

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

MONDAY, JANUARY 14, 2019 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 14, 2019, 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 MINUTES:

2A. Approval of minutes for the regular EIC meeting held on December 17, 2018.

3. MONTHLY REPORTS:

3A. Monthly financials for December 2018.

3B. Projects update:

River Trail Extension to Schreiner University

Reuse Distribution Lines

Tennis Center Improvements

Aquatics Feasibility Study

Legion Lift Station

3C. Report from Kerr Economic Development Corporation (KEDC)

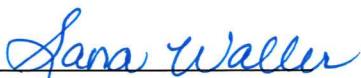
4. APPOINTMENT OF EIC SECRETARY:

4A. Appoint Sana Waller as EIC Secretary.

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 11, 2019 at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Sana Waller



Interim Deputy City Secretary, City of Kerrville, Texas

5. INFORMATION AND DISCUSSION:

5A. Presentation of the City of Kerrville multi-year Community Improvement Plan as presented in the FY18-19 City of Kerrville Budget. Additional items related to general community capital improvements and other EIC-contemplated community investments may also be presented and discussed.

6. 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 Section 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, including the following matters:

7. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION

8. ITEMS FOR FUTURE AGENDAS

9. ANNOUNCEMENTS

10. ADJOURNMENT.

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING** DECEMBER 17, 2018

On Monday, December 17, 2018, 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 Kenneth Early, President, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas. Ms. Sigerman offered the invocation.

Members Present:

Kenneth Early, President
Kent McKinney, Vice President
Maggie Megee
Gary Cooper
Robert Naman
Delayne Sigerman
Don Barnett

Members Absent:

None

City Executive Staff Present:

Mark McDaniel, City Manager
E.A. Hoppe, Deputy City Manager
Mike Hayes, City Attorney
Sana Waller, Interim Deputy City Secretary
Amy Dozier, Finance Director

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

1. VISITORS/CITIZENS FORUM: None

2. APPROVAL OF MINUTES:

2A. Approval of minutes for the regular EIC meeting held on November 26, 2018.

Mr. Naman noted that the vote count on item 6B (Schreiner University Trail Expansion) should be shown as 6-0 with Mr. McKinney abstaining due to a conflict of interest. Mr. McKinney moved to approve the minutes with the above changes. Mr. Naman seconded the motion and the motion passed 7-0.

3. MONTHLY REPORTS:

3A. Monthly financials for November 2018.

Ms. Dozier reported that the EIC operating fund received sales tax revenue of \$277,354 for November, which was a 0.5% decrease compared to November 2017. On a year to date basis, sales tax revenue is tracking very close to budget at 0.5% higher than budget.

Interest income for the month was \$8,145. EIC's money is primarily invested in TexPool, which is earning 2.44% as of December 12, 2018. The investment is completely liquid and can be used to fund projects at any time. Expenditures for the month were \$1,682,682, which included budgeted transfers for debt service and the administrative service fee plus a \$1,575,000 transfer to the Project Fund for the HL Kerr agreement (\$375,000), Tennis Center (\$200,000) and Legion Lift Station (\$1,000,000). EIC authorized an additional \$250,000 for the Tennis Center improvements. \$200,000 is being transferred to the project fund in November and the remaining \$50,000 will be transferred in December.

During November, the Project Fund received the \$1,575,000 transfer noted above and transferred \$1,000,000 to the City for the Legion Lift Station project, per the agreement. The remaining \$1,000,000 for the Legion Lift Station project will be transferred to the City in October 2019.

3B. Projects update:

Mr. Hoppe made the following reports:

River Trail

Held the Grand Opening and Ribbon Cutting for the new section from Lowry Street and The Nature Center to the Dietert Center in November.

Reuse Distribution Lines

The reuse distribution is essentially functional at this time. The City is looking at several avenues for the rehabilitation and potential reconstruction of the elements that received damage in October, but not necessarily in their original form. Staff is currently exploring design and preliminary engineering elements right now and evaluating funding sources. One of those sources is the Texas Water Development Board Disaster Recovery Funding.

Tennis Center Improvements:

The Amended Project Agreement and the construction contract were both recently approved and the project is moving forward. Staff anticipates holding a preconstruction meeting at the beginning of January.

Aquatics Feasibility Study:

The community held a second Open House Public Input Session and the consultants are starting to put numbers to the design elements that the community has indicated they have a desire for. Staff is evaluating what can be afforded and what kind of phasing may need to be put into the master planning effort.

