

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

MONDAY, JULY 28, 2014 AT 4:00 P.M.

KERRVILLE CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

**AGENDA FOR REGULAR MEETING OF THE
CITY OF KERRVILLE, TEXAS
ECONOMIC IMPROVEMENT CORPORATION
MONDAY, JULY 28, 2014, 4:00 P.M.
KERRVILLE CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS**

CALL TO ORDER

INVOCATION

1. VISITORS / CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Board of Directors. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.

2. APPROVAL OF THE MINUTES:

2A. Minutes of the regular meeting held June 23, 2014, and the joint meeting with the City Council held on June 24, 2014.

3. MONTHLY REPORTS:

3A. Monthly financials for June 2014. (staff)

3B. Projects update. (staff)

River Trail and Parks projects

Cailloux Theater Expansion Project

3C. Update regarding "GO Team" activities. (staff)

3D. Update on the Water Reuse Feasibility Study completed by Freese & Nichols, Inc. (staff)

4. DISCUSSION AND POSSIBLE ACTION:

4A. Discussion and direction to staff regarding the lighting project at the Cailloux Theater. (staff)

4B. Funding request from the City of Kerrville in the amount of \$600,000 to cover construction costs for the Louise Hays Park and Lehmann & Monroe Park Improvement Project. (staff)

4C. Funding request from the Hill Country District Junior Livestock Show Association, Inc. in the amount of \$35,588 for improvements to the Hill Country Youth Exhibit Center. (staff)

4D. Approval of Fiscal Year 2015 Budget. (staff)

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time July 25, 2014, at 11:30 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

5. 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, including the following matters:

Sections 551.071 (consultation with attorney), and 551.087 (deliberation regarding economic development negotiations):

5A. Funding request from the City of Kerrville in the amount of \$600,000 to cover construction costs for the Louise Hays and Lehmann & Monroe Park Improvement Project.

5B. Funding request from the Hill Country District Junior Livestock Show Association, Inc. in the amount of \$35,588 for improvements to the Hill Country Youth Exhibit Center.

6. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time July 25, 2014, at 11:30 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

Agenda Item:

2A. Minutes of the regular meeting held June 23, 2014, and the joint meeting with the City Council held on June 24, 2014.

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

June 23, 2014

On Monday, June 23, 2014, 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 Kenneth Early, Vice President, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas. The invocation was offered by Mr. Cochrane.

Members Present:

David Wampler, President (arrived at 4:03 p.m.)
Kenneth Early, Vice President
Gary Cochrane
Larry Howard
Stacie Keeble
Polly Rickert
Sheri Pattillo

Members Absent: None

City Executive Staff Present:

Kristine Ondrias, Deputy City Manager
Mike Hayes, City Attorney
Brenda G. Craig, City Secretary
Ashlea Boyle, Special Projects Manager
Kim Meismer, Director of General Operations
Sandra Yarbrough, Director of Finance
Malcolm Matthews, Director of Parks and Recreation
Brian Crenwelge, Project Manager

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

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

2. **ELECTION OF OFFICERS:**

President: Mr. Early moved to elect David Wampler to serve as president; Mr. Howard seconded the motion and it passed 7-0.

Vice President: Mr. Howard moved to elect Kenneth Early to serve as vice president; Ms. Keeble seconded the motion and it passed 7-0.

Secretary: Ms. Keeble moved to elect Polly Rickert to serve as secretary; Mr. Cochrane seconded the motion and it passed 7-0.

3. **APPROVAL OF THE MINUTES:**

3A. Mr. Howard moved to approve the minutes for the regular meeting held May 19, 2014. Mr. Early seconded the motion, and it passed 7-0.

4. MONTHLY REPORTS:

4A. Monthly financials for May 2014

Ms. Yarbrough reported \$269,092 revenue, and \$47,500.00 expenditures; leaving an ending cash balance on May 31, 2014 of \$3,080,304. She reviewed the capital projects status summary and the cash and investments fund.

4B. Capital projects update:

River trail and parks projects: Mr. Crenwelge reported:

River Trail Package B: pouring concrete at west end of LHP; setting rocks at G Street area; Kraftsman received notice to proceed with the spray feature; paving of parking lots to begin July 21 on the west end; park improvement buildings were scheduled to be awarded to JM Lowe and Company by city council on June 24.

Package F from G Street to Kerrville-Schreiner Park: setting forms in center and will work toward both ends; site work completed to Camp Meeting Creek; survey complete this week; working on trail node this week; concrete work to begin after that from Camp Meeting Creek to KSP; submittals were received and approved for concrete, steel, restroom and shade structure.

Cailloux Theater Interior Lighting Project

Ms. Boyle reported the dimmer rack replacement would be completed this week; the city did issue a change order for an extension.

Cailloux Theater Expansion

Ms. Boyle reported Playhouse 2000 received three grants and had met their goal to fund construction of the support facility. The professional services agreement for design services was scheduled to be awarded by city council on June 24.

Schreiner University Athletic and Event Center

Mark Tuschak, Schreiner University, noted this \$11.1 million project began construction January 6, 2014; he anticipated occupancy in December 2014 with dedication of the facility and the first home conference game in January 2015.

Update regarding "GO Team" activities

Ms. Boyle reported an application was received from the Hill Country District Junior Livestock Show Association for \$250,000 for construction of the exhibition center, and an additional \$35,000 for lamb, goat, and cattle arenas. The applicant was asked to provide further detail and to resubmit the application for the exhibition center in the name of the property owner, Kerr County.

Update on water reuse feasibility study completed by Freese and Nichols, Inc. (FNI)

Ms. Ondrias noted that all treated effluent produced in the summer went to current irrigation customers; however in the winter, 2 mgd of treated effluent went into the river because the city did not have the ability to store additional effluent. FNI presented the water reuse feasibility study to city council on June 10 and recommended the south pond as the most feasible option, which would provide 125 mg of storage with berms 26 ft. high and 10-15 ft. deep at an estimated cost of \$16-17 million. Effluent would gravity flow from the WWTP to the south pond, and in the future if the city needed additional water supply,

the city could build a water plant at the WWTP and treat the effluent to drinking water standards and construct a reuse pump station to pump the treated water into the city's potable water supply. She noted that currently there were no standards for effluent water being stored in aquifer storage recovery wells; however, the city would not pump effluent directly into an ASR without first treating it to drinking water standards. The city's existing effluent pond complied with current standards to capture water without going through additional TCEQ permitting. A north pond could be developed in the future that would provide an additional 100 mg storage.

The city also asked LNV Engineering to look at potential alternatives to expand the landfill, and LNV recommended landfill expansion on the east side of the south pond.

The city currently treated an average of 350 mg of effluent per year and returned it to the river, and with the south pond the city could capture one-third of that water. At this time, the state did not control how much water the city put back into the river but regulations could be established in the future, or the state may cut back on the amount of water the city could take out of the river if the city decreased the amount it was putting back in. Ms. Ondrias noted the state was looking at curtailing water rights, and the city was also subject to groundwater pumping regulations; the only water that the city had full control of was at the WWTP.

The city council accepted the plan and asked staff to prepare a finance plan for future consideration.

5. DISCUSSION AND POSSIBLE ACTION:

5A. Kerrville Economic Development Corporation (KEDC) Fiscal Year 2015 funding request in the amount of \$166,250.00

Jonas Titas, executive director of KEDC, reviewed KEDC's activities the past year: created a 380 business incentive policy that was approved by city council and working on a 381 with Kerr County; updated demographics report; codified target markets: airport and aviation prospects, energy companies, small light manufacturing, craft agriculture, and hotel conference center; adopted a new mission statement; prepared a new labor study; and was in the process of updating bylaws and ethics policies. A tax abatement was approved with Kerr County for a grant to construct a manufacturing and distribution facility and tasting room for a winery, a \$3.6 million project. KEDC was also working on two other projects: a natural gas station, and Mooney International renovation of buildings and roofs at the airport.

Mr. Titas presented the FY2015 budget as approved by KEDC and noted the following: the budget projected a FY2014 year end balance of about \$60,000, and FY2015 at \$30,000. Mr. Wampler noted the cash balance occurred when the director's position was vacant in the past. Mr. Titas noted KEDC asked stakeholders to under fund the operating budget for a few years in order to decrease that cash balance. The FY2015 budget was a 5% decrease in the base line funding level, and the city, county, and KPUB were being asked to contribute \$16,250 each, down from \$17,500; and EIC was asked to contribute \$166,250; resulting in the FY2015 budget being under funded by \$27,100 to lower the fund balance.

The board asked Mr. Titas to make a footnote in the budget to clarify and detail the line items "business expenses other" and "uncategorized business expense." Also, Mr. Titas was asked to provide information to the board on the line item "payroll expenses other." Mr. Wampler noted the former director failed to file paperwork for the 501c3 non-profit status, and some of the expense was the result of KEDC having to hire legal and finance advisers to rectify that issue.

5B. Approval of allocation of River Trail bond funds to the Louise Hays Park Improvement project to cover construction costs.

Item was deferred to the special joint meeting with city council on June 24.

EXECUTIVE SESSION: There was no executive session.

ANNOUNCEMENTS: None

The meeting was adjourned at 4:35 p.m.

APPROVED: _____

David Wampler, President

ATTEST:

Brenda G. Craig
City Secretary

MINUTES OF THE KERRVILLE CITY COUNCIL AND THE CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
JUNE 24, 2014
JOINT MEETING

On June 24, 2014, a joint meeting of the Kerrville City Council and the Economic Improvement Corporation was called to order by Mayor Pratt and David Wampler at 8:00 a.m. in the upstairs conference room at city hall, 701 Main Street.

COUNCIL MEMBERS PRESENT:

Jack Pratt	Mayor
Gene Allen	Mayor Pro Tem
Carson Conklin	Councilmember
Stacie Keeble	Councilmember
Gary F. Stork	Councilmember

COUNCIL MEMBER ABSENT: None

EIC MEMBERS PRESENT:

David Wampler	President
Kenneth Early	Vice-President
Polly Rickert	Secretary
Gary Cochrane	Board Member
Larry Howard	Board Member
Stacie Keeble	Board Member
Sheri Pattillo	Board Member

EIC MEMBER ABSENT: None

STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Assistant City Manager
Brenda G. Craig	City Secretary
Kim Meisner	Director of General Operations
Ashlea Boyle	Main Street/Special Projects Manager
John Young	Police Chief
Sandra Yarbrough	Director of Finance

DIRECTION TO CITY STAFF BY THE CITY COUNCIL AND THE ECONOMIC IMPROVEMENT CORPORATION REGARDING THE LOUISE HAYS PARK, LEHMANN AND MONROE PARK, AND RIVER TRAIL IMPROVEMENTS; AND CONSIDERATION BY CITY COUNCIL AND THE ECONOMIC IMPROVEMENT CORPORATION TO ALLOCATE RIVER TRAIL BOND FUNDS TO THE LOUISE HAYS PARK IMPROVEMENT PROJECT TO COVER CONSTRUCTION COSTS

Mr. Wampler gave a brief history of the project which began about three years ago when the Council and EIC met to discuss projects that the City and EIC could work on together for the betterment of the city by increasing investment in quality of life for residents through projects such as river trail and park improvements, and to enhance water and wastewater core infrastructure to be sufficient for commercial development. The consensus at the time was that the city would take care of water and wastewater core infrastructure, and EIC committed to fund river

trail and park improvements. The city issued bonds and EIC guaranteed payment of the bonds to build six miles of trail and park improvements.

Mr. Wampler noted only one bid had been received for the park improvements; that bid was over budget \$600,000 and necessitated an adjustment to the funding agreement between the City and EIC to reallocate funds in order to award the contract. Mr. Parton noted the City/EIC funding agreement required approval of both bodies in order to change the scope of the project or to move funds.

Mr. Wampler asked for assurance from council on completion of the river trail going west to Guadalupe Park. The original plan: 1) was to go to Knapp Park but due to financial constraints the trail was scaled back to Guadalupe Park; 2) if there were funds left over after trail construction, it would go toward park amenities in LHP or other park improvements that would comply with the funding agreement and bond covenants; and 3) if funds fell short by a small amount, the city would be asked to consider funding the remainder of the trail to Guadalupe Park.

