

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING **December 17, 2014**

On Wednesday, December 17, 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 David Wampler, President, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

The invocation was offered by Kenneth Early.

Members Present:

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

Members Absent: None

City Executive Staff Present:

Todd Parton, City Manager
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary
Ashlea Boyle, Special Projects Manager
Sandra Yarbrough, Director of Finance
Brian Crenwelge, Project Manager
Malcolm Matthews, Parks and Recreation Director

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

1. **VISITORS/CITIZENS FORUM:** Robert Naman spoke regarding the Playhouse 2000 project.

2. **APPROVAL OF THE MINUTES:**

2A. Mr. Howard moved to approve the minutes for the regular meeting held November 24, 2014. Mr. Early seconded the motion, and it passed 7-0.

3. **MONTHLY REPORTS**

Monthly financials for November 2014

3A. Ms. Yarbrough reported a beginning balance of \$3,245,776; with \$258,087 revenue, and \$76,000 expenditures; leaving an ending cash balance on November 30, 2014 of \$3,427,863. There was a 10% increase over 2013. She reviewed the capital projects status summary and the cash and investments fund.

3B. Capital projects update:
River trail and parks projects:
Mr. Crenwelge reported:

Package B: The shade structure and re-vegetation were pending.

Park Improvements: Restroom #1 framing was underway. Framing on the pump house was complete. Restroom #2 cedar siding was completed and stained. The Centennial Stage steel framing was completed. The small group pavilion framing and rock columns were completed

Kraftsman set the filters in the pump room. The center of the spray plaza concrete was completed. Earth work under the Highway 16 bridge parking lot was underway.

Package F from G Street to Kerrville-Schreiner Park: The foundation was poured for the shade structure at G Street, and the trail was poured up to the trail head at G Street.

Cailloux Theater Lighting Project: The final electrical inspection was the next step in this project.

Schreiner University Athletic and Event Center: Ms. Boyle reported that work was continuing, with the first home game in the Event center scheduled for January 16, 2015.

3C. Update regarding "GO Team" activities:

Ms. Boyle reported the "GO Team" had not met since the last board meeting, and no applications had been received.

4. PUBLIC HEARING AND POSSIBLE ACTION:

4A. Funding Agreement between the City of Kerrville Economic Improvement Corporation and the City of Kerrville for an athletic complex in an amount not to exceed \$9,000,000.00.

Mr. Parton gave a review of the funding agreement and answered questions from the board.

Mr. Wampler opened the public hearing at 4:25 p.m.

J.C. Davenport, President of the Hill Country Senior Softball League spoke in favor of the complex, but opined that four fields should be included that meet Senior Softball League specifications for tournaments.

Robert Naman spoke in favor of the complex, but also opined the need for fields on which the Senior Softball League could play.

Mr. Wampler closed the public hearing at 4:32 p.m.

Further discussion of this item was postponed until the board convened in executive session.

4B. Funding Agreement between the City of Kerrville Economic Improvement Corporation and James Avery Craftsman, Inc. in an amount not to exceed \$1,219,000.00.

Ms. Boyle presented the funding agreement.

Mr. Wampler opened the public hearing at 4:35 p.m. No one spoke, and the public hearing was closed at 4:35 p.m.

Discussion of this item was postponed until the board convened in executive session.

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Amendment to the Funding Agreement between the City of Kerrville Economic Improvement Corporation and Habitat for Humanity.

Ms. Boyle presented the amendment to the funding agreement.

Mr. Howard moved to approve the amendment. Ms. Rickert seconded. Mr. Early abstained. The motion passed with six for, zero against, and one abstention.

5B. Update of all active Funding Agreements.

Ms. Boyle gave the update. The board asked her to bring a list of funding agreements to the next meeting, and present the status of all of them. Ms. Boyle agreed to bring the list to the January EIC meeting.

6. EXECUTIVE SESSION:

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

Sections 551.071 consultation with attorney and 551.072 deliberation regarding real property:

- River Trail Project

Sections 551.071 and 551.087 deliberation regarding economic development negotiations and 551.073 deliberation regarding gifts:

- Funding Agreement between the City of Kerrville Economic Improvement Corporation and the City of Kerrville for an athletic complex in an amount not to exceed \$9,000,000.00
- Funding Agreement between the City of Kerrville Economic Improvement Corporation and James Avery Craftsman, Inc. in an amount not to exceed \$1,219,000.00

At 4:39 p.m. the open session recessed and the EIC went into executive closed session at p.m. At 6:12 p.m. the executive closed session recessed and the EIC returned to open session at 6:12 p.m. Mr. Wampler announced that no action was taken in executive session.

ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION:

- Ms. Rickert moved to approve the funding agreement between the City of Kerrville Economic Improvement Corporation and the City of Kerrville for an athletic complex in an amount not to exceed \$9,000,000.00 as written with the exception of Item number 2, which is project definition; the new definition of that paragraph to read "when used in this agreement the phrase project means the project scope of approximately 75 acre athletic complex for baseball, softball, and soccer to also include the ancillary support facilities for same substantially conforming to the conceptual plan included as Exhibit A." The conceptual plan will be the Kerrville Sports Complex Conceptual Plan; 2 pages that would be identified as Exhibit A. Mr. Howard seconded, and the motion passed 7-0.
- Mr. Howard moved to approve the Funding Agreement between the City of Kerrville Economic Improvement Corporation and James Avery Craftsman, Inc. in an amount not to exceed \$1,219,000.00 with the corrections to page 7 regarding the full-time positions to reflect that it is a cumulative number, not an amount to be hired each year. Ms. Pattillo seconded, and the motion passed 7-0.

ANNOUNCEMENTS:

Mr. Wampler commended Ms. Rickert for her time and service on the EIC, as this meeting was her last.

The meeting was adjourned at 6:15 p.m.

APPROVED: 1/26/2015



David Wampler, President

ATTEST:
Cheryl Brown
Cheryl Brown
Deputy City Secretary