

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

**July 28, 2014**

On Monday, July 28, 2014, the regular meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by David Wampler, President, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas. The invocation was offered by Mr. Early.

**Members Present:**

David Wampler, President  
Kenneth Early, Vice President  
Polly Rickert, Secretary  
Gary Cochrane  
Larry Howard  
Stacie Keeble  
Sheri Pattillo

**Members Absent:** None

**City Executive Staff Present:**

Todd Parton, City Manager  
Kristine Day, Deputy City Manager  
Mike Hayes, City Attorney  
Cheryl Brown, Deputy City Secretary  
Ashlea Boyle, Special Projects Manager  
Kim Meisner, Director of General Operations  
Sandra Yarbrough, Director of Finance  
Brian Crenwelge, Project Manager

**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. Mr. Early moved to approve the minutes for the regular meeting held June 23, 2014 and the joint meeting with the City Council held on June 24, 2014. Ms. Rickert seconded the motion, and it passed 7-0.

3. **MONTHLY REPORTS**

**Monthly financials for June 2014**

3A. Ms. Yarbrough reported \$267,953 revenue, and \$47,500 expenditures; leaving an ending cash balance on June 30, 2014 of \$3,300,757. She reviewed the capital projects status summary and the cash and investments fund.

3B. Capital projects update:  
River trail and parks projects:

Mr. Crenwelge reported River Trail Package B: The contractor poured 2,397 linear feet of concrete at the west end of the trail, and 78 linear feet at the Rio Robles property. The work started on the park improvements project.

Package F from G Street to Kerrville-Schreiner Park: The contractor poured 1,083 linear feet of concrete beginning at Stadter property going east toward KSP. The initial site work was completed from G Street to Camp Meeting Creek. Site work began for the trail nodes.

The Cailloux Theater expansion: Peter Lewis and Associates and the City of Kerrville executed a professional services agreement for design services for the support facility. Core samples were being conducted. Plans were to be completed in September, with construction to begin in the fall.

3C. Update regarding "GO Team" activities:

Ms. Boyle reported the "GO Team" met on July 17, 2014 to consider an application from the Hill Country District Junior Livestock Show Association, Inc. in the amount of \$35,588 for improvements to the Hill Country Youth Exhibit Center.

3D. Update on the Water Reuse Feasibility Study completed by Freese & Nichols, Inc.:

Mr. Parton reported phase 1 evaluation was completed. Phase 1 will allow the City to retain approximately 105,000,000 gallons in a ground storage facility, and install a pipe system to allow the City to send the water to where it was needed. He presented a funding strategy summary for the project. He mentioned two primary additional customers that would purchase the water, which were Riverhill Golf Club and Schreiner University. At their last meeting, City Council authorized staff to work with the CIP to determine the best way to restructure the CIP to get the water reuse project built. City staff will also be looking to other "partners" who have the need to issue debt, such as KPUB, because their debt issuance goes against the City's debt cap. The City's bank qualified debt cannot exceed \$10,000,000 per year. He stated that was important, because the non-bank qualified debt issuance could possibly total 50 to 75 points in interest calculations. The plan was to design the project in 2015, with the first phase going out to bid in 2016, with construction in 2017. Payment for debt sold in one calendar year will begin in the next calendar year.

**4. DISCUSSION AND POSSIBLE ACTION:**

4A. Discussion and direction to staff regarding the lighting project at the Cailloux Theater:  
Cailloux Theater Interior Lighting Project

Ms. Boyle reported the bid opening was scheduled for July 29, 2014, with a construction window of August 25 through September 29, 2014. If the bids come in under budget, there would be approximately \$54,000 to complete the exterior lighting project. Ms. Boyle, Mr. Parton, Jeffrey Brown and Peter Lewis responded to questions from the board.

Mr. Early moved to direct staff to amend the current funding agreement for this project to exclude the exterior lighting portion, and revise the funded amount to an amount not to exceed \$150,000.00 for the interior lighting in the Cailloux Theater. Ms. Rickert seconded, and the motion passed 7-0.

4B. Funding request from the City of Kerrville in the amount of \$600,000 to cover construction costs for Louise Hays Park and Lehmann & Monroe Parks Improvement Project.

Ms. Boyle reviewed the funding request.

Mr. Howard moved to approve the funding request from the City of Kerrville in the amount of \$600,000 to cover construction costs for Louise Hays Park and Lehmann & Monroe Parks Improvement Project. Ms. Keeble seconded, and the motion passed 7-0.

4C. Funding request from the Hill Country District Junior Livestock Show Association, Inc. (HCDJLSA):

Ms. Boyle reviewed the funding request.

Mr. Early moved to approve the funding request from the Hill Country District Junior Livestock Show association, Inc. Mr. Howard seconded, and the motion passed 7-0.

4D. Approval of the Fiscal Year 2015 Budget:

Mr. Parton reviewed the Fiscal Year 2015 budget with the board. He also responded to questions from the board regarding various line items in the budget.

Mr. Early moved to approve the Fiscal Year 2015 EIC budget. Mr. Howard seconded, and the motion passed 7-0.

**EXECUTIVE SESSION:** There was no executive session.

**ANNOUNCEMENTS:** None

The meeting was adjourned at 5:10 p.m.

APPROVED: 08/28/2014

/s/

David Wampler, President

ATTEST:

/s/

Cheryl Brown

Deputy City Secretary