

**AGENDA FOR REGULAR MEETING**

**CITY OF KERRVILLE, TEXAS**

**ECONOMIC IMPROVEMENT CORPORATION**

**MONDAY, JANUARY 25, 2016 AT 4:00 P.M.**

**KERRVILLE CITY HALL CITY COUNCIL CHAMBERS**

**701 MAIN STREET, KERRVILLE, TEXAS**

**AGENDA FOR REGULAR MEETING OF THE  
CITY OF KERRVILLE, TEXAS  
ECONOMIC IMPROVEMENT CORPORATION  
MONDAY, JANUARY 25, 2016, 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. APPROVAL OF THE MINUTES:**

2A. Minutes of the regular meeting held on December 21, 2015 and the budget workshop held on January 12, 2016.

**3. MONTHLY REPORTS:**

3A. Monthly financials for December 2015. (staff)

3B. Projects update. (staff)

River Trail Project

Cailloux Theater Support Facility

James Avery Craftsman, Inc. Expansion Project – Kerrville Craftsman Center

Kerrville Sports Complex

**4. INFORMATION AND DISCUSSION:**

4A. HEB Tennis Center improvements update. (staff)

4B. Discussion of potential workforce housing project. (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 January 22, 2016, at 11:00 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

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**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.

Sections 551.071, 551.072, and 551.087:

- River Trail

**6. ITEMS FOR FUTURE AGENDAS:**

**7. ANNOUNCEMENTS:**

**8. ADJOURNMENT**

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\_\_\_\_\_  
Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

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## **Agenda Item:**

2A. Minutes of the regular meeting held on December 21, 2015; and the budget workshop held on January 12, 2016.

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION  
REGULAR MEETING** **DECEMBER 21, 2015**

On Monday December 21, 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 Sheri Pattillo.

**Members Present:**

David Wampler, President  
Gary Cochrane, Vice President  
Sheri Pattillo, Secretary  
Delayne Sigerman  
Paul Stafford  
Gary Stork

**Members Absent:**

James Wilson

**City Executive Staff Present:**

Todd Parton, City Manager  
Ashlea Boyle, Special Projects Manager  
Mike Hayes, City Attorney  
Cheryl Brown, Deputy City Secretary  
Amy Dozier, Assistant 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 MINUTES:**

Approval of the minutes from the November 16, 2015 meetings.

Mr. Cochrane moved to approve the minutes as presented. Mr. Stafford seconded, and the motion passed 6-0.

**3. MONTHLY REPORTS:**

3A. Monthly financials for November, 2015:

Ms. Dozier reported a beginning balance of \$3,631,090; with \$278,274 revenue, and \$100,740 expenditures; leaving an ending cash balance on November 30, 2015 of

\$3,808,624. There was a 7.76% tax revenue increase over 2014. She reviewed the capital projects status summary, which showed an ending cash balance of \$ 1,775,062 and the cash and investments fund, which showed an (annualized) interest earned of 0.13%.

3B. Projects update.

Cailloux Campus Support Facility

Mr. Crenwelge reported that the roofing and metal siding was complete; the masonry work was 50% completed; the doors and windows were installed; sheetrock taping and floating was underway, with texturing to be done next week; the concrete work and paving was completed, with the striping scheduled for the parking lot on Monday, December 28, 2015. Completion was anticipated by the end of January

Lowry Park Trail

Mr. Crenwelge reported that the concrete work was underway at the Town Creek bridge crossing. Completion of construction was anticipated by March 2016.

**4. DISCUSSION AND POSSIBLE ACTION:**

4A. Fiscal Year 2016 Budget Amendment:

Ms. Boyle asked the board to consider approval of the budget amendment to allow the grant to Playhouse 2000, Inc. in the amount of \$108,500, which was approved at a previous EIC meeting.

Ms. Pattillo moved to approve the budget amendment in the amount of \$108,500. Ms. Sigerman seconded, and the motion passed 6-0.

4B. Discuss and select a date in January 2016 for Fiscal Year 2017 budget workshop:

Ms. Boyle reported that City staff was working on the Fiscal Year 2017 budget, and needed the board to determine a date in January, 2016 when they could meet to discuss the budget.

The consensus of the board was to meet at 8:30 a.m. on January 12, 2016.

**5. EXECUTIVE SESSION:**

There was no executive session.

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

**7. ANNOUNCEMENTS: None**

**9. ADJOURNMENT:**

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

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

David Wampler, President

ATTEST:

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Cheryl Brown  
Deputy City Secretary

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION  
BUDGET WORKSHOP MEETING**

**January 12, 2016**

On Wednesday, January 12, 2016, the Budget Workshop meeting of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 8:30 a.m. by David Wampler, President, in the Upstairs Conference Room of City Hall, at 701 Main Street, Kerrville, Texas.