Downtown Parking Garage Streetscape:

Staff is anticipating bringing this item to the City Council in the January or February timeframe to see if they have a desire to bring the funding request before the EIC.

Legion Lift Station:

Engineering has been wrapped up on this project and bids are out, with a pre-bid meeting scheduled this week. The City is hoping for quality bids to come in and letting the construction contract in early January.

3C. Report from Kerr Economic Development Corporation (KEDC):

Mr. Walt Koenig of the Kerrville Chamber of Commerce, gave a brief update on he and Mr. Gil Salinas' meetings/visits regarding economic development in the last month. Mr. Koenig also stated that the KEDC has an opening on their board for a "business person at large".

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Public Hearing for consideration of Project Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation; the City of Kerrville, Texas; and Schreiner University for the development and construction of an extension to the City's River Trail to connect with Schreiner University's campus.

Mr. Hoppe noted that the Funding Agreement had been completed and the extension of the River Trail to Schreiner University is a 2050 Plan item. An overview with exhibits/maps was presented to EIC.

Ms. Sigerman stated that she would like to discuss this in Executive Session under Sections 551-087 (deliberation regarding economic development negotiations).

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Discuss changing January Meeting Date due to MLK Holiday which falls on January 21st. After discussion, Mr. McKinney made a motion to hold the EIC meeting on January 14, 2018. Ms. Sigerman seconded and the motion passed 7-0.

6. EXECUTIVE SESSION:

Ms. Sigerman moved for EIC to go into executive closed session to discuss subject matter under Section 551.087 (deliberation regarding economic development negotiations), 551-071 (consultation with attorney) and, 551.072 (deliberation regarding real property) of Chapter 551 of the Texas Government Code.

At 5:04 p.m. the regular meeting recessed. EIC went to executive closed session at 5:04 p.m. At 5:13 p.m., the executive closed session recessed and EIC returned to open session at 5:13 p.m. No action was taken at executive session.

6. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION

6A. Project Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation; the City of Kerrville, Texas; and Schreiner University; for the development and construction of an extension to the City's River Trail to connect with Schreiner University's campus .

Ms. Megee moved to accept the funding agreement for \$1,500,000 for the River Trail expansion to Schreiner University. The motion was seconded by Ms. Sigerman and passed with a vote of 6-0 with Mr. McKinney abstaining due to a conflict of interest.

7. ITEMS FOR FUTURE AGENDAS:

Request that the City assist in planning a workshop in the near future.

8. ANNOUNCEMENTS:

None

9. ADJOURNMENT

Mr. Early adjourned the meeting at 5:18.

APPROVED: _____

Kenneth Early, President

ATTEST:

Sana Waller, Interim Deputy City Secretary



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

SUBJECT: EIC Monthly Financial Statements for the month ended December 31, 2018

AGENDA DATE OF: 1/14/2019

DATE SUBMITTED: 1/11/2019

SUBMITTED BY: Amy Dozier, CFO

EXHIBITS: Financial Reports

Expenditure Required: n/a	Current Balance in Account: n/a	Amount Budgeted: n/a	Account Number: n/a
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PAYMENT TO BE MADE TO:

Kerrville 2050 Item?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Key Priority Area		
Guiding Principle		
Action Item	N/A	

SUMMARY STATEMENT:

The EIC operating fund received sales tax revenue of \$295,154 in December 2018. This is an increase of 17.1% compared to December 2017. December 2018 sales tax included a prepayment by a large retailer and a prior period payment from a utility. After adjusting for the one-time activity, sales tax is up 5.6% led by increases in food service, construction and retail.

Interest income for the month was \$7,318. EIC's money is invested entirely in TexPool, which is earning 2.59% as of January 9, 2019. The investment is completely liquid and can be used to fund projects at any time.

Expenditures for the month were \$277,682, which included a payment to KEDC for the first 2 quarters of the year, budgeted transfers for debt service and the administrative service fee plus a \$100,000 transfer to the Project Fund for the Administrative Set Aside (\$50,000), and remaining Tennis Center funding (\$50,000).

During December, the Project Fund received the \$100,000 transfer noted above.

RECOMMENDED ACTION:

Information only; no action required.