Council and EIC also discussed the following:

- Trail project from Louise Hays Park (LHP) to Kerrville Schreiner Park (KSP) was under construction and moving quickly.
- The former council agreed several years ago to condemn property if necessary.
- The current council still supported the river trail, but may not be willing to go to condemnation if it would involve 10 or 12 properties, but if condemnation would be necessary on 2 or 3 properties, council may consider it.
- Council proposed hiring a right of way agent for acquisition of the property along Guadalupe Street instead of staff contacting owners. Council preferred paying a reasonable price for property rather than going through condemnation; however, council would consider condemnation if necessary.
- May not be hostile condemnation with good conversation with property owners on the north side, except for 2 or 3, as most wanted the river trail; some people felt that it would be a benefit and would increase the value of their property and when it was discussed to move the trail to the south side of the river, owners on the north side felt this opportunity was being taken away from them.
- Some people on Guadalupe Street did not want the river trail in their back yard; can be hopeful that contacts would be encouraging; however, there could also be hostility with several of the condemnations. Condemnation of single family residential was a different situation than condemnation of commercial property. Council should wait for completion of the survey from the right of way agent before making a commitment to proceed to condemnation.
- Bridge on the south side was estimated at \$2 million.
- Made a commitment to the community to do 6 miles of trail for \$6 million plus \$2 million for LHP; \$6 or \$7 million was not an issue, and EIC could commit more money if needed. Construction costs continued to rise and that was beyond city and EIC control; the longer the project took, the more the cost would rise.
- Commitment to the community was six miles for \$6 million; project was \$1 million over budget now; what would citizens want, more trail or less spending?
- Clarified, the city was NOT requesting additional funds for trail construction, was requesting additional funds in the parks improvements budget due to overruns.
- Property acquisition cost for the east end of the trail had been more costly than anticipated.

-All options were still up for consideration, e.g. south side with bridge, river trail on Guadalupe Street in front of properties along existing sidewalk instead of in back yard along the river's edge, and condemnation. Wait for survey results.
-Louise Hays Park improvements were key to the whole project and would get public support if done well.

Mr. Allen moved to authorize staff to: 1) Move \$600,000 from the river trail budget to the park improvement budget; 2) Make application to EIC for \$600,000 to replenish funds; and 3) Move forward with negotiations to engage a right of way agent for property acquisition for the trail going west. Ms. Keeble seconded the motion and it passed 5-0.

Staff was asked to update the budget to include the bid on the LHP improvements and the possible cost of property acquisition along Guadalupe Street.

Mr. Howard asked to meet with the agent before the agent began contacting owners as he had already met with several owners; he was instructed to coordinate such a meeting through city staff.

Mr. Howard moved to authorize the transfer of \$600,000 from the river trail budget to the park improvement budget in order to fund the contract for the Louise Hays Park improvements. Ms. Rickert seconded the motion and it passed 7-0.

The meeting adjourned at 8:39 a.m.

APPROVED: _____

Jack Pratt, Mayor

APPROVED: _____

David A. Wampler, EIC President

ATTEST:

Brenda G. Craig, City Secretary

Agenda Item:

3A. Monthly financials for June 2014. (staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION,
CITY OF KERRVILLE, TEXAS**

SUBJECT: EIC Financials

AGENDA DATE: July 28, 2014

DATE SUBMITTED: July 23, 2014

SUBMITTED BY: Sandra Yarbrough
Director of Finance

CLEARANCES:

EXHIBITS: Monthly Financials

APPROVED FOR SUBMITTAL BY CITY MANAGER:



Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE FINANCE DIRECTOR:

SUMMARY STATEMENT

The City of Kerrville staff will present and update the EIC on a monthly basis as to the status of the EIC's financial position.

RECOMMENDED ACTION

Recommend acceptance of the financials.

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund

Cash Balance as of June 1, 2014		\$ 3,080,304
Deposits:		
Sales Tax	\$ 267,530	
Interest Revenue	\$ 423	
	<u>\$ 267,953</u>	
Expenses:		
Administrative Service Fee	\$ 8,333	
Transfer for Debt Service - 2012	\$ 14,167	
Transfer - Park Improvements	\$ 25,000	
Total Expenses	<u>\$ 47,500</u>	
Revenues Over (Under) Expenditures		<u>\$ 220,454</u>
Ending Cash Balance as of June 30, 2014		<u>\$ 3,300,757</u>

City of Kerrville
Economic Improvement Corporation
Sales Tax Improvement Fund - Revenue and Expense Statement
For the month ending May 31, 2014

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 2,598,336		\$ 2,598,336		
REVENUE:					
Sales and Use Tax	\$ 2,750,000	\$ 267,530	\$ 2,177,986	79.20%	\$ 572,014
Interest	\$ 5,000	\$ 423	\$ 3,393	67.86%	\$ 1,607
Transfer In	\$ -	\$ -	\$ 96,643	6911.00%	\$ (96,643)
TOTAL REVENUE	<u>\$ 2,755,000</u>	<u>\$ 267,953</u>	<u>\$ 2,278,022</u>	<u>82.69%</u>	<u>\$ 573,621</u>
	Annual Budget	Current Period	Y-T-D Actual & Encumbrance	% of Budget	Budget Balance
EXPENDITURES:					
Administrative					
Advertising/Supplies	\$ 500	\$ -	\$ 90	18.05%	\$ 410
Transfer to Debt Service Fund	\$ 68,000	\$ -	\$ 69,853	102.72%	\$ (1,853)
Transfer to Debt Service Fund - River Trail	\$ 170,000	\$ 14,167	\$ 127,500	75.00%	\$ 42,500
Economic Development Governing Body	\$ 60,000	\$ -	\$ 60,000	100.00%	\$ -
Annual Disclosure Fee	\$ 3,500	\$ -	\$ -	0.00%	\$ 3,500
River Trail Contribution	\$ 300,000	\$ 25,000	\$ 225,000	75.00%	\$ 75,000
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 75,000	75.00%	\$ 25,000
Total Administrative	<u>\$ 702,000</u>	<u>\$ 47,500</u>	<u>\$ 557,443</u>	<u>79.41%</u>	<u>\$ 144,557</u>
Category I - Business Development					
Revolving Loan Fund	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
ED Set Aside	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
Fox Tank - Reimbursement Agreement	\$ -	\$ -	\$ 150,000		\$ (150,000)
Unspecified	\$ 146,750	\$ -	\$ -	0.00%	\$ 146,750
Total Category I	<u>\$ 496,750</u>	<u>\$ -</u>	<u>\$ 150,000</u>	<u>100.00%</u>	<u>\$ 346,750</u>
Category II - Quality of Life					
Special Events	\$ 100,000	\$ -	\$ 118,159	118.16%	\$ (18,159)
Downtown Wireless	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
Streetscape	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
History Center	\$ 400,000	\$ -	\$ -	0.00%	\$ 400,000
Baseball Complex	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Unspecified	\$ 365,000	\$ -	\$ 750,000	205.48%	\$ (385,000)
Total Category II	<u>\$ 1,715,000</u>	<u>\$ -</u>	<u>\$ 868,159</u>	<u>50.62%</u>	<u>\$ 846,841</u>
Category III - Public Infrastructure					
Village West - Water (1/2 cost)	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Village West - Wastewater	\$ 750,000	\$ -	\$ -	0.00%	\$ 750,000
Total Category III	<u>\$ 1,250,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.00%</u>	<u>\$ 1,250,000</u>
Contingency	\$ -	\$ -	\$ -		\$ -
TOTAL EXPENDITURES	<u>\$ 4,163,750</u>	<u>\$ 47,500</u>	<u>\$ 1,575,602</u>	<u>37.84%</u>	<u>\$ 2,588,148</u>
NET REVENUES TO EXPENDITURES	<u>\$ (1,408,749)</u>	<u>\$ 220,454</u>	<u>\$ 702,420</u>		
ENDING CASH BALANCE: May 31, 2014	Budget \$ 1,189,586		Actual \$ 3,300,757		

CITY OF KERRVILLE
Economic Improvement Corporation
SALES TAX REVENUE ANALYSIS

	Actual FY 2011	Actual 2012	FY 2012	Actual FY 2013	Approved 2014	FY 2014	Actual FY 2014	Difference Projected vs Actual	% of Projected Variance
October	\$ 184,602	\$ 219,934	\$ 219,934	\$ 226,663	\$ 227,546	\$ 227,546	\$ 241,503	\$ 13,957	5.78%
November	\$ 207,677	\$ 203,379	\$ 203,379	\$ 210,744	\$ 211,566	\$ 211,566	\$ 233,371	\$ 21,806	9.34%
December	\$ 169,550	\$ 208,227	\$ 208,227	\$ 204,782	\$ 205,583	\$ 205,583	\$ 214,424	\$ 8,841	4.12%
January	\$ 195,030	\$ 204,051	\$ 204,051	\$ 217,647	\$ 218,496	\$ 218,496	\$ 229,761	\$ 11,265	4.90%
February	\$ 241,320	\$ 264,744	\$ 264,744	\$ 284,177	\$ 285,276	\$ 285,276	\$ 296,036	\$ 10,760	3.63%
March	\$ 169,754	\$ 186,812	\$ 186,812	\$ 205,749	\$ 206,552	\$ 206,552	\$ 207,869	\$ 1,317	0.63%
April	\$ 157,729	\$ 185,835	\$ 185,835	\$ 215,800	\$ 216,643	\$ 216,643	\$ 218,030	\$ 1,387	0.64%
May	\$ 234,742	\$ 223,320	\$ 223,320	\$ 251,468	\$ 252,446	\$ 252,446	\$ 268,682	\$ 16,236	6.04%
June	\$ 186,441	\$ 195,775	\$ 195,775	\$ 234,781	\$ 235,696	\$ 235,696	\$ 267,530	\$ 31,834	11.90%
July	\$ 190,696	\$ 210,758	\$ 210,758	\$ 216,641					
August	\$ 238,491	\$ 239,007	\$ 239,007	\$ 245,964					
September	\$ 179,133	\$ 203,486	\$ 203,486	\$ 224,905					
Total	\$ 2,355,166	\$ 2,545,329	\$ 2,545,329	\$ 2,739,321	\$ 2,059,805	\$ 2,059,805	\$ 2,177,208	\$ 117,403	5.39%

CITY OF KERRVILLE
Economic Improvement Corporation
EIC Capital Projects Fund

Cash Balance as of June 1, 2014		\$ 1,002,418
Revenues:		
	-	
	-	
Total Revenues/Transfer In	\$ -	
Expenses:		
Kerrfest	25,000	
Kerrville Festival of the Arts	18,334	
Total Expenses	\$ 43,334	
Revenue Over (Under) Expenditures		\$ (43,334)
Ending Cash Balance as of June 30, 2014		\$ 959,084

Cash and Investments

Ending June 30, 2014

Cash and Investment Balances by Fund			
<u>Fund</u>	<u>Fund Name</u>	<u>Balance</u>	<u>Period</u>
40	Sales Tax Improvement Fund	\$ 3,300,757	6/30/2014
43	EIC Debt Service Fund	\$ -	6/30/2014
75	EIC Projects Fund	\$ 959,084	6/30/2014
Total EIC Cash Balance		\$ 4,259,840	6/30/2014

<u>Type</u>	<u>Investment Vehicle</u>	<u>Amount</u>	<u>Interest Earned</u>	<u>Interest Earned (Annualized)</u>	<u>Period Ending</u>
Cash	Wells Fargo Checking	\$ 517,040	\$ -	0.00%	6/30/2014
ST Investment	EIC TexPool	\$ 1,623,647	\$37.94	0.03%	6/30/2014
ST Investment	EIC TexStar	\$ 1,624,779	\$42.93	0.03%	6/30/2014
HILCO FCU	CD	\$ 247,348	\$132.06	0.64%	6/30/2014
Kerr County FCU	CD	\$ 247,026	\$209.62	1.02%	6/30/2014
Total Cash & Investments		\$ 4,259,840	\$422.55	0.12%	

Agenda Item:

- 3B. Projects update. (staff)
River Trail and Parks projects
Cailloux Theater Expansion Project

EIC River Trail Update July 28, 2014

Package B River Trail:

The contractor has poured 2,397 linear feet of concrete at the west end of the River Trail.

The contractor has poured 78 linear feet of concrete at the Rio Robles property.

JM Lowe and Company has mobilized and begun work on the park improvement buildings.

The City of Kerrville is currently advertising for concrete curbing and flat work.

Kraftsman has mobilized.

The City of Kerrville began work on the parking lots July 22th.

Package F River Trail:

The contractor has poured 1083 linear feet of concrete beginning at Stadter property going east towards Kerrville Schreiner Park.

