

**AGENDA FOR REGULAR MEETING**

**CITY OF KERRVILLE, TEXAS**

**ECONOMIC IMPROVEMENT CORPORATION**

**MONDAY, JUNE 22, 2015 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, JUNE 22, 2015, 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 Economic Improvement Corporation. 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. INTRODUCTION OF NEW MEMBERS:**

2A. Introduce two newly appointed members.

**3. ELECTION OF OFFICERS:**

3A. Election of President, Vice President, and Secretary

**4. APPROVAL OF THE MINUTES:**

4A. Minutes of the regular meeting held May 18, 2015.

**5. MONTHLY REPORTS:**

5A. Monthly financials for May 2015. (staff)

5B. Projects update. (staff)

River Trail and Parks projects

Cailloux Theater Support Facility

Schreiner University Athletic and Event Center

**6. CONSIDERATION AND POSSIBLE ACTION:**

6A. Kerr Economic Development Corporation Fiscal Year 2016 funding request in the amount of \$175,750. (Jonas Titas)

6B. Discuss the Fiscal Year 2016 Budget. (staff)

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The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service 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 June 18, 2015, at 4:00 p.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

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6C. Discuss changing the meeting day to the third Monday of each month. (staff)

6D. Appointment of "GO Team" Liaison. (staff)

**7. 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.

**8. ITEMS FOR FUTURE AGENAS:**

**9. ANNOUNCEMENTS:**

**10. ADJOURNMENT**

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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 June 18, 2015, at 4:00 p.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

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## **Agenda Item:**

2A. Introduce two newly appointed members.

## **Agenda Item:**

3A. Election of President, Vice President, and Secretary.

## **Agenda Item:**

4A. Minutes of the regular meeting held May 18, 2015.

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

**May 18, 2015**

On Monday, May 18, 2015, 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 Gary Cochrane.

**Members Present:**

David Wampler, President  
Larry Howard, Secretary  
Gary Cochrane  
Stacie Keeble  
Sheri Pattillo  
James Wilson

**Members Absent:**

Kenneth Early, Vice President

**City Executive Staff Present:**

Todd Parton, City Manager  
Kristine Day, Deputy City Manager  
Mike Hayes, City Attorney  
Ashlea Boyle, Special Projects Manager  
Cheryl Brown, Deputy City Secretary  
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:** No one spoke

2. **APPROVAL OF THE MINUTES:**

3A. Mr. Howard moved to approve the minutes for the regular meeting held April 27, 2015. Mr. Cochrane seconded, and the motion passed 6-0.

3. **MONTHLY REPORTS**

**Monthly financials for April, 2015**

3A. Ms. Yarbrough reported a beginning balance of \$3,073,297; with \$227,610 revenue, and \$51,000 expenditures; leaving an ending cash balance on April 30, 2015 of \$3,249,907. There was a 7.46% tax revenue increase over 2014. She reviewed the capital projects status summary, which showed an ending cash balance of \$1,792,793;

and the cash and investments fund, which showed an (annualized) interest earned of 0.13%.

3B. Capital projects update:  
River trail and parks projects:

Mr. Crenwelge reported:

All dates are based upon contractor estimated schedules.

Park Improvements: J.M. Lowe completed the park improvement buildings. The street department finished paving the parking areas for the project. The parks department was working on playground equipment, landscaping and the dog park, and spreading top soil.

Kraftsman was scheduled to be finished with the spray plaza by mid-May.

The Lowry Park Trail project was scheduled for City Council award in June, 2015, with Zimmerman Construction being the low bidder.

Package F from G Street to Kerrville-Schreiner Park: GG&G finished the concrete portion of the river trail from G Street to Kerrville Schreiner Park, and proceeded to work on cleanup and re-vegetation.

Cailloux Theater Support Facility:

The plans were scheduled to be ready for review by mid-May.

**4. 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.

**5. ITEMS FOR FUTURE AGENDAS: None**

**6. ANNOUNCEMENTS:**

Mr. Wampler stated that he appreciated the time that Larry Howard and Kenneth Early spent in service with the Economic Improvement Corporation, and

**7. ADJOURNMENT:**

Mr. Wampler adjourned the meeting at 4:10 p.m.

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
David Wampler, President

ATTEST:

\_\_\_\_\_  
Cheryl Brown  
Deputy City Secretary

## **Agenda Item:**

5A. Monthly financials for May 2015. (staff)

**TO BE CONSIDERED BY THE EIC  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** EIC Financials

**FOR AGENDA OF:** June 22, 2015      **DATE SUBMITTED:** June 15, 2015

**SUBMITTED BY:** Sandra G. Yarbrough *SY* **CLEARANCES:**  
Director of Finance

**EXHIBITS:** Monthly Financials  
**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *RP*

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<b>Expenditure Required:</b>	<b>Current Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OR FINANCE:**

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**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 - Summary**  
For the month ending May 31, 2015