**Members Present:**

David Wampler, President  
Gary Cochran, Vice President  
Sheri Pattillo, Secretary  
Delayne Sigerman  
Gary Stork

**Members Absent:**

James Wilson  
Paul Stafford

**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 (arrived at 9:00)  
Sandra Yarborough, Director of Finance

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

**DISCUSSION OF FISCAL YEAR 2017 BUDGET AND MULTI-YEAR  
FINANCIAL AND CAPITAL PROJECT PLAN**

Mr. Parton presented the budget and projected fiscal forecast from FY2017 – FY 2034. He discussed the past policy of dividing the budget into 1/3 for business development; 1/3 for quality of life projects; and 1/3 for public infrastructure projects. He discussed the forecast of 4B tax revenue through 2035. He described the trend analysis of 4B tax revenue forecasts. He reviewed fundamental policies, including types of allocations, economic development set aside, and debt caps. He discussed scheduled and future capital projects.

The board discussed improvements to Guadalupe Park, as well as the design on the athletic complex, which was reportedly almost completed.

The board discussed a possible joint meeting with the City Council, but did not direct staff to schedule one.

**ADJOURNMENT**

The meeting was adjourned by Mr. Wampler at 9:45 a.m.

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

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

ATTEST:

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

## **Agenda Item:**

3A. Monthly financials for December 2015. (staff)

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

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**SUBJECT:** EIC Financials

**FOR AGENDA OF:** January 25, 2016    **DATE SUBMITTED:** January 19, 2016

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

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

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *JD SJP*

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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 December 31, 2015

<b>Beginning Cash Balance</b>		<b>\$ 3,808,629</b>
Income:		
Sales Tax	\$ 254,834	
Interest Revenue	\$ 837	
Total Income	\$ 255,671	
Expenses:		
Administrative Service Fee	\$ 8,333	
Transfer for Debt Service - 2012	\$ 42,713	
Transfer for Debt Service 2015	\$ 49,694	
Total Expenses	\$ 100,740	
Revenues Over (Under) Expenditures		<b>\$ 154,932</b>
<b>Ending Cash Balance</b>		<b>\$ 3,963,561</b>

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

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
<b>BEGINNING CASH BALANCE</b>	\$ 3,657,920		\$ 3,657,920		
<b>REVENUE:</b>					
Sales and Use Tax	\$ 3,206,316	\$ 254,834	\$ 760,194	23.71%	\$ 2,446,122
Interest	\$ 5,000	\$ 837	\$ 2,071	41.43%	\$ 2,929
<b>TOTAL REVENUE</b>	<b>\$ 3,211,316</b>	<b>\$ 255,671</b>	<b>\$ 762,265</b>	<b>23.74%</b>	<b>\$ 2,449,051</b>
<b>EXPENDITURES:</b>					
	Annual Budget	Current Period	Y-T-D Actual & Encumbrance	% of Budget	Budget Balance
Administrative					
Local Meetings	\$ 500			0.00%	\$ 500
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 25,000	25.00%	\$ 75,000
Economic Development Governing Body	\$ 154,404		\$ 154,404	100.00%	\$ 0
Transfer to Debt Service Fund - River Trail	\$ 512,553	\$ 42,713	\$ 128,139	25.00%	\$ 384,414
Transfer to Debt Service Fund - Athlex Complex	\$ 596,329	\$ 49,694	\$ 149,082	25.00%	\$ 447,247
<b>Total Administrative</b>	<b>\$ 1,363,786</b>	<b>\$ 100,740</b>	<b>\$ 456,625</b>	<b>33.48%</b>	<b>\$ 907,161</b>
Category I - Business Development					
James Avery	\$ 610,000	\$ -	\$ -	0.00%	\$ 610,000
<b>Total Category I</b>	<b>\$ 610,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ 610,000</b>
Category II - Quality of Life					
LHP Lighting	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
Olympic Pool	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
Downtown Streetscape Enhancements:	\$ -				\$ -
Parking Garage	\$ 160,000	\$ -	\$ -	0.00%	\$ 160,000
Planter Boxes	\$ 20,000	\$ -	\$ -	0.00%	\$ 20,000
Street Furniture	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
Cailloux Theater Upgrades	\$ 108,500			0.00%	\$ 108,500
<b>Total Category II</b>	<b>\$ 738,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ 738,500</b>
Category III - Public Infrastructure					
Housing	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
IH10 @ FM 783	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
<b>Total Category III</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	<b>\$ 600,000</b>
Contingency	\$ -	\$ -	\$ -	0.00%	\$ -
	\$ -	\$ -	\$ -		\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,312,286</b>	<b>\$ 100,740</b>	<b>\$ 456,625</b>	<b>13.79%</b>	<b>\$ 2,855,661</b>
<b>NET REVENUES TO EXPENDITURES</b>	<b>\$ (100,969)</b>	<b>\$ 154,932</b>	<b>\$ 305,640</b>		
<b>ENDING CASH BALANCE</b>	<b>Budget</b> \$ 3,556,950		<b>Actual</b> \$ 3,963,561		

