



ALTERNATIVE CITIZEN/PUBLIC PARTICIPATION GUIDELINES (Due to COVID-10 Pandemic Disaster Declaration)

Despite the necessity to restrict public access to Economic Improvement Corporation meetings in the interest of public health during the COVID-19 pandemic, citizens and visitor are welcome to participate in EIC meetings in several alternative ways as outlined below.

Instructions for callers:

Dial one of the following numbers:
800-832-5611 (Toll Free) or
346-248-7799 or 253-215-8782

If you cannot get through on one of the numbers due to network congestion, please try the other number.)

When your call is answered you will hear "Welcome to Zoom, enter your Meeting ID followed by pound." Enter in the Meeting ID below followed by the pound sign (#).

The Meeting ID is **917 9428 8947#**
Pass Code is **644101#**

If the moderator has not started the meeting yet, you will hear "The meeting has not started yet, please hold or call back later." If you decide to call back later, please do so before 3:45 p.m.

Once you have called into the meeting, your microphone will be placed on mute and your call will be placed in the call queue. At this point, you will hear silence on the phone. Please do not hang up. The moderator will unmute your microphone as he/she is going down the list. Once the meeting has started, you will be able to listen to proceedings even if your microphone is muted.

The moderator will be accepting calls starting at 3:00pm. Please place your call before the 3:45 p.m. deadline to participate in order to allow time for calls to be loaded and queued. Calls made after this time will not be answered.

Instructions for written comments:

Written comments will be read into record, and can be provided in two different ways:

OPTION 1 by hard copy – Comments may be dropped off at the City Hall Utility Payments Drop-Box on the north side of City Hall by 3:45 p.m. the afternoon of the EIC Meeting. You are required to provide your first and last name, address, and identify the item you wish to comment on.

OPTION 2 by email - Comments can be emailed to kesha.franchina@kerrvilletx.gov and must be received by 3:45 p.m. the afternoon of the EIC Meeting. You are required to provide your first and last name, address, and identify the item you wish to comments on.

For either option, please provide **all required information** in order for your comments to be accepted. Thank you for your participation!



ECONOMIC IMPROVEMENT CORPORATION AGENDA

DECEMBER 14, 2020, 4:00 PM

Kerrville City Hall Council Chambers

701 Main Street, Kerrville, Texas

The purpose of the Economic Improvement Corporation is to improve economic prosperity in the City of Kerrville.

1 INVOCATION:

2 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.

3 APPROVAL OF MINUTES:

3.A. Minutes from the regular EIC meeting held on October 19, 2020

Attachments:

[EIC Minutes 11-16-20.pdf](#)

4 MONTHLY REPORTS:

4.A. Kerr Economic Development Corporation (KEDC) Update

4.B. Kerrville Economic Improvement Corporation (EIC) Project Status Update

4.C. Monthly Financial Report

Attachments:

[November 2020 financial presentation.pdf](#)

5 PUBLIC HEARING AND POSSIBLE ACTION:

5.A. Funding Agreement between the City of Kerrville, TX Economic Improvement Corporation and the City of Kerrville, TX to fund a Concept Feasibility Study for an extension of the Kerrville River Trail from G Street to Downtown Kerrville

6 EXECUTIVE SECTION:

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 ADJOURN.

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 12/11/2020 at 3:55 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina

Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas



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



SUBJECT: Minutes from the regular EIC meeting held on October 19, 2020

AGENDA DATE OF: December 14, 2020 **DATE SUBMITTED:** Nov 17, 2020

SUBMITTED BY: Kesha Franchina

EXHIBITS: [EIC Minutes 11-16-20.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
NA	NA	NA	NA

PAYMENT TO BE MADE TO: NA

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Approval of regular EIC meeting held on November 16, 2020

RECOMMENDED ACTION:

Approval of regular EIC meeting held on October 19, 2020

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING – NOVEMBER 16, 2020**

On Monday, November 16, 2020, at 4:00 p.m. the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation, was called to order by President Gregory Richards, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

Members Present:

Danny Almond
Don Barnett
Gary Cochrane
Kent McKinney, Vice President
Maggie Megee
Gregory Richards, President
Aaron Yates

Members Absent: None

City Executive Staff Present:

Mark McDaniel, City Manager
E.A. Hoppe, Deputy City Manager
Mike Hayes, City Attorney
Amy Dozier, Finance Director
Shelley McElhannon, City Secretary

1. **INVOCATION:** Maggie Megee offered the invocation.
2. **VISITORS PRESENT:** Larry Howard, Theresa Metcalf, John New, and Gil Salinas. In addition, a Zoom webinar was offered.
3. **APPROVAL OF MINUTES:**
3A. Minutes for the regular EIC meeting held October 19, 2020.