<b>Beginning Cash Balance</b>		<b>\$ 3,249,907</b>
Income:		
Sales Tax	\$ 273,281	
Interest Revenue	\$ 486	
Total Income	\$ 273,767	
Expenses:		
Administrative Service Fee	\$ 8,333	
Transfer for Debt Service - 2012	\$ 42,667	
Total Expenses	\$ 51,000	
Revenues Over (Under) Expenditures		<b>\$ 222,768</b>
<b>Ending Cash Balance</b>		<b>\$ 3,472,674</b>

**CITY OF KERRVILLE**  
**Economic Improvement Corporation**  
**Sales Tax Improvement Fund - Revenue and Expense Statement**  
**For the month ending May 31, 2015**

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
<b>BEGINNING CASH BALANCE</b>	\$ 2,873,663		\$ 2,873,663		
<b>REVENUE:</b>					
Sales and Use Tax	\$ 2,931,638	\$ 273,281	\$ 2,052,951	70.03%	\$ 878,687
Interest	\$ 5,000	\$ 486	\$ 3,555	71.10%	\$ 1,445
Other Income - Fox Tank			\$ 14,000		\$ (14,000)
			\$ 186,475		\$ (186,475)
<b>TOTAL REVENUE</b>	<b>\$ 2,936,638</b>	<b>\$ 273,767</b>	<b>\$ 2,256,981</b>	<b>76.86%</b>	<b>\$ 880,132</b>
	Annual Budget	Current Period	Y-T-D Actual & Encumbrance	% of Budget	Budget Balance
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Local Meetings	\$ 100	\$ -	\$ -	0.00%	\$ 100
Advertising	\$ 100	\$ -	\$ 20	20.00%	\$ 80
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 66,667	66.67%	\$ 33,333
Transfer to Debt Service Fund - River Trail	\$ 512,000	\$ 42,667	\$ 341,333	66.67%	\$ 170,667
Economic Development Governing Body	\$ 175,000	\$ -	\$ 166,250	95.00%	\$ 8,750
River Trail Contribution	\$ 150,000	\$ -	\$ 150,000	100.00%	\$ -
<b>Total Administrative</b>	<b>\$ 937,200</b>	<b>\$ 51,000</b>	<b>\$ 724,270</b>	<b>77.28%</b>	<b>\$ 212,930</b>
<b>Category I - Business Development</b>					
ED Set Aside	\$ 500,000	\$ -	\$ 500,000	100.00%	\$ -
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
<b>Total Category I</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>100.00%</b>	<b>\$ -</b>
<b>Category II - Quality of Life</b>					
Special Events	\$ 100,000	\$ -	\$ 83,700	83.70%	\$ 16,300
Streetscape	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Baseball Complex	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Boardwalk	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
Theater Expansion	\$ -	\$ -	\$ 350,000		\$ -
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
<b>Total Category II</b>	<b>\$ 1,350,000</b>	<b>\$ -</b>	<b>\$ 433,700</b>	<b>32.13%</b>	<b>\$ 916,300</b>
<b>Category III - Public Infrastructure</b>					
Unspecified	\$ -	\$ -	\$ -	0.00%	\$ -
<b>Total Category III</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ -</b>
<b>Contingency</b>	\$ -	\$ -	\$ -	0.00%	\$ -
	\$ -	\$ -	\$ -		\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,787,200</b>	<b>\$ 51,000</b>	<b>\$ 1,657,970</b>	<b>59.49%</b>	<b>\$ 1,129,230</b>
<b>NET REVENUES TO EXPENDITURES</b>	<b>\$ 149,439</b>	<b>\$ 222,767</b>	<b>\$ 599,011</b>		
<b>ENDING CASH BALANCE</b>	<b>Budget \$ 3,023,101</b>		<b>Actual \$ 3,472,674</b>		

**CITY OF KERRVILLE**  
**Economic Improvement Corporation**  
**Sales Tax Revenue Analysis - FY15**  
**For the month ending May 31, 2015**

Revenue Month	Actual FY 2012	Actual FY 2013	Actual FY 2014	Approved FY 2015	Actual FY 2015	FY14 vs FY15	Budget vs Actual
October	\$ 219,934	\$ 226,663	\$ 241,503	\$ 243,616	\$ 238,933	\$ (2,570)	-1.92%
November	\$ 203,379	\$ 210,744	\$ 234,150	\$ 236,201	\$ 257,654	\$ 23,504	9.08%
December	\$ 208,227	\$ 204,782	\$ 214,424	\$ 216,303	\$ 251,851	\$ 37,427	16.43%
January	\$ 204,051	\$ 217,647	\$ 229,761	\$ 231,772	\$ 245,845	\$ 14,073	6.07%
February	\$ 264,744	\$ 284,177	\$ 296,036	\$ 298,620	\$ 335,071	\$ 36,451	12.21%
March	\$ 186,812	\$ 205,749	\$ 207,869	\$ 209,693	\$ 223,251	\$ 13,557	6.47%
April	\$ 185,835	\$ 215,800	\$ 218,030	\$ 219,942	\$ 227,065	\$ 7,123	3.24%
May	\$ 223,320	\$ 251,468	\$ 268,682	\$ 271,032	\$ 273,281	\$ 2,249	0.00%
June	\$ 195,775	\$ 234,781	\$ 267,530	\$ -	\$ -	\$ -	0.00%
July	\$ 210,758	\$ 216,641	\$ 222,961	\$ -	\$ -	\$ -	0.00%
August	\$ 239,007	\$ 245,964	\$ 266,321	\$ -	\$ -	\$ -	0.00%
September	\$ 203,486	\$ 224,905	\$ 238,926	\$ -	\$ -	\$ -	0.00%
<b>YTD Total</b>	<b>\$ 2,545,329</b>	<b>\$ 2,739,321</b>	<b>\$ 2,906,194</b>	<b>\$ 1,927,179</b>	<b>\$ 2,052,951</b>	<b>\$ 131,815</b>	<b>6.53%</b>

