

MINUTES OF THE KERRVILLE CITY COUNCIL AND
CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
JOINT MEETING
AUGUST 10, 2011

On August 10, 2011, the joint meeting of the Kerrville City Council and the Economic Improvement Corporation was called to order by Mayor Wampler at 8:36 a.m. in the city hall council chambers, 800 Junction Highway.

COUNCIL MEMBERS PRESENT:

David Wampler	Mayor
Gene Allen	Mayor Pro Tem
T. Scott Gross	Councilmember
Stacie Keeble	Councilmember
Carson Conklin	Councilmember

EIC MEMBERS PRESENT:

Gregg Appel	President
Kenneth Early	Vice-President
Tony Roberts	Secretary
Larry Howard	Board Member
Rex Boyland	Board Member

EIC MEMBER ABSENT:

Bob Miller	Board Member
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STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Assistant City Manager
Teri Kinsey	Deputy City Secretary
Mike Wellborn	Director of Engineering
Mindy Wendele	Director of Business Programs
Mike Erwin	Director of Finance
Stuart Barron	Water/Wastewater Division Manager

1. CALL TO ORDER

2. DISCUSSION AND POSSIBLE ACTION:

2A. Discussion of Economic Development Strategic Plan.

Mr. Parton reviewed the proposed Economic Development Strategic Plan and presented the 5 year Capital Improvement Plan, FY2012 – FY2016. The following are needed infrastructure projects:

- G Street 24" / 27" interceptor
- Jefferson lift station & new force main
- Riverhill/Ridgewood storage tank transmission water line
- WTP Clearwater improvements
- Knapp Lift Station
- 12" water line crossing Guadalupe River
- 12" water line from Meadowview well
- Harper Road Utility Extension Phase 2

The total cost for these projects would be approximately \$18,034,500, of that; \$10,419,255 could be attributed to expand capacity to serve new development. Proposed rate increases of \$.50 on every 1,000 gallons of water and \$1.00 on every 1,000 gallons of wastewater could fund the additional \$8,000,000 needed for completion of these proposed projects. Mr. Parton stated that all the projects were needed in order to expand capacity for development. Kristine Ondrias stated that the wastewater treatment facilities are either at or over capacity and expansion of these systems should to be a high priority in order to allow people and businesses to tie on and allow more commercial development in Kerrville. The EIC Board members agreed that 4B money could be used to fund infrastructure projects to expand growth and an increase in water and wastewater rates could be implemented as well, but still want to have money available to fund private development projects. It was decided to fund projects using a balance of bond funds and cash. Bond funds could be issued with a debt service load not to exceed \$750,000 per year. Utility expense projects would be funded through utility rates for the following priority projects:

- Harper Highway Utility Extension, Phase 2
- River Trail, Phases I, II, and III
- Louise Hays Park Improvements

One issue that needed to be understood, according to Mayor Wampler, was that the city and EIC needed to work together, whether using 4B dollars or not, to expand growth and infrastructure and the process needed to get started. City Council and EIC committed to a joint meeting at least twice a year.

Items discussed pertaining to downtown was as followed:

- Proposed city hall
- Parking
- Quality vendors for the Schreiner Building
- Boardwalk

2B. Prioritize proposed projects.

The top priorities established were:

- Harper Highway Utility Extension, Phase 2
- River Trail, Phases I, II, and III
- Louise Hays Park Improvements
- Guadalupe River
- UGRA Lake
- Downtown Street Level Enhancements/Boardwalk
- Ballparks
- Amphitheater
- New Reservoir

Also discussed as possible projects were Memorial Blvd and Meadow View Lane Street Improvements

2C. Direction to staff to prepare applications for future consideration by EIC.

Direction to staff was to bring back to EIC and City Council a time line and cost estimate chart of what could be city and EIC funded. Engineering and construction had already been initiated for Phase 1A of the River Trail project. Staff would be instructed to go back out and start to contacting property owners

in regards to the Harper Highway Utility Extension Project about easements and to have another joint meeting in the future and possibly get Pete Moore attend, in order to see what he would plan on contributing.

3. ADJOURNMENT:

The meeting adjourned at 11:15 am.

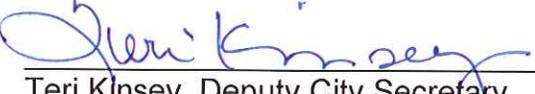
APPROVED: Sept. 19, 2011

David Wampler, Mayor



Gregg Appel, President

ATTEST:



Teri Kinsey, Deputy City Secretary