Gary Cochrane moved to approve the minutes as presented. Aaron Yates seconded, and the motion passed 7-0.

4. MONTHLY REPORTS:

4A. Kerr Economic Development Corporation (KEDC) Update.

Gil Salinas and Theresa Metcalf presented information and responded to questions.

4B. Kerrville Economic Improvement Corporation (EIC) Project Status Update.

E.A. Hoppe presented information.

4C. Monthly Financial Report.

Amy Dozier presented monthly financials for October 2020 and responded to questions.

5. DISCUSSION AND POSSIBLE ACTION:

5A. FY2020 Budget Amendment.

Amy Dozier provided information and responded to questions.

Danny Almond made a motion to approve the FY2020 budget amendments, and Maggie Megee seconded. The motion passed 7-0.

5B. Review of existing loan between the Kerrville Economic Improvement Corporation and the Kerrville Public Utility Board.

Amy Dozier provided information. Amy Dozier and Mark McDaniel responded to questions.

EIC directed staff to revisit this issue during the February 2021 meeting for consideration and possible action regarding an advanced payment on the loan.

5C. Concept/Feasibility Study for an extension of the River Trail from G Street to Downtown Kerrville.

E.A. Hoppe presented information and responded to questions. Maggie Megee made a motion to authorize staff to draft a Funding Agreement with the City (not to exceed \$50,000), schedule a public hearing, and present the Funding Agreement at the December 14, 2020. Vice President Kent McKinney seconded, and the motion passed 7-0.

The EIC consensus is to hold the December meeting on December 14, 2020.

6. EXECUTIVE SESSION:

6A. Peterson Farm Road proposal with the legal description ABS A0114 Crook, SUR 71, Block Los Premiados, Acres 86.71 (551.072 and 551.087)

EIC did not discuss Item 6 nor enter into Executive Session. President Richards deemed the item did not need to be addressed.

7. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION: N/A

8. ITEMS FOR FUTURE AGENDAS: None.

9. ANNOUNCEMENTS: None

10. ADJOURN. President Richards adjourned the meeting at 4:59 p.m.

APPROVED BY EIC: _____

ATTEST:

Gregory Richards, President

Shelley McElhannon, City Secretary



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



SUBJECT: Kerr Economic Development Corporation (KEDC) Update

AGENDA DATE OF: December 14, 2020 **DATE SUBMITTED:** Nov 17, 2020

SUBMITTED BY: Kesha Franchina

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
na	na	na	na

PAYMENT TO BE MADE TO: na

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

No Action



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



SUBJECT: Kerrville Economic Improvement Corporation (EIC) Project Status Update

AGENDA DATE OF: December 14, 2020 **DATE SUBMITTED:** Nov 17, 2020

SUBMITTED BY: EA Hoppe

EXHIBITS: [EIC Project Update - 20201214.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
na	na	na	na