The initial site work has been completed from G Street to Camp Meeting Creek.

Site work has begun for the trail nodes

Submittals have been turned for concrete, steel, CXT restroom and the shade structure.

Cailloux Theater Expansion:

Peter Lewis and Associates has a professional services agreement with the City of Kerrville for design and services for the Cailloux Support Facility.

Plans should be completed in September.

Construction should begin in the fall.

Cailloux Lighting Project:

Pre-bid July 23rd.

Bid opening July 29th.

Construction Window August 25th through September 29th.

CITY OF KERRVILLE

Brian Crenwelge

June 23, 2014

Updates highlighted.

4B Funds

\$6,000,000 (River Trail Project)

\$2,000,000 (Louise Hays and Lehmann & Monroe Parks Renovation Project)

Status Report: Kerrville River Trail - Riverside Nature Center (RNC) to Louise Hays Park (Package A)

SCOPE
 Extends from a new trailhead at the Riverside Nature Center parking lot, along the west property line of the RNC, down to the river's edge, under the Lemos St. Bridge, construction of a trail bridge across the river, through Tranquility Island, to the west end of the parking area in Louise Hays Park. The 10' wide trail will be constructed of concrete, except for the segment that runs along the RNC western property line. *Total trail length: 0.7 miles*

Amenities
 Trailheads with lighting, observation/seating areas, bridge, drainage, and signage. [Additional amenities, such as trail entries, kiosks, and interpretive signage, will be added, once designed.]

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement to CoK from RNC	complete (6/12; 9/12)	RNC to provide easement to City	requires RNC approval
	lease renewal to RNC from CoK	complete (6/12)	City to provide lease to RNC	City Council approval (6/12)
Property Survey	approval from TxDoT and GLO for use of state property	complete (5/12)	TxDoT approval of plans and Const./Maint. Agreement	SA office approval; include in MMA
	M&B and Topo surveys	complete (3/12)	identify property boundary and grades	
Misc. Reports/Permits	LOMR	upon trail completion	flood level impact, if any	submittal to FEMA
	TPWD (land & water permit)	complete (5/12)	coffer dam - bridge construction review	review by TPWD
Design	USACE	complete (5/12)	involves jurisdictional waters of the US	no USACE permit required
	contract - Hewitt Engineering			
Routing	location of trail	complete (12/11)	define gradients and layout	
Preliminary Design and Construction Drawings	schematic plans; prelim. costs	50% review - complete (12/11)	all project elements	
		75% review - complete (1/12)	all project elements	
		90% review - complete (2/12)	all project elements	
Final Bid Documents	final plans/specs/costs/ documents	complete (3/12)	all project elements	
Bidding/Contracts	secure contractor	bid (3/12); awarded (5/12) to Westar Construction	bid process, contract prep	project delay, bid cost, permit approvals, etc.
Construction	construct project	start (5/12); <u>complete (12/12)</u>	sequencing of work	Dedication and opening 12/15/12

FUNDING - BUDGET	Allocation	Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
G.O. bonds (2002)	\$500,000	\$500,000	GO's (2002) \$0	na	
Park Dedication Funds	25,000	25,000	Park Ded. \$0		2002 bonds/P Ded \$525,000
COs (4B)	<u>\$352,530</u>	292,131	CO's (4B) 60,399		\$292,131
total	\$877,530	\$817,131			<u>\$817,131</u> [complete]

Status Report: Kerville River Trail - Louise Hays Park to G St. (Package B) and Louise Hays and Lehmann & Monroe Parks

SCOPE	Trail connection to the west end of the Louise Hays Park parking lot (Package A), through Louise Hays Park and Lehmann & Monroe Park, to G St. (west r.o.w. line). This Package will be coordinated with the Jefferson Wastewater Project and Water transmission Line Project. This segment will include the entire scope of work for the Louise Hays Park/Lehmann & Monroe Park Project, as funded by 4B, to include interactive fountain, park amenities and renovation. <i>Total trail length: 1.1 miles</i>
Amenities	Trail - trailheads with security lighting, observation areas, seating areas, bridging, drainage, signage, trail entries, kiosks, and interpretive signage. Parks - park amenities, amphitheater/stage, interactive water feature, event areas, large pavilion upgrades, river access, restrooms, roads/parking, lighting, utilities, landscaping, signage.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easements from property owners	complete by 11/31/13	CoK to secure from property owners; title work and surveys	easement legal proceedings 12/19/13; court appeal date not set; have property access for construction
	construction easements, if needed	Na	na	
Property Survey	M&B and Topo surveys	M&B - complete (9/12) Topo - partially complete	identify property boundary and grades	
Misc. Reports/Permits	LOMR	upon trail completion	flood impact, if any	may require submittal to FEMA
	TPWD (land & water permit)	Na	environmental impact to state waters	review by TPWD
	GLO (state property use)	Na	routing preference	approval by State, if needed
Design	-Trail Routing Options - Half	complete (6/12)	define route options w/ costs	complete (6/12)
	-Design Contract - Half*, PLA*	complete (approved 12/11/12)*	all remaining design phases	Council approval
Preliminary Design and Construction Drawings	schematic plan with amenities/est.	Schematic - (complete)	all project elements	coord. with utilities projects;
		50% review - (complete)	all project elements	water feature design/build details being finalized
		75% review - (complete)	all project elements	
Final Bid Documents Bidding/Contracts	final plans/specs/costs/ documents secure contractors (GC's & BuyBoard)	90% review - (complete)	all project elements	
		complete 1/14	all project elements	project delay assoc. with approvals
Construction	construct project	GC - bids received 3/11/14 (rejected); Buyboard contract award 4/8/14 (nte \$800,698); RT contract 4/22/14 (nte \$760,650)	bid process, contract prep. CoK to segment work and secure contractors	Contract work remaining to be bid: buildings, flatwork, park upgrades CoK work remaining: roads, parking, landscape, irrigation
		CoK start - 1/14 RT start - 5/15 BuyBoard start - 6/14 complete 3/15	sequencing work (C's, BuyBoard, CoK)	typical delays/field alterations

* Half Assoc. design agreement terminated; new design agreement with Peter Lewis Architect + Assoc. (PLA) approved 8/13/13.

FUNDING - BUDGET		Allocation	Expended – Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
COs (4B) - River Trail	\$1,000,000	Design/survey fees: \$372,986	\$532,527.03 (w/ land costs)	RT - \$1,154,496	\$1,000,000	
COs (4B) - LHP/LMP Project	\$2,000,000	Land costs: \$269,518		BuyBoard - \$800,698	\$2,000,000	
	\$3,000,000	under appeal		GC - \$796,148		
		RT Const: \$760,650		\$2,751,342		
		BuyBoard: \$800,698				

Status Report: Kerrville River Trail - G St. to Kerrville-Schreiner Park (Package F)

SCOPE

Extends from G St. (west r.o.w. line) along the south bank of the river into Kerrville-Schreiner Park. The 10' wide trail will be constructed of concrete. This Package will be coordinated with the Jefferson Wastewater Project and Water transmission Line Project, both slated for completion by fall 2013. Total trail length: 2.2 miles

Amenities

Trailheads with parking, security lighting, observation areas, seating areas, trail bridges, drainage, signage, trail entries, kiosks, and interpretive signage.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement from property owners; land acquisition	complete by 1/31/14	CoK to secure from property owners; title work and surveys	easement legal proceedings on remaining tract being scheduled; property access for construction will be secured
	construction easements, if needed	complete by 12/13, if needed	determine need by 10/13	
Property Survey	M&B and Topo surveys	M&B amend. - complete (10/13) topo - complete (12/13)	identify property boundary and grades	coord. w/ utilities projects
Misc. Reports/Permits	LOMR	upon trail completion	flood impact, if any	may require submittal to FEMA
	TPWD (land & water permit)	Na	environmental impact to state waters	associated with Guadalupe River
	GLO (lease)	not required per GLO	state land/water under G St. bridge	
Design	TxDoT	processing agreement	access under Loop 534	tentatively approved
	-Trail Confirmation - Terra Design Group (TDG)	complete (6/12)	define route options w/ costs	complete (6/12)
	-Final Design Contract - TDG	complete (6/23/13)	all remaining design phases	Council approval (6/23/13)
Preliminary Design and Construction Drawings	schematic plans with amenities/est.	Schematic - (complete) 50% review - (complete) 75% review - (complete) 90% review - (complete)	all project elements all project elements all project elements all project elements	coord. with utilities projects
	Final Bid Documents	complete 1/14	all project elements	project delay assoc. with approvals
Bidding/Contracts	secure contractor	Bids received 3/11/14 ; contract Award 3/25/14 (nte \$1,835,535)	bid process, contract prep	project delay, bid cost, etc.
Construction	construct project	start - 4/18; complete - 1/15	Sequencing- surveying / site work	typical delays/field alterations

FUNDING - BUDGET		Allocation	Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
COs (4B)		\$2,200,000	Design/survey fees: \$228,305 Land Costs: \$176,516 RT Const: \$1,835,535	(\$40,356) (w/ current land costs)	\$2,240,356	\$2,240,356

Status Report: Kerrville River Trail - RNC to Knapp Crossing (Packages C and D)

SCOPE

Extends from a new trailhead at the Knapp Crossing Boat Ramp parking lot, runs adjacent to the river, ties into the Guadalupe St. r.o.w.(Package D) extends to Guadalupe Park and connects to Package A (Package C). The 10' wide trail will be constructed of concrete. Total trail length: 1.6 miles

Amenities

Trailheads with lighting, observation areas, seating areas, trail bridge, drainage, signage, trail entries, kiosks, interpretive signage, and private improvement interface.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement from property owners	TBD	CoK to secure from property owners; title work and surveys	from property owners
	construction easements, if needed	TBD	TBD	from property owners
Property Survey	M&B and Topo surveys	(partially complete)	identify property boundary and grades	
Misc. Reports/Permits	LOMR		flood impact, if any	may require submittal to FEMA
	TPWD (land & water permit)		environmental impact to state waters	review by TPWD
Design	TBD	(partially complete)		waiting for private development
Routing	location of trail	(partially complete)	define gradients and layout	" " " "
Preliminary Design and Construction Drawings	schematic plan with amenities/est.	50% review -	all project elements	" " " "
		75% review -	all project elements	" " " "
		90% review -	all project elements	" " " "
Final Bid Documents	final plans/specs/costs/ documents	TBD	all project elements	" " " "
Bidding/Contracts	secure contractor	TBD	bid process, contract prep	" " " "
Construction	construct project	TBD	sequencing of work	" " " "

FUNDING - BUDGET	Allocation	Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
CO's (4B)					

Status Report: Kerrville River Trail - Knapp Crossing to West Terminus (Package E)

SCOPE
Extends from Knapp Crossing trailhead to the west terminus of trail on Junction Hwy along the river's edge. The 10' wide trail will be constructed of concrete. Total trail length: up to 1 mile
Amenities Trailheads with lighting, observation areas, seating areas, trail bridge, drainage, signage, trail entries, kiosks, and interpretive signage.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement from property owners	TBD	CoK to secure from property owners; title work and surveys	from property owners
	construction easements, if needed	TBD	TBD	from property owners
Property Survey	M&B and Topo surveys	(partially complete)	identify property boundary and grades	
Misc. Reports/Permits	LOMR		flood impact, if any	may require submittal to FEMA
	TPWD (land & water permit)		environmental impact to state waters	review by TPWD
Design	TBD			waiting for private development
	schematic plan with amenities/est.	50% review – (partially complete) 75% review – 90% review –	all project elements all project elements all project elements	" " " "
Final Bid Documents	final plans/specs/costs/ documents	TBD	all project elements	" " " "
Bidding/Contracts	secure contractor	TBD	bid process, contract prep	" " " "
Construction	construct project	TBD	sequencing of work	" " " "

FUNDING - BUDGET	Allocation	Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
COs (4B)					

Other Services to be Evaluated

Required reporting and permitting may dictate additional professional services or consolidation of services assigned to the design teams. These include, but are not limited to, the following.

1. Floodplain/Floodway Impact, Hydraulic Analysis, Section 404 – Clean Water Act submittals (Corps of Engineers), and Flood Insurance Rate Map/ Letter of Map Revision preparation and submittal (CoK, FEMA) will be completed by one firm in order to comprehensively address the issues and data collection/reporting. This will avoid multiple submittals (costs) and reduce mistakes and need for resubmittals.
2. Archeological and Environmental Surveys and Section 404 review will need to be completed in areas where sensitive site conditions are probable. We anticipate no extreme findings in the initial surveys/reports; however, if further study is required by state or federal agencies, those services will require amendments to trail segment allocations and the consultant contracts.
3. TDLR permitting for ADA compliance, CoK building permits, Texas Historical Commission plan review, any other city or state agency submittals, will best be submitted by each of the design teams at the time of plan completion. This keeps regulation compliance with the design teams.

