

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

MARCH 19, 2012

On Monday, March 19, 2012, the meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by Kenneth Early, Vice-President, in the City Hall Council Chambers, 800 Junction Highway, Kerrville, Texas.

Members Present:

Kenneth Early, Vice President
Rex Boyland, Secretary
Gary Cochran
Larry Howard
Stacie Keeble
Polly Rickert

Members Absent:

Greg Appel, President

City Staff Present:

Todd Parton, City Manager
Mike Hayes, City Attorney
Cheryl Brown, Administrative Assistant
Kristine Ondrias, Assistant City Manager
Mike Erwin, Director of Finance
Mindy Wendele, Director of Business Programs
Malcolm Matthews, Director of Parks and Recreation
Dieter Werner, Director of Engineering
Kim Meisner, Director of General Operations

Visitors Present: Visitors list on file in the City Secretary's Office.

INVOCATION: Given by Secretary Rex Boyland.

1. **VISITORS/CITIZENS FORUM:** No one spoke.

2. **APPROVAL OF THE MINUTES:**

2A. Minutes of the regular meetings held February 27, 2012. Mr. Cochran moved for approval of the minutes of February 27, 2012; Ms. Rickert seconded the motion and it passed 6-0.

3. **MONTHLY REPORTS:**

3A. Monthly financials for February 2012. Mr. Erwin reported:

-Sales tax received for January was \$265,380; overall, 2012 sales tax collected increased 15%, over last year, due to businesses generating more sales.

3B. Capital project update. Ms. Wendele reported:

Harper Highway Project Phase I: Will be closed in the April budget amendment. \$15,000 will be held back for payment of remaining debts.

Harper Highway Project Phase II: Construction to start in May; 180 day completion.
Commercial Improvement Program: No activity.
Salvation Army Kroc Center: Project will be closed in the April budget amendment.

4. INFORMATION AND DISCUSSION:

4A. Update regarding River Trail and Parks projects (Rickert).

Mr. Matthews presented an update on the River Trail and Parks projects. He noted that bids have been planned for April 17, 2012. He also noted that the ground breaking is planned for April 28, 2012, and that invitations will be mailed.

4B. Update from the Kerrville Economic Development Corporation (KEDC)

Mr. Watson noted that Fox Tank was in production. They now have 60 employees, and hope to have 150 soon. Mr. Matthews noted that the title policy was not final. Paperwork was being completed for the final closing. Mr. Watson discussed several projects and potential businesses.

4C. Update regarding "Go" Team activities. (Wendele)

Ms. Wendele presented an update on the "Go" Team activities.

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Economic development grant agreement between Kerrville Economic Development Corporation (KEDC) and the City of Kerrville, Texas Economic Improvement Corporation. Matter was deferred to executive session.

5B. Pasture lease agreement between USDA and the City of Kerrville, Texas Economic Improvement Corporation. Mr. Howard moved to proceed with execution of the proposed lease. Stacie Keeble seconded the motion and it was passed 5 – with members Kenneth Early, Gary Cochrane, Larry Howard, Stacie Keeble and Polly Rickert voting in favor of the motion and Mr. Boyland voting against the motion. After further discussion, Mr. Howard withdrew his motion. The board then instructed Mr. Hayes to draft a contract with USDA, including indemnification language, and an "opt out" paragraph, regarding the livestock currently on the property on Peterson Road.

6. EXECUTIVE SESSION:

Mr. Boyland moved that the Economic Improvement Corporation go into executive closed session under Section 551.071 (consultation with attorney), and Section 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas; Mr. Cochrane seconded the motion, and it passed 6-0 to discuss the following matters:

Sections 551.071 and 551.087:

- Economic development grant agreement between Kerrville Economic Development Corporation (KEDC) and the City of Kerrville, Texas Economic Improvement Corporation.

At 5:00 p.m. the regular meeting recessed and the Board went into executive closed

session at 5:05 p.m. At 5:27 p.m. the executive closed session recessed and the Board returned to open session at 5:28 p.m.

Mr. Early announced that no action had been taken in executive closed session.

7. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

Ms. Rickert moved to modify the contract to incorporate the mission and objectives from the current funding agreement for the KEDC, as well as the performance measures, by reference, from the six page document dated July 29, 2010 into an Exhibit A to the proposed contract. The contract will be signed "AS IS", with no modifications made. Mr. Howard seconded the motion, and it was approved 6-0.

8. ADJOURNMENT

Mr. Howard moved to adjourn, Mr. Boyland seconded the motion, and it was approved 6-0; the meeting was adjourned at 5:30 PM.

APPROVED: _____

Kenneth Early, Vice President

ATTEST:

Cheryl Brown, Deputy City Secretary