

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

**January 27, 2014**

On Monday, January 27, 2014, the regular 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 Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

The invocation was offered by Larry Howard.

**Members Present:**

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

**Members Absent:**

**City Executive Staff Present:**

Todd Parton, City Manager  
Kristine Ondrias, Deputy City Manager  
Cheryl Brown, Deputy City Secretary  
Mike Hayes, City Attorney  
Sandra Yarbrough, Director of Finance  
Ashlea Boyle, Special Projects Manager  
Malcolm Matthews, Director of Parks and Recreation  
Kim Meisner, Director of General Operations

**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

**1. VISITORS/CITIZENS FORUM:**

No one spoke.

**2. APPROVAL OF THE MINUTES:**

2A. Minutes of the regular meeting held November 25, 2013

Mr. Early moved to approve the minutes for the regular meeting held November 25, 2013. Ms. Rickert seconded, and the motion passed 6-0

**3. MONTHLY REPORTS:**

3A. Monthly financials for December 2013

Ms. Yarbrough reported that the beginning balance in the sales tax improvement fund was \$2,898,696.00. During the month of December, there was \$214,892.00

in revenue, and \$61,127.00 in expenses, leaving an ending balance as of December 31, 2013 of \$3,052,461.00. She reported that the sales tax revenue was 6.47% ahead of the projected budget. She also reviewed the Capital Projects Fund. She reviewed the cash and investments accounts.

**3B. Capital projects update**  
**River Trail and Parks projects**

Mr. Matthews reviewed the progress of the projects. He stated that staff is working on coordinating multiple contractors, the design teams, and the bidding process. For the parks and river trail projects, from Tranquility Island to G Street, there was to be one general contractor's bid. He stated that specialty contractors for the interactive fountain project would be sought through Texas Buy Board. These projects would be coordinated to "dovetail" with each other. City staff would also be utilized for as much of the work as possible, in order to preserve funds.

Mr. Matthews reported that the City is going to appeal the decision regarding the easement hearing for the Rio Robles property.

**Cailloux Theater improvements**

Ms. Boyle reported that this would be a two part project, with the first portion beginning in April, and the remaining work beginning in early fall.

**Streetscape**

Ms. Boyle reported that the final proposed project would be presented to the City Council at their next meeting.

**3C. Update regarding "GO Team" activities**

Ms. Boyle reported that the "GO Team" met twice since the last EIC meeting, and had reviewed eight applications. One of the applications was determined to be not recommended for funding, and the remaining seven were on the agenda for this meeting. She reported that the total funding amount requested for the seven applicants was approximately \$118,000.00, and the maximum available allocated amount according to the guidelines was \$100,000.00.

**4. INFORMATION AND DISCUSSION:**

**4A. Update on reuse pond feasibility study**

Ms. Ondrias reported Freese & Nichols, Inc. (FNI) was contracted for a feasibility study for the reuse pond(s). The geotech and environmental portions were done. The landfill expansion study was done simultaneously with this study. There were plans to return to City Council in April or May with a more firm project proposal. Initial findings were that the pond(s) could be constructed at the proposed site. Staff asked FNI to prepare a report with the construction totals for the proposed phase one, which would consist of approximately 150,000,000 gallons. When that report is complete, staff will return to City Council for further direction. Further reports will be presented to the board at future meetings.

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

5A. Public hearing to consider funding agreement between the City of Kerrville, Texas Economic Improvement Corporation, the City of Kerrville, and Playhouse 2000, Inc. in the amount of \$500,000.00 for construction of a support facility to be owned by the City and used in conjunction with the Cailloux Theater for performing arts

The public hearing was opened at 4:25 p.m. No one from the public spoke, and the public hearing was closed at 4:25 p.m.

Ms. Keeble moved to approve the funding agreement as presented. Mr. Howard seconded, and the motion passed 7-0.

**6. CONSIDERATION AND POSSIBLE ACTION:**

6A. Hear a proposal regarding the construction of an athletics complex for the City of Kerrville

Mr. Ben Modisett offered the services of the Cailloux Foundation as a partner in the construction of the athletic complex.

The board deferred a decision on this matter to a future meeting when further information was available.

ITEMS 6B THROUGH 6H, funding requests from the Kerrville Area Chamber of Commerce for Kerrfest in the amount of \$25,000.00; Kerrville Festival of Arts to host an arts event in downtown Kerrville on Memorial Day weekend in the amount of \$20,000.00; the Kerrville Folk Festival for event transportation services during the Memorial Day Weekend in the amount of \$7,800.00; Comanche Trace for the Hill Country Wine and Brew Festival in the amount of \$18,643.00; Kerrville's Fourth on the River in the amount of \$23,100.00; Historic Downtown Business Alliance for Sock Hop on the Star in the amount of \$5,016.00; and High Five Events for the Kerrville Triathlon Festival in the amount of \$18,600.00;

Mr. Wampler suggested the board discuss the projects as a whole group, and not have presentations for each one separately, as the board members received the applications in their agenda packets. He asked the board if anyone had any questions regarding any of the requests.

The board discussed the total of the amounts requested, and whether they should approve the whole amount, or attempt to decrease the amounts to stay under the \$100,000.00 approved in the budget.

Mr. Howard moved to approve all seven of the funding requests as presented.

Ms. Rickert seconded. The motion passed 6-1 with Mr. Wampler, Mr. Cochrane, Mr. Howard, Mr. Early, Ms. Keebler and Ms. Rickert voting in favor, and Mr. Boyland voting in opposition.

6I. Discussion and direction to City staff regarding a multi-year financial and capital project plan

Mr. Parton reviewed the things that were discussed at the workshop, including the debt service proposal. He reported that he was waiting for the final information from FNI for the proposed boardwalk project, the river trail bridges, and the Village West utility expansion.

Mr. Parton stated that staff would bring further information to the board at a future meeting.

**5. EXECUTIVE SESSION:**

There was no executive session.

**ANNOUNCEMENTS:**

None

The meeting was adjourned at 4:50 p.m.

APPROVED: February 24, 2014

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David Wampler, President

ATTEST:

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Cheryl Brown

Deputy City Secretary