Agenda Item:

3C. Update regarding "GO Team" activities. (staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Update on "GO Team" activities

FOR AGENDA OF: July 28, 2014 **DATE SUBMITTED:** July 23, 2014

SUBMITTED BY: Ashlea Boyle *ab* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS:

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *MP*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

The "GO Team" met on July 17, 2014 to review a revised application submitted by the Hill Country District Junior Livestock Show Association, Inc. for funding to complete the arenas and pens in the Youth Exhibition Center.

The team evaluated the application and found that it qualifies for 4B funding. The funding request will be considered at this meeting on a separate agenda item.

RECOMMENDED ACTION

This report is for informational purposes only. No action required.

Agenda Item:

3D. Update on the Water Reuse Feasibility Study completed by Freese & Nichols, Inc.
(staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Update on Water Reuse Feasibility Study completed by Freese & Nichols, Inc.

FOR AGENDA OF: July 28, 2014

DATE SUBMITTED: July 24, 2014

SUBMITTED BY: Todd Parton
City Manager

CLEARANCES:

EXHIBITS:

Budget Summary – Water and Sewer Fund
Funding Strategy (Reuse Water Project – Phase 1)

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

Staff will provide an update regarding the Water Reuse Feasibility Study including funding models. Staff is finalizing a funding plan and a modified 5-Year Capital Improvements Plan for the implementation of the first phase of the reuse water project. Staff's presentation will include a funding strategy and capital plan to complete the reuse project within the next three years. Also included with this report is a debt model with options of the issuance of certificates of obligation to fund the construction. Each of the options shows that the project could be funded in full compliance with the financial policies established for the Water and Sewer Fund.

RECOMMENDED ACTION

This is for information purposes only. No action required.

WATER AND SEWER FUND

The Water and Sewer Fund accounts for the provision of water and sewer services to the residents of the City. All activities necessary to provide those services are accounted for in this fund, including Water Production, Water Reclamation, Utility Construction and Water Records. For accounting and financial reporting purposes, the Water and Sewer Fund is considered an enterprise fund that uses the full accrual basis of accounting.

The FY2015 budget for the Water and Sewer Fund includes \$9,866,973 in revenues and expenditures, resulting a balanced budget. This budget allows us to maintain a reserve above target in this fund.

WATER AND SEWER FUND - BUDGET SUMMARY

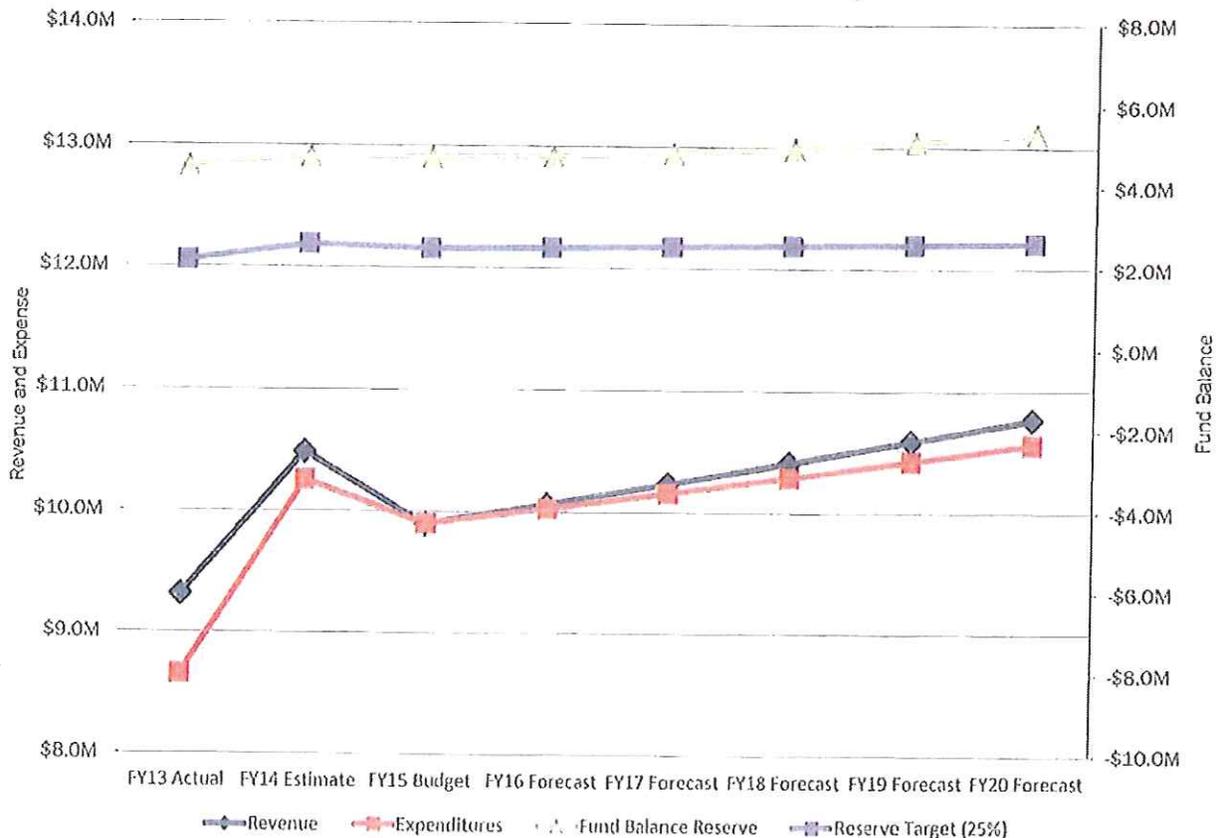
	FY13 Actual	FY14 Adopted	FY14 Estimated	FY15 Proposed
BEGINNING FUND BALANCE	\$ 3,825,572	\$ 4,491,101	\$ 4,491,101	\$ 4,707,474
REVENUES				
Operating Revenues	9,316,640	9,681,469	9,681,469	9,866,973
Operating Transfers In	-	805,000	805,000	-
TOTAL REVENUES	9,316,640	10,486,469	10,486,469	9,866,973
EXPENDITURES				
Operating Expenditures	5,351,111	6,105,600	6,120,096	5,660,052
Operating Transfers Out	3,300,000	4,150,000	4,150,000	4,206,920
TOTAL EXPENDITURES	8,651,111	10,255,600	10,270,096	9,866,973
CHANGE IN NET POSITION	665,529	230,869	216,373	-
ENDING FUND BALANCE	\$ 4,491,101	\$ 4,721,970	\$ 4,707,474	\$ 4,707,474
Reserve Target (25%)	2,162,778	2,563,900	2,567,524	2,466,743
Over (Under) Reserve	2,328,323	2,158,070	2,139,950	2,240,731

FISCAL SUSTAINABILITY

At a basic level, fiscal sustainability is maintaining or enhancing core services with current operational revenue. One time revenues are not used to fund regular operational expenditures. In addition, our fiscal sustainability goals include building a fund balance reserve equal to at least 25% of annual expenditures. Excess fund balance reserve can be used to pay for one time expenses or capital projects. Fiscal sustainability also involves planning for at least five years in the future and anticipating capital needs for City infrastructure, while limiting our annual debt service to no more than 35% of Water and Sewer Fund revenues.

The chart below graphically illustrates healthy and sustainable trends. With modest economic growth estimates for revenue and expense growth, we anticipate that revenues will meet or exceed expenditures in the years FY2015 to FY2020. Our current projections show the City ending FY2014 with a 46% fund balance reserve in the Water and Sewer Fund, which well exceeds our 25% goal. If not used to fund capital projects, the fund balance reserve will continue to grow to 51% by FY2020.

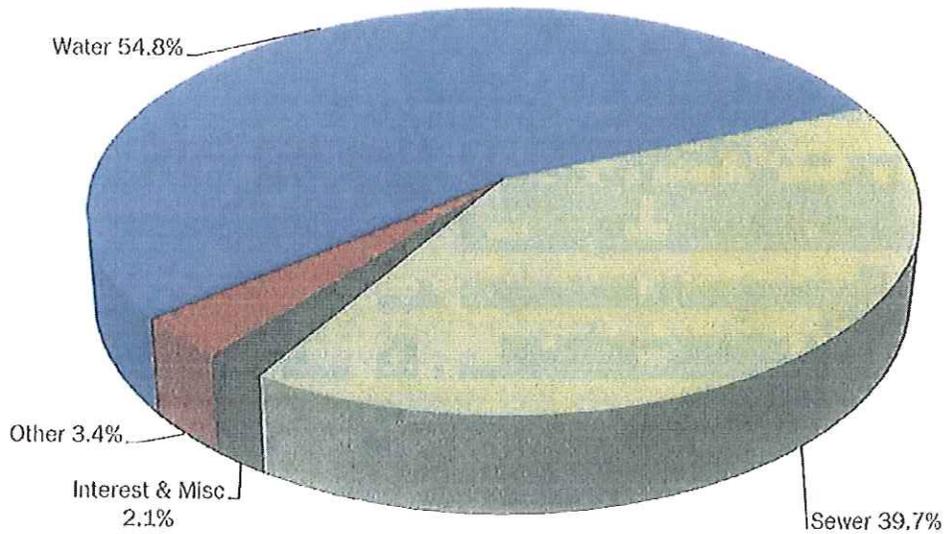
Water and Sewer Fund Fiscal Sustainability Model



WATER AND SEWER FUND REVENUE

Total FY2015 budgeted revenues total \$9,866,973 which is \$619,496 or 5.9% less than estimated FY2014. The graph below illustrates the revenue sources for the Water and Sewer Fund.

Water and Sewer Fund - Revenue Sources



WATER REVENUE

Water revenue represents the amount billed to customers for metered water used. Also included in this number are charges for re-use water, water taps and meters. Our water rates have not changed since FY2012. The City uses a tiered rate structure with higher rates for higher water use plus a flat monthly maintenance fee for all accounts. There are differing rate structures for residential, commercial and irrigation accounts. Water accounts have grown at approximately 1% per year, however water usage varies widely between years based on rainfall and drought restrictions.

SEWER REVENUE

Sewer revenue represents the amount billed to customers for their sewer service. We are not able to meter actual residential sewer usage, so instead we bill a flat rate for sewer service. The residential rate is calculated annually for each account and is based on an average of actual water consumption during winter months.

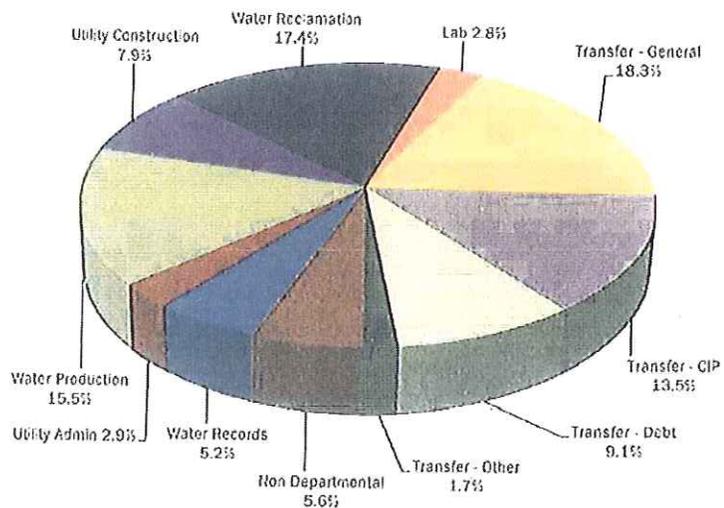
WATER AND SEWER FUND EXPENDITURES

Total FY2015 budgeted expense totals \$9,866,973 which is \$403,123 or 3.9% less than estimated FY2014 expenditures. It is helpful to view expense both by department and by category.

