

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

July 18, 2016

On Monday July 18, 2016, the regular meeting of the members of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by Gary Cochran, President, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

The invocation was offered by Gary Stork.

Members Present:

Gary Cochran, President
Sheri Pattillo, Vice President
Kenneth Early
Paul Stafford
Gary Stork
James Wilson

Members Absent:

Delayne Sigerman

City Executive Staff Present:

Todd Parton, City Manager
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary
Ashlea Boyle, Assistant Parks Director
Sandra Yarbrough, Finance 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:

2A. Mr. Wilson moved to approve the minutes for the June 20, 2016 meeting. Mr. Stork seconded, and the motion passed 6-0.

3. MONTHLY REPORTS:

3A. Monthly financials for June 2016:

Ms. Yarbrough reported a beginning balance of \$4,113,236; with \$244,304 revenue, and \$97,311 expenditures; leaving an ending cash balance on June 30, 2016 of \$4,260,229. She reviewed the capital projects status summary, which showed an ending cash balance of \$1,115,812 and the cash and investments fund, which showed an (annualized) interest earned of 0.28%.

3B. Projects update.

Kerrville Sports Complex

Mr. Parton reported that the existing grading contract was scheduled for completion by July 29, 2016. Property transfer from the Cailloux Foundation to the City was scheduled for the first week of August 2016. City contractors were scheduled to start work August 1, 2016, with an estimated completion date of July/August 2017.

Workforce Housing Development

Mr. Parton reported that project analysis was underway, with water/wastewater capacity analysis nearing completion, and tax exempt funding options underway – with review anticipated to be completed within several weeks. Project analysis was scheduled for completion by October 31, 2016.

Jerry Wolff, 509 Buckboard, Kerrville, Texas, spoke and asked the board some questions regarding the workforce housing development. Mr. Stork and Mr. Early both responded to the questions.

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Fiscal Year 2017 Budget.

Mr. Parton reviewed the proposed Fiscal Year 2017 EIC budget. The modifications that were made to the previously considered budget were: revenue projections-no change; expenditures: administrative-no change, Category I-Business Development-no change; Category II-Quality of Life-Guadalupe Park Enhancements-moved project funding from FY19 to FY20 to align with a more likely project timeline, Category III-Public Infrastructure-Village West Utilities-funding for wastewater utility extensions removed (\$3.0 million in FY2020); ADDED Reclaimed Distribution Lines as a project to Category III-Public Infrastructure-\$3 million total project funded in equal parts in FY17 and FY18 (\$1.5 million each year.)

He reported that City Council has authorized an application to EIC in an amount not to exceed \$3.0 million for the construction of distribution mains to deliver reclaimed water to the Kerrville Sports Complex, Schreiner University, and Riverhill Golf Course. Projected construction costs for each segment was: Kerrville Sports Complex - \$1.5 million; Schreiner University - \$900,000; Riverhill Golf Course - \$600,000. City staff was finalizing letters of intent with Schreiner University and Southern Golf Properties (Riverhill Golf Course ownership) for the extension of the reclaimed water distribution mains. Conceptually, the City of Kerrville would design and construct distribution infrastructure to deliver reclaimed water from the Kerrville Water Reclamation Plant to the customer. Each customer would then design and construct its own on-site storage and irrigation improvements at its sole cost.

Ed Shuler spoke about the effluent water project. Mr. Parton responded to Mr. Shuler.

Bill Morgan, 1744 Glen Road spoke about recouping the costs of the effluent water project. Mr. Parton responded to Mr. Morgan.

5. EXECUTIVE SESSION:

Ms. Pattillo moved for the city council to go into executive closed session under Sections 551.071 and 551.072 of the Texas Government Code; motion was seconded by Mr. Wilson and passed 6-0 to discuss the following:

Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), and 551.087 (deliberation regarding economic development negotiations):

- River Trail.

At 4:36 p.m. the open session recessed and the EIC went into executive closed session at 4:36 p.m. At 4:47 p.m. the executive closed session recessed and the EIC returned to open session at 4:47 p.m. Mr. Cochrane announced that no action was taken in executive session.

Ms. Pattillo moved to approve the Fiscal Year 2017 budget with the change discussed by the board regarding the housing under Category II. Mr. Wilson seconded and the motion passed 6-0.

6. ITEMS FOR FUTURE AGENDAS:

None

7. ANNOUNCEMENTS:

None

8. ADJOURNMENT

The meeting was adjourned by Mr. Cochrane at 4:50 p.m.

APPROVED: _____

Gary Cochrane, President

ATTEST:

Cheryl Brown
Deputy City Secretary