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

Revenue Month	Actual FY 2013	Actual FY 2014	Actual FY 2015	Budgeted FY 2016	Actual FY 2016	FY2015 vs FY2016	Budget vs Actual
October	\$ 226,663	\$ 241,503	\$ 238,933	\$ 245,536	\$ 227,707	\$ (17,829)	-7.26%
November	\$ 210,744	\$ 234,150	\$ 257,654	\$ 264,775	\$ 277,646	\$ 12,872	4.86%
December	\$ 204,782	\$ 214,424	\$ 251,851	\$ 258,811	\$ 254,834	\$ (3,977)	-1.54%
January	\$ 217,647	\$ 229,761	\$ 245,845				-100.00%
February	\$ 284,177	\$ 296,036	\$ 335,071				-100.00%
March	\$ 205,749	\$ 207,869	\$ 223,251				-100.00%
April	\$ 215,800	\$ 218,030	\$ 227,065				-100.00%
May	\$ 251,468	\$ 268,682	\$ 273,281				-100.00%
June	\$ 234,781	\$ 267,530	\$ 255,511				-100.00%
July	\$ 216,641	\$ 222,961	\$ 238,328				-100.00%
August	\$ 245,964	\$ 266,321	\$ 296,422				-100.00%
September	\$ 224,905	\$ 238,926	\$ 256,246				-100.00%
<b>YTD Total</b>	<b>\$ 2,739,321</b>	<b>\$ 2,906,194</b>	<b>\$ 3,099,458</b>	<b>\$ 769,122</b>	<b>\$ 760,187</b>	<b>\$ (8,935)</b>	<b>-1.16%</b>

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

<b>Beginning Cash Balance</b>		<b>\$ 1,775,062</b>
Income:		
Total Income:	<u>\$ -</u>	
Expenses:		
Cailloux Theater Expansion	\$ 153,590	
Total Expenses:	<u>\$ 153,590</u>	
Revenues Over (Under) Expenditures		<u>\$ (153,590)</u>
<b>Ending Cash Balance</b>		<b><u><u>\$ 1,621,472</u></u></b>

**CITY OF KERRVILLE**  
**Economic Improvement Corporation**  
**Project Status Summary**  
For the month ending December 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	\$ 34,413	\$ 687
2013-14	Cailloux Theater Expansion	\$ 850,000	\$ 850,000	\$ 1,113,474	\$ 602,689	\$ 510,785
2013-14	Habitat for Humanity	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000.00	\$ -
2014-15	James Avery	\$ 1,220,000	\$ 610,000	\$ 610,000		\$ 610,000
2014-15	ED Set Aside	\$ 500,000	\$ 500,000	\$ 500,000		\$ 500,000
2015-16	LHP Lighting	\$ 250,000				
2015-16	Olympic Pool	\$ 100,000				
2015-16	Parking Garage	\$ 160,000				
2015-16	Planter Boxes	\$ 20,000				
2015-16	Street Furniture	\$ 100,000				
<b>TOTALS</b>		<b>\$ 3,610,100</b>	<b>\$ 2,370,100</b>	<b>\$ 2,633,574</b>	<b>\$ 1,012,102</b>	<b>\$ 1,621,472</b>

Cash Balance on 12/31/2015    \$    1,621,472

**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	\$ 5,992,714	\$ 4,359,260	\$ 1,633,454
2011-12	Louise Hays/Lehmann Monroe parks	\$ 2,000,000	\$ 2,600,000	\$ 2,600,000	\$ (0)
<b>Funding Agreement - C2011-76Totals</b>		<b>\$ 8,000,000</b>	<b>\$ 8,592,714</b>	<b>\$ 6,959,259</b>	<b>\$ 1,633,454</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 December 31, 2015

<b>Cash and Investment Balances by Fund</b>			
<u>City G/L Fund</u>	<u>Fund Name</u>	<u>Balance</u>	<u>Period</u>
40	Sales Tax Improvement Fund (operating fund)	\$ 3,963,561	12/31/2015
75	EIC Projects Fund (capital projects fund)	\$ 1,621,472	12/31/2015
<b>Total Cash and Investments</b>		<b>\$ 5,585,033</b>	<b>12/31/2015</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 (Annualized)</u>	<u>Period Ending</u>
Cash	Wells Fargo Checking	\$ 1,833,396	\$ -	0.00%	12/31/2015
ST Investment	EIC TexPool	\$ 1,625,161	\$ 257.16	0.19%	12/31/2015
ST Investment	EIC TexStar	\$ 1,626,503	\$ 257.97	0.19%	12/31/2015
HILCO FCU	CD	\$ 249,554	\$ 116.52	0.56%	12/31/2015
Kerr County FCU	CD	\$ 250,418	\$ 205.71	0.99%	12/31/2015
<b>Total Cash and Investments</b>		<b>\$ 5,585,033</b>	<b>\$ 837.36</b>	<b>0.18%</b>	<b>12/31/2015</b>

EIC - Expenses by Category - 5 year history

<b>Fiscal Year</b>	<b><u>Category 1</u></b>	<b><u>Category 2</u></b>	<b><u>Category 3</u></b>
2010-11	452,924	119,918	1,810,210
2011-12	-	354,901	260,747
2012-13	600,000	1,174,609	488,847
2013-14	150,000	1,100,268	9,880
2014-15	1,110,000	990,473	300,000
	<b>2,312,924</b>	<b>3,740,170</b>	<b>2,869,683</b>