**CITY OF KERRVILLE**  
**Economic Improvement Corporation**  
**Capital Projects Fund - Summary**  
**For the month ending May 31, 2015**

<b>Beginning Cash Balance</b>		<b>\$ 1,792,793</b>
Income:		
	\$	-
Total Income:	<u>\$</u>	<u>-</u>
Expenses:		
Cailloux Theater Expansion	\$	12,833
Kerrfest	\$	25,000
Total Expenses:	<u>\$</u>	<u>37,833</u>
Revenues Over (Under) Expenditures		<u>\$ (37,833)</u>
<b>Ending Cash Balance</b>		<u><u>\$ 1,754,960</u></u>

**CITY OF KERRVILLE**  
**Economic Improvement Corporation**  
**Project Status Summary**  
For the month ending May 31, 2015

Fiscal Years	Projects	Agreement Commitment	EIC Funded To Date	Total Funded	Expenses to Date	Project Balance
2012-13	Downtown Streetscape	\$ 35,100	\$ 35,100	\$ 35,100	\$ 34,412	\$ 688
2012-13	Cailloux Theater Lighting	\$ 200,652	\$ 200,652	\$ 200,652	\$ 149,379	\$ 51,273
2013-14	Cailloux Theater Expansion	\$ 850,000	\$ 850,000	\$ 850,000	\$ 51,326	\$ 798,674
2013-14	Habitat for Humanity	\$ 375,000	\$ 375,000	\$ 375,000	\$ 19,374	\$ 355,626
2014-15	Special Events FY15	\$ 100,000	\$ 83,700	\$ 83,700	\$ 35,000	\$ 48,700
2014-15	James Avery	\$ 610,000				\$ -
2014-15	Ed Set Aside	\$ 500,000	\$ 500,000	\$ 500,000		\$ 500,000
<b>TOTALS</b>		<b>\$ 2,670,752</b>	<b>\$ 2,044,452</b>	<b>\$ 2,044,452</b>	<b>\$ 289,491</b>	<b>\$ 1,754,960</b>

Cash Balance on 5/31/2015    \$ 1,754,960

**General Capital Improvement Projects - supported by EIC**

Fiscal Years	Projects	Agreement Commitment	Total Funded	Expense To Date	To Balance
2011-12	River Trail	\$ 6,000,000	\$ 5,990,290	\$ 3,972,089	\$ 2,018,201
2011-12	Louise Hays/Lehman Monroe parks	\$ 2,000,000	\$ 2,600,000	\$ 2,346,072	\$ 253,928
	<b>Funding Agreement - C2011-76Totals</b>	<b>\$ 8,000,000</b>	<b>\$ 8,590,290</b>	<b>\$ 6,318,161</b>	<b>\$ 2,272,129</b>

**Notes:**

6/24/14 - Project adjustments - \$600,000.00 moved from River Trail project to Louise Hays/Lehman Monroe park improvements per EIC and City Council meetings - additional funding to replenish River Trail project to be requested by city staff from EIC at future EIC meeting.

9/22/14 - Project replenished - \$600,000.00 approved at EIC meeting related to Louise Hays/Lehman Monroe park improvements (see note above) reported on 9/30/14 financial report at October 2014 meeting.

## Cash and Investments

For the month ending May 31, 2015

<b>Cash and Investment Balances by Fund</b>			
<u>City G/L</u> <u>Fund</u>	<u>Fund Name</u>	<u>Balance</u>	<u>Period</u>
40	Sales Tax Improvement Fund (operating fund)	\$ 3,472,674	5/31/2015
75	EIC Projects Fund (capital projects fund)	\$ 1,754,960	5/31/2015
<b>Total Cash and Investments</b>		<b>\$ 5,227,634</b>	<b>5/31/2015</b>

<b>Cash and Investments by Type - Placement - Amount</b>					
<u>Type</u>	<u>Investment Placement</u>	<u>Amount</u>	<u>Interest Earned</u>	<u>Interest Earned</u> <u>(Annualized)</u>	<u>Period</u> <u>Ending</u>
Cash	Wells Fargo Checking	\$ 1,479,979	\$ -	0.00%	5/31/2015
ST Investment	EIC TexPool	\$ 1,624,248	\$ 76.22	0.06%	5/31/2015
ST Investment	EIC TexStar	\$ 1,625,497	\$ 88.76	0.07%	5/31/2015
HILCO FCU	CD	\$ 248,751	\$ 116.12	0.56%	5/31/2015
Kerr County FCU	CD	\$ 249,160	\$ 204.62	0.99%	5/31/2015
<b>Total Cash and Investments</b>		<b>\$ 5,227,634</b>	<b>\$ 485.72</b>	<b>0.11%</b>	<b>5/31/2015</b>