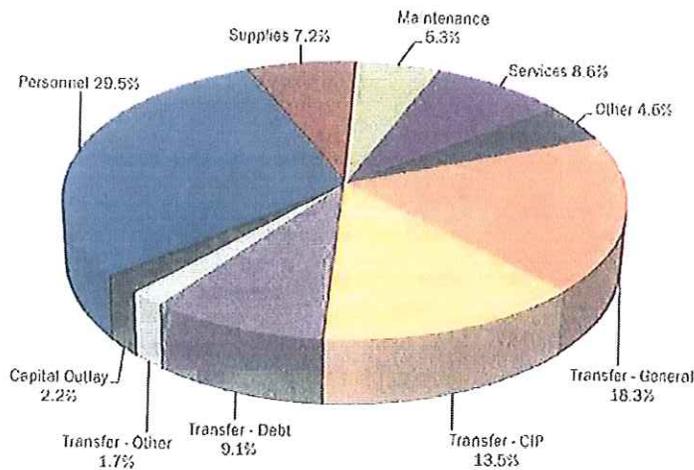
BY DEPARTMENT

Water Reclamation, Water Production and Utility Construction are the largest operating departments in the Water and Sewer Fund. Other large expenses are transfers out of the fund for administrative services provided by the General Fund, in addition to funding for capital projects and debt service.

Water and Sewer Fund - Expenditure by Department



Water and Sewer Fund - Expenditure by Category



BY CATEGORY

From this view, transfers out of the Water and Sewer Fund for General Fund services, capital projects and debt service make up the largest expense categories. Personnel is the next largest expense. Employees in the Water and Sewer Fund are budgeted to receive merit based raises in FY2015.

City of Kerrville

Funding Strategies (Reuse Water Project - Phase 1)

June 2014

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
W&S Revenue - Fund 02	9,898,998	10,067,281	10,238,425	10,412,478	10,589,490	10,769,511
W&S Revenue - Fund 53	1,842,000	1,873,314	1,905,160	1,937,548	1,970,486	2,003,985
TOTAL REVENUE	11,740,998	11,940,595	12,143,585	12,350,026	12,559,976	12,773,496
x 35%	35%	35%	35%	35%	35%	35%
Available debt service	4,109,349	4,179,208	4,250,255	4,322,509	4,395,992	4,470,724
Current debt service	3,235,731	3,239,194	3,238,849	3,247,817	3,199,001	3,160,666
Additional debt service available	873,618	940,014	1,011,406	1,074,692	1,196,991	1,310,058

Scenario G:

issue \$10M w/ debt service starting in 2017
 issue \$5M w/ debt service starting in 2019
 rates extrapolated from First Southwest

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$10M debt service			200,000	748,333	747,667	746,500
\$5.0M debt service					120,000	398,333
Total additional debt service			200,000	748,333	867,667	1,144,833

Debt service %

Remaining debt service available	27.56%	27.13%	28.32%	32.36%	32.38%	33.71%
	873,618	940,014	811,406	326,359	329,324	165,224

Scenario H:

issue \$7.5M w/ debt service starting in 2017
 issue \$7.5M w/ debt service starting in 2018
 rates extrapolated from First Southwest

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$7.5M debt service			150,000	561,250	560,750	559,875
\$7.5M debt service				180,000	597,500	595,800
Total additional debt service			150,000	741,250	1,158,250	1,155,675

Debt service %

Remaining debt service available	27.56%	27.13%	27.91%	32.30%	34.69%	33.79%
	873,618	940,014	861,406	333,442	38,741	154,383

Scenario I:

issue \$5M w/ debt service starting in 2017
 issue \$10M w/ debt service starting in 2018
 rates extrapolated from First Southwest

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$5M debt service			100,000	374,167	373,833	373,250
\$10M debt service				240,000	796,667	794,400
Total additional debt service			100,000	614,167	1,170,500	1,167,650

Debt service %

Remaining debt service available	27.56%	27.13%	27.49%	31.27%	34.79%	33.89%
	873,618	940,014	911,406	460,525	26,491	142,408

Agenda Item:

4A. Discussion and direction to staff regarding the lighting project at the Cailloux Theater. (staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Discussion and direction to staff regarding the lighting project at the Cailloux Theater

FOR AGENDA OF: July 28, 2014

DATE SUBMITTED: July 24, 2014

SUBMITTED BY: Ashlea Boyle *AB* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS: Funding Agreement

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *[Signature]*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

In August 2013, the City of Kerrville and the EIC entered into a funding agreement for lighting improvements to the Cailloux Theater. The project entails improvements to the interior and exterior lighting to be completed in three phases.

The first phase, which has been completed, was the installation of a new dimmer rack.

The second phase includes improvements to the theater house and lobby lighting. It will entail removal and replacement of all recessed incandescent down lights including repairs to any damaged adjacent surfaces and addition of low voltage control wiring to new fixtures. The lobby will entail re-lamping of all recessed incandescent lobby down lights with L.E.D. lamps, including repair of faulty / non-functional fixtures and replacement of missing trip and fasteners as required. This project is currently out to bid with bid opening on July 29th. The construction window is August 25 – September 29, 2014.

The third phase includes improvements to the exterior lighting. The current in-ground lighting system has suffered water infiltration and renders the system inoperable. As discussed previously, it is not recommended to proceed with in-ground lighting again due to ongoing design and maintenance issues. Surface mounted with either up or down lighting appears to be the more appropriate solution. The funding agreement total is \$200,652 with \$79,652 dedicated to exterior lighting. The current remaining funds are \$157,976. With the extent of the scope for the exterior lighting it does not appear the exterior lighting will be able to be completed within budget under this agreement. The funding agreement states

the City shall not substantively alter the description of the project in any respect without prior approval from the EIC.

Shall the EIC decide to continue to support this project; it is anticipated to cost an additional \$100,000 minimum to complete the project and further evaluation will be needed to achieve a valid project estimate. Peter Lewis and Playhouse 2000 will be present to address questions.

RECOMMENDED ACTION

City staff is requesting direction from the EIC on how to proceed with the exterior lighting project.

**PROJECT FUNDING AGREEMENT BETWEEN THE CITY OF KERRVILLE,
TEXAS, ECONOMIC IMPROVEMENT CORPORATION AND THE CITY OF
KERRVILLE, TEXAS (IMPROVEMENTS TO CAILLOUX THEATER FOR THE
PERFORMING ARTS)**

THIS PROJECT FUNDING AGREEMENT is entered into this 13th day of August, 2013, by and between the City of Kerrville, Texas Economic Improvement Corporation ("EIC"), a Texas non-profit corporation established by City pursuant to Section 4B of Tex. Rev. Civ. Stat. Art. 5190.6 and now codified in Chapters 501, 502, and 505 of the Texas Local Government Code (otherwise known as the Development Corporation Act of 1979 and hereafter called "the Act") and the City of Kerrville, Texas ("City"), a Texas home-rule municipality.

WITNESSETH:

WHEREAS, pursuant to Chapter 505 of the Act, the EIC is authorized to undertake, or to provide funding to City to undertake, projects which the EIC finds to be encompassed by the definition of "projects" as that word is defined in Chapters 501 and 505 of the Act; and

WHEREAS, EIC was formed to administer the sales and use tax approved by the citizens of Kerrville, Texas, in May 1995 and collected for projects as defined by the Act, including:

Equipment and improvements found by the EIC to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, and other related improvements that enhance any of the items described by 505.152 of the Act; and

WHEREAS, City proposes to make improvements to the Kathleen C. Cailloux Theater for the Performing Arts, a City-owned auditorium ("Auditorium"), which serves as the primary venue within the area for the performing arts and which improvements will enhance the quality of life of area residents; and

WHEREAS, the improvements consist of upgrades to both the interior and exterior lighting of the Auditorium in an amount not to exceed \$200,652.00 (the "Project"); and

WHEREAS, the Project will remedy lighting deficiencies inside and outside the Auditorium as well as improve the energy efficiency of the systems; and

WHEREAS, the EIC finds that the Project as described generally above constitutes a "project" as defined by the Act; and

WHEREAS, the EIC finds that the Project is required or suitable for entertainment, tourist, convention, auditoriums, amphitheaters, concert halls, exhibition facilities and other related improvements that enhance any of these items; and

WHEREAS, the EIC finds that it will be in the public interest to enter into this Agreement with City to provide sales tax revenues collected pursuant to the Act ("4B Revenues") to City for costs related to the Project; and

WHEREAS, on July 22, 2013, in a meeting that was open to the public in accordance with the Texas Open Meetings Act, the EIC held a public hearing pursuant to Section 501.072 of the Act related to the proposed expenditure of 4B Revenues for the Project;

NOW THEREFORE, for and in consideration of the recitals set forth above and the promises made herein, the EIC and City agree as follows:

1. **"Project" Defined:** When used in this Agreement, the phrase "Project" means the project summary as described in **Exhibit A** attached hereto and included herein for all purposes. City shall not substantively alter the description of the Project in any respect without the prior approval of the EIC.
2. **Agreement to Fund Project:** the EIC agrees to provide City an amount up to and not to exceed \$200,652.00 in 4B Revenues to be used for the Project. City is authorized to make payments for the herein described purposes directly from the Sales Tax Improvement Fund (Fund 40) or by making a transfer of 4B Revenues from the Sales Tax Improvement Fund (Fund 40) to one or more funds described in the City's approved budget. The City shall limit transfers to the actual amount of the payment draws submitted by architect related to the Project.
3. **Eligible Costs:** Payments made by City from 4B Revenues as authorized by Section 2, above, are limited to the payment of "costs" as defined in the Act.
4. **Applicable Law:** This Agreement is governed by and construed in accordance with the laws of the State of Texas. The Agreement is entered into and fully performable within Kerr County, Texas. Accordingly, venue for any cause of action arising pursuant to this Agreement is proper only in Kerr County, Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in the year and as of the date indicated.

CITY OF KERRVILLE, TEXAS

By: 
Jack Pratt, Jr., Mayor

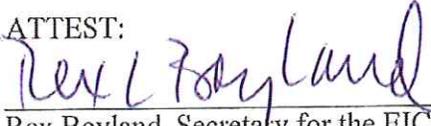
CITY OF KERRVILLE, TEXAS ECONOMIC
IMPROVEMENT CORPORATION

By: 
David Wampler, President

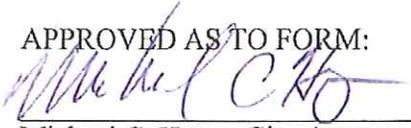
ATTEST:


Brenda G. Craig, City Secretary

ATTEST:


Rex Boyland, Secretary for the EIC

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

Exhibit A
Cailloux Theater
Lighting Improvements

EXHIBIT "A"

Reimbursement Item	Maximum Reimbursement
Interior Lighting	
lobby and auditorium	\$ 121,000
Subtotal	\$ 121,000
Exterior Lighting	
exterior of building	\$ 79,652
Subtotal	\$ 79,652
TOTAL MAXIMUM REIMBURSEMENT	\$ 200,652

EIC FA 2013-10

Playhouse 2000, Inc.
 Application to the Economic Improvement Corporation
 May, 2013

Items proposed in this application: Overview

	Lowest	Highest	
A: Interior Lighting - Cailloux Theater Auditorium, repair			
Option 1: Replace current equipment	\$43,290		Improvements
replaces current dimming, no change to fixtures			
Option 2: Upgrade entire facility to dimmable LED equipment			
Digital Dimmers	\$23,000		Fixed Equipment
LED Fixtures	\$78,000		Fixed Equipment
Demoliton/Installation	<u>\$25,000</u>		Fixed Equipment
		\$121,000	
B: Exterior Lighting - Cailloux Theater, repair			
Option 1: Water-tight, white LED system - remove/replace		\$79,652	Improvements
Option 2: Retro-fit current fixtures with new water-tight	\$27,000		
C: Facility addition - Storage, Scene/Costume Shop, Backstage support, Class/Meeting			
Option 1: Basic, metal-framed, modestly finished (est.)	\$250,000		New Building
Option2: Upgraded exterior finish, full AC, finished interiors		\$650,000	
D: Outdoor Staging - Support of City Services			
1: Modular Stage estimate	\$55,000	\$55,000	Fixed Equipment
2: Outdoor Lighting/Control System estimate	\$35,000	\$35,000	Fixed Equipment
3: Portable Sound System estimate	\$10,000	\$10,000	Fixed Equipment
E: Improvements - VK Garage Theater			
1: Roof replacement	\$69,000	\$69,000	Improvements
2: Modular Seating Riser System	<u>\$49,000</u>	<u>\$49,000</u>	Fixed Equipment
Minimum Total of All Proposals	\$538,290		
Maximum Total of All Proposals		\$1,068,652	

Celebrating 15 Years
PLAYHOUSE
— 2 • 0 • 0 • 0 —

Playhouse 2000, Inc.