EIC - Category 1 - 5 year history

Category 1 - Economic Development

		Amount
2010-11		
	Hill Country Shooting Sports Center	322,265
	Commercial Improvements - Pilot Program	20,000
	KEDF-USDA	<u>110,659</u>
		<b>452,924</b>
2011-2012		-
2012-13	Fox Tank	<u>600,000</u>
		<b>600,000</b>
2013-14	Fox Tank	<u>150,000</u>
		<b>150,000</b>
2014-15	James Avery Corp.	610,000
	ED - set aside - reserved	<u>500,000</u>
		<b>1,110,000</b>

EIC - Category 2 - 5 year history

Category 2 - Quality of Life

		Amount
2010-11	Hill Country Home Opportunity	119,918
		<u>119,918</u>
2011-2012	Hill Country Home Opportunity	104,901
	River Trail contribution	250,000
		<u>354,901</u>
2012-13	Hill Country Home Opportunity	13,465
	Golf Course Improvements	509,423
	River Trail contribution	300,000
	Downtown Streetscape	24,018
	Kerr Fest	1,050
	Folk Festival	8,415
	Texas Arts & Crafts Fair	15,500
	Quilt Show	1,000
	Playhouse 2000	113,469
	Kerrville's 4th on the River	22,077
	Hill Country Wine and Brew Festival	16,490
	Hill Country Junior Livestock Show Assn	149,703
		<u>1,174,609</u>
2013-14	Cailloux Theater Expansion	38,099
	Golf Course Improvements	9,145
	River Trail contribution	300,000
	LHP/LM Park contribution	600,000
	Kerr Fest	25,000
	Fesitval of the Arts	18,503
	Kerrville Folk Festival	7,800
	Hill Country Wine and Brew Festival	18,643
	Kerrville's 4th on the River	23,100
	Sock Hop	5,016
	Downtwon Streetscape	8,453
	Cailloux Theater Lighting	46,509
		<u>1,100,268</u>
2014-15	Cailloux Theater Expansion	320,330
	Habitat for Humanity	322,229
	River Trail contribution	150,000
	Kerr Fest	25,000
	Kerrville's 4th on the River	24,950
	Kerrville Triathlon	18,153
	Chalk Festival	15,000
	Mardi Gras on Main	10,000
	Downtownstreetscape	1,942
	Cailloux Theater Lighting	102,870
		<u>990,473</u>

EIC - Category 3 - 5 year history

Category 3 - Infrastructure

		Amount
2010-11	Harper Rd Utilities Extension	<u>1,810,210</u>
		<b>1,810,210</b>
2011-2012	Harper Rd Utilities #2	143,010
	Harper Rd Utilities Extension	<u>117,737</u>
		<b>260,747</b>
2012-13	Harper Rd Utilities #2	<u>488,847</u>
		<b>488,847</b>
2013-14	Harper Rd Utilities #2	<u>9,880</u>
		<b>9,880</b>
2014-15	Downtown Utilities	<u>300,000</u>
		<b>300,000</b>

EIC - Budget Worksheet

	Proposed and 5 year forecast						
	FY16 Approved	FY17 Projected	FY18 Projected	FY19 Projected	FY20 Projected	FY21 Projected	FY22 Projected
<b>BEGINNING CASH BALANCE</b>	\$3,657,920	\$3,556,950	\$3,469,219	\$3,323,622	\$4,464,568	\$6,243,678	\$7,639,358
<b>REVENUE:</b>							
Sales and Use Tax	\$3,206,316	\$3,302,505	\$3,368,555	\$3,536,983	\$3,678,463	\$3,788,816	\$3,864,593
Interest	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Transfers In							
<b>TOTAL REVENUE</b>	<b>\$3,211,316</b>	<b>\$3,307,505</b>	<b>\$3,373,555</b>	<b>\$3,541,983</b>	<b>\$3,683,463</b>	<b>\$3,793,816</b>	<b>\$3,869,593</b>
<b>EXPENDITURES:</b>							
<b>Administrative</b>							
Local Meeting - Workshops	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Transfer to General Fund Debt Service	\$1,108,882	\$1,114,736	\$1,118,653	\$1,115,536	\$1,118,853	\$1,112,636	\$1,117,736
Economic Development Governing Body	\$154,404	\$180,000	\$180,000	\$185,000	\$185,000	\$185,000	\$185,000
Administrative Services Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Total Administrative</b>	<b>\$1,363,786</b>	<b>\$1,395,236</b>	<b>\$1,399,153</b>	<b>\$1,401,036</b>	<b>\$1,404,353</b>	<b>\$1,398,136</b>	<b>\$1,403,236</b>
<b>Category I - Business Development</b>							
ED Set Aside	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
James Avery Craftsman	\$610,000						
Unspecified	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Category I</b>	<b>\$610,000</b>	<b>\$500,000</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>							
Tennis Center		\$750,000	\$750,000				
LHP Lighting	\$250,000						
Olympic Pool	\$100,000						
<b>Downtown Streetscape Enhancements</b>							
Parking Garage	\$160,000						
Planter Boxes	\$20,000						
Street Furniture	\$100,000						
Water Feature		\$250,000					
Gateway Features			\$120,000				
Singing Wind Ball Fields			\$750,000				
Guadalupe Park Enhancements							
Cailloux Theater Upgrades	\$108,500						
Unspecified	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
<b>Total Category II</b>	<b>\$738,500</b>	<b>\$1,000,000</b>	<b>\$1,620,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>
<b>Category III - Public Infrastructure</b>							
Housing	\$100,000	\$500,000		\$500,000		\$500,000	
Village West Utilities							
Water 1/2 cost							
Wastewater (line extension)							
IH10 @ FM 783	\$500,000						
Unspecified	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Category III</b>	<b>\$600,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$0</b>
<b>Contingency</b>							
<b>TOTAL EXPENDITURES</b>	<b>\$3,312,286</b>	<b>\$3,395,236</b>	<b>\$3,519,153</b>	<b>\$2,401,036</b>	<b>\$1,904,353</b>	<b>\$2,398,136</b>	<b>\$2,403,236</b>
<b>NET REVENUES TO EXPENDITURES</b>	<b>-\$100,970</b>	<b>-\$87,731</b>	<b>-\$145,598</b>	<b>\$1,140,947</b>	<b>\$1,779,110</b>	<b>\$1,395,680</b>	<b>\$1,466,356</b>
<b>FUND BALANCE</b>	<b>\$3,556,950</b>	<b>\$3,469,219</b>	<b>\$3,323,622</b>	<b>\$4,464,568</b>	<b>\$6,243,678</b>	<b>\$7,639,358</b>	<b>\$9,105,715</b>
<b>Accumulated ED Set Aside</b>	<b>\$ 500,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,500,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,500,000</b>	<b>\$ 3,000,000</b>	<b>3,500,000.0</b>

