

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

**OCTOBER 19, 2015**

On Monday October 19, 2015, 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 Gary Cochrane.

**Members Present:**

David Wampler, President  
Gary Cochrane, Vice President  
Sheri Pattillo, Secretary  
Delayne Sigerman  
Paul Stafford  
Gary Stork  
James Wilson

**Members Absent:**

None

**City Executive Staff Present:**

Todd Parton, City Manager  
Ashlea Boyle, Special Projects Manager  
Mike Hayes, City Attorney  
Cheryl Brown, Deputy City Secretary  
Sandra Yarbrough, Director of Finance  
Brian Crenwelge, Project Manager  
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 MINUTES:**

Approval of the minutes from the August 17, 2015, and the September 21, 2015 meetings.

Mr. Cochrane moved to approve the minutes as presented. Mr. Wilson seconded, and the motion passed 7-0.

**3. MONTHLY REPORTS:**

3A. Monthly financials for August, 2015:

Ms. Yarbrough reported a beginning balance of \$3,498,056; with \$265,567 revenue, and \$105,703 expenditures; leaving an ending cash balance on September 30, 2015 of \$3,657,920. There was a 5.72% tax revenue increase over 2014. She reviewed the capital projects status summary, which showed an ending cash balance of \$ 1,922,070 and the cash and investments fund, which showed an (annualized) interest earned of 0.12%.

3B. Projects update.

Cailloux Campus Support Facility

Mr. Crenwelge reported that HMC Construction completed the concrete foundation, and that curbing and sidewalk installation had begun. The metal building was to be delivered on October 5, 2015. The anticipated completion date was the end of January, 2016.

Lowry Park Trail

Mr. Crenwelge reported that the pre-construction meeting was held on September 10, 2015. Mobilization and construction was scheduled to begin around the beginning of October, with completion of construction by March 2016.

Effluent Construction Project

Mr. Parton gave an update on the project. He reported that Phase I design would be complete by December, 2015. Bonds were set to be sold in the beginning of 2016, with funding set for mid-2016. The projected time to begin delivering effluent was the end of 2017, or early 2018.

Workforce Housing Project

Mr. Parton reported that City staff spoke to a couple of companies, and still had one more group that was interested in the Peterson Farm Road property. Freese and Nichols, Inc. was working to finalize a study to cover all phases, including utilities, wastewater and fire protection. The study should be finished by early 2016, and at that time, City staff would come back before both City Council and EIC prior to beginning any work on the property.

**4. CONSIDERATION AND POSSIBLE ACTION:**

4A. Consider funding application from Playhouse 2000 in the amount of \$125,000.

Ms. Boyle reviewed the funding application, and indicated that the recommendation of City staff was to approve the funding request for \$108,500.

Jeffrey Brown, Director of Playhouse 2000, Inc. gave a presentation. He summarized the items that were in need of repair or replacement, which included the stage curtains, seating at the VK garage, and repairs to the Steinway grand piano at the Cailloux Theater. Mr. Brown responded to questions from the board.

Mr. Stork moved to approve the funding request in the amount of \$108,500 as presented. Mr. Wilson seconded, and the motion passed 7-0.

4B. Amendments to zoning and the agreement for Airport Commerce Park.

Ms. Boyle reviewed the purpose for the amendments to the agreement.

Bruce Stracke spoke briefly, and responded to questions from the board. The EIC directed staff to proceed with the zoning changes, and to present the changes to City Council, and bring the amendments back before the EIC for approval.

**5. INFORMATION AND DISCUSSION:**

Monthly report from Kerrville Economic Development Corporation.

Jonas Titas, KEDC Executive Director, gave an update. He reported that KEDC elected new officers: Thomas Houdeshell-President, Charley McIlvain-Vice President, and Dan Troxell-Secretary/Treasurer. There was also a new member, Ward Jones. He reported there were various prospects for new businesses, and expansions of existing businesses.

**6. EXECUTIVE SESSION:**

Mr. Cochrane moved for the city council to go into executive closed session under Sections 551.071, 551.072 and 551.074 of the Texas Government Code; motion was seconded by Ms. Pattillo and passed 7-0 to discuss the following:

Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), and 551.087 (deliberation regarding economic development negotiations):

- River Trail.

At 4:59 p.m. the open session recessed and the EIC went into executive closed session at 4:59 p.m. At 5:21 p.m. the executive closed session recessed and the EIC returned to open session at 5:21 p.m. Mr. Wampler announced that no action was taken in executive session.

**7. ITEMS FOR FUTURE AGENDAS: None**

**8. ANNOUNCEMENTS: None**

**9. ADJOURNMENT:**

Mr. Wampler adjourned the meeting at 5:21p.m.

APPROVED: 11-16-15

/s/

David Wampler, President

ATTEST:

/s/

Cheryl Brown

Deputy City Secretary