

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

**July 22, 2013**

On Monday, July 22, 2013, the meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by David Wampler, President, in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

**Members Present:**

David Wampler, President  
Rex Boyland, Secretary (arrived at 4:05 p.m.)  
Gary Cochrane  
Larry Howard  
Stacie Keeble  
Polly Rickert

**Members Absent:**

Kenneth Early, Vice President

**City Executive Staff Present:**

Todd Parton, City Manager  
Kristine Ondrias, Assistant City Manager  
Cheryl Brown, Deputy City Secretary  
Sandra Yarborough, Director of Finance  
Ashlea Boyle, Main Street/Special Projects Manager  
Malcolm Matthews, Director of Parks and Recreation

**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. Howard.

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

2. **APPROVAL OF THE MINUTES:**

2A. Minutes of the regular meeting held June 17, 2013.

Mr. Howard moved for approval of the minutes of June 17, 2013; Mr. Cochrane seconded, and the motion passed 6 to 0.

3. **MONTHLY REPORTS:**

3A. Monthly financials for June 2013:

Ms. Yarborough reported on the June 2013 financials. The sales tax fund received \$235,186.00. The expenditures for June totaled \$105,083.00, for a net increase of \$130,103.00. The ending cash balance for June, 2013 was \$2,239,724.00. She reported on the sales tax debt service fund, and the capital projects fund.

3B. Capital projects update. Mr. Parton reported:

Harper Highway Project Phase II:

The project was complete, and Ms. Ondrias reported that a budget amendment had recently been approved by the City Council to refund the remaining money in the Harper Highway account to the EIC. Ms. Ondrias stated that the report for that refund should be available to the EIC at their next meeting.

Golf Course Improvements (Pavilion and Parking Lot Projects):

The pavilion was completed. Approximately \$60,000.00 was to be reallocated to the EIC.

Downtown Utility Improvement Project:

The remaining poles were taken down the week of June 17, 2013. A final project cost report would be available at the next EIC meeting.

Update on River Trail and Parks projects:

Mr. Parton reported the design contract was originally awarded to Halff & Associates, who were not being cooperative or timely in getting the design concepts to staff. A new design team was to be appointed in August.

Mr. Matthews reported that staff was working with local companies for a floodplain engineering report. Louise Hays Park was scheduled to close on August 15, 2013. The utility project will begin after that date. Some of the locations of proposed improvements were going to be put on the west side of the park to make it more inclusive of the whole project. The design contract for the G street to Kerrville Schreiner Park package of the River Trail was awarded to Terra Design Group at the last City Council meeting.

3C. Update regarding "GO Team" activities:

Ms. Boyle reported that the "GO Team" met on June 26, 2013 to discuss the funding application from iStructures, and it was determined that the request qualified for 4B funding.

3D. Kerrville Economic Development Corporation (KEDC) Update regarding KEDC Activities:

Mr. Titas reported that he was working with a wine manufacturer, who was looked at the possibility of expanding their production and distribution facilities that were currently located on the east side of the county; and iStructures, LLC, whose application had been postponed, to be resubmitted at a later date. The water park project was also moving forward. A meeting was scheduled with the developer on July 26, 2013 to go over the project prospectus.

3E. KEDC Work Program Update: Mr. Titas stated that, at the time the new contract was signed with KEDC, the EIC had requested reports at six month intervals. He reviewed the goals that had been set for KEDC, and their status in reaching those goals. He introduced Leah Dixon, who joined KEDC recently. He

stated a draft of the KEDC budget would be submitted to the EIC at their next meeting.

Mr. Wampler asked that the draft of the budget be sent to EIC board members prior to the next meeting, so they can review it before being required to vote on its approval.

**4. INFORMATION AND POSSIBLE ACTION:**

4A. Funding request from iStructures, LLC.: This funding request was withdrawn.

4B. Funding request from the City of Kerrville for a feasibility study for reuse of effluent water from the City of Kerrville Reclamation Plant: Ms. Ondrias reported that the funding application in the packet was prepared pursuant to the EIC's instruction at their last meeting. Freese & Nichols, Inc. was to have a workshop in March or April regarding the study.

Mr. Parton reported that staff had spoken with area golf courses, and several other businesses regarding their possible use of the effluent water, and that the response was overall positive.

Mr. Hayes spoke regarding the legal aspects of the feasibility study, and its uses.

Mr. Howard moved to authorize staff to bring back a funding agreement with Freese & Nichols, Inc. for a feasibility study for the reuse of effluent water from the City of Kerrville Reclamation Plant up to the amount of \$135,000.00. Mr. Boyland seconded, and the motion passed 6-0.

4C. Guidelines and Procedures for 4B Sales Tax Funding Requests: Ms. Boyle presented the guidelines with the changes requested by the EIC at their last meeting.

Mr. Howard moved to approve the guidelines and procedures as presented. Mr. Cochrane seconded, and the motion passed 6-0.

4D. EIC Budget: Mr. Parton reviewed the proposed fiscal year 2014 EIC budget. He also answered questions regarding budgets for future years. It was decided by the EIC to schedule a budget workshop on August 12, 2013.

**5. PUBLIC HEARING AND POSSIBLE ACTION:**

5A. Grant Funding Agreement with Playhouse 2000, Inc. for improvements to the Cailloux Theater:

The public hearing was opened by Mr. Wampler at 5:20 p.m. No one spoke, and Mr. Wampler closed the public hearing at 5:20 p.m.

Ms. Keeble moved to approve the grant funding agreement as presented. Mr. Howard seconded, and the motion passed 6-0.

5B. Grant funding agreement with the City of Kerrville for improvements to the Cailloux Theater:

The public hearing was opened by Mr. Wampler at 5:21 p.m. No one spoke, and Mr. Wampler closed the public hearing at 5:21 p.m.

Ms. Rickert moved to approve the grant funding agreement as presented. Ms. Keeble seconded, and the motion passed 6-0.

**6. EXECUTIVE SESSION:**

Mr. Howard 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); Ms. Rickert seconded the motion, and it passed 6-0, to discuss the following matter:

Sections 551.071, 551.072 and 551.087 :

- River Trail

At 5:22 p.m. the regular meeting recessed and the EIC went into executive closed session at 5:24 p.m. At 5:45 p.m. the EIC board recessed the executive closed session and returned to open session at 5:45 p.m.

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

**ADJOURNMENT:**

Mr. Wampler adjourned the meeting at 5:45 p.m.

APPROVED: August 19, 2013

ATTEST:

Cheryl Brown  
Cheryl Brown  
Deputy City Secretary

  
David Wampler, President