## Agenda Item:

- 5B. Projects update. (staff)
  - River Trail and Parks projects
  - Cailloux Theater Support Facility
  - Schreiner University Athletic and Event Center

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

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**SUBJECT:** Projects Update

**FOR AGENDA OF:** June 22, 2015      **DATE SUBMITTED:** June 17, 2015

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

**EXHIBITS:** Project Status Reports

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *JP*

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<b>Expenditure</b>	<b>Current Balance</b>	<b>Amount</b>	<b>Account</b>
<b>Required:</b>	<b>in Account:</b>	<b>Budgeted:</b>	<b>Number:</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

Staff will provide reports on the following projects:  
River Trail and Parks Projects  
Cailloux Theater Support Facility  
Schreiner University Athletic and Event Center

**RECOMMENDED ACTION**

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

## EIC Projects Update June 22, 2015

### **Cailloux Campus Support Facility:**

The bid opening is scheduled for June 23<sup>rd</sup> with an award date of July 14<sup>th</sup>.

### **Lowry Park Trail:**

The bid opening is scheduled for July 7<sup>th</sup> with an award date of July 21<sup>st</sup>.

**City of Kerrville EIC Grant Report June 2015**  
**Grant Date: January 2014 Grant Amount: \$250,000**

Schreiner broke ground for the Athletic and Event Center in January 2014, and Huser Construction of Kerrville completed work in December 2014, on schedule and slightly under budget! The new center includes training facilities, locker rooms and meeting rooms. In addition to being home to the university's NCAA Division III basketball and volleyball programs, the facility is used for intramural athletics, large campus events, such as graduation ceremonies, and provides a venue for Schreiner to host Southern Collegiate Athletic Conference championship tournaments in basketball and volleyball.

The Athletics and Event Center marks a major milestone in the campus master plan to adequately address student health, fitness, recreation, and athletic competition. The Fitness Center and the Athletic and Event Building -- taken together are the "Mountaineer Center". Our students have responded enthusiastically to the many opportunities that have opened up as a result of these vast improvements. Recruitment and admissions officers are reporting significant interest from prospective students and we expect to see enrollment increases due, at least in part, to these additions. Our athletic teams continue to demonstrate competitive improvement in our new conference with major titles in golf and shooting sports during the last 2 years. Even more compelling is that 48 of our spring and winter athletes were recognized on the Conference Academic Honor Roll in May 2015. Our Director of Athletics, Ron Macosko, was named SCAC Golf Coach of the Year and Zach Oliver, a student from Houston, received the conference award for Character and Community. We know that these successes strengthen Schreiner and bring positive attention to Kerrville and the Hill Country in ways that no other entity can.

When not in use by the university, the Athletic and Event Center is available for community events— like the YMCA Closing Ceremonies, Families in Literacy Fundraiser, and the Ingram Tom Moore Graduation all held this spring. The center is also booked for the Kerrville Area Chamber of Commerce's annual Business Expo in August and the Texas Pollinator Pow - Wow in September 2015. We look forward to regional sporting events such as high school basketball and volleyball playoffs, and assorted summer athletic programs for K-12 residents across the Hill Country. Summer camps and clinics will use the full range of athletic facilities this year (the 2 indoor gym facilities plus all outdoor fields and courts) and include Basketball Skills, Mountaineer Hoops, Soccer, Softball, Tennis— Inter.& Adv., Tennis for Beginners, and Volleyball.

Thank you hardly seems sufficient for the accomplishments we achieve because of our partnership with the City of Kerrville. With the completion of the Mountaineer Center, we now focus on the last two elements of our campus master plan for facilities, our Worship Center and our Music Education Center. Over the next two years we expect to complete these facilities while continuing to strengthen our academic reputation and the opportunities we create for students. Each of your investments in Schreiner has generated long term returns for the school, for communities and for literally countless lives across the Hill Country and beyond.

This grant was pooled with other gifts, grants, and institutional funding for the costs of constructing the new Athletic and Event Center on the campus of Schreiner University. No portion of this grant was expended for a non-charitable purpose; particularly, no amounts were expended to carry on propaganda, to influence legislation, to influence an election, or to make a grant to a pre-specified individual. Construction did not commence until all funding for the project was secured. We maintain detailed documentation evidencing the nature of our expenditures and would welcome your inspection of the records as deemed necessary.