P.O. Box 290088

Kerrville, TX 78029

305 Washington Street

www.Playhouse2000.com

(830) 896-9393

Board of Directors

Kit Werlein
President

Tom Terrell
Vice President

Stacie Keeble
City of Kerrville
Representative

Susan Neely Balentine

Arthur Bell

Chris Distel

Paul E. Stafford

Nancy Watts

James E. Willson

Staff

Jeffrey Brown

Executive Director

jbrown@caillouxtheater.com

Extension 303

Nicholas Boland

Technical Director/
Facilities Manager

Nick@caillouxtheater.com

Extension 305

Amy Goodyear

Office Manager

amy@caillouxtheater.com

Extension 304

Josie Reyes

Box Office Manager

boxoffice@caillouxtheater.com

Extension 301

Managers of the
Kathleen C. Cailloux
City Center for the
Performing Arts

Kerrville's
Community Theater

Playhouse 2000, Inc.

Application to the Economic Improvement Corporation

May, 2013

SECTION IV - PROJECT DESCRIPTION

Thanks for this opportunity to apply for EIC support of proposed improvements to the facility and equipment at Playhouse 2000 and The Kathleen C. Cailloux Theater.

As producers of local arts and entertainment programming and managers of the Kathleen C. Cailloux City Center for the Performing Arts on behalf of the City of Kerrville, we are anxious to move forward with available opportunities to provide economic impact on our community. We're seeking assistance in meeting the challenges that stand in the way of meeting those goals.

What follows will be a brief discussion of a wide variety of opportunities that we see to improve the way we positively impact our City and the people of the Hill Country. They are roughly in priority order.

A: Interior Lighting - Cailloux Theater Auditorium, upgrade

The overhead lighting in the Cailloux Theater auditorium appears to be original to the circa 1959 Memorial Auditorium, and it is showing its age in ways that cause concern. One entire "bank" of lights (actually, the dimmer that controls the fixtures) has failed in a way that cannot be repaired, leaving a dark swath across the center of the seating chamber.

It is important to note that this system is needed to for the safety and comfort of the public using the facility. A repair or replacement will avoid the possible failure of additional segments of the system, which could potentially render the auditorium unusable.

According to our research, it is impossible to repair the failed portion of this dimmer system; a complete replacement and upgrade of the dimmers is required. A replacement for this dimming system, which would then be controlled by our theatrical control board, has been bid at \$43,290.

While this work is undertaken, it makes good sense to consider moving to a dimmable LED overhead lighting system, which would reduce annual operating costs by lowering electric demand and heat produced by incandescent lighting. It also would be prudent, while undertaking this change in the auditorium, to include a changeover to LED lighting in the lobby as well. We have a reliable estimate that a complete change to LED overhead lighting in the facility could be accomplished for \$121,000

We have identified two potential sources of additional funding for this option, which will be pursued in parallel with this application. Our initial research indicates that between \$50,000 and \$80,000 in cost to upgrade the entire structure to LED overhead lighting will remain after achieving this additional support.

B: Exterior Lighting - Cailloux Theater, upgrade

When it first opened, the Kathleen C. Cailloux Theater exterior benefitted from a series of ground-level lighting fixtures which bathed the exterior of the building in a beautiful white light. Over time, these fixtures have suffered water infiltration which has rendered the system inoperable. The facility will never reclaim the night-time ambiance it once boasted without a complete replacement of this lighting system.

An attractive exterior - especially one that provides night-time interest - is vital to the success of a performing arts complex like the Cailloux City Center. Exterior lighting provides a sense of excitement and animation that dramatically increases the impact of the facility on the Downtown district. The illuminated building announces to the public "something special is happening downtown tonight" in a way that both those who have tickets and those who do not will receive.

We have received information on a replacement system which utilizes water-tight fixtures, thereby reducing the possibility of problems caused by infiltration of the in-grade pockets. These are LED fixtures.

The replacement is projected to be quite labor intensive - the installation rough-in and each of the 27 fixtures will be removed in order to replace wiring and conduit. New fixtures will be set in place and new sidewalk poured with a different grading. The total bid for fixtures, demolition and installation is \$79,650.

It is possible that we will be able to replace these fixtures using the current rough-in, wiring and conduit. If this option is determined to be practical, the upgraded fixtures can be installed for about \$35,000.

C: Facility addition - Storage, Scene/Costume Shop, Backstage support

Playhouse 2000's ability to support the Cailloux Theater facility is largely made possible by the activities of the "Community Theater" arm of the company. A significant portion of the operations of the Cailloux Theater are subsidized by Playhouse 2000's promotion and production activities.

Moving most of the P2k performance season into the re-opened VK Garage Theater has allowed a large increase in nights available for Cailloux-based performances and enhanced P2k's operations as well. However, the move created some inefficiencies in operations of the theater company. The stage area shares space with scenic construction, prop and costume storage, and rehearsals. These activities severely curtail the potential uses of the VK Garage as a performing space.

The original plan for the Kathleen C. Cailloux City Center for the Performing Arts included a building devoted to these activities but it has not yet been constructed. In order for Playhouse 2000's operations to continue to succeed we must move forward with constructing a building to meet these needs.

Our current plan is to create space which will provide for a full-time, working scenic and prop construction shop, a functioning costume construction shop, and storage for both of these areas. It should also allow for storage and maintenance of city-owned equipment as discussed below.

Importantly, the space must allow room for rehearsal and classroom activities in order for P2k to recover its ability to offer programming year round, including a return to our program of instruction for and performances by young people.

We propose a building that is about 5,000 square feet of enclosed space, providing for a scene shop, rehearsal/classroom space and proper storage for both costumes and props. It should be climate controlled to allow for year-round use by staff, students and volunteers, and plumbed for restroom facilities and fire sprinklers. We envision a fairly basic metal building, with little in the way of beautification. Our early estimates indicate that the basic facility could be constructed and furnished for about \$250,000.

Due to the proximity of this building to the Cailloux Theater, it may be desirable that the this facility be upgraded. Discussions of programming the building may indicate that additional uses should be provided for. Estimates for constructing a more highly finished space of the same size are about \$650,000.

D: Outdoor Staging - Support of City Services

The addition of "Shakespeare In The Park" to the annual outdoor offerings in Kerrville, along with the upgrades being made to Louise Hays Park, have raised the idea that the City of Kerrville should own equipment which is frequently rented to support outdoor shows such as "4th on the River".

Having outdoor support equipment in the Cailloux inventory would allow more flexibility for the City to offer approval to a wide variety of events in City parks, especially in the renovated Louise Hays Park. While cost to outside organizations probably could not be reduced to zero, it could be limited to the cost of labor, eliminating rental fees which are often a large part of the cost of public events.

A good quality, modular stage that can be set up and configured as needed would allow for a wide variety of groups to have access to expanded performance opportunities at reasonable cost. This type of stage is fairly complex in its construction and use, and would benefit from the expertise of Playhouse 2000 staff who would coordinate its proper use, storage and maintenance. We have estimated the cost of this system at about \$55,000; the final cost will depend on the need for size and flexibility, which we will determine in discussion with the City and other stakeholders.

An outdoor lighting and control system would add to the versatility of the portable stage. Appropriate lighting fixtures, cables, poles and trusses for hanging the fixtures, and portable dimmers sufficient to support a variety of stagings would be required. A good-quality, travelling control board is already in the Cailloux/P2k inventory. The remaining equipment specifications would have to be determined, but an estimated cost is about \$35,000.

A portable sound system capable of supporting outdoor Public Address needs would complete the outdoor staging needs. It would include a small assortment of microphones suitable for outdoor use, Mixing and amplification systems, and speakers capable of filling a large, outdoor space. Microphone and speaker cables and miscellaneous equipment would be needed as well. As above, equipment specifications are yet to be determined, but we estimate the cost of this system at about \$10,000.

E: Improvements - VK Garage Theater

As discussed above, the VK Garage Theater's use as a performing space is a key component of the Playhouse 2000 business plan (attached with this document), allowing the Cailloux Theater greater flexibility of scheduling and offering P2k a better means to achieve the funds necessary to subsidize the performing arts center's annual expenses.

In order for the VK Garage to live up to its potential as a performing hall, it needs some significant improvements.

Currently, the public spaces are so poorly insulated that they can only be effectively used outside of the summer months. The best method of insulating the space has been determined to be a composite roof that will protect against sound infiltration as well as heat/cold (not to mention fix our problems with water leaks.) A roof replacement would immediately expand the usability of the space by half, and allow P2k to move forward with the first steps in program expansions including a return to theater training and performances for young people. Our current estimate for replacing the roof as described is about \$69,000.

We are currently investing \$38,500 in fire-protective sprinklers and alarms under a grant provided by the Peterson Foundation. This will allow us to expand our seating capacity to meet the growing demand for P2k products. A modular seating riser system will allow us to maintain the flexibility of altering the seating configuration to fit the needs of the play being produced, and maximize the safety and comfort of our audiences, while reducing labor and materials costs on a project-by-project basis. We have a current estimate on the system we prefer that comes to \$49,000.

Agenda Item:

4B. Funding request from the City of Kerrville in the amount of \$600,000 to cover construction costs for the Louise Hays Park and Lehmann & Monroe Park Improvement Project. (staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Consider a funding request from the City of Kerrville in the amount of \$600,000 to cover construction costs for the Louise Hays Park and Lehmann & Monroe Park Improvement Project

FOR AGENDA OF: July 28, 2014 **DATE SUBMITTED:** July 23, 2014

SUBMITTED BY: Ashlea Boyle *AB* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS: Funding Application and Cover Letter

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *TP*

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:
REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

On June 24, 2014 at a joint workshop, the City Council and EIC authorized staff to allocate \$600,000 in bond funds from the *River Trail Project* to the *Louise Hays Park and Lehmann & Monroe Park Improvement Project* to cover construction costs. The City Council subsequently authorized staff to submit a funding request to the EIC for this purpose. Attached is the application and cover letter outlining the details of the supplemental funding.

If this funding application is approved, staff will draft a funding agreement, as directed, to be presented at the August 25, 2014 EIC meeting in conjunction with holding a public hearing.

RECOMMENDED ACTION

City staff recommends consideration and approval of this funding request.



City of Kerrville

701 MAIN STREET • KERRVILLE, TEXAS 78028 • 830.257.8000 • KERRVILLETX.GOV

July 10, 2014

City of Kerrville, Texas, Economic Improvement Corporation
701 Main Street
Kerrville, Texas 78028

RE: EIC Application – Supplemental Funding – Louise Hays and Lehmann & Monroe Parks Project

EIC Members,

This letter serves as the project description for the Supplemental Funding – Louise Hays and Lehmann & Monroe Parks Project, previously funded by 4b sales tax in 2011 through the Economic Improvement Corporation (EIC) and City Council for a total of \$2 million. As an update, the Louise Hays and Lehmann & Monroe Parks Project is currently under construction. Discussion between the EIC and the City Council has led them to consider that, in order to complete the project scope as conceived, supplemental funds are needed to offset expenses associated with higher than expected project costs.

Nature and Scope of Project

The Louise Hays and Lehmann & Monroe Parks Project was funded through the EIC and City Council at the same time as the River Trail Project in 2011 with the intention of having it serve as a major activity center adjacent to the Guadalupe River near downtown and as an anchor to the River Trail Project. The original scope was based on a park master plan completed in 2008, which included upgrades to the existing park features and introduction of new elements, such as a sprayground, event plazas, new pavilions, new restrooms, new parking and roads, and new amphitheater.

After securing funding, the design process made adjustments from the master plan, with the most dramatic change being placement of most of the new features on the west, not east, side

of the park in order to be more visible and accessible to users. Additionally, the scale of certain elements of the project in such a wide expanse needed to be adjusted. Once these location and scale modifications were made, the utility installation, excavation / demolition, and design phases commenced. The City changed design firms, with Peter Lewis + Architects taking the lead on site planning and building design.

The City also modified its approach to general contracting after first bidding the entire project and receiving few, very high bids. Because the skills and disciplines are so varied with this project's construction, it was determined that the City, acting as its own general contractor, would be more successful in getting better prices and more bidders, especially local. With this format, the project was segmented into specific public works – trail construction, building construction, concrete and flatwork, electrical construction, and interactive fountain installation. City force expertise has / will also be used for demolition, parking / road work, park improvements, and utility service installation to save time and be more efficient with the funding available. Construction contracts for the interactive fountain / plaza, the park buildings, and the River Trail segment through the parks are all approved and moving forward. Electrical and concrete curbing and flatwork contractors are being secured and City crews are continuing to work on demolition and site work in preparation of construction and final completion.