**ECONOMIC IMPROVEMENT CORPORATION
OPERATING FUND
STATEMENT OF ACTIVITIES
FOR THE MONTH ENDED DECEMBER 31, 2018**

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE			\$1,242,648		\$1,242,648
REVENUES					
Sales and Use Tax	3,469,051	295,154	856,623	24.7%	(2,612,428)
Interest Income	45,000	7,318	23,635	52.5%	(21,365)
TOTAL REVENUES	3,514,051	302,472	880,258	25.0%	(2,633,793)
EXPENDITURES					
Administrative					
Office Supplies	500	-	-	0.0%	500
Administrative Services Fee	180,000	15,000	45,000	25.0%	135,000
Kerr Economic Development Corp	140,000	70,000	70,000	50.0%	70,000
Administrative Set Aside	50,000	50,000	50,000	100.0%	-
Total Administrative	370,500	135,000	165,000	44.5%	205,500
Category I - Business Development					
Business Development Set Aside	500,000	-	-	0.0%	500,000
HL Kerr Agreement	-	-	375,000		(375,000)
Total Category I	500,000	-	375,000	75.0%	125,000
Category II - Quality of Life					
Quality of Life Set Aside	250,000	-	-	0.0%	250,000
Tennis Center	-	50,000	250,000		(250,000)
Debt Service - Series 2011A (River Trail)	258,506	21,542	64,626.51	25.0%	193,879
Debt Service - Series 2012 (River Trail)	250,330	20,861	62,582.49	25.0%	187,748
Debt Service - Series 2015 (Sports Complex)	603,350	50,279	150,837.51	25.0%	452,512
Total Category II	1,362,186	142,682	528,047	38.8%	834,139
Category III - Public Infrastructure					
Workforce Housing Set Aside	250,000	-	-	0.0%	250,000
Legion Lift Station	1,000,000	-	1,000,000	100.0%	-
Total Category III	1,250,000	-	1,000,000	80.0%	250,000
TOTAL EXPENDITURES	3,482,686	277,682	2,068,047	59.4%	1,414,639
CHANGE IN NET POSITION	\$ 31,365	\$ 24,790	\$ (1,187,788)		
ENDING CASH BALANCE	\$ 1,274,013			\$ 55,749	

**ECONOMIC IMPROVEMENT CORPORATION
PROJECT FUND
STATEMENT OF ACTIVITIES
FOR THE MONTH ENDED DECEMBER 31, 2018**

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$2,850,000		\$2,850,000		
REVENUES					
Transfer In - EIC Operating Fund	2,050,000	100,000	1,675,000	81.7%	(375,000)
TOTAL REVENUES	2,050,000	100,000	1,675,000	81.7%	(375,000)
EXPENDITURES					
Project Contribution					
Legion Lift Station	1,000,000	-	1,000,000	100.0%	-
TOTAL EXPENDITURES	1,000,000	-	1,000,000	100.0%	-
CHANGE IN NET POSITION	\$ 1,050,000	\$ 100,000	\$ 675,000		
ENDING CASH BALANCE	\$ 3,900,000		\$3,525,000		

Sales Tax Revenue Analysis - FY2019

Month	Actual FY2017	Actual FY2018	Budget FY2019	Actual FY2019	FY2018 vs. FY2019	Budget vs. Actual
October	\$ 264,806	\$ 277,430	\$ 279,029	\$ 284,752	2.64%	2.05%
November	278,707	278,698	280,305	276,717	-0.71%	-1.28%
December	260,757	252,047	253,500	295,154	17.10%	16.43%
January	273,741	273,590	275,167			
February	357,098	354,753	356,798			
March	248,560	242,127	243,523			
April	240,783	241,702	243,095			
May	308,696	324,560	326,431			
June	261,944	286,255	287,905			
July	282,792	306,165	307,930			
August	306,807	323,628	325,494			
September	275,901	288,215	289,876			
YTD Total	\$ 3,360,592	\$ 3,449,171	\$ 3,469,051	\$ 856,623	5.99%	5.39%

Cash Analysis

Cash and Investment Balances by Fund		
Fund	Fund Name	Balance
40	Sales Tax Improvement Fund (operating fund)	\$ 55,749
75	EIC Projects Fund	3,525,000
	Total Cash and Investments	\$ 3,580,749

Cash and Investments by Type - Placement - Amount		
Type	Investment Placement	Amount
Short Term Investment	EIC TexPool	\$ 3,580,749
	Total Cash and Investments	\$ 3,580,749