<b>Schreiner University Project Budget Report Final</b>			
6/16/2015			
<b>Athletic and Event Center</b>	<b>Proposed</b>	<b>Revised</b>	<b>Final</b>
General conditions	342,741	497,246	717,721
Site Work	523,169	659,831	925,700
Concrete	343,191	402,058	388,433
Masonry	694,751	439,891	409,443
Structural Steel	1,124,223	817,458	815,964
Carpentry/Millwork	102,440	108,135	128,660
Moisture Protection	340,975	369,187	372,007
Doors & Windows	344,216	405,098	428,694
Finishes	973,313	1,135,067	1,079,232
Specialties	163,585	138,020	135,380
Elevator	49,500	64,155	65,880
Fire Protection	154,530	79,170	83,032
Plumbing	367,815	455,890	452,896
HVAC	984,854	850,085	845,265
Electrical	501,116	621,207	663,547
Construction Fee	305,470	288,730	297,100
<b>New Construction Total</b>	<b>7,315,889</b>	<b>7,331,228</b>	<b>7,808,954</b>
Contingency		125,000	79,277
Gym floor, bleachers, scoring system, FF&E and Parking	2,284,338	2,008,751	1,575,563
Building Maint Endowment	1,463,175	1,605,034	1,605,034
<b>Project Total</b>	<b>11,063,402</b>	<b>11,070,013</b>	<b>11,068,828</b>

**Schreiner University  
Gift Detail Report -  
Foundation Giving**

6/16/2015

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Constituent Name	Date	Fund Description	Gifts and Grants
The Cailloux Foundation	11/14/2013	Athletic and Event Center	500,000
City of Kerrville	1/8/2014	Athletic and Event Center	250,000
The Elkins Foundation	10/25/2013	Athletic and Event Center	300,000
J.E. & L.E. Mabee Foundation	12/20/2013	Athletic and Event Center	1,000,000
McCombs Foundation Inc.	6/16/2011	Athletic and Event Center	25,000
Hal & Charlie Peterson Foundation	12/18/2013	Athletic and Event Center	125,000
Nelson Puett Foundation	12/19/2013	Athletic and Event Center	125,000
Saunders Foundation	11/14/2012	Athletic and Event Center	100,000
Scharbauer Foundation, Inc.	11/11/2013	Athletic and Event Center	100,000

# SCENE

MAGAZINE OF SCHREINER UNIVERSITY  
SPRING 2015

## OPENING THE FUTURE

Athletic & Event Center  
Up and Running



# DEDICATION OF ATHLETIC & EVENT CENTER

## FULFILLS YEARS OF ANTICIPATION

BY JOHN SNIFFEN

After 15 years of planning and development, Schreiner University dedicated its new \$11 million Schreiner Athletic and Event Center on January 16 with gratitude to those who faithfully supported the project.



**"Thanks to a lot of folks,** including students, for patience in seeing this through," said President Tim Summerlin before cutting a ceremonial ribbon before a sun-drenched crowd in front of the center. "I'm full of gratitude for the power of people with the concept and the belief in it, and the willingness to support it."

Summerlin highlighted the role former board member E. L. "Steve" Stephens of San Angelo played in making the first donation toward its construction. "You've got to have somebody who says, 'We're going to kick this off.' A lot of the time, the person who does that is a person who has a little bit of patience and faith, because that original gift was

made some years ago, and it took a while to bring it to fruition, but it is indeed a glorious fruition." The 1,200-seat Stephens Family Arena inside the center is named in honor of the lead donor and his family. A ceremonial tipoff for the first basketball game, between Schreiner and Texas Lutheran women, was performed by former Schreiner trustee Susan Stephens Brooks and her mother, Pollyanna Stephens. Steve Stephens and his son-in-law, Randy Brooks, helped

Between games there was a dedication ceremony featuring recognition of donors who helped make the center possible and Schreiner athletes. Ian Davis, a senior on the NCAA Division III

national championship men's golf team, served as master of ceremonies.

"Completion of the Athletic and Event Center enables Schreiner University to meet its commitment to students' physical well-being, to address the primary need of its intercollegiate athletes, and to enhance the university's ability to serve both the campus and community as a host for larger events," said Dr. Summerlin prior to the dedication.

Schreiner split the opening contests with Texas Lutheran. The women lost 51-67 to the visitors, while the men won 77-72. Corpus Christi junior Kelsie Jackson had the distinction of scoring the first points for Schreiner in the new

arena, while San Antonio sophomore Wes Miller scored the first basket for the Mountaineer men.

The new center includes training facilities, locker rooms and meeting rooms. The Brooks Summit Suite on the second floor includes a balcony overlooking the court. In addition to being home to the university's NCAA Division III basketball and volleyball programs, the center will be used for intramural athletics, and large events, such as graduation ceremonies. The facility will also enable Schreiner to host Southern Collegiate Athletic Conference championship tournaments in basketball and volleyball.

Greeting those arriving in the Athletic and Events Center is a 60-foot-wide mural of Schreiner athletes from the 13 NCAA-2014 national champion golf team. Aaron Yates '07 did the photography and Stephanie Keller of the University Relations staff designed and art directed the project.

When not in use by the university, the center will be used for community events—like the Kerrville Area Chamber of Commerce's annual Business Expo in August—and regional sporting events, such as high school basketball and volleyball playoffs. Schreiner broke ground for the Athletic and Event Center last

January, and Huser Construction of Kerrville completed work in December. The facility replaces the Edgington Sports Center, built in 1980 when the school's enrollment was 400, compared to 1,130 now.