The supplemental funding request for this project is needed to realize the improvements that will make a significant difference to this public space, both in appearance and usability. The elements of the upgraded parks - the interactive fountain and event plaza, the large pavilion renovation and adjacent plaza, the covered stage, dog park, and new roads and parking - will create enhanced use, desirable parks along the Guadalupe River, creating a destination in Kerrville. Additionally, the weaving of the River Trail through these parks, connecting all of the main park features, will further enhance the popularity of these public park spaces.

Proposed Improvements

The supplemental funding will complete the interactive fountain and plaza as envisioned, "do it right the first time" construction of the support buildings (restrooms, pump house, pavilions) which avoids lesser quality improvements that require constant attention, installation of sufficient electrical service and concrete curbs and walkways, and the site improvements needed to complete the project.

Financial Information

The request for supplemental funds is to cover the costs to complete the scope, in the amount of \$600,000. City Council and the EIC held a joint workshop on June 24, 2014 to discuss the *River Trail and Louise Hays and Lehmann & Monroe Park Project* in detail. The City Council and EIC both authorized staff to allocate \$600,000 in bond funds from the *River Trail Project* to the park improvement project in order to fund the balance of the *Louise Hays Park and Lehmann & Monroe Park Improvements*. City Council also authorized staff to submit a funding application to the EIC for this purpose.

Status

As mentioned, construction contracts for the interactive fountain / event plaza and the buildings construction have been approved and are underway. Though separately funded, the River Trail segment through the Louise Hays Park to Kerrville-Schreiner Park is under construction and will reinforce the importance of Louise Hays and Lehmann & Monroe Parks and the trail as public spaces running along the Guadalupe River through the city. If the supplemental funding is made available for the parks improvements, the realization of the project envisioned will be completed in early 2015.

Sincerely,



Todd Parton
City Manager
City of Kerrville

Submittal Date: 7 / 7 / 14

ORGANIZATION

City of Kerrville

Applicant Name

701 Main Street Kerrville Texas 78028

Address City State Zip

830-257-8000

Phone Alt. Phone Fax

www.kerrvilletx.gov

Website

PROJECT CONTACT

Todd Parton City Manager

Contact Person Name Title

701 Main Street Kerrville Texas 78028

Address City State Zip

830-258-1110

Phone Alt. Phone Fax

todd.parton@kerrvilletx.gov

Email Address

Amount of Funding Requested: \$ 600,000.00

Please include a cover letter and supplemental information as deemed appropriate that:

- o clearly states the mission statement of the organization(s),
- o what the requested funding shall be used for,
- o pertinent financial information (costs, revenues, percentage of funding request of total budget and financial history), and
- o other information, as requested.

Continue to Section III

Business Development Projects

Submittal Date: ___ / ___ / ___

ORGANIZATION

Applicant Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Alt. Phone _____ Fax _____

Website _____

PROJECT CONTACT

Contact Person Name _____ Title _____

Address _____ City _____ State _____ Zip _____

Phone _____ Alt. Phone _____ Fax _____

Email Address _____

Type of Business Structure: Corporation Partnership Sole Proprietorship

Year Business Started: Year _____ Location _____

Current Employment: Permanent Full-Time _____ Permanent Part-Time _____

Average Production Wage _____

Full-Time Employees receive the following benefits:

Financial Information: Five Years Annual Financials Attached _____
Include: Statement of profit and loss; Balance sheet; Cash Flow Statement; IRS reporting forms, Pro forma

Annual Sales for Corporation / Company \$ _____

This Facility \$ _____

Local Sales Tax paid Annually \$ _____

Current Payroll \$ _____

Has the Company ever filed for bankruptcy protection under Chapter 7 or Chapter 11 of the Bankruptcy Statutes? No Yes Details:

SECTION III - PROJECT INFORMATION

This application is for a:
Business Development
▪ Expansion of Existing Facility or
▪ New Construction
▪ Other ()

Capital Improvements for Public Infrastructure
▪ Utilities
▪ Roadways
▪ Other ()

Quality of Life
▪ Community Event
▪ Project

The proposed improvements are to be located within the following taxing district(s): City of Kerrville Kerr County Kerrville ISD
Ingram ISD Center Point ISD

SECTION IV - PROJECT DESCRIPTION

Please attach a statement on company letterhead and signed by an officer of the company (1) fully explaining the nature and scope of the project; (2) describing the proposed site and existing improvements, if any; (3) describing all proposed

improvements; and (4) providing a list of eligible improvements; (5) provide a list of major, fixed equipment along with manufacturer specifications and cost quote from the manufacturer.

Should this project be approved, the Economic Improvement Corporation may require performance criteria as a part of the funding agreement, in addition to this application. The funding agreement is between the Economic Improvement Corporation and the City of Kerrville. Said funding agreement will outline project costs, timelines, other information may be necessary to carry out the project in an efficient manner.

SECTION V – ECONOMIC IMPACT INFORMATION

Part A - Project Investment in Improvements

Total \$ _____
Sq. Footage of New Building (s) _____
Size of Parking _____
Other _____

Part B - Project Investment in Fixed Equipment

(New)\$ _____
Manufacturer of Equipment _____
Anticipated Useful Life of Equipment _____
Purchase Price \$ _____ Installation Cost \$ _____
Anticipated Delivery time from Date of Order _____

Part C - Permanent Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Full-Time Employees as a result of this project _____
Anticipated Number within 12 months of Completion of this project _____
Anticipated Number within 24 months of Completion of this project _____
Typical Job Descriptions or Job Titles _____

Anticipated starting salaries of these employees: (avg.) \$ _____/hour

Part D - Permanent Part-Time Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Part-Time Employees as a result of this project _____

Anticipated Number within 12 months of Completion of this project _____
Anticipated Number within 24 months of Completion of this project _____
Typical Job Descriptions or Job Titles of these employees: _____

Anticipated starting salaries of these employees: (avg.) \$ _____ / hour

Part E - Payroll Impact

Within 12 months of Project Completion _____ Within 24 months of Project
Completion _____

\$ _____
FTE X Avg. Wage X 40 hrs X 52 wks

\$ _____
PTE X Avg. Wage X 20 hrs X 52 wks

SECTION VI - OTHER ASSISTANCE

Has the Company applied for any State or Federal assistance on this project?

No Yes

Describe:

To the best of my knowledge, the above information is an accurate description of the proposed project details.

Todd Parton

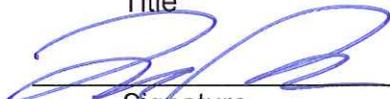
Printed name

7/24/14

Date

City Manager

Title



Signature

Agenda Item:

4C. Funding request from the Hill Country District Junior Livestock Show Association, Inc. in the amount of \$35,588 for improvements to the Hill Country Youth Exhibit Center.
(staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Consider a funding request from the Hill Country District Junior Livestock Show Association, Inc. in the amount of \$35,588

FOR AGENDA OF: July 28, 2014 **DATE SUBMITTED:** July 24, 2014

SUBMITTED BY: Ashlea Boyle *AB* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS: Funding Application and Cover Letter

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *JP*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

An application has been received by the Hill Country District Junior Livestock Show Association, Inc. (HCDJLSA) in the amount of \$35,888. This funding request is to complete the arenas and pens in the Youth Exhibition Center. The project includes 69 panels, both tall for cattle and short for sheep and goats, 37 gates, connecting posts, and rails. The arenas are portable and able to be put together and dismantled easily. The HCDJLSA has already spent \$343,361 to refit the entire facility with new pens and a new swine area. The last phase of the project is to rebuild the arenas for the sheep, goats, and cattle.

The "GO Team" evaluated this application and finds that it is feasible in that the uses are allowed under the regulations for projects related to recreation or community facilities. A copy of the complete funding application will be made available to the EIC Board for executive session deliberations, or may be viewed independently by the board at KEDC offices.

If this funding application is approved, staff will draft a funding agreement, as directed, to be presented at the August 25, 2014 EIC meeting in conjunction with holding a public hearing.

RECOMMENDED ACTION

City staff recommends consideration and approval of this funding request.



Hill Country District Junior Livestock Show Association, Inc.

PO Box 291217

Kerrville, Texas 78029-1217

Project Description

The Hill Country District Junior Livestock Show Association (HCDJLSA) requests assistance in funding an ongoing project: the completion of the pens and arenas for use by the HCDJLSA during the annual, weeklong show, and for use by other organizations that use the facility and need pens and arenas. Specifically, the project involves the purchase of new arena panels to be used by the HCDJLSA and by any other organizations that use these facilities. This request is part of the overall plan to complete the building project and to furnish the necessary equipment for use of the facility. The ultimate goal of the improved facility is to provide a venue that attracts outside events and organizations to use the Kerr County Youth Event Center. Currently, organizations in addition to the HCDJLSA that use this facility include the Kerr County 4-H, Kerrville Independent School District, Ingram Independent School District, Center Point Independent School District, Dog Agility competitions and the Kerr County Fair Association. The improved pens and arenas have the potential to attract state and national breed associations (cattle, sheep, goats, and swine) for their annual shows and sales, regional jackpot shows and more.

The improvement of the pens and arenas is an ongoing project. To date, the Hill Country District Junior Livestock Show Association has, with the assistance of the EIC, of a local charitable foundation and with funds from the sale of old pens, spent \$ 343,361 to refit the entire facility with new pens and a new swine arena. The only remaining task is to rebuild the arenas for the sheep, goats and cattle. A bid for \$35,588 has been received for the panels necessary to construct these arenas. The bid includes 69 panels, both tall ones for cattle and shorter ones for sheep and goats, 37 gates, connecting posts and rails. (See attached bid). These arenas are fully portable and able to be put together and dismantled with ease. They will be the sole property of the HCDJLSA.

The need for new arenas is multi-fold. First and foremost, new arenas are needed to ensure the safety both of our exhibitors and their livestock and of the audience members. Not only will the new equipment be of higher quality than the old, but the cattle panels will also be much taller than the sheep and goat panels, providing an extra measure of safety for all. Secondly, a higher quality facility will provide the means to attract other organizations to use the facility for their own events whether they are shows, competitions or something completely different. Finally, the new arenas will complete the refurbishing of the equipment for the entire facility providing for higher quality both in structure and in aesthetics.

New equipment will require regular maintenance. Rental of the facility consistently brings in a small stipend to the HCDJLSA. This money is used for the maintenance of any and all equipment.

At this point in time, the goal of the HCDJLSA is to complete the arenas and pens in the Youth Exhibition Center. The organization is requesting \$ 35,588 to complete this project. To date, \$ 343,361 has been spent on the project with the grand total for the entire refurbishment being \$ 378,949. Thank you for your consideration.

History

The Hill Country District Junior Livestock Show Association will host the seventy-first annual livestock in January of 2015. The organization began in January 1944 to serve Hill Country youth involved 4-H and FFA. With a continued purpose to promote agriculture, youth are afforded hands-on experiences through their livestock projects. These experiences include breeding, selecting, feeding, grooming and record keeping. Through these experiences, youth learn life skills such as responsibility, record keeping and ultimately leadership, by mentoring younger, less experienced exhibitors. The sale following the show is the ultimate reward for months of hard work.

As a result of the association's continued success, our financial responsibility continues to increase. Around three hundred and thirty (330) businesses and individuals in the area continued to increase support as they realize the lifelong benefits to these youth. We have approximately 375 sale lots in the sale each year. Historically, eighty percent (80%) of these sale lots are youth in Kerr County and we estimate ten percent (10%) from Bandera, Edwards, Gillespie, Kendall, Kimble and Real counties. The 2014 gross sale was in excess of \$1,000,000.

Our association is an independent organization run solely by volunteers. 4-H and FFA advisors, family members, community volunteers and the elected county officials work with these youth. Our success is reflected in the number of volunteers. The majority of the volunteers share 4-H and FFA experiences from their youth with the current participants. Many of our 4-H and FFA are third and fourth generation exhibitors. With over one hundred and fifty volunteers, the Hill Country District Junior Livestock Show Association operates without a paid staff.

