

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

March 24, 2014

On Monday, March 24, 2014, the regular meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:02 p.m. by Rex Boyland, Secretary in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

The invocation was offered by Gary Cochrane.

Members Present:

Rex Boyland, Secretary
Gary Cochrane
Larry Howard
Stacie Keeble
Polly Rickert

Members Absent:

David Wampler, President
Kenneth Early, Vice President

City Executive Staff Present:

Todd Parton, City Manager
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary
Ashlea Boyle, Special Projects Manager
Kim Meismer, Director of General Operations
Sandra Yarbrough, Director of Finance
Malcolm Matthews, Director of Parks and Recreation

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

1. VISITORS/CITIZENS FORUM:

No one spoke.

2. APPROVAL OF THE MINUTES:

2A. Minutes of the regular meeting held February 24, 2014

Mr. Cochrane moved to approve the minutes for the regular meeting held February 24, 2014. Ms. Rickert seconded, and the motion passed 5-0

3. MONTHLY REPORTS:

3A. Monthly financials for February 2014

Ms. Yarbrough reported that the beginning balance in the sales tax improvement fund was \$3,222,168.00. During the month of February, there was \$385,890.00 in revenue, and \$811,953.00 in expenses, leaving an ending balance as of February 28, 2014 of \$2,796,106.00. She reported that the sales tax revenue was 5.48% ahead of the projected budget. She said that the debt service was now paid off. She also reviewed the Capital Projects Fund and the cash and investments accounts.

3B. Capital projects update

River Trail and Parks projects

Mr. Parton reviewed the Louise Hays and Lehmann and Monroe Parks projects. He reviewed the bid process that had taken place thus far. The bids that were received were over the projected budget for the project. Due to the bids being over the budgeted amount for the project, staff will recommend to City Council at their next meeting to separate some of the components of the River Trail and Parks projects. One of the components, the splash-pad, will total approximately \$800,000. Staff made contact with Kraftsman Commercial Playgrounds and Waterparks, a Houston company. They are on Buy Board, which allowed staff to get pricing for the splash-pad project. The Kraftsman contract is scheduled to be presented to City Council at their April 8, 2014 meeting. After this contract is awarded, staff will then launch the project and move on to the next component. The River Trail component is projected to be advertised for bid on March 28, 2014. Work would then commence in May or June, 2014. The third component would be the buildings, such as restrooms, storage facilities and canopies on the plaza. This component was scheduled to advertise for bids in early April, with the contract being awarded by May 13, 2014. The work would then commence in June or July, 2014. Mr. Parton also reported that staff plans to hire a project manager, for these construction projects. Mr. Parton reviewed the River Trail Financial Analysis, which detailed the money allocated and cost estimates and actual costs for the River Trail project.

Cailloux Theater improvements

Mr. Parton reported that the lighting in the middle bay of lights in the theater has not worked for some time, and that was where the work was scheduled to start. The dimmer rack replacement project was projected to cost less than \$50,000, with projected completion in early summer. After that portion has been completed, the bid process will begin for the larger portion of the lighting project, which included replacing the interior and exterior lighting for the theater with LED lights. The final portion of the Cailloux Theater project is the expansion project, which was a \$750,000 cost. The EIC previously allocated \$500,000 to this project, and Playhouse 2000 was reportedly working to obtain the remaining \$250,000 from other sources. Playhouse 2000 director Jeffrey Brown will give quarterly reports to the board on the progress financing, and the work.

Streetscape

Mr. Parton reported that Peter Lewis was working on the phasing plan for the project. The streetscape project was moved to the “back burner,” due to Mr. Lewis’ work on several other projects for the city.

3C. Update regarding “GO Team” activities

Ms. Boyle reported that the “GO Team” met last month to discuss repairing multiple roofs on the buildings at the Mooney facility located at the airport. The

city and county were currently discussing the financial division for the roof repair, as the buildings are jointly owned by the city and county.

3D. Update regarding Kerrville Economic Development Corporation. (Jonas Titas)
Mr. Titas gave a report of the KEDC activities. He reported that Fox Tank received their ASME certification, and KEDC was working with city staff on the documentation for the incentive agreement for their reimbursement for their capital expenditures for the separators facility. He also reported that there were ongoing discussions with a company connected to the dairy industry, for a fueling station here.

4. DISCUSSION AND POSSIBLE ACTION:

4A. Discuss the Fiscal Year 2015 Budget. (staff)

Mr. Boyland suggested the board postpone any discussion on this item until the entire board is present.

Mr. Parton reported briefly on the possibility of debt issuance.

Mr. Howard moved to postpone further discussion regarding the Fiscal Year 2015 Budget to the next meeting. Ms. Rickert seconded, and the motion passed 5-0.

5. EXECUTIVE SESSION:

There was no executive session.

ANNOUNCEMENTS:

None

The meeting was adjourned at 4:55 p.m.

APPROVED: _____

Rex Boyland, Secretary

ATTEST:

Cheryl Brown
Deputy City Secretary