The Edgington Center, which houses the athletic training area, will continue to be used for varsity practice and junior varsity practices and games. It will also be used for summer camps and special events, including use by community organizations.

Photos: Mountaineer men's basketball team reads for its first game in Stephens Family Arena versus SCAC opponent Texas Lutheran. Bottom photo, exterior of \$11 million Athletic and Event Center.

# Commercial Certificate of Occupancy

## City of Kerrville

*This project has been inspected for conformance with the applicable codes in force when this project was constructed and is hereby deemed to be in compliance therewith.*

Use and Occupancy Event Center / Assembly Certificate No. 0201300981

Name of Owner: Schreiner University Zoning PI

Occupant Load: 2,348 (bleachers pushed in) 1,655 (bleachers pulled out)

Building Address 2100 MEMORIAL-EVENT CNTR 49B

Portion of Project for which this certificate is issued: SCHREINER UNIVERSITY-EVENT CENTER

Special Stipulations: Separate permit and inspection will be required for gas dryer hook-up.

*Donna Bowyer*

Date: January 13, 2015

*Donna Bowyer, Permit Technician, City of Kerrville*

# AIA<sup>®</sup> Document G704<sup>™</sup> – 2000

## Certificate of Substantial Completion

**PROJECT:**  
*(Name and address)*  
Schreiner University Arena  
2100 Memorial Blvd - Event Cntr 49B  
Kerrville, TX 78028

**PROJECT NUMBER:** HCC/13-580  
**CONTRACT FOR:** General Construction  
**CONTRACT DATE:** 07/19/13

**OWNER:**   
**ARCHITECT:**   
**CONTRACTOR:**

**TO OWNER:**  
*(Name and address)*  
Schreiner University  
2100 Memorial Blvd.  
Kerrville, TX 78028

**TO CONTRACTOR:**  
*(Name and address)*  
Huser Construction Company, Inc.  
410 Cotton Gin Lane  
Kerrville, Texas 78028

**FIELD:**   
**OTHER:**

**PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:**

All of the Work required by the Contract Documents.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty**

**Date of Commencement**

GSC Architects  
ARCHITECT

BY 

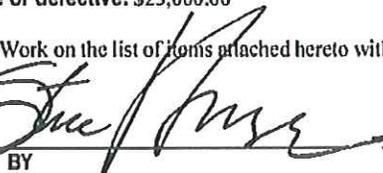
01-09-15  
DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

**Cost estimate of Work that is incomplete or defective:** \$25,000.00

The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

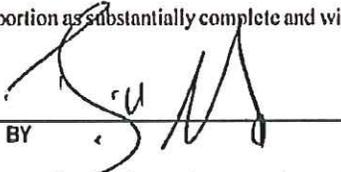
Huser Construction Company, Inc.  
CONTRACTOR

BY 

01-09-15  
DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 8:00 a.m. (time) on January 09, 2015 (date).

Schreiner University  
OWNER

BY 

01-09-15  
DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

The Owner hereby accepts the responsibility for all security, maintenance, heat, utilities, damage to the work and insurance as of the above date.

## **Agenda Item:**

6A. Kerr Economic Development Corporation Fiscal Year 2016 funding request in the amount of \$175,750. (Jonas Titas)

**TO BE CONSIDERED BY THE EIC  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** Kerr Economic Development Corporation FY2016 funding request in the amount of \$175,750

**FOR AGENDA OF:** June 22, 2015

**DATE SUBMITTED:** June 18, 2015

**SUBMITTED BY:** Ashlea Boyle *AB*  
Special Projects Manager

**CLEARANCES:** Todd Parton  
City Manager

**EXHIBITS:**

Letter from Jonas Titas, KEDC Executive Director Dated June 18, 2015  
KEDC FY2016 Budget

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *MP*

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<b>Expenditure</b>	<b>Current Balance</b>	<b>Amount</b>	<b>Account</b>
<b>Required:</b>	<b>in Account:</b>	<b>Budgeted:</b>	<b>Number:</b>
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

Pursuant to the economic development grant agreement between the Economic Improvement Corporation (EIC) and the Kerr Economic Development Corporation (KEDC), this is the annual funding request from the KEDC Executive Director. The KEDC Board approved its FY2016 budget at their June 11, 2015 meeting. KEDC is requesting \$23,750 each from the City, County, and KPUB and \$175,750 from the EIC. The City Council's funding request will be considered on July 7, 2015. This brings KEDC's total income from stakeholders to \$247,000. The EIC's contribution for FY2015 was \$166,250.

**RECOMMENDED ACTION**

Staff recommends consideration of the KEDC FY2016 funding request of \$175,750.



