

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

MONDAY, APRIL 28, 2014 AT 4:00 P.M.

KERRVILLE CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

AGENDA FOR REGULAR MEETING OF THE
CITY OF KERRVILLE, TEXAS
ECONOMIC IMPROVEMENT CORPORATION
MONDAY, APRIL 28, 2014, 4:00 P.M.
KERRVILLE CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

INVOCATION

1. VISITORS / CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.

2. APPROVAL OF THE MINUTES:

2A. Minutes of the regular meeting held March 24, 2014.

3. MONTHLY REPORTS:

3A. Monthly financials for March 2014. (staff)

3B. Projects update. (staff)

River Trail and Parks projects

Cailloux Theater Interior Lighting project

Cailloux Theater Expansion

Streetscape project

3C. Update regarding "GO Team" activities. (staff)

4. DISCUSSION AND POSSIBLE ACTION:

4A. Discuss the Fiscal Year 2015 Budget. (staff)

5. EXECUTIVE SESSION:

The Economic Improvement Corporation may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

6. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: April 24, 2014 at 1:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

Agenda Item:

2A. Minutes of the regular meeting held on March 24, 2014. (staff)

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING

March 24, 2014

On Monday, March 24, 2014, the regular meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:02 p.m. by Rex Boyland, Secretary in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

The invocation was offered by Gary Cochrane.

Members Present:

Rex Boyland, Secretary
Gary Cochrane
Larry Howard
Stacie Keeble
Polly Rickert

Members Absent:

David Wampler, President
Kenneth Early, Vice President

City Executive Staff Present:

Todd Parton, City Manager
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary
Ashlea Boyle, Special Projects Manager
Kim Meismer, Director of General Operations
Sandra Yarbrough, Director of Finance
Malcolm Matthews, Director of Parks and Recreation

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 THE MINUTES:

2A. Minutes of the regular meeting held February 24, 2014

Mr. Cochrane moved to approve the minutes for the regular meeting held February 24, 2014. Ms. Rickert seconded, and the motion passed 5-0

3. MONTHLY REPORTS:

3A. Monthly financials for February 2014

Ms. Yarbrough reported that the beginning balance in the sales tax improvement fund was \$3,222,168.00. During the month of February, there was \$385,890.00 in revenue, and \$811,953.00 in expenses, leaving an ending balance as of February 28, 2014 of \$2,796,106.00. She reported that the sales tax revenue was 5.48% ahead of the projected budget. She said that the debt service was now paid off. She also reviewed the Capital Projects Fund and the cash and investments accounts.

3B. Capital projects update
River Trail and Parks projects

Mr. Parton reviewed the Louise Hays and Lehmann and Monroe Parks projects. He reviewed the bid process that had taken place thus far. The bids that were received were over the projected budget for the project. Due to the bids being over the budgeted amount for the project, staff will recommend to City Council at their next meeting to separate some of the components of the River Trail and Parks projects. One of the components, the splash-pad, will total approximately \$800,000. Staff made contact with Kraftsman Commercial Playgrounds and Waterparks, a Houston company. They are on Buy Board, which allowed staff to get pricing for the splash-pad project. The Kraftsman contract is scheduled to be presented to City Council at their April 8, 2014 meeting. After this contract is awarded, staff will then launch the project and move on to the next component. The River Trail component is projected to be advertised for bid on March 28, 2014. Work would then commence in May or June, 2014. The third component would be the buildings, such as restrooms, storage facilities and canopies on the plaza. This component was scheduled to advertise for bids in early April, with the contract being awarded by May 13, 2014. The work would then commence in June or July, 2014. Mr. Parton also reported that staff plans to hire a project manager, for these construction projects. Mr. Parton reviewed the River Trail Financial Analysis, which detailed the money allocated and cost estimates and actual costs for the River Trail project.

Cailloux Theater improvements

Mr. Parton reported that the lighting in the middle bay of lights in the theater has not worked for some time, and that was where the work was scheduled to start. The dimmer rack replacement project was projected to cost less than \$50,000, with projected completion in early summer. After that portion has been completed, the bid process will begin for the larger portion of the lighting project, which included replacing the interior and exterior lighting for the theater with LED lights. The final portion of the Cailloux Theater project is the expansion project, which was a \$750,000 cost. The EIC previously allocated \$500,000 to this project, and Playhouse 2000 was reportedly working to obtain the remaining \$250,000 from other sources. Playhouse 2000 director Jeffrey Brown will give quarterly reports to the board on the progress financing, and the work.

Streetscape

Mr. Parton reported that Peter Lewis was working on the phasing plan for the project. The streetscape project was moved to the "back burner," due to Mr. Lewis' work on several other projects for the city.

3C. Update regarding "GO Team" activities

Ms. Boyle reported that the "GO Team" met last month to discuss repairing multiple roofs on the buildings at the Mooney facility located at the airport. The

city and county were currently discussing the financial division for the roof repair, as the buildings are jointly owned by the city and county.