## Agenda Item:

3B. Projects update. (staff)

River Trail Project

Cailloux Theater Support Facility

James Avery Craftsman, Inc. Expansion Project – Kerrville Craftsman Center

Kerrville Sports Complex



## EIC Projects Update January 25, 2016

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

The masonry, parking lot, metal work, texturing, electrical and HVAC is completed.

Painting, finishes and site work are being completed.

The anticipated completion date is the end of January.

### **Lowry Park Trail:**

Concrete work is underway at the Town Creek bridge crossing.

Construction should be completed by March 2016.

## **Agenda Item:**

4A. HEB Tennis Center Improvements update. (staff)

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

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**SUBJECT:** Tennis Center Improvements Update

**FOR AGENDA OF:** January 25, 2016      **DATE SUBMITTED:** January 20, 2016

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

**EXHIBITS:** Concept Plans, Summary of Work Options

**AGENDA MAILED TO:**

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

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<b>Expenditure Required:</b>	<b>Current Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account 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**

City staff met on site with a San Antonio contractor who specializes in the construction and rehabilitation of tennis courts. Three options were provided for repairs to the six central courts in addition to a quote to resurface the remaining eight.

The quote for the permanent repair of the courts is \$330,000. This would be the construction of a concrete post tension pad over the existing courts, including resurfacing and restriping.

There are two temporary solutions provided, one costing \$47,800 and the other \$98,920. The cheapest option is to level up the existing courts, seal the cracks, resurface the playing surface, and restripe the courts. The other option would do all of the first option's improvements in addition to installing a structural mat and new asphalt on the two worst courts. The first option is estimated to have a life of 12 to 18 months and does not come with a warranty. The contractor stated that the second option would have a life expectancy of several years and could still be overlaid with the concrete cap when the city is ready to make final upgrades to the center. The second option comes with a two year warranty. Both of these options, if started in February, can be completed in May and in advance of the June USTA sanctioned event.

Based on this report, staff will be recommending to the City Council that we pursue the \$98,920 option with general fund dollars. This will be scheduled for City Council discussion on January 26<sup>th</sup>. When appropriate, staff will request authorization from the City Council to make application to the EIC for the final upgrades.

**RECOMMENDED ACTION**

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

# PREMIER COURTS LIMITED COMPANY

January 13, 2016

Mr. Malcolm Matthews  
CITY OF KERRVILLE  
2385 Bandera Hwy  
Kerrville, Texas 78028

Dear Mr. Matthews:

Pursuant to your request here is our proposal for the work on the HEB TENNIS CENTER in Kerrville:

#### Option 1-Six Asphalt Courts

1. Pressure wash courts using 400 PSI pressure washer
2. Grind cracks on two courts smooth with power grinder mounted on Bobcat
3. Grind all surface areas that have been patched with asphalt patching material
4. Apply two coats of Court Patch Slurry Binder to areas that have been power ground
5. Patch all major cracks using California Products Court Patch Slurry Binder
6. Apply one coat of level-up to all birdbaths great than 1/16" after allowing for normal drainage
7. Apply California Products Acrylic Color Coat System in two colors (blue and green) using two coats Acrylic Resurfacer and two coats of Plexipave)
8. Stripe courts using acrylic white line paint in accordance with USTA specs
9. Clean up as needed

TOTAL COST: \$47,800.00

Premier Courts warrants all workmanship and material for a period of two years. There is no warranty against the reoccurrence of cracks. Payment for the above work would be due in full upon completion of the work. We estimate the above work will take 3-4 weeks to complete, subject to weather.