PAYMENT TO BE MADE TO: na

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

No Action

Monthly EIC Project Status Report

	Project Name	Description	Estimated Design Completion	Estimated Construction Completion	Comments
1	Olympic Drive Extension	Extension of roadway and utilities from existing Olympic Drive to Loop 534	Complete	Early 2021	Construction commenced in March. Final paving is being scheduled for early 2021, weather permitting, and in conjunction with utility partners. Some auxillary utility work is still ensuing. Roadway opening anticipated in early 2021.
2	Aquatics Center Feasibility Study	Assessment of the Olympic Pool complex to include public/stakeholder meetings and recommendations for enhancement	Mar-2020	N/A	Community presentation will be rescheduled due to pandemic.
3	Thompson/Spur 98 Infrastructure Ext.	Extension of water and wastewater infrastructure along the Spur 98 corridor to the The Landing development	Private	Complete	The off-site utility work has been completed, inspected, and accepted by the City. The Landing is in the process of completing a substantial amount of their proposed multi-family housing units, which will likley be ready for occupancy in early 2021.
4	Doyle Community Center Improvements	Significant enhancements to the building and site work to add functionality	Fall 2020	TBD/private	Temporary building are being moved onsite and connected to utilities. Significant construction progress anticipated in early 2021.
5	KERV Airport Improvements	Partnership with KERV, TxDOT, City and County to build T-Hangars, Box Hangars, and other building improvements	TBD	TBD	Partnership Agreement approved Fall 2019. KERV working with TxDOT for T-hangar design effort. KERV has initiated demolition of the "Horseshoe Building." Box Hangar site work pending T-hangar project.
6	Killdeer Mountain Manufacturing	Renovation of 40,000 sq ft building on 8.2 acres in Airport Commerce Park for 400+ employee Tier-1 aerospace manufacturer	Private	2021	Land and existing building shell have been conveyed to KMM. Annexation and Zoning will occur late 2020 and ealry 2021. Utility work is ensuing. Design professionals are being engaged by KMM for the renovation effort, which is anticipated to begin in 2021.



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



SUBJECT: Monthly Financial Report

AGENDA DATE OF: December 14, 2020 **DATE SUBMITTED:** Dec 11, 2020

SUBMITTED BY: Amy Dozier

EXHIBITS: [November 2020 financial presentation.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

See attached monthly financial report.

RECOMMENDED ACTION:

Information only; no action required.



Financial update for the month ended November 30, 2020

**Economic Improvement Corporation Meeting
December 14, 2020**



Economic Improvement Corporation
Statement of Activities
Month Ended November 30, 2020

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Remaining Budget
Revenues					
Sales and Use Tax	\$ 3,511,307	\$ 376,028	\$ 687,746	19.6%	\$ (2,823,561)
Interest Income	9,000	339	805	8.9%	(8,195)
Total Revenues	3,520,307	376,367	688,551	19.6%	(2,831,755)
Expenditures					
Administrative					
Office Supplies	500	-	-	0.0%	500
Professional Services	10,000	-	-	0.0%	10,000
Administrative Services Fee	185,000	15,417	30,833	16.7%	154,167
Kerr Economic Development Corp.	197,500	-	49,375	25.0%	148,125
Total Administrative	393,000	15,417	80,208	20.4%	312,792
Debt Service					
Debt Service - Series 2019 Ref (River Trail)	251,344	20,945	41,891	16.7%	209,453
Debt Service - Series 2020 Ref (River Trail)	247,830	20,278	40,556	16.4%	207,274
Debt Service - Series 2015 (KSC)	603,150	50,263	100,525	16.7%	502,625
Debt Service - KPUB (KMM)	20,000	1,667	3,333	16.7%	16,667
Total Debt Service	1,122,324	93,153	186,305	16.6%	919,352
Projects					
Thompson Drive Partners (The Landing)	283,333	283,333	283,333	100.0%	-
Airport Projects	225,000	2,400	2,400	1.1%	222,600
Doyle School	450,000	6,252	15,049	3.3%	434,951
Downtown River Trail Feasability Study	50,000	-	-	0.0%	50,000
Total Projects	1,008,333	291,985	300,782	29.8%	707,551
Total Expenditures	2,523,657	400,554	567,295	22.5%	1,956,362
Change in Net Position	\$ 996,650	\$ (24,187)	\$ 121,256		

Economic Improvement Corporation

Cash Flow Forecast

As of November 30, 2020

	FY2021 Actual	FY2021 Projected			
	Oct 2020 to Nov 2020	Jan 2021 to Dec 2020	Mar 2021	Apr 2021 to June 2021	Jul 2021 to Sep 2021
Beginning Cash Balance	\$ 2,397,892	\$ 2,518,671	\$ 2,507,447	\$ 2,287,797	\$ 2,604,328
Revenue					
Sales Tax	687,746	270,746	897,640	862,020	915,944
Interest Income	805	750	2,250	2,250	2,250
Total Revenue	688,551	271,496	899,890	864,270	918,194
Expenditures					
Administrative					
Administrative Fee & Supplies	30,833	15,667	46,250	46,500	46,250
Professional Services	-	-	10,000	-	-
KEDC	49,375	-	49,375	49,375	49,375
Total Administrative	80,208	15,667	105,625	95,875	95,625
Debt Service	186,305	187,054	280,581	280,581	280,581
Projects					
Thompson Drive Partners (The Landing)	283,333	-	283,333	-	-
Airport Projects	2,400	30,000	-	-	-
Doyle School	15,049	50,000	150,000	171,283	-
Downtown River Trail Feasability Study	-	-	50,000	-	-
Killdeer Mountain Manufacturing	477	-	250,000	-	-
Total Projects	301,259	80,000	733,333	171,283	-
Total Expenditures	567,772	282,721	1,119,539	547,739	376,206
Ending Cash Balance	\$ 2,518,671	\$ 2,507,447	\$ 2,287,797	\$ 2,604,328	\$ 3,146,317

