

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

**MARCH 18, 2019**

On Monday, March 18, 2019, 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. Mr. Barnett offered the invocation.

**Members Present:**

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

**Members Absent:**

None

**City Executive Staff Present:**

Mark McDaniel, City Manager  
E.A. Hoppe, Deputy City Manager  
Mike Hayes, City Attorney  
Amy Dozier, Finance Director  
Cheryl Brown, Deputy City Secretary

**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 February 18, 2019.

Mr. Barnett moved to approve the minutes. Ms. Sigerman seconded the motion and the motion passed 7-0.

3. **MONTHLY REPORTS:**

3A. Monthly financials for February 2018.

Ms. Dozier reported that the EIC operating fund received sales tax revenue of \$376,154 in February 2019, which was a 6.03% increase compared to February 2018. February sales tax was collected in December, and was traditionally the largest sales tax month of the year. Manufacturing, food Service and Construction sectors led the increase.

Interest income for the month was \$7,520. EIC's money is invested entirely in TexPool, which was earning 2.58% as of March 12, 2019. The investment is completely liquid and can be used to fund projects at any time.

Expenditures for the month were \$482,682, which included budgeted transfers for debt service and the administrative service fee plus a \$375,000 transfer to the Project Fund for the River Trail extension to Schreiner. The funding agreement for that project totaled 1.5 million, with \$750,000 to be paid in Fiscal Year 2019, and \$750,000 in Fiscal Year 2020. The FY 2019.

During February, the Project Fund received the \$375,000 transfer noted above, and transferred \$250,000 to the General Capital Projects Fund, per the amendment to the Tennis Center Funding Agreement dated December 11.2018.

3B. Projects update:

Mr. Hoppe made the following reports:

River Trail Extension to Schreiner University

Staff is working with the design engineer to evaluate routing options.

Tennis Center Improvements:

The contractor has begun work. Staff hopes for a late summer to early fall completion of this project, while attempting to minimize the disruption to tennis play at the facility.

Aquatics Feasibility Study:

A phasing plan is being determined. The pool was drained to complete a forensic analysis of the pool shell and determine any damages.

Legion Lift Station:

The project was on track with construction contractor mobilization anticipated in March.

Reuse Distribution Lines

All Texas Water Development Board applications were submitted. City staff also plans to submit applications for grants for the design/engineering and rebuilding of the lines.

EconoLodge/Hobby Lobby

Demolition was underway. The goal of the developer was to turn the site over to Hobby Lobby by April 15, 2019. Hobby Lobby has targeted September 2019 to open the store.

Thompson/Spur 98 Infrastructure Extension

Design engineering was being completed. Easements were being finalized.

3C. Monthly updated from Kerr Economic Development Corporation (KEDC).  
Walt Koenig gave a report for KEDC.

**4. PUBLIC HEARING AND POSSIBLE ACTION:**

4A. A Project Funding Agreement between the City of Kerrville, Texas Economic Improvement Corporation and the City of Kerrville, Texas for the Downtown Parking Garage/Streetscape project in the amount of \$350,000.00.

The public hearing was opened by Mr. Early at 4:21 p.m.

Mr. Hoppe presented the funding agreement.

The public hearing was closed by Mr. Early at 4:28 p.m.

Ms. Megee moved to approve the funding agreement as presented. Mr. McKinney seconded, and the motion passed 6-1, with Mr. Early, Ms. Sigerman, Mr. Cooper, Mr. McKinney, Ms. McGee, and Mr. Barnett voting in favor, and Mr. Naman voting against.

**5. CONSIDERATION AND POSSIBLE ACTION:**

5A. Application for Project Funding Request to the Kerrville Economic Improvement Corporation regarding the design, engineering, and construction of an extension of Olympic Drive to Loop 534.

Mr. Hoppe presented this item. He stated at their last meeting, the City Council requested staff bring the request for a funding agreement for this project to the EIC. The total estimated cost for the whole project would be \$2,240,000, with a request for funding from the EIC of \$1,050,000.

Ms. Sigerman moved to direct staff to draft a project funding agreement, and bring it back before the EIC for a Public Hearing at their next meeting on April 15<sup>th</sup>. Mr. McKinney seconded, and the motion passed 7-0.

5B. Review of calendar for future EIC meetings and potential conflicts with observed National and/or City holidays.

Mr. Hoppe reviewed the federal and city holidays for the remainder of 2019, and for 2020, pursuant to the request of the EIC members at their February meeting.

**6. EXECUTIVE SESSION:**

Mr. Barnett moved for EIC to go into executive closed session to discuss subject matter under Section 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code. Mr. McKinney seconded, and the motion passed 7-0.

6A. Deliberation regarding economic development negotiations in accordance with the Texas Open Meetings Act; discussion regarding commercial or financial information

received from a business prospect(s), and/or to deliberate the offer of a financial or other incentive to a business prospect(s). (Section 551.087, TX Government Code)  
At 4:54 p.m. the regular meeting recessed. EIC went to executive closed session at 4:54 p.m. At 5:10 p.m., the executive closed session recessed and EIC returned to open session at 5:10 p.m. No action was taken at executive session.

**7. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:**

None

**8. ITEMS FOR FUTURE AGENDAS:**

None

**9. ANNOUNCEMENTS:**

None

**10. ADJOURNMENT**

Mr. Early adjourned the meeting at 5:11.

APPROVED: 04/15/2019

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Kenneth Early, President

ATTEST:

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Cheryl Brown, Deputy City Secretary