVAL OF THE MINUTES:**

2A. **Minutes of the regular meeting held February 25, 2013.** Mr. Early moved for approval of the minutes of February 25, 2013; Ms. Rickert seconded, and the motion passed 5 to 0.

3. **MONTHLY REPORTS:**

3A. **Monthly financials for February 2013:** Mr. Vongchampa reported on the February 2013 financials. He reported that there was a sales tax revenue increase of 7.3% over January 2012. He also presented a break-down of the River Trail project: expenditures and funding sources. He noted there was still

an amount of \$747.00 due from the Hill Country Sports Shooting Center; EIC directed him to contact HCSC by telephone regarding the \$747.00.

Capital Projects Update: Mr. Parton reported:

Harper Highway Project Phase II: City staff was working with the contractor to finalize the project.

Golf Course Pavilion and Parking Lot Improvement Projects: Work was proceeding on both the pavilion and parking lot projects, with a projected finish in early to mid-May. The conflict with the retaining wall and chipping green was resolved, and the chipping green would be available in early June. All existing utility lines would be buried at KPUB's expense. A dedication ceremony was being planned for mid-to-late May. The City Council proclaimed the pavilion would be named after the Cullins family.

Downtown Utility Improvement Project: Mike Wittler, KPUB, reported that underground cables were completed in the downtown area.

3C. Update regarding "Go" Team activities:

Ms. Boyle reported that the "Go" Team met on February 25, 2013. Jonas Titas was nearing completion of a draft of an economic incentive document.

3D. Update on River Trail and Parks projects:

Mr. Matthews reported the inspection of Package A was completed, and approved. Package B was finishing the Americans with Disabilities Act compliance, and there was to be a building assessment by the contractor, Halff Associates. A cost estimate was to be completed within a week to ten days, with a first site plan being available at that time. A contract with Terra Design Group for Package F was to be considered by the City Council in April.

3E. Update on Kerrville Economic Development Corporation:

Mr. Titas reported that KEDC was proceeding with plans to bring wineries to the Kerrville area, and was currently finalizing the real estate options with the private and public sectors. He planned to have a presentation at EIC's April meeting. KEDC had a booth at the Eagle Ford Shale conference in San Antonio, and distributed information packets about the opportunities in Kerrville. The aviation company that had been considering locating in Kerrville decided to locate somewhere else. Mr. Titas also reported that he was approached by Kerr Fest with questions regarding applying to EIC for reimbursement for some of their costs.

3F. Update on Downtown Wireless:

Mr. Parton reported increased usage in the downtown area, with key components being the days of the week and times of the day.

**4. PUBLIC HEARINGS AND POSSIBLE ACTION:**

**4A. Funding agreement with Fox Tank Company for the expansion of its manufacturing operation in the City of Kerrville:**

President Wampler declared the public hearing open at 4:30 p.m. and the following persons spoke: Robert Naman, 1800 Glen Road, opionioned that Fox Tank Company's business, relied on the Eagle Ford Shale operation, and he questioned how much in retail sales it would take to make up the requested \$150,000.00. He also stated his lack of confidence in the statistics that Mr. Titas presented in response to Fox Tank Company's funding request. Mr. Titas offered to meet with Mr. Naman to go over the statistics and projections.

Mr. Wampler stated that the Fox Tank Company's first phase in Kerrville either met or exceeded the requirements, and the current funding request was not based on any shale operation.

No one else spoke, and President Wampler closed the public hearing at 4:45 p.m.

Mr. Boyland moved to approve the funding request, Mr. Early seconded, and the motion passed 5-0.

**5. EXECUTIVE SESSION:**

Ms. Keeble moved that the EIC go into executive closed session under Section 551.071 (consultation with attorney), Section 551.072 (deliberation regarding real property), and Section 551.087 (deliberation regarding economic development negotiations); Mr. Early seconded the motion, and it passed 5-0, to discuss the following matter:

Sections 551.071, 551.072 and 551.087

- River Trail

At 4:50 p.m. the regular meeting recessed and the EIC went into executive closed session at 4:55 p.m. At 5:26 p.m. the executive closed session recessed and the board returned to open session at 5:26 p.m.

Mr. Wampler announced that no action had been taken in executive closed session

**ADJOURNMENT**

Mr. Wampler adjourned the meeting at 5:26 p.m.

APPROVED: April 15, 2013

  
David Wampler, President

ATTEST:

  
Cheryl Brown  
Deputy City Secretary