Financial Analysis

Project Analysis as of November 30, 2020			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
Committed Projects:			
Thompson Drive Partners (The Landing)	\$ 850,000	\$ 566,666	\$ 283,334
Airport Projects	375,000	9,767	365,233
Doyle School	500,000	128,717	371,283
Killdeer Mountain Manufacturing	2,095,000	1,819,422	275,578
Committed Project Total	\$ 3,820,000	\$ 2,524,572	\$ 1,295,428

Cash Analysis as of November 30, 2020		
by Type - Placement - Amount		
Type	Placement	Amount
Short Term	EIC TexPool	\$ 2,518,671
Investment	Total Cash and Investments	\$ 2,518,671

Sales Tax Revenue Analysis - FY2021					
Month	Actual FY2020	Budget FY2021	Actual FY2021	FY2020 vs. FY2021	Budget vs. Actual
October	\$ 294,752	\$ 278,543	\$ 311,718	5.76%	11.91%
November	301,001	286,414	376,028	24.93%	31.29%
December	297,620	270,746			
January	292,966	277,472			
February	393,938	366,686			
March	270,955	253,482			
April	262,275	252,162			
May	318,521	321,737			
June	326,259	288,122			
July	350,459	288,759			
August	367,921	329,872			
September	342,775	297,314			
YE Adjustment*	92,904				
YTD Total	\$ 3,912,345	\$ 3,511,307	\$ 687,746	15.44%	21.73%

*to convert from cash to accrual basis for financial reporting purposes



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



SUBJECT: Funding Agreement between the City of Kerrville, TX Economic Improvement Corporation and the City of Kerrville, TX to fund a Concept Feasibility Study for an extension of the Kerrville River Trail from G Street to Downtown Kerrville

AGENDA DATE OF: December 14, 2020 **DATE SUBMITTED:** Nov 18, 2020

SUBMITTED BY: EA Hoppe

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
50,000	\$50,000	\$50,000	TBD

PAYMENT TO BE MADE TO: City of Kerrville, TX

Kerrville 2050 Item?	Yes
Key Priority Area	D - Downtown Revitalization
Guiding Principle	D5. Promote a walkable, useable, uniform and pedestrian-oriented public space linking Downtown to the surrounding neighborhoods through streetscape elements, access, connections and crossings
Action Item	D5.16 - Develop a plan to extend the River Trail beyond its current limits

SUMMARY STATEMENT:

The Kerrville Economic Improvement Corporation (EIC) directed City staff to include an allocation of \$50,000 in their FY2021 EIC Budget for the completion of a Concept/Feasibility Study for the extension of the Kerrville River Trail from G Street to the Tranquility Island on the north side of the Guadalupe River. Staff has developed a scope of work with local consultants who have helped design/engineer and implement several previous sections of Kerrville River Trail, to include:

Site visits and data collection

Evaluation of potential trail alignments

Identification of property ownership and required easements

Evaluation of both "lower" and "upper" trail alignments along the riverbank

Evaluation of required and existing drainage features

Identification of constructability and contractor access issues

Identification of natural resource and animal habitat constraints

Perform a cursory cultural resource evaluation

Review and summarize various regulatory issues that may exist

Evaluate and recommend potential project phasing

Determine anticipated design and construction schedules and estimated costs

Prepare a final Concept Study Report

RECOMMENDED ACTION:

Conduct a Public Hearing and provide further direction on the Agreement.