**Kerrville Economic Development Corporation**  
1700 Sidney Baker, Suite 100  
Kerrville, TX 78028

**Phone: 830/896-1157**  
**Fax: 830/896-1175**  
**Kerr-edc.com**

**June 18, 2015**

City of Kerrville Economic Improvement Corporation  
701 Main St.  
Kerrville, TX 78028



**Re: Funding Request for FY 2015/16**

Mr. Wampler:

The Kerrville Economic Development Corporation (KEDC) is beginning our fifth year of operations. KEDC's mission is to retain existing jobs and create new job opportunities in Kerrville and Kerr County. The Board is comprised of representatives of the County, City, City of Kerrville Economic Improvement Corporation, Kerrville Public Utility Board, Kerrville Independent School District, Kerrville Area Chamber of Commerce, the Kerrville Convention & Visitors Bureau and two members of the local business community.

KEDC had a great fiscal year 2014/15. We worked with 3 companies that will create 650 new primary jobs with annual wages of \$20 million and invest \$30 million in new plant and equipment in Kerrville and Kerr County. KEDC was awarded the Economic Excellence Award from the Texas Economic Development Council, Jonas Titas attained Certified Economic Developer status from the International Economic Development Council and KEDC will be applying for the Community Economic Development Award from the Texas EDC. We have seen increased prospect activity and visits to the KEDC website are increasing exponentially.

The KEDC Board of Directors recently approved our budget for FY 2015/16. Our new budget requests funding from our stakeholders in the amount of \$23,750 from the City, County and the Kerrville Public Utility Board and \$175,750 from the Economic Improvement Corporation. Funding allocations are necessary for KEDC to continue operations and prepare for the coming year. We will also ask the City Attorney to draft language in future funding agreements that any unallocated resources in KEDC accounts be returned to our funding stakeholders on a prorata basis should KEDC go dormant for a twelve month period.

KEDC greatly appreciates our stakeholder's continued support and the KEDC Board of Directors looks forward to a bright future and partnership that will be beneficial for all.

Respectfully,

  
Jonas Titas, CEcD  
Executive Director

**Kerrville Economic Development Corporation  
2015/2016 Budget**

	FY 12/13	FY 13/14	FY 14/15	FY 15/16 5%
<b>Income</b>				
City of Kerrville	14,500.00	17,500.00	16,250.00	23,750.00
EIC	127,000.00	60,000.00	166,250.00	175,750.00
Kerr County	14,500.00	17,500.00	16,250.00	23,750.00
KPUB	14,500.00	17,500.00	16,250.00	23,750.00
Other Income	-	-	-	-
<b>Total Income</b>	<b>170,500.00</b>	<b>112,500.00</b>	<b>215,000.00</b>	<b>247,000.00</b>
<b>Expense</b>				
Business Expenses	54,550.00	42,000.00	34,000.00	34,500.00
Contract Services	5,000.00	2,000.00	7,500.00	5,000.00
Operations	32,517.00	20,139.00	18,780.00	19,850.00
Other Types of Expenses	2,000.00	1,100.00	900.00	900.00
Payroll Expenses	151,723.60	149,794.00	160,420.00	171,281.60
Travel & Meetings	23,500.00	20,000.00	20,500.00	25,000.00
<b>Total Expenses</b>	<b>269,290.60</b>	<b>235,033.00</b>	<b>242,100.00</b>	<b>256,531.60</b>
<b>Net Income:</b>		<b>-122,533.00</b>	<b>-27,100.00</b>	<b>-9,531.60</b>

## **Agenda Item:**

6B. Discuss the Fiscal Year 2016 Budget. (staff)

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

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**SUBJECT:** Discuss the Fiscal Year 2016 budget

**FOR AGENDA OF:** June 22, 2015      **DATE SUBMITTED:** June 18, 2015

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

**EXHIBITS:**  
EIC FY2016 Budget and Capital Improvement Projects

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *RP*

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<b>Expenditure</b>	<b>Current Balance</b>	<b>Amount</b>	<b>Account</b>
<b>Required:</b>	<b>in Account:</b>	<b>Budgeted:</b>	<b>Number:</b>
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

Staff is requesting the Economic Improvement Corporation discuss the Fiscal Year 2016 budget, including priorities, and capital projects.

**RECOMMENDED ACTION**

Staff recommends discussion and direction to staff.