Project Fund Balance

Project Description	EIC Contribution	Funding Transferred to Project	Funding Transferred to EIC Project Fund
Set Aside:			
Business Development	\$ 150,000	\$ -	\$ 150,000
Workforce Housing	850,000	-	850,000
Administrative	50,000	-	50,000
Set Aside Total	1,050,000	-	1,050,000
 Committed Projects:			
Tennis Center	1,750,000	1,500,000	250,000
Legion Lift Station	2,000,000	1,000,000	1,000,000
HL Kerr Agreement	375,000	-	375,000
Thompson Drive Partners	850,000	-	850,000
Committed Project Total	4,975,000	2,500,000	2,475,000
 PROJECT FUND TOTAL	\$ 6,025,000	\$ 2,500,000	\$ 3,525,000

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

SUBJECT: Presentation of the City of Kerrville multi-year Community Improvement Plan as presented in the FY18-19 City of Kerrville Budget. Additional items related to general community capital improvements and other EIC-contemplated community investments may also be presented and discussed.

AGENDA DATE: December 17, 2019 **DATE SUBMITTED:** January 11, 2019

SUBMITTED BY: E.A. Hoppe
Deputy City Manager

EXHIBITS: City of Kerrville FY18-19 Community Improvement Plan for the General Capital Projects Fund and the Water Capital Projects Fund

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

SUMMARY STATEMENT

City staff will provide a presentation regarding the City of Kerrville multi-year Community Improvement Plan as presented in the FY18-19 City of Kerrville Budget. Additional items related to general community capital improvements and other EIC-contemplated community investments may also be presented and discussed.

RECOMMENDED ACTION

Receive presentation and discuss.

General Capital Projects Fund

GENERAL FUND PROJECTS														
PROJECT FUNDING		TOTAL	ACTUAL		ESTIMATED	PREDESIGN ESTIMATE								
Previous Years	FY2017		FY2018	FY2019		FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
1 Beginning Fund Balance			\$ 11,659,007	\$ 7,217,744	\$ 2,793,546	\$ 10,601	\$ 56,601	\$ 112,507	\$ 124,507	\$ 1,138,007	\$ 1,153,007	\$ 663,507	\$ 677,007	\$ 304,507
2 Certificates of Obligation - General Fund supported	2,719,391	2,719,391												
3 Certificates of Obligation - EIC supported	13,259,745	13,259,745						TBD						
4 General Obligation Bonds - General Fund supported	23,000,000					11,000,000	2,500,000		9,500,000					
5 Pay As You Go - transfer from General operating	5,131,871	2,542,671	760,000	150,000	479,200	300,000	200,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
6 Pay As You Go - transfer from EIC	4,013,036	1,684,517	1,378,519	950,000										
7 Pay As You Go - transfer from Water Fund	3,110,000	1,000,000	2,035,000	75,000										
8 Pay As You Go - transfer from other funds	910,331	652,734	257,597											
9 Pay As You Go - interest income	440,454	125,080	79,545	65,830	12,000	6,000	82,500	12,000	13,500	15,000	10,500	13,500	2,500	2,500
10 Pay As You Go - asset disposal proceeds	641,640		641,640											
11 Grant / Donation / Outside Funding	3,315,476	739,456	1,196,385	379,635	1,000,000									
TOTAL FUNDING AVAILABLE	56,541,944	22,723,594	18,007,693	8,838,209	4,284,746	11,316,601	2,839,101	224,507	9,738,007	1,253,007	1,263,507	777,007	779,507	407,007
PROJECT EXPENDITURES														
1 Kerrville Sports Complex	10,500,000	1,485,875	8,536,004	478,121										
2 Indoor Athletic Facility (leased by D-BAT)	2,196,000	90,820	1,494,100	611,080										
3 Fire/EMS Reserve - transfer to asset replacement	1,200,000			1,200,000										
4 Street Improvement Carryover	1,178,800		150	1,178,650										
5 Tennis Center Renovation	1,500,000		8,625	152,875	1,338,500									
6 River Trail	6,525,000	5,545,046	218,110	761,843										
7 AC Schreiner Mansion - 529 Water St.	1,089,390	1,505	31,588	56,296	1,000,000									
8 Parking Garage Repairs	750,000			750,000										
9 Landfill Permitting	757,597	257,596	171,716	147,761	180,523									
10 Comprehensive Plan	375,000		43,238	331,761										
11 Building Services HVAC	43,825			43,825										
12 Aquatics Center	100,000			100,000			TBD							
13 City Hall Security	25,000			25,000										
14 Wayfinding Signs	7,450			7,450										
15 Development Services Software	79,200			79,200										
16 Public Safety Complex	10,150,000			150,000	10,000,000									
17 Code Rewrite	300,000			300,000										
18 Clock Tower Elevator	210,000			210,000										
19 Drainage Master Plan	300,000			200,000	100,000									
20 Pavement Master Plan	100,000			100,000										
21 Environmental Project	25,000			25,000										
22 Library Complex (History Center)	618,416	416,701	201,715											
23 Body Cameras (Purchase and Replace)	189,720	75,836	52,290		10,000	51,594								
24 City Hall	3,175,650	3,154,628	21,023											
25 Downtown & Garage Streetscape Improvements	765,100	36,579	11,389	200,000	467,132	50,000								
26 Streets and Drainage Improvements	7,000,000				1,000,000				6,000,000					
27 Fiber Infrastructure	TBD					TBD	TBD	TBD						
28 Facilities Master Plan	75,000					75,000								
29 Park Improvements	5,000,000					2,500,000		2,500,000						
30 Fire Station 3 remodel	500,000									500,000				
31 Simulcast FD Primary Radio Channel	375,000				100,000	100,000	100,000	100,000	100,000		375,000			
32 Kerrville 2050 Projects	1,000,000				123,790						100,000	100,000	100,000	100,000
33 Reserve for Library & Wayfinding restricted funds	123,790										600,000	100,000	475,000	100,000
TOTAL PROJECTS	56,234,937	11,064,587	10,789,949	6,044,662	4,274,145	11,260,000	2,726,594	100,000	8,600,000	100,000	600,000	100,000	475,000	100,000
REMAINING BALANCE	\$ 307,007	\$ 11,659,007	\$ 7,217,744	\$ 2,793,546	\$ 10,601	\$ 56,601	\$ 112,507	\$ 124,507	\$ 1,138,007	\$ 1,153,007	\$ 663,507	\$ 677,007	\$ 304,507	\$ 307,007

