

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING **September 23, 2013**

On Monday, September 23, 2013, the regular meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by Rex Boyland, Secretary in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

Members Present:

Rex Boyland, Secretary
Gary Cochrane
Larry Howard
Stacie Keeble
Polly Rickert

Members Absent:

David Wampler, President
Kenneth Early, Vice President

City Executive Staff Present:

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

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 Ms. Keeble.

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

2. **APPROVAL OF THE MINUTES:**

2A. Minutes of the regular meeting held the budget workshop meeting held on August 12, 2013 and the regular meeting held on August 19, 2013:

Mr. Cochrane moved for approval of the minutes of July 22, 2013; Mr. Howard seconded, and the motion passed 5-0.

3. **MONTHLY REPORTS:**

3A. Monthly financials for July 2013:

Ms. Yarbrough reported that there was a beginning cash balance of \$2,306,128.00, with \$246,340.00 in tax income and interest revenue; and \$89,803.00 in expenses, leaving an ending cash balance of \$2,462,664.00. This was an increase over 2012.

3B. Capital projects update.

Cailloux Theater

Mr. Parton asked the board to allow him to go out of sequence, and give the report on the Cailloux Theater first. The board agreed. Mr. Parton reported that the City was working with KPUB to examine the scope of work that needed to be conducted. City staff was also inspecting the interior lighting, to determine if repairs could be made to some of the lighting, rather than purchasing all new products. Mr. Parton assured the board that the results, whether new lighting or repairs to the existing lighting, would be consistent with the life span expected for new lighting. City staff was also working with Peter Lewis to look at the specifications for the exterior lighting. The resulting cost of the interior lighting portion of the project could be less than \$50,000.00, and if that happened, there would be no necessity to go through the bidding process, which would get the project done more quickly and efficiently. The goal was to get the repairs/replacement completed to have as little impact on the production schedule of the theater.

Effluent Reuse Study:

Mr. Parton reported that City staff went before City Council, and there was a budget amendment approved that allocated utility funds to pay the \$135,000.00 for the study. He explained that the purpose for getting the budget amendment was to alleviate the need to use 4B tax funds, because the effluent water was to be considered as an additional water supply for the City at some time in the future. The contract for the study was awarded to Freese and Nichols, Inc., and the study was expected to be completed in approximately 6 months. Mr. Parton assured the board that he would keep them informed regarding the study.

River Trail and Parks projects:

Mr. Parton reported that City staff was working with Peter Lewis on the concept plan for Louise Hays Park, and Mr. Lewis was going to have a presentation, and Mr. Parton asked the board to give staff some direction regarding the project after they saw the presentation. He also mentioned that Mr. Lewis was making the same presentation to City Council at their 9/24/13 meeting, and Mr. Parton was going to ask them for direction as well. Mr. Parton hoped to have the designs ready to implement by early 2014, with construction to begin no later than March, 2014. There was a 12 month projected timeline for the project. He reminded the board that the funding for the improvements to Louise Hays Park and the funding for the River Trail project were separate.

Mr. Matthews reviewed the progress of the River Trail. The preliminary schematic plans for the River Trail from G Street to Kerrville Schreiner Park were received from the consultant, and City staff was working with the consultant to finalize that plan. He stated he hoped to have that portion of the trail finished in

early 2015, if not sooner. City staff continued to work with property owners to obtain easements. Surveys were to begin soon.

Peter Lewis gave a presentation regarding the concept plan for the improvements to Louise Hays Park.

Ken Wilson, resident of Kerrville spoke regarding the proposed improvements to Louise Hays Park, as it affects his property that is contiguous to the park.

Sharon Walling, 2062 Summit Crest spoke regarding the improvements to Louise Hays Park, and how the parking would change.

3C. Update regarding "GO Team" activities.

Ms. Boyle reported that the "GO Team" had met twice since the last EIC meeting to review a quality of life application from the Museum of Western Art. The application was not complete, and the "GO Team" asked the applicant to re-submit the application after it was completed. She hoped to bring the application before the EIC at their next meeting.

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

Mr. Titus reviewed his written report that was given to the board. He reported that there were three new prospects that the KEDC was working with, which could potentially create 60 new primary jobs.

4. PUBLIC HEARING AND POSSIBLE ACTION:

4A. Administrative Services Contract with the City of Kerrville.

Ms. Boyle reviewed the Administrative Services Contract, which was approved by the City Council at their last meeting. The contract was the same as the previous year.

Mr. Boyland opened the public hearing at 5:03 p.m. There were no comments or questions. The public hearing was closed at 5:03 p.m.

Mr. Cochrane moved to approve the administrative services contract as presented. Ms. Rickert seconded and the motion passed 5-0.

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Funding request from Kerrville Economic Development Corporation

Ms. Boyle reviewed the funding request from Kerrville Economic Development Corporation.

This item was postponed until after executive session.

6. EXECUTIVE SESSION:

The Economic Improvement Corporation may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts),

551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

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); Ms. Rickert seconded the motion, and it passed 5-0, to discuss the following matter:

Sections 551.071, and 551.072:

- River Trail

At 5:05 p.m. the regular meeting recessed and the EIC went into executive closed session at 5:06 p.m. At 5:37 p.m. the EIC board recessed the executive closed session and returned to open session at 5:37 p.m.

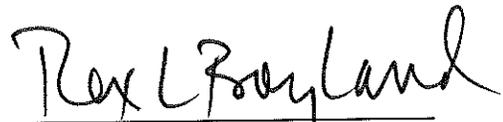
Mr. Boyland announced that no action had been taken in executive closed session.

Mr. Howard moved to approve the funding agreement with KEDC in the amount of \$60,000.00, to go with the \$17,500.00 from the other entities. Mr. Cochrane seconded and the motion passed 5-0.

7. ADJOURNMENT

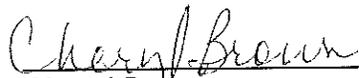
Mr. Boyland adjourned the meeting at 5:39 p.m.

APPROVED: 10/28/2013



Rex Boyland, Secretary

ATTEST:



Cheryl Brown
Deputy City Secretary