

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR AND ANNUAL MEETING – June 19, 2023

On Monday, June 19, 2023, at 3:04 p.m., the regular and annual meeting of the City of Kerrville, Texas Economic Improvement Corporation (EIC) was called to order by Kim Clarkson, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

MEMBERS PRESENT:

John Anderson
Kim Clarkson
Celeste Hamman
Councilmember Joe Herring Jr.

MEMBERS ABSENT:

Gregg Appel
Kyle Bond
Gary Cochrane, arrived at 3:07 p.m.

CHIEF EXECUTIVE STAFF:

Kim Meismer, Interim City Manager
Mike Hayes, City Attorney
Michael Hornes, Deputy City Manager
Kesha Franchina, Deputy City Secretary
Stuart Barron, Exec. Director of Public Works
Julie Behrens, Director of Finance
Ashlea Boyle, Director of Parks & Recreation
Megan Folkerts, Senior Mgmt. Analyst
Trina Rodriguez, Assistant Director of Finance

VISITORS PRESENT:

- Mayor Judy Eychner

1 **CALL TO ORDER:** Kim Clarkson called the meeting to order at 3:04 p.m. Kim Clarkson stated that the Chair and Vice-Chair were no longer with the EIC due to their terms expiring. She noted that later during the meeting Chair and Vice-Chair replacements would be appointed.

2 **INVOCATION:** Kim Clarkson led the invocation.

3 **VISITORS/CITIZENS FORUM:**

- Mayor Judy Eychner

Gary Cochrane entered the meeting at 3:07 p.m. Kim Clarkson asked Mayor Eychner to repeat her comments for Gary Cochrane.

4 **APPROVAL OF MINUTES:**

4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on May 15, 2023.

Gary Cochrane motioned to approve the minutes, seconded by John Anderson. The motion passed 5-0.

5 **MONTHLY REPORTS:**

5.A Kerr Economic Development Corporation (KEDC) update.

Michael Hornes presented the KEDC update and responded to questions.

5.B. EIC project status update including the following:

- Tranquility Island Electrical Infrastructure
- KERV Airport Improvements
- Killdeer Mountain Manufacturing
- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- River Trail, Nimitz Lake

Michael Hornes presented the EIC Project Status update. He, Stuart Baron, and Ashlea Boyle responded to questions.

5.C Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report. She and Michael Hornes responded to questions.

Kim Clarkson requested a work session to be scheduled to include City Council, Economic Improvement Corporation, and Kerrville Economic Development Corporation to discuss strategic planning.

6 NOMINATE AND ELECT OFFICERS:

6.A. Nominate and elect President, Vice-President, Secretary, and Treasurer.

John Anderson motioned to appoint Kim Clarkson as President of EIC, seconded by Gary Cochrane. The motion passed 5-0.

President Kim Clarkson motioned to appoint Gary Cochrane as Vice-President of the EIC, seconded by Councilmember Joe Herring Jr. The motion passed 5-0.

President Clarkson motioned to appoint Kesha Franchina as Secretary of the EIC, seconded by Councilmember Herring. The motion passed 5-0.

President Clarkson motioned to appoint Trina Rodriguez as Treasury, seconded by Councilmember Herring. The motion passed 5-0.

6.B. Nominate and approve the Economic Improvement Corporation (EIC) representative to the Kerrville Economic Development Corporation (KEDC).

President Clarkson motioned to nominate John Anderson to continue as the KEDC representative, seconded by Celeste Hamman. The motion passed 5-0.

6.C. Nominate and approve the Economic Improvement Corporation (EIC) representative to the “GO Team”.

Michael Hornes presented the role of the “GO Team” member responsibilities, and responded to questions.

Vice-President Gary Cochrane motioned to nominate Kyle Bond to continue as the “GO Team” representative, seconded by Councilmember Herring. The motion passed 5-0.

7 CONSIDERATION AND POSSIBLE ACTION:

7.A. Discussion to reschedule the Economic Improvement Corporation (EIC) FY2024 November – February meetings as they fall near or on a Holiday.

Michael Hornes began the discussion to reschedule meetings and responded to questions. Councilmember Herring proposed to reschedule the meeting from November through February as indicated in the agenda bill, and seconded by Vice-President Cochrane. The motion passed 5-0.

President Clarkson requested that EIC calendar requests be sent for the year rather than prior to the meeting.

7.B. Consideration of a request from the Kerrville Christmas Lighting Corporation to refund a portion of the remaining balance of the Light the Island project ion the amount of \$24,213.

Ashlea Boyle presented the request from KCLC. She, Julie Behrens, and Michael Hornes answered questions.

Vice-President Cochrane motioned to refund \$24,213 back to the Kerrville Christmas Lighting Corporation, seconded by Councilmember Herring. The motion passed 5-0.

8 PUBLIC HEARING AND POSSIBLE ACTION:

8.A. Project Funding Agreement between City of Kerrville, TX Economic Improvement Corporation and the City of Kerrville, TX for the upsizing of the Travis Street Pump Station.

Michael Hornes presented the funding agreement. He and Stuart Barron answered questions. President Clarkson opened the Public hearing at 4:22 p.m., there were no Citizen Speakers.

President Clarkson closed the Public Hearing at 4:22 p.m.

John Anderson motioned to approve the funding agreement, seconded by Celeste Hamman. Councilmember Herring asked for clarification that the request was not to exceed \$750,000, and

Michael Hornes confirmed. The motion passed 5-0.

Councilmember Herring motioned to convene into closed Executive Session under 551.071, 551.087, seconded by Vice-President Cochrane. The motion passed 5-0. President Clarkson convened closed Executive Session at 5:02 p.m.

9 EXECUTIVE SESSION:

9.A Economic Development projects: (551.071, 551.087)

- Project Mount Saddle
- Project Winridge
- Project Wildflower

President Clarkson adjourned the closed Executive Session, and returned to open session at 5:40 p.m. No action was taken in Executive Session.

10 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:

Vice-President Cochrane motioned to schedule a Public Hearing for consideration of a Funding Request from Lennar Homes at the next Economic Improvement Corporation meeting, seconded by John Anderson. The motion passed 5-0.

11 ITEMS FOR FUTURE AGENDAS:

President Clarkson requested a joint planning session with City Council and KEDC to discuss strategic planning.

12 ADJOURN. President Clarkson adjourned the meeting at 5:49 p.m.

Minutes Approved:

7/17/2023

Kim Clarkson
Kim Clarkson, EIC President

Kesha Franchina
Attest: Kesha Franchina, Deputy City Secretary