

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

January 14, 2013

On Monday, January 14, 2013, the meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:05 p.m. by David Wampler, President, in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

Members Present:

David Wampler, President
Kenneth Early, Vice President
Rex Boyland, Secretary
Polly Rickert
Gary Cochrane

Members Absent:

Stacie Keeble
Larry Howard

City Executive Staff Present:

Todd Parton, City Manager
Kristine Ondrias, Assistant City Manager
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary
Mike Erwin, Finance Director
Sai Vongchampa, Budget/Purchasing Manager
Malcolm Matthews, Director of Parks and Recreation
Keith Magnell, Technical Support Analyst
Jason Lutz, Senior Planner
Kimberly Meisner, Director of General Operations

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

Jonas Titas, Executive Director of the Kerrville Economic Development Corporation

INVOCATION: Given by Mr. Cochrane.

1. VISITORS/CITIZENS FORUM: No one spoke.

2. APPROVAL OF THE MINUTES:

2A. Minutes of the regular meeting with City Council held December 17, 2012.
Mr. Cochrane moved for approval of the minutes of December 17, 2012; Ms. Rickert seconded the motion and it passed 5 to 0.

3. MONTHLY REPORTS:

3A. Monthly financials for December 2012: Mr. Vongchampa reported on the December, 2012 financials, and noted there was an overpayment to the Hill Country Sports Shooting Center in the amount of \$747.00. Staff was directed to contact Hill Country Sports Shooting Center and request repayment of that amount. Mr. Vongchampa reported that there was a sales tax revenue increase of 1.7% over December 2011, and that the increase was due to better economic conditions.

3B. Capital Projects Update: Mr. Parton reported:
Harper Highway Project Phase II: The project was proceeding on schedule.

Hill Country Junior Livestock Association: A reimbursement payment in the amount of \$149,702.64 was made to the livestock association, pursuant to the funding agreement.

Golf Course Pavilion and Parking Lot Improvement Projects: These projects were being done at the same time. Bids would be taken on February 5, 2013, and then presented to the City Council on February 12, 2013. The projects would be finished in March, 2013.

3C. Update regarding River Trail and Parks projects: Mr. Matthews reported that preparations were underway with the River Trail - Package B and the parks renovation project, staff would re-examine the master plan for Louise Hays Park. He said he wanted to look that the budget that was set aside for the project was to be reviewed and staff would bring back a report to EIC to make sure the project was consistent with the EIC's plan. He noted some basic infrastructure needs in Louise Hays Park that needed to be addressed, e.g. renovations to the existing pavilion to meet the Americans with Disabilities Act (ADA) requirements, installation of sound barriers around the pavilion, and renovations to the restrooms in the park to be ADA compliant. Mr. Matthews also reviewed several planned updates to the staging area, as well as electrical updates. A spray-ground would be added near the existing playground, as well as shading in that area. Parking areas would be made to be more organized, and better connected to the roadways. Staff had been in contact with Kerrville Public Utilities Board, as well as Texas Department of Transportation regarding utilities and road construction in the park. Further updates would be forthcoming.

3D. Update on the downtown wireless project: Mr. Parton reported on the wireless activity in the downtown area. An item would be on the next EIC agenda for EIC to discuss whether or not to reconsider funding for further downtown wireless access. The previous committee would reconvene and discuss how best to proceed, and bring their recommendations back to EIC.

3E. Update on Kerrville Economic Development Corporation: Mr. Titas reported that KEDC was working with a consultant regarding the winery industry to

determine the best way to proceed. He was also working on a revolving loan program, and working with several manufacturing companies. KEDC agreed to meet with EIC to develop economic development guidelines to be consistent with incentives. He will prepare a proposal to present to the EIC at a future meeting.

4. DISCUSSION AND POSSIBLE ACTION:

4A. Funding request from Fox Tank Company for the expansion of its manufacturing operation in the City of Kerrville: Mr. Titas reported the expectations for the completion of the initial project at Fox Tank, had been surpassed.

Mr. Fox reported that the sales tax totals would increase when they moved to their main building in March. His certification from the American Petroleum Institute should be completed in April, which should result in increased sales, and an increase in sales tax revenue.

Further discussion of this item was deferred to Executive Session.

5. INFORMATION AND POSSIBLE ACTION:

5A. Update regarding "Go" Team activities: No report.

6. EXECUTIVE SESSION:

Mr. Boyland moved that the Economic Improvement Corporation go into executive closed session under Section 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), and Section 551.087 (deliberation regarding economic development negotiations); Ms. Rickert seconded the motion, and it passed 5-0 to discuss the following matter:

Sections 551.071, 551.072 and 551.087:

At 5:00 p.m. the regular meeting recessed and the EIC went into executive closed session at 5:00 p.m. At 5:36 p.m. the executive closed session recessed and the Board returned to open session at 5:36 p.m.

Mr. Wampler announced that no action had been taken in executive closed session.

ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION:

5C. 4B Sales Tax Funding Request from Fox Tank Company:

Mr. Boyland moved that the EIC direct staff to prepare a funding agreement; Ms. Rickert seconded and the motion passed 5-0.

Walking Tour of the Downtown Area:

It was the consensus of the EIC to not reschedule the walking tour of the downtown area, which was cancelled previously due to inclement weather.

ADJOURNMENT:

Mr. Wampler adjourned the meeting at 5:39 p.m.

APPROVED: _____

David Wampler, President

ATTEST:

Cheryl Brown
Deputy City Secretary