**EIC - Proposed FY16 Budget**

	FY15 Estimated	FY16 Projected	FY17 Projected	FY18 Projected	FY19 Projected	FY20 Projected	FY21 Projected
<b>BEGINNING CASH BALANCE</b>	\$2,873,663	\$3,297,868	\$3,100,381	\$3,109,948	\$3,714,216	\$3,714,216	\$4,832,778
<b>REVENUE:</b>							
Sales and Use Tax	\$3,063,453	\$3,155,357	\$3,250,017	\$3,347,518	\$3,447,943	\$3,516,902	\$3,587,240
Interest	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Transfers In	\$186,475						
<b>TOTAL REVENUE</b>	<b>\$3,254,928</b>	<b>\$3,160,357</b>	<b>\$3,255,017</b>	<b>\$3,352,518</b>	<b>\$3,452,943</b>	<b>\$3,521,902</b>	<b>\$3,592,240</b>
<b>EXPENDITURES:</b>							
<b>Administrative</b>							
Local Meeting - Workshops	\$100	\$500	\$500	\$500	\$500	\$500	\$500
Advertising	\$100	\$100					
Transfer to General Fund Debt Service	\$570,573	\$1,117,244	\$1,114,950	\$1,117,750	\$1,115,350	\$1,117,840	\$1,115,150
Economic Development Governing Body	\$166,250	\$180,000	\$180,000	\$180,000	\$185,000	\$185,000	\$185,000
River Trail Funding	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Services Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Total Administrative</b>	<b>\$987,023</b>	<b>\$1,397,844</b>	<b>\$1,395,450</b>	<b>\$1,398,250</b>	<b>\$1,400,850</b>	<b>\$1,403,340</b>	<b>\$1,400,650</b>
<b>Category I - Business Development</b>							
ED Set Aside	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
JAC	\$610,000	\$610,000					
Unspecified	\$0						
<b>Total Category I</b>	<b>\$1,110,000</b>	<b>\$1,110,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>
<b>Category II - Quality of Life</b>							
Schreiner University Project							
Special Events	\$83,700	\$100,000	\$100,000	\$100,000	\$100,000		
Streetscape	\$650,000	\$250,000	\$250,000	\$250,000			
Tennis Center	\$0	\$0	\$500,000				
Unspecified	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
<b>Total Category II</b>	<b>\$733,700</b>	<b>\$850,000</b>	<b>\$1,350,000</b>	<b>\$850,000</b>	<b>\$600,000</b>	<b>\$500,000</b>	<b>\$500,000</b>
<b>Category III - Public Infrastructure</b>							
Village West Utilities							
Water 1/2 cost							
Wastewater (line extension)							
Unspecified	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Category III</b>	<b>\$0</b>						
<b>Contingency</b>							
<b>TOTAL EXPENDITURES</b>	<b>\$2,830,723</b>	<b>\$3,357,844</b>	<b>\$3,245,450</b>	<b>\$2,748,250</b>	<b>\$2,500,850</b>	<b>\$2,403,340</b>	<b>\$2,400,650</b>
<b>NET REVENUES TO EXPENDITURES</b>	<b>\$424,205</b>	<b>-\$197,487</b>	<b>\$9,567</b>	<b>\$604,268</b>	<b>\$952,093</b>	<b>\$1,118,562</b>	<b>\$1,191,590</b>
<b>FUND BALANCE</b>	<b>\$3,297,868</b>	<b>\$3,100,381</b>	<b>\$3,109,948</b>	<b>\$3,714,216</b>	<b>\$4,666,309</b>	<b>\$4,832,778</b>	<b>\$6,024,368</b>

## **Agenda Item:**

6C. Discuss changing the meeting day to the third Monday of each month.  
(staff)

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

---

**SUBJECT:** Discuss changing the regular meeting day to the third Monday of each month

**FOR AGENDA OF:** June 22, 2015      **DATE SUBMITTED:** June 17, 2015

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

**EXHIBITS:**

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** 

---

<b>Expenditure</b>	<b>Current Balance</b>	<b>Amount</b>	<b>Account</b>
<b>Required:</b>	<b>in Account:</b>	<b>Budgeted:</b>	<b>Number:</b>
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

In 2014, the regular meeting day for the EIC was moved from the third Monday of each month to the Fourth Monday of each month due to a request by a now former board member. As this is no longer necessary, this item has been placed on the agenda for consideration of moving the regular meeting day back to the third Monday of each month.

**RECOMMENDED ACTION**

Staff recommends that the EIC discuss changing the regular meeting day to the third Monday of each month and take appropriate action if necessary.

## **Agenda Item:**

6D. Appointment of "GO Team" Liaison. (staff)

**TO BE CONSIDERED BY THE EIC  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** Appointment of "GO Team" Liaison

**FOR AGENDA OF:** June 22, 2015

**DATE SUBMITTED:** June 17, 2015

**SUBMITTED BY:** Ashlea Boyle *awb*  
Special Projects Manager

**CLEARANCES:** Todd Parton  
City Manager

**EXHIBITS:**

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *TP*

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<b>Expenditure Required:</b>	<b>Current Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

The "GO" Team is an executive team that evaluates and reviews all 4B funding applications. The team consists of the City Manager, Special Projects Manager, the Executive Director of the Kerr Economic Development Corporation and an EIC Board Member. Additional members of city staff may be added to the "GO Team" where appropriate depending on the nature of the project.

The "GO Team" evaluates and reviews applications based on:

1. Compliance with legal requirements (with necessary assistance from the City Attorney),
2. Funding Availability,
3. Consistency with the Comprehensive Plan, Capital Improvement Plan, Airport Master Plan and Parks Master Plan,
4. Economic impact analysis results\*, including a return on investment and the break-even point (as affected by the extent of developer participation), job creation impact, and impact on the tax base,
5. Project status; for example, projects already under construction.

Upon review of the application and support documents, the "GO Team" will make a report to the EIC for consideration.

Due to the recent term expiration of Kenneth Early, it is time to appoint a new liaison from the EIC Board.

**RECOMMENDED ACTION**

Staff recommends that the EIC appoint a board member to be the "GO Team" Liaison.