

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

**DECEMBER 17, 2018**

On Monday, December 17, 2018, the regular meeting of the members of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by Kenneth Early, President, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas. Ms. Sigerman offered the invocation.

**Members Present:**

Kenneth Early, President  
Kent McKinney, Vice President  
Maggie Megee  
Gary Cooper  
Robert Naman  
Delayne Sigerman  
Don Barnett

**Members Absent:**

None

**City Executive Staff Present:**

Mark McDaniel, City Manager  
E.A. Hoppe, Deputy City Manager  
Mike Hayes, City Attorney  
Sana Waller, Interim Deputy City Secretary  
Amy Dozier, Finance Director

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

1. **VISITORS/CITIZENS FORUM:** None

2. **APPROVAL OF MINUTES:**

2A. Approval of minutes for the regular EIC meeting held on November 26, 2018.

Mr. Naman noted that the vote count on item 6B (Schreiner University Trail Expansion) should be shown as 6-0 with Mr. McKinney abstaining due to a conflict of interest. Mr. McKinney moved to approve the minutes with the above changes. Mr. Naman seconded the motion and the motion passed 7-0.

3. **MONTHLY REPORTS:**

3A. Monthly financials for November 2018.

Ms. Dozier reported that the EIC operating fund received sales tax revenue of \$277,354 for November, which was a 0.5% decrease compared to November 2017. On a year to date basis, sales tax revenue is tracking very close to budget at 0.5% higher than budget.

Interest income for the month was \$8,145. EIC's money is primarily invested in TexPool, which is earning 2.44% as of December 12, 2018. The investment is completely liquid and can be used to fund projects at any time. Expenditures for the month were \$1,682,682, which included budgeted transfers for debt service and the administrative service fee plus a \$1,575,000 transfer to the Project Fund for the HL Kerr agreement (\$375,000), Tennis Center (\$200,000) and Legion Lift Station (\$1,000,000). EIC authorized an additional \$250,000 for the Tennis Center improvements. \$200,000 is being transferred to the project fund in November and the remaining \$50,000 will be transferred in December.

During November, the Project Fund received the \$1,575,000 transfer noted above and transferred \$1,000,000 to the City for the Legion Lift Station project, per the agreement. The remaining \$1,000,000 for the Legion Lift Station project will be transferred to the City in October 2019.

3B. Projects update:

Mr. Hoppe made the following reports:

River Trail

Had the Grand Opening and Ribbon Cutting for the new section from Lowery Street and The Nature Center to the Dietert Center.

Reuse Distribution Lines

They are functional across the extensions that were made within that system after the flooding in October. The City is looking at several avenues for the rehabilitation and potential reconstruction of that facility, not necessarily in the original form, but going through some design and preliminary engineering elements right now and looking for some funding sources. One of those sources is the Texas Water Development Board Disaster Recovery Funding and we will keep you up to date on that.

Tennis Center Improvements:

Approved by City Council, the Amended City Agreement and moved ahead and let that contract. We will have a preconstruction meeting at the beginning of January and get that going before we miss too much of the spring and summer season.

Aquatics Feasibility Study:

We held the second Public Hearing and are starting to put some numbers to the elements that the community has relayed to us they have a desire for, and see what we can afford and what kind of phasing we will need to put into the master planning dialogue that has already come about.

Downtown parking Garage Streetscape:

Hoping to bring to Council in the January timeframe to garner their attention as to whether they want to bring it before the EIC.

Legion Lift Station:

Engineering has been wrapped up on this project and bids are out with a pre-bid meeting this week and hoping for some good bids to come in and letting the contract in early January.

3C. Report from Kerr Economic Development Corporation (KEDC):

Mr. Walt Koenig of the Kerrville Chamber of Commerce, gave a brief update on his and Mr. Salinas' meetings/visits regarding economic development in the last month. Mr. Salinas has a meeting set with one of the Governor's people to discuss work force Housing. Mr. Koenig also stated that the KEDC has an opening on their board for a "business person at large".

**4. CONSIDERATION AND POSSIBLE ACTION:**

4A. Public Hearing for consideration of Project Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation; the City of Kerrville, Texas; and Schreiner University for the development and construction of an extension to the City's River Trail to connect with Schreiner University's campus.

Mr. Hoppe noted that the Funding Agreement had been completed and the extension of the River Trail to Schreiner University is a 2050 Plan item. An overview with exhibits/maps was presented to EIC and he confirmed that there has not been any negative feedback from affected property owners for the extension.

Ms. Sigerman stated that she would like to discuss this in Executive Session under Sections 551-087 (deliberation regarding economic development negotiations).

**5. CONSIDERATION AND POSSIBLE ACTION:**

5A. Discuss changing January Meeting Date due to MLK Holiday which falls on January 21<sup>st</sup>. After discussion, Mr. McKinney made a motion to hold the EIC meeting on January 14, 2018. Ms. Sigerman seconded and the motion passed 7-0.

**6. EXECUTIVE SESSION:**

Ms. Sigerman moved for EIC to go into executive closed session to discuss subject matter under Section 551.087 (deliberation regarding economic development negotiations), 551-071 (consultation with attorney) and, 551.072 (deliberation regarding real property) of Chapter 551 of the Texas Government Code.

At 5:04 p.m. the regular meeting recessed. EIC went to executive closed session at 5:04 p.m. At 5:13 p.m., the executive closed session recessed and EIC returned to open session at 5:13 p.m. No action was taken at executive session.

**6. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION**

6A. Project Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation; the City of Kerrville, Texas; and Schreiner University; for the development and construction of an extension to the City's River Trail to connect with Schreiner University's campus .

Mr. Naman stated that he was going to vote to move forward with this project with reservations. However, he did want it noted that since he had been serving on the EIC (1 ½ years), he had not seen many true economic development projects go through and would like to see more of that type project brought before the EIC in the future.

Ms. Megee moved to accept the funding agreement for \$1,500,000 for the River Trail expansion to Schreiner University. The motion was seconded by Ms. Sigerman and passed with a vote of 6-0 with Mr. McKinney abstaining due to a conflict of interest.

**7. ITEMS FOR FUTURE AGENDAS:**

Request that the City assist in planning a workshop in the near future.

**8. ANNOUNCEMENTS:**

None

**9. ADJOURNMENT**

Mr. Early adjourned the meeting at 5:18.

APPROVED: 01/14/2019

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Kenneth Early, President

ATTEST:

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Sana Waller, Interim Deputy City Secretary