**PROJECT FUNDING AGREEMENT BETWEEN THE CITY OF
KERRVILLE, TEXAS, ECONOMIC IMPROVEMENT CORPORATION
AND THE CITY OF KERRVILLE, TEXAS FOR A CONCEPT
FEASIBILITY STUDY FOR AN EXTENSION OF THE RIVER TRAIL
THROUGH DOWNTOWN AND INTO LOUISE HAYS PARK**

THIS PROJECT FUNDING AGREEMENT is entered into this ____ day of _____, 2020, by and between the City of Kerrville, Texas Economic Improvement Corporation (“EIC”), a Texas non-profit corporation established by City pursuant to Section 4B of Tex. Rev. Civ. Stat. Art. 5190.6 and now codified in Chapters 501, 502, and 505 of the Texas Local Government Code (otherwise known as the Development Corporation Act of 1979 and hereafter called “the Act”); and the City of Kerrville, Texas (“City”), a Texas home-rule municipality.

WITNESSETH:

WHEREAS, pursuant to Chapter 505 of the Act, the EIC is authorized to undertake, or to provide funding to City to undertake, projects which the EIC finds to be encompassed by the definition of “projects” as that word is defined in Chapters 501 and 505 of the Act; and

WHEREAS, EIC was formed to administer the sales and use tax approved by the citizens of Kerrville, Texas, in May 1995 and collected for projects as defined by the Act, including:

Projects related to recreational or community facilities, to include land, buildings, equipment, facilities, and improvements found by the Board to be required or suitable for use for professional and amateur sports, including children’s sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the previously described items; and

WHEREAS, City proposes to enter into an agreement with a professional firm(s) to develop a concept feasibility study for an extension of the City’s River Trail from G Street along the north side of the Guadalupe River to Tranquility Island within Louise Hays Park (the “Project”); and

WHEREAS, the EIC finds that the Project as described generally above constitutes a “project” as defined by the Act; and

WHEREAS, the EIC finds that the Project is required or suitable for the study and consideration of a proposed recreational and community facility; and

WHEREAS, the EIC finds that it will be in the public interest to enter into this Agreement with City to provide sales tax revenues collected pursuant to the Act ("4B Revenues") to City for costs related to the Project; and

WHEREAS, on December 14th, 2020, in a meeting that was open to the public in accordance with the Texas Open Meetings Act, the EIC held a public hearing pursuant to Section 501.072 of the Act related to the proposed expenditure of 4B Revenues for the Project;

NOW THEREFORE, for and in consideration of the recitals set forth above and the promises made herein, the EIC and City agree as follows:

1. **"Project" Defined:** When used in this Agreement, the phrase "Project" means the project summary as described in **Exhibit A** attached hereto and included herein for all purposes. City shall not substantively alter the description of the Project in any respect without the prior approval of the EIC.
2. **Agreement to Fund Project:** the EIC agrees to provide City an amount up to and not to exceed \$50,000.00 in 4B Revenues to be used for the Project. City is authorized to make payments for the herein described purposes directly from funds allocated for Project #_____ in the General Capital Projects Fund.
3. **Eligible Costs:** Payments made by City from 4B Revenues as authorized by Section 2, above, are limited to the payment of "costs" as defined in the Act.
4. **Applicable Law:** This Agreement is governed by and construed in accordance with the laws of the State of Texas. The Agreement is entered into and fully performable within Kerr County, Texas. Accordingly, venue for any cause of action arising pursuant to this Agreement is proper only in Kerr County, Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in the year and as of the date indicated.

CITY OF KERRVILLE, TEXAS

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

By: _____
Bill Blackburn, Mayor

By: _____
Greg Richards, President

ATTEST:

ATTEST:

Shelley McElhannon, City Secretary

Kesha Franchina, Secretary for the EIC

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

L:\Legal\EIC\Contract\City Projects\Park Facilities\EIC Project Funding Agreement_River Trail Extension through Downtown into LHP_121120.docx

Exhibit A

- Site visits and data collection
- Evaluation of potential trail alignments
- Identification of property ownership and required easements
- Evaluation of both "lower" and "upper" trail alignments along the riverbank
- Evaluation of required and existing drainage features
- Identification of constructability and contractor access issues
- Identification of natural resource and animal habitat constraints
- Perform a cursory cultural resource evaluation
- Review and summarize various regulatory issues that may exist
- Evaluate and recommend potential project phasing
- Determine anticipated design and construction schedules and estimated costs
- Prepare a final Concept Feasibility Study