

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

November 24, 2014

On Monday, November 24, 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 Kenneth 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
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary
Ashlea Boyle, Special Projects Manager
Sandra Yarbrough, Director of Finance
Malcolm Matthews, Parks and Recreation Director

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 October 27, 2014. Mr. Howard seconded the motion, and it passed.

3. **MONTHLY REPORTS**

Monthly financials for October 2014

3A. Ms. Yarbrough reported a beginning balance of \$3,248,656; with \$239,363 revenue, and \$242,250 expenditures; leaving an ending cash balance on October 31, 2014 of \$3,245,769. There was a 10% increase over 2013. She reviewed the capital projects status summary and the cash and investments fund.

3B. Capital projects update:
River trail and parks projects:
Mr. Matthews reported:

Package B: The trail was completed, and the shade structure and re-vegetation were pending.

Park Improvements: Restroom #1 CMU, pump house CMU, was completed; and restroom #2 CMU and framing was completed.
The west parking lot was paved.
Existing pavilion rock columns were completed.
Kraftsman completed the plumbing lines for the spray feature.
The parking lot at the dam was completed.
Earth work under the Highway 16 bridge for the parking lot was underway.

Package F from G Street to Kerrville-Schreiner Park: The light pole foundations at G Street were poured.
The trenching for the remainder of the G Street trail section was underway.
The CXT restroom at Kerrville-Schreiner Park was completed.
The bridge crossing #2 cast-in-place culvert sections were complete.

3C. Update regarding "GO Team" activities:

Ms. Boyle reported the "GO Team" had not met since the last board meeting, however, community event funding applications had been received.

4. CONSIDERATION AND POSSIBLE ACTION:

Mr. Wampler stated that he had received a request to move item 4C to the beginning of this section. The board had no objections, so item 4C was heard first.

4C. Playhouse 2000 report regarding the support facility expansion:

Jeffrey Brown made a presentation regarding the progress of funding efforts to cover the costs of the improvements to the Cailloux Theater. He also answered questions from the board regarding his project numbers. The costs were:

General conditions	\$72,008.00
Site preparation	\$114,365.00
Building	\$670,369.00
Contractor fee	\$59,972.00
Architectural/engineering survey, geotech, reimbursables	\$77,650.00
Furniture, fixtures, equip.	<u>\$50,000.00</u>
Subtotal-general construction	\$1,044,364.00

Contingency & set-aside	\$96,255.00
10% recommended contingencies	\$45,836.00
Inflation index	\$45,836.00
Subtotal-contingencies	<u>\$142,091.00</u>

Grand Total \$1,186,455.00

Peter Lewis also answered questions from the board regarding this project.

Mr. Howard moved to direct staff to prepare a funding request from the City of Kerrville for reimbursement of expenses in an amount not to exceed \$850,000.00.

Ms. Keeble seconded, and the motion passed 7-0.

4A. Funding application from the City of Kerrville in the amount of \$9,000,000 for an athletic complex:

Mr. Parton gave a presentation regarding the project. He reviewed a timeline for the project.

Further discussion of this agenda item was deferred to closed executive session.

4B. Amendment to the Fiscal Year 2015 City of Kerrville Economic Improvement Corporation budget:

Mr. Parton presented the proposed amended budget. He also answered questions from the board regarding the budget amendments.

The board questioned whether the available funds included the previously allocated amount for Habitat for Humanity. Mr. Parton responded that the funds for Habitat would come out of the listed available funds.

Mr. Early moved to approve the fiscal year 2015 budget, with the amendment to exclude from the cash balance the funds previously allocated for the Habitat for Humanity. Ms. Keeble seconded, and the motion passed 7-0.

4D. Fiscal Year 2016 EIC Budget Workshop:

The consensus of the board was to meet on January 7, 2015 at 8:30 a.m.

5. EXECUTIVE SESSION:

Mr. Howard moved that the EIC go into executive closed session under Section 551.071 (consultation with attorney) and 551.072 (deliberation regarding real property). Ms. Pattillo seconded the motion, and it passed 4-0, to discuss the following matter:

Sections 551.071 consultation with attorney and 551.072 deliberation regarding real property:

- River Trail Project

Sections 551.071 and 551.087 deliberation regarding economic development negotiations and 551.073 deliberation regarding gifts:

- River Trail Project

At 5:35 p.m. the open session recessed and the EIC went into executive closed session at p.m. At 6:33 p.m. the executive closed session recessed and the EIC returned to open session at 6:33 p.m. Mr. Wampler announced that no action was taken in executive session.

ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION:

Mr. Howard moved to approve the application from the City of Kerrville in an amount up to \$9,000,000.00. Mr. Cochrane seconded, and the motion passed 7-0.

ANNOUNCEMENTS: None

The meeting was adjourned at 6:34 p.m.

APPROVED: _____

David Wampler, President

ATTEST:

Cheryl Brown
Deputy City Secretary