#### Option 2-Six Asphalt Courts

1. Same as above
2. Install Petromat and 2" Type D Modified Asphalt on two courts (approx. 120' by 120')
3. Reinstall net posts to correct height and install center strap anchor

TOTAL COST: \$98,920.00

### Option 3-Six Asphalt Courts

1. Remove fence fabric
2. Install sand bed approx. 1-2' over existing courts
3. Install 5" concrete post tension pad on six courts using 3000 psi concrete, cables 30"oc, moisture barrier
4. Reinstall fence fabric on existing fence
5. Apply California Products Acrylic Color Coat System in two colors (blue and green)
6. Stripe courts using acrylic white line paint in accordance with USTA specs
7. Clean up as needed

TOTAL COST: \$330,000.00

### Resurface 8 Concrete Courts

1. Pressure wash courts using 400 PSI pressure washer
2. Patch all major cracks using California Products Court Patch Slurry Binder
3. Apply one coat of level-up to all birdbaths great than 1/16" after allowing for normal drainage
4. Apply California Products Acrylic Color Coat System in two colors (blue and green) using two coats of Acrylic Resurfacer and two coats of Plexipave.
5. Stripe courts using acrylic white line paint in accordance with USTA specs
6. Clean up as needed

TOTAL COST: \$49,500.00

Premier Courts will warranty all workmanship and materials for a period of two years on the resurfacing of the courts but there is no warranty against the reoccurrence of cracks. Option 2 on the asphalt courts for the Petromat/Asphalt overlay has worked very well as we have been doing this for about ten years. As I explained yesterday, it is designed to bridge over cracks and allow movement that does not reflect or just hairline cracks in the surface. The more permanent solution is to do the post tension pads for these six courts. The most economical was is the use the existing courts and install the post tension pads over them with a sand and moisture barrier in between for leveling and moisture migration. You may want to have a soil engineer do a soil sample and then we could have our engineer design the concrete pad from that soil analysis. The only issue you have is the fence being only 9'6" as opposed to the existing 10'. If you decided to replace the fence you would be adding approximately \$50,000.

I would additionally recommend that you remove the bushes/trees around the courts as they cause issues with subsurface movement. Also, the ground next to courts need to be lower than the court surface to allow for positive drainage away from the courts. If you could establish an area around the courts where you could apply herbicide to keep grass from growing into the courts that would be helpful.

On the timing of the project, if you can let us know by the end of January we should be able to complete the repair and resurfacing of the six asphalt courts before the end of April, subject to weather. If you decided to go with the Petromat/Asphalt we should also be able to meet that timeline. Concrete post tension would probably put us into the summer.

We are a BuyBoard company and our number 391-12.

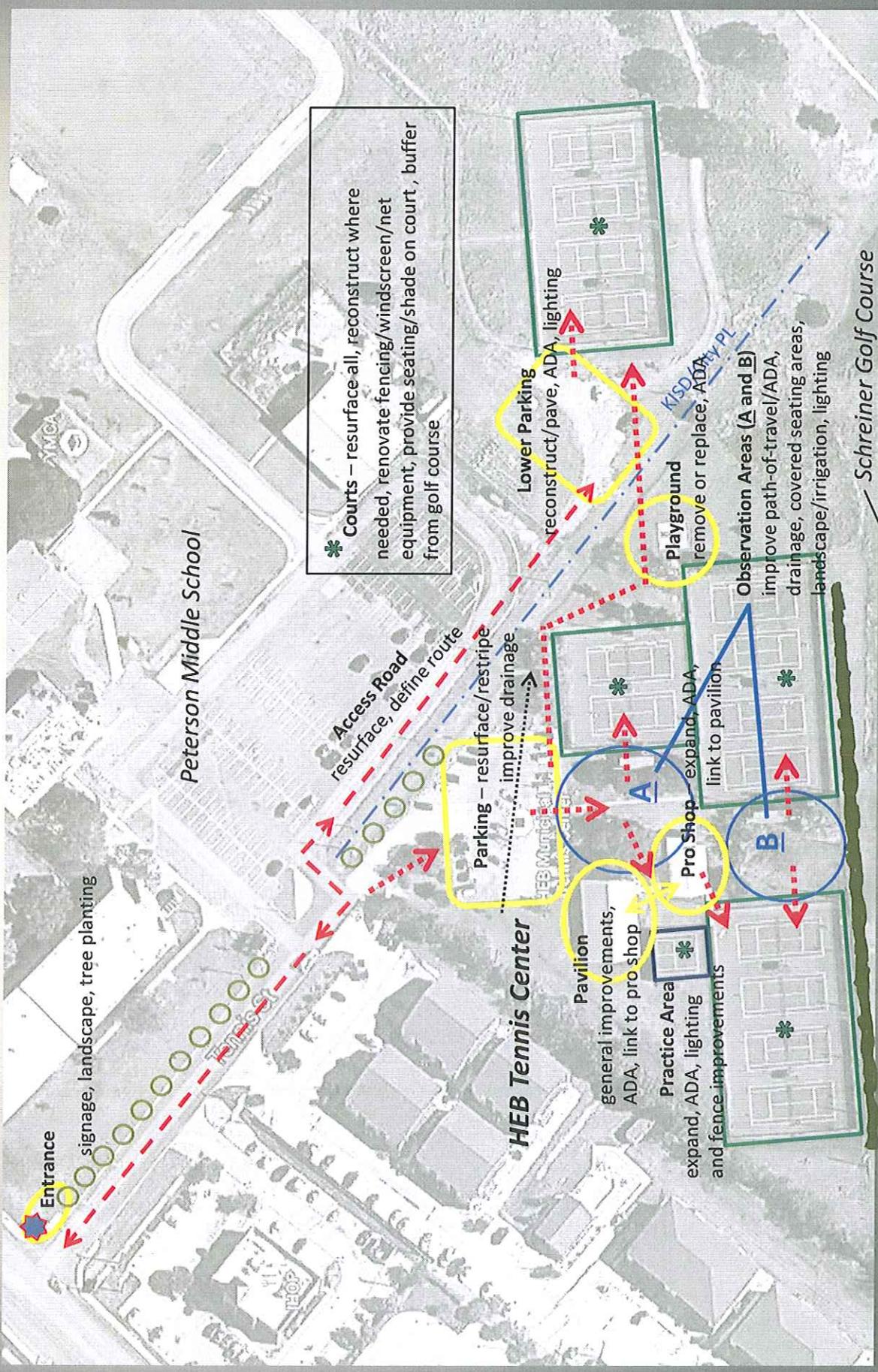
I hope that I have addressed all the issues we discussed but if not please give me a call and I am happy to provide additional information.