*** THE COMMUNITY INVESTMENT PLAN IS REVIEWED AND ADJUSTED ANNUALLY ***

Water Capital Projects Fund

PROJECT FUNDING		TOTAL	ACTUAL		ESTIMATED	WATER FUND PROJECTS										PREDESIGN ESTIMATES					
			Previous Years	FY2017		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028					
1	Beginning Fund Balance			\$24,171,149	\$15,471,061	\$4,315,139	\$2,035,932	\$2,542,932	\$2,251,432	\$1,961,432	\$3,416,432	\$1,344,432	\$1,325,432	\$1,307,932	\$2,057,932						
2	Certificates of Obligation	31,573,823	12,573,823								10,000,000				4,000,000	5,000,000					
3	KPUB Loan	7,500,000	7,500,000																		
4	TWDB - Legion Lift	7,850,000				7,850,000															
5	TWDB - TTHM Mitigation	4,100,000					4,100,000														
6	Pay As You Go - EIC Funding	5,044,908	44,908	1,500,000	1,500,000	1,000,000	1,000,000														
7	Pay As You Go - Transfer from Water Fund	7,021,970	5,701,239	398,513	272,218									150,000	150,000	150,000	200,000				
8	Pay As You Go - Transfer from General Fund	37,000	37,000																		
9	Pay As You Go - Other funds	245,292	245,292																		
10	Pay As You Go - Interest income	1,363,825	234,359	208,745	109,722	70,000	57,000	58,500	60,000	105,000	78,000	81,000	82,500	150,000	69,000						
TOTAL FUNDING AVAILABLE		64,736,818	26,336,621	26,278,407	17,353,001	17,335,139	3,092,932	2,601,432	2,311,432	12,066,432	3,494,432	1,575,432	1,557,932	5,607,932	7,326,932						

Anticipated Rate Adjustments:

Water
Sewer

4%
2%
6%
2%
2%

PROJECT EXPENDITURES

*** THE COMMUNITY INVESTMENT PLAN IS REVIEWED AND ADJUSTED ANNUALLY ***

*Future projects may be adjusted or changed due to master plan updates