

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

**REGULAR MEETING
OCTOBER 17, 2011**

On Monday, October 17, 2011, the meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by Gregg Appel, President, in the City Hall Council Chambers, 800 Junction Highway, Kerrville, Texas.

Members Present:

Gregg Appel, President
Kenneth Early, Vice President
Rex Boyland
Larry Howard
Stacie Keeble
Polly Rickert

Members Absent:

Tony Roberts, Secretary

Staff Present:

Mike Hayes, City Attorney
Kristine Ondrias, Assistant City Manager
Mike Erwin, Director of Finance
Malcolm Matthews, Director of Parks and Recreation
Teri Kinsey, Deputy City Secretary

2. **INVOCATION:** Given by President Gregg Appel.

3. **VISITORS FORUM:** Nobody spoke

4. **APPROVE MINUTES:**

4A. Approve minutes from the new member orientation on June 3, 2011, the regular meeting on September 19, 2011 and the Chamber of Commerce Luncheon on September 20, 2011

Mr. Howard moved to approve the June 3, 2011 minutes; Ms. Appel seconded; motion passed 6-0.

Mr. Howard moved to approve the September 19, 2011 minutes; Ms. Rickert seconded; motion passed 6-0.

Mr. Howard moved to approve the September 20, 2011 minutes; Ms. Rickert seconded; motion passed 6-0.

5. **MONTHLY REPORTS:**

5A. Monthly financials for September 2011.

Mr. Early moved to approve the September 2011 financials as presented; Mr. Howard seconded; motion passed 6-0.

6. **PUBLIC HEARING AND ACTION:**

6B. Funding agreement with the City of Kerrville for the Harper Road Utility Improvements, Phase II, in the amount of \$1,000,000.00.

Mr. Appel opened the public hearing at 4:11 p.m.; nobody spoke. Mr. Appel closed the public hearing at 4:12 p.m.

Mr. Howard moved to approve the funding agreement with the City of Kerrville for the Harper Road Utility Improvements, Phase II in the amount of \$1,000,000.00; Ms. Keeble seconded, motion passed 6-0.

7. CONSIDERATION AND ACTION:

7A. Approval of Certificate of Corporate Resolution and the granting of authority to the City Manager or designee to execute documents and take all necessary actions for the Economic Improvement Corporation (EIC) to close on the purchase of approximately 86.71 acres located at 300 Peterson Farm Road from the Kerrville Economic Development Foundation and to accept the conveyance of said property for the EIC by deed.

Mr. Boyland moved to approve the Certificate of Corporation Resolution and granting of authority to the Vice President, Kenneth Early, to execute documents and take all necessary actions for the Economic Improvement Corporation (EIC) to close on the purchase of approximately 86.71 acres located at 300 Peterson Farm Road from the Kerrville Economic Development Foundation and to accept the conveyance of said property for the EIC by deed; Mr. Howard seconded, motion passed 6-0.

8. PRESENTATION AND POSSIBLE ACTION:

8A. Presentation by City of Kerrville concerning a funding request for River Trail Project, Phases I, II, III.

Mr. Matthews outlined the proposed River Trail Project, beginning at the 1400 block of Junction Hwy. to Kerrville Schreiner Park, totaling 6 miles, as followed:

- The percentage of commercial, institutional and residential property
- Existing conditions of the proposed trail site
- Cost projections
- Proposed design and construction schedule
- Passive and active uses for the trail
- Community and economic impact

The Board had questions regarding maintenance, flood control, security, and the cooperation from property owners. Mr. Matthews suggested that small gators could be used for litter pick-up and that flood control would be a top priority when the city gets to that phase of the project. Also, police bike patrol is being considered as part of increased security measures along with the current patrol already in place. Some of the property owners are concerned, but Mr. Matthews believed that a majority will support the project once they are better informed.

Mr. Howard moved to hold a public hearing on November 21, 2011 and approve the funding agreement for the River Trail Project; Mr. Boyland seconded; motion passed 6-0.

8B. Presentation by City of Kerrville concerning a funding request for Louise Hays Park improvements.

Mr. Matthews outlined the proposed Louise Hays Park improvements to create a 91 acre regional attraction, focusing on the following:

- Improved river access and activities
- Large special event venue with stage
- Improvements such as sprayground, playgrounds, picnic areas, pavilion, restrooms, parking, and circulation

Mr. Matthews also outlined the cost projections, project schedule, and the economic opportunities. Mr. Erwin explained to the Board that the debt service would remain the same, income would be not encumbered, and that EIC would still have the resources available to fund other business projects.

Mr. Early moved to hold a public hearing on November 21, 2011 and approve the funding agreement for the Louise Hays Park improvements; Mr. Howard seconded; motion passed 6-0.

9. INFORMATION AND DISCUSSION:

9A. Discussion concerning the joint EIC Board and Kerr County Commissioners' Court meeting held on October 14, 2011.

The three (3) top projects discussed where; Center Point water/waste water infrastructure project, Hill Country Youth Exhibit Center, and the Kerrville Municipal/Louis Schreiner Field Airport. No action was taken at the meeting by either EIC or Commissioners' Court.

9B. Update regarding the Kerrville Economic Development Corporation.

It was the consensus of the Board to discuss this item in Executive Session.

10. EXECUTIVE SESSION:

Mr. Howard moved that the Economic Improvement Corporation go into executive closed session under section 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas; Ms. Rickert seconded; motion passed 6-0 to discuss the following matters:

Section 551.087:

- Kerrville Economic Development Corporation's update on deliberations regarding commercial or financial information that the governmental body has received from a business prospect(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

At 5:07 p.m. the regular meeting recessed and the Board went into executive closed session at 5:10 p.m. At 6:27 p.m. the executive closed session recessed and the Board returned to open session at 6:28 p.m. The president announced that no action had been taken in executive session.

10. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION: No action taken

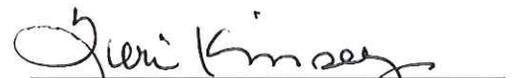
11. ADJOURNMENT

Mr. Howard moved to adjourn the meeting; Ms. Rickert seconded; motion passed 6-0. The meeting adjourned at 6:32 PM.

APPROVED: November 21, 2011



Gregg Appel, President



Teri Kinsey, Deputy City Secretary