Thank you for the opportunity to quote you on this work.

Best Regards,

Carl Schenken Jr.  
President





Entrance

signage, landscape, tree planting

Peterson Middle School

Access Road  
resurface, define route

\* Courts – resurface all, reconstruct where needed, renovate fencing/windscreen/net equipment, provide seating/shade on court, buffer from golf course

Parking – resurface/restripe  
improve drainage

HEB Tennis Center

Lower Parking  
reconstruct/pave, ADA, lighting

Pavilion  
general improvements,  
ADA, link to pro shop

Practice Area  
expand, ADA, lighting  
and fence improvements

Pro Shop – expand, ADA,  
link to pavilion

Playground  
remove or replace, ADA

Observation Areas (A and B)  
improve path-of-travel/ADA,  
drainage, covered seating areas,  
landscape/irrigation, lighting

Schreiner Golf Course

## **Agenda Item:**

4B. Discussion of potential workforce housing project. (staff)

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

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**SUBJECT:** Discussion of potential workforce housing project

**FOR AGENDA OF:** Jan. 25, 2016

**DATE SUBMITTED:** Jan. 20, 2016

**SUBMITTED BY:** Todd Parton  
City Manager

**CLEARANCES:**

**EXHIBITS:** Parcel Map – Peterson Farm Road

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:**



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<b>Expenditure Required:</b>	<b>Current Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE FINANCE DEPARTMENT:**

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**SUMMARY STATEMENT**

There has been discussion amongst the City Council and EIC regarding the construction of workforce housing to support the growth of primary jobs. An evaluation of the Peterson Farm Road property is underway to determine its feasibility to support mixed use development that would include workforce housing. Freese and Nichols, Inc., are nearly complete with the utility study for the property, which will be presented to the EIC and the City Council when finalized.

City staff has been working to identify ways that the city can partner with a private sector entity to create a workforce housing project through a public-private partnership and will be ready to discuss these concepts in some detail. These approaches are not mutually exclusive and an agreement can be structured to incorporate as many of these as may be appropriate to the project:

1. Equity Partnership – the city makes the property available and a developer constructs the project via traditional means. As an equity partner, the city receives a portion of the revenues from the project. These revenues can then be used to offset the city's expenses, project maintenance and repair, or other housing initiatives.
2. Contribution of Land – instead of maintaining equity in the project, the city could donate or sell the property at a discounted rate.
3. Off-Site Utility Improvements – the city funds the off-site utility improvements necessary to serve the development. These system improvements will likely be sized to provide a capacity that exceeds those required by just the workforce

housing project. For example, the Legion lift station is at capacity and long-range plans already call for its expansion to 9 million gallons per day.

4. Chapter 380 Economic Development Agreement – the city may utilize this type of agreement to provide for a rebate of property taxes (all or a portion thereof) and a reduction of permit/development fees. This would help the developer recoup a portion of the development costs.

Additionally, a public/private partnership agreement would be needed for this project and would typically include, but not be limited to, the following key elements:

1. Type of Development – the housing density, types of units, and numbers of units would be specified.
2. Quality of Development – the amenities to be included in the development would be specified – i.e. landscaping, screening, open spaces, recreational facilities, outdoor facilities, building façade.
3. Property Maintenance Requirements – the minimum standards for long-term maintenance would be established to ensure that quality housing is sustained over time and that the property is maintained in a clean and healthful manner.
4. Limitations of Transfer or Sale – the city would need to approve the transfer or sale of the project to another entity.
5. Property Management Agreement – the city would designate the entity responsible for management of the property (typically the development partner) and would incorporate the provisions for the minimum property maintenance requirements.