Another major contribution to our youth is the HCDJLS scholarship program. Each year the association funds between \$35,000 and \$45,000 in collegiate scholarships. This money is awarded to county and district exhibitors who have participated in the Hill Country District Junior Livestock Show with an emphasis on Kerr County Youth. We also award over \$20,000 in show scholarships for breeding animals, Ag Mechanics, and showmanship.

Throughout the community, the most obvious measure of the association's success is the dollars generated at the sale. For the youth, a blue ribbon, a trophy, or the start of their

college fund provides the tangible measure. While the association strives to provide an equitable reward for each exhibitor, we look beyond the tangibles.

The intangible rewards are more difficult to measure but yet have the most profound effects on the kids and ultimately the community and even our society. The Hill Country District Junior Livestock Show Association takes great pride in the real life experiences taught to these kids. The intangible rewards include friendships that last a lifetime, contacts that open doors into adulthood, teamwork with peers and family, along with responsibility, leadership and time management skills that create model students, employees and tomorrow's leaders. These exhibitors experience the excitement of winning and more often the ability to accept less than their goals with dignity. The association sees each year's project as a building block for the exhibitors. For those exhibitors who may fall short of their expectations, we emphasize the opportunity to try again. Each year's project is another opportunity to expand on what has been learned and to broaden the existing knowledge.

At the annual meeting each April, the association reviews the past year successes, re-evaluates the weakness and sets the foundation for the upcoming show. New boards are selected, new committees are formed, chairmen are selected and wheels are set into motion year after year. As the next show materializes, judges are selected, operational plans are finalized and most importantly, fundraising efforts begin once again.

On February 13th, 2012 the Kerr County approved a lease agreement with the Hill Country District Junior Livestock Show Association. The lease is a 20-year lease, with the option of an additional 10 years. The lease has been paid in full and signed by the Kerr County Judge and County Attorney. The lease secures the Hill Country Youth Event Center facility for the use of the Hill Country District Junior Livestock Show Association for the stock show and sale every January until 2032.

The Association has also been working with the Kerr County Commissioners to address the facility needs. Due to safety issues and aging facilities, the old hog barn was torn down in March of 2012 and replaced with a brand new multi-use facility funded by the county. Now Kerr County has torn down the Exhibit Hall and replacing it with a much bigger and nicer facility. The

HCDJLSA uses this facility for the annual fundraiser in September, and the livestock sale in January. We also foresee this facility being used for vendor spaces during the show a luxury we have not had the space to accommodate in the past. The board is excited to be part of this project, which will be beneficial to Kerr County as well as the City of Kerrville but we are most excited to be able to safely and efficiently house the Hill Country District Junior Livestock Show and Sale. With this new project comes new challenges and the Association is eager to find funding to be sure that our success continues for years to come.

Submittal Date: 6 / 17 / 14

ORGANIZATION

Hill Country District Junior Livestock Show Association

Applicant Name

PO Box 291217 Kerrville TX 78028

Address

City

State

Zip

830-739-0544

Phone

Alt. Phone

Fax

www.hcdjlsa.org

Website

PROJECT CONTACT

Stephen Bauer

President - HCDJLSA

Contact Person Name

Title

Address

City

State

Zip

Phone

Alt. Phone

Fax

steve@doublefeed.com

Email Address

Amount of Funding Requested: \$ 35,588

Please include a cover letter and supplemental information as deemed appropriate that:

- o clearly states the mission statement of the organization(s),
- o what the requested funding shall be used for,
- o pertinent financial information (costs, revenues, percentage of funding request of total budget and financial history), and
- o other information, as requested.

Continue to Section III

Financial Information: Five Years Annual Financials Attached _____
Include: Statement of profit and loss; Balance sheet; Cash Flow Statement; IRS reporting forms, Pro forma

Annual Sales for Corporation / Company \$ _____

This Facility \$ _____

Local Sales Tax paid Annually \$ _____

Current Payroll \$ _____

Has the Company ever filed for bankruptcy protection under Chapter 7 or Chapter 11 of the Bankruptcy Statutes? No Yes Details:

SECTION III - PROJECT INFORMATION

This application is for a:
Business Development
▪ Expansion of Existing Facility or
▪ New Construction
▪ Other ()

Capital Improvements for Public Infrastructure
▪ Utilities
▪ Roadways
▪ Other ()

Quality of Life
▪ Community Event
▪ Project

The proposed improvements are to be located within the following taxing district(s): City of Kerrville Kerr County Kerrville ISD
Ingram ISD Center Point ISD

SECTION IV - PROJECT DESCRIPTION

Please attach a statement on company letterhead and signed by an officer of the company (1) fully explaining the nature and scope of the project; (2) describing the proposed site and existing improvements, if any; (3) describing all proposed

improvements; and (4) providing a list of eligible improvements; (5) provide a list of major, fixed equipment along with manufacturer specifications and cost quote from the manufacturer.

Should this project be approved, the Economic Improvement Corporation may require performance criteria as a part of the funding agreement, in addition to this application. The funding agreement is between the Economic Improvement Corporation and the City of Kerrville. Said funding agreement will outline project costs, timelines, other information may be necessary to carry out the project in an efficient manner.

SECTION V – ECONOMIC IMPACT INFORMATION

Part A - Project Investment in Improvements

Total	\$ <u>n/a</u>
Sq. Footage of New Building (s)	_____
Size of Parking	_____
Other	_____

Part B - Project Investment in Fixed Equipment

(New) \$ 378,949
Manufacturer of Equipment Morgan Livestock Equipment Sales, Inc.
Anticipated Useful Life of Equipment 30 years
Purchase Price \$ 35,588 Installation Cost \$ 0
Anticipated Delivery time from Date of Order 3 months

Part C - Permanent Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Full-Time Employees as a result of this project 0
Anticipated Number within 12 months of Completion of this project 0
Anticipated Number within 24 months of Completion of this project 0
Typical Job Descriptions or Job Titles
n/a

Anticipated starting salaries of these employees: (avg.) \$ n/a /hour

Part D - Permanent Part-Time Employment Estimates- (do not include owners, stockholders or their dependents)

Anticipated Number of New Part-Time Employees as a result of this project 0

Anticipated Number within 12 months of Completion of this project⁰ _____

Anticipated Number within 24 months of Completion of this project⁰ _____

Typical Job Descriptions or Job Titles of these employees: n/a _____

Anticipated starting salaries of these employees: (avg.) \$ n/a / hour

Part E - Payroll Impact

Within 12 months of Project Completion n/a Within 24 months of Project Completion _____

\$ _____
FTE X Avg. Wage X 40 hrs X 52 wks

\$ _____
PTE X Avg. Wage X 20 hrs X 52 wks

SECTION VI - OTHER ASSISTANCE

Has the Company applied for any State or Federal assistance on this project?

No Yes

Describe:

To the best of my knowledge, the above information is an accurate description of the proposed project details.

Stephen W. Bauer

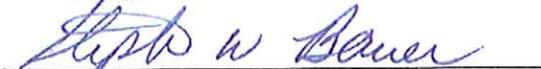
Printed name

6/17/14

Date

President - HCDJLSA

Title



Signature

Morgan Livestock Equipment Sales, Inc

137 Jerry Walker Rd
Bowie, TX 76230

Estimate

Date	Estimate #
6/3/2014	524

Name / Address
Hill County District Jr. Lvstk. Show P.O. Box 291217 Kerrville, Tx. 78029

			Project
Description	Qty	Cost	Total
H/S 5' Vert. Rail P-C	16	164.00	2,624.00
H/S 10' Vert. Rail P/C	33	298.00	9,834.00
H/S 5' GIF P-P	18	260.00	4,680.00
special 510 panels with 400 series clips	9	420.00	3,780.00
special 510 1/2 sheeted panels 400 series clips	25	460.00	11,500.00
HPG Classic 510-7'8" 218 lb. (410)	3	660.00	1,980.00
G4 Classic 510 173 lb. (410) sheeted bottom 2 sections & extend gate down 6"	1	750.00	750.00
connecting post 5' 2 way 180 deg. pins	31	69.00	2,139.00
connecting post 5' 3 way pins	2	82.00	164.00
H/S 10' Vert. Rail P-c	20	298.00	5,960.00
connecting post 4 way	2	110.00	220.00
Discount			43,631.00
Shipping & Handling APPROX:		-9,343.00	-9,343.00
		1,300.00	1,300.00
Total			\$35,588.00

Customer Signature _____

Agenda Item:

4D. Approval of Fiscal Year 2015 Budget. (staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION,
CITY OF KERRVILLE, TEXAS**

SUBJECT: Approval of the Fiscal Year 2015 budget

FOR AGENDA OF: July 28, 2014

DATE SUBMITTED: July 24, 2014

SUBMITTED BY: Ashlea Boyle *AB*
Special Projects Manager

CLEARANCES: Todd Parton
City Manager

EXHIBITS: FY2015 Budget

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *TP*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

Staff is requesting the Economic Improvement Corporation (EIC) approve the Fiscal Year 2015 budget. The budget may be approved contingent on revisions made, if any. This budget will need to be approved by the EIC at this meeting as the preliminary City budget was presented to City Council on July 22, 2014.

RECOMMENDED ACTION

Staff recommends approval of the budget as presented or approval contingent on revisions made.

EIC - 2015 Proposed Budget

	FY14 Estimated	FY15 Projected	FY16 Projected	FY17 Projected	FY18 Projected	FY19 Projected
BEGINNING CASH BALANCE	\$2,598,336	\$1,293,825	\$1,443,262	\$1,325,349	\$798,023	\$864,002
REVENUE:						
Sales and Use Tax	\$2,846,250	\$2,931,638	\$3,019,587	\$3,110,174	\$3,203,479	\$3,299,584
Interest	\$4,500	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Miscellaneous						
Transfers In						
TOTAL REVENUE	\$2,850,750	\$2,936,638	\$3,024,587	\$3,115,174	\$3,208,479	\$3,304,584
EXPENDITURES:						
Administrative						
Local Meeting - Workshops	\$500	\$100	\$500	\$500	\$500	\$500
Advertising		\$100				
Transfer to Debt Service Fund	\$69,853	\$0	\$0	\$0	\$0	\$0
Transfer to General Fund Debt Service	\$170,000	\$512,000	\$512,000	\$512,000	\$512,000	\$512,000
Economic Development Governing Body	\$60,000	\$175,000	\$180,000	\$180,000	\$180,000	\$185,000
River Trail Funding	\$300,000	\$150,000	\$0	\$0	\$0	\$0
Annual Disclosure Fee	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Services Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
New Debt			\$0	\$0	\$0	\$0
Total Administrative	\$700,353	\$937,200	\$792,500	\$792,500	\$792,500	\$797,500
Category I - Business Development						
Revolving Loan Fund		\$0	\$0	\$0	\$0	\$0
ED Set Aside	\$250,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Fox Tank - (CO/Utilities)	\$150,000					
Unspecified	\$96,750	\$0				
Total Category I	\$496,750	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Category II - Quality of Life						
Schreiner University Project	\$250,000					
Habitat for Humanity	\$375,000	\$0	\$0	\$0	\$0	\$0
Special Events	\$118,159	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Streetscape	\$0	\$500,000	\$250,000	\$250,000	\$250,000	
Baseball Complex	\$0	\$500,000	\$500,000	\$500,000	\$500,000	
Cailloux Theater Expansion	\$500,000	\$0	\$0	\$0		
River Trail	\$0	\$0	\$0	\$0	\$0	\$0
Soccer Improvements	\$0	\$0	\$0	\$0	\$0	\$0
Tennis Center	\$0	\$0	\$0	\$500,000		
Boardwalk	\$0	\$250,000	\$1,000,000	\$1,000,000	\$1,000,000	
Unspecified	\$465,000					\$500,000
Total Category II	\$1,708,159	\$1,350,000	\$1,850,000	\$2,350,000	\$1,850,000	\$600,000
Category III - Public Infrastructure						
Village West Utilities						
Water 1/2 cost	\$750,000					
Wastewater (line extension)	\$500,000					
Unspecified		\$0	\$0	\$0	\$0	\$0
Total Category III	\$1,250,000	\$0	\$0	\$0	\$0	\$0
Contingency						
TOTAL EXPENDITURES	\$4,155,262	\$2,787,200	\$3,142,500	\$3,642,500	\$3,142,500	\$1,897,500
NET REVENUES TO EXPENDITURES	-\$1,304,512	\$149,438	-\$117,913	-\$527,326	\$65,979	\$1,407,084
FUND BALANCE	\$1,293,825	\$1,443,262	\$1,325,349	\$798,023	\$864,002	\$2,271,086