

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

MARCH 28, 2016

On Monday March 28, 2016, 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
Gary Stork
Sherry Pattillo, Secretary
Delayne Sigerman
Paul Stafford
James Wilson

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, Assistant Parks Director
Sandra Yarbrough, Director of Finance
Brian Crenwelge, Project Manager
Trent Robertson, City Planner

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:

2A. Mr. Cochrane moved to approve the minutes for the regular meeting held on January 25, 2016 and February 15, 2016. Mr. Stafford seconded, and the motion passed 7-0.

3. MONTHLY REPORTS:

3A. Monthly financials for February 2016:

Ms. Yarbrough reported a beginning balance of \$3,991,362; with \$348,782 revenue, and \$707,311 expenditures; leaving an ending cash balance on February 29, 2016 of \$3,632,834. She reviewed the capital projects status summary, which showed an ending cash balance of \$1,393,066 and the cash and investments fund, which showed an (annualized) interest earned of 0.24%.

3B. Projects update.

Cailloux Campus Support Facility

Mr. Crenwelge reported that project was completed, and the ribbon cutting and dedication was scheduled for Sunday April 3, 2016 at 2:00 p.m.

Lowry Park Trail

Mr. Crenwelge reported that the concrete trail was completed from the River Side Nature Center to 160 feet west of the bridge. The upper plaza concrete was completed, and flagstone was being placed. Completion of construction was anticipated by April 2016.

4. DISCUSSION AND POSSIBLE ACTION:

4A. Airport Commerce Park

Mr. Robertson reported that City Council approved the amendments to the planned development district suggested by the EIC at the last meeting. The City Council also amended some of the development requirements in the original agreement. They also extended the 15 years.

Mr. Cochrane moved to accept the amended agreement. Ms. Pattillo seconded, and the motion passed 7-0.

4B. Freese and Nichols, Inc. Water and Wastewater Analysis presentation

Mr. Parton gave a report regarding the analysis on the Peterson Farm Road development that was done by Freese and Nichols, Inc. The purpose of the study was to indicate the feasibility of developing the property. The study showed the costs associated with single-family units, multi-family units on the property, and commercial land use. There was information in the report regarding projected water usage for both types of projects, and the cost of laying water and wastewater lines. The wastewater would be handled by the Legion Lift Station, which was already at capacity. There was an approximate \$8,000,000.00 projected cost to bring that lift station up to a capacity that would accommodate additional lines. However, improvements to the capacity of the Legion Lift Station were already projected to be budgeted for Fiscal Year 2019. He also spoke about using a development partner for the project(s). Staff's recommendation was to develop the property in partnership with a development company, and to develop it for use as workforce housing. Mr. Parton responded to various questions from the board.

Ms. Sigermann moved to direct staff to proceed with a request for quotes for development of the property. Mr. Cochrane seconded. The motion passed 6-1, with Mr. Wilson voting against, and Mr. Wampler, Mr. Cochrane, Mr. Stork, Mr. Stafford, Ms. Sigermann, and Ms. Pattillo voting in favor.

5. EXECUTIVE SESSION:

There was no executive session.

6. ITEMS FOR FUTURE AGENDAS:

None

7. ANNOUNCEMENTS:

Mr. Parton reported that the City had reached an agreement for an easement on the Colvin property for the River Trail.

8. ADJOURNMENT

The meeting was adjourned by Mr. Wampler at 4:50 p.m.

APPROVED: 04/18/2016

/s/

David Wampler, President

ATTEST:

/s/

Cheryl Brown

Deputy City Secretary