Each public/private partnership is unique to the specific project and the capabilities of the partners. Should Kerrville decide to initiate a project, a request for proposal (RFP) process should be contemplated.

### **RECOMMENDED ACTION**

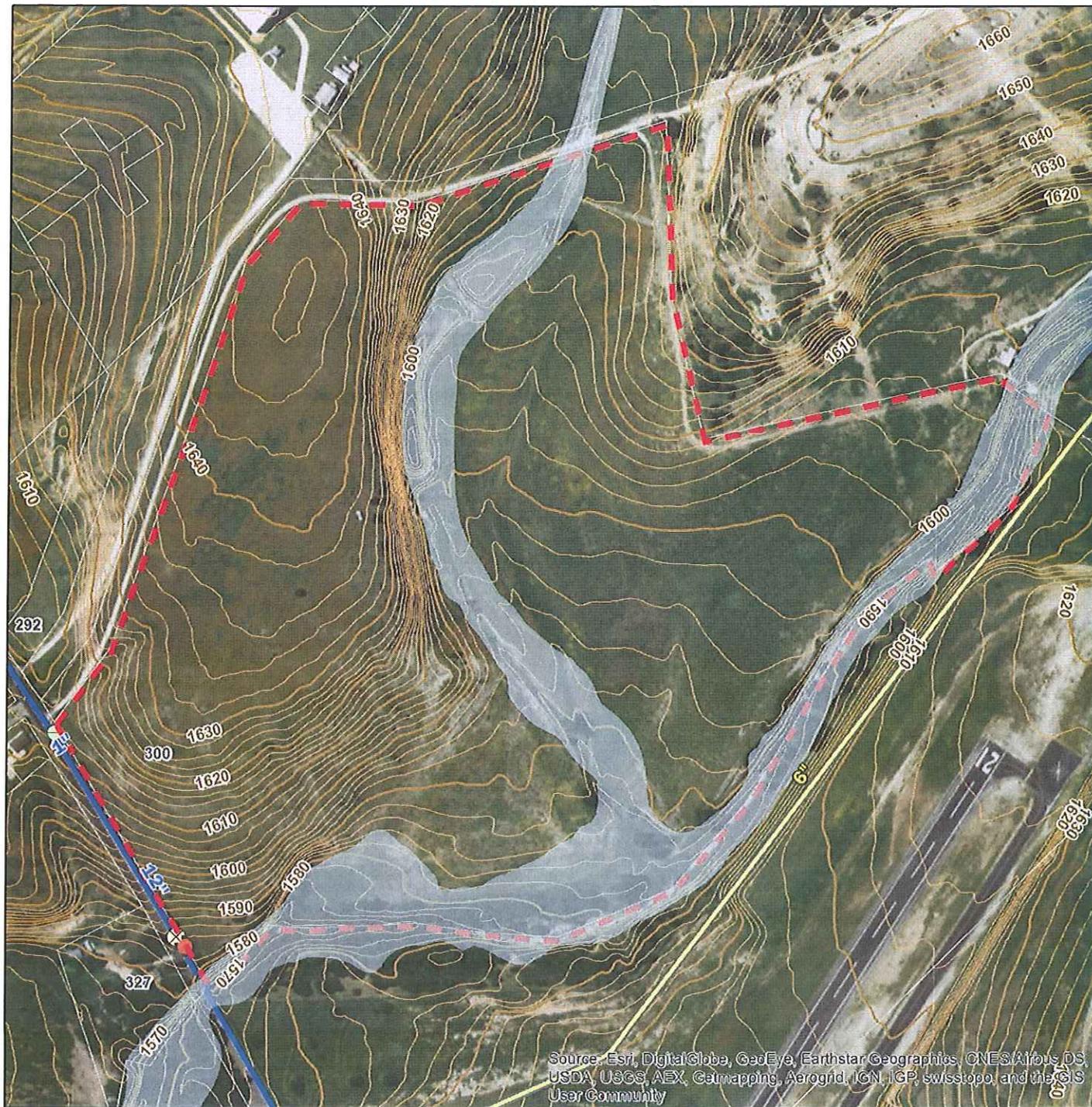
This item is intended for discussion only and city staff has no recommendations at this time.



# 300 Peterson Farm Rd



Utilities, Floodplain, Contour, Property Line



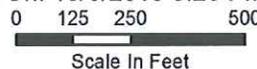
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

## Legend

- |  |                           |  |                        |  |                              |  |               |
|--|---------------------------|--|------------------------|--|------------------------------|--|---------------|
|  | City Water Hydrants       |  | Active City Water Main |  | 2ft Contour                  |  | Property Line |
|  | City Water Control Valves |  | Atmos Gas Mains        |  | 10ft Contour                 |  |               |
|  | City Water System Valves  |  | Tax Parcels            |  | A (No Base Flood Elevations) |  |               |



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