3D. Update regarding Kerrville Economic Development Corporation. (Jonas Titas)
Mr. Titas gave a report of the KEDC activities. He reported that Fox Tank received their ASME certification, and KEDC was working with city staff on the documentation for the incentive agreement for their reimbursement for their capital expenditures for the separators facility. He also reported that there were ongoing discussions with a company connected to the dairy industry, for a fueling station here.

4. DISCUSSION AND POSSIBLE ACTION:

4A. Discuss the Fiscal Year 2015 Budget. (staff)

Mr. Boyland suggested the board postpone any discussion on this item until the entire board is present.

Mr. Parton reported briefly on the possibility of debt issuance.

Mr. Howard moved to postpone further discussion regarding the Fiscal Year 2015 Budget to the next meeting. Ms. Rickert seconded, and the motion passed 5-0.

5. EXECUTIVE SESSION:

There was no executive session.

ANNOUNCEMENTS:

None

The meeting was adjourned at 4:55 p.m.

APPROVED: _____

Rex Boyland, Secretary

ATTEST:

Cheryl Brown
Deputy City Secretary

Agenda Item:

3A. Monthly financials for March 2014. (staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION,
CITY OF KERRVILLE, TEXAS**

SUBJECT: EIC Financials

AGENDA DATE: April 28, 2014

DATE SUBMITTED: April 22, 2014

SUBMITTED BY: Sandra Yarbrough
Director of Finance

CLEARANCES:

EXHIBITS: Monthly Financials

APPROVED FOR SUBMITTAL BY CITY MANAGER:



Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE FINANCE DIRECTOR:

SUMMARY STATEMENT

The City of Kerrville staff will present and update the EIC on a monthly basis as to the status of the EIC's financial position.

RECOMMENDED ACTION

Recommend acceptance of the financials.

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund

Cash Balance as of March 1, 2014 **\$ 2,796,106**

Deposits:

Sales Tax	\$ 207,869
Interest Revenue	\$ 428
	<u>\$ 208,298</u>

Expenses:

Administrative Service Fee	\$ 8,333
Transfer out - Debt Service 1999	\$ 1,000
Transfer for Debt Service - 2012	\$ 14,167
Transfer - Park Improvements	\$ 25,000
Transfer out - Fox Tank	\$ 150,000
Transfer out - Special Events	\$ 118,159
Total Expenses	<u>\$ 316,659</u>

Revenues Over (Under) Expenditures \$ (108,360)

Ending Cash Balance as of March 31, 2014 **\$ 2,687,745**

City of Kerrville
Economic Improvement Corporation
Sales Tax Improvement Fund - Revenue and Expense Statement
For the month ending March 31, 2014

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 2,598,336		\$ 2,598,336		
REVENUE:					
Sales and Use Tax	\$ 2,750,000	\$ 207,869	\$ 1,423,744	51.77%	\$ 1,326,256
Interest	\$ 5,000	\$ 428	\$ 2,123	42.46%	\$ 2,877
Transfer In	\$ -	\$ -	\$ 96,643	6911.00%	\$ (96,643)
TOTAL REVENUE	<u>\$ 2,755,000</u>	<u>\$ 208,298</u>	<u>\$ 1,522,510</u>	<u>55.26%</u>	<u>\$ 1,329,133</u>
	Annual Budget	Current Period	Y-T-D Actual & Encumbrance	% of Budget	Budget Balance
EXPENDITURES:					
Administrative					
Advertising/Supplies	\$ 500	\$ -	\$ 90	18.05%	\$ 410
Transfer to Debt Service Fund	\$ 68,000	\$ 1,000	\$ 69,853	102.72%	\$ (1,853)
Transfer to Debt Service Fund - River Trail	\$ 170,000	\$ 14,167	\$ 85,000	50.00%	\$ 85,000
Economic Development Governing Body	\$ 60,000	\$ -	\$ 60,000	100.00%	\$ -
Annual Disclosure Fee	\$ 3,500	\$ -	\$ -	0.00%	\$ 3,500
River Trail Contribution	\$ 300,000	\$ 25,000	\$ 150,000	50.00%	\$ 150,000
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 50,000	50.00%	\$ 50,000
Total Administrative	<u>\$ 702,000</u>	<u>\$ 48,500</u>	<u>\$ 414,943</u>	<u>59.11%</u>	<u>\$ 287,057</u>
Category I - Business Development					
Revolving Loan Fund	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
ED Set Aside	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
Fox Tank - Reimbursement Agreement	\$ -	\$ 150,000	\$ 150,000		\$ (150,000)
Unspecified	\$ 146,750	\$ -	\$ -	0.00%	\$ 146,750
Total Category I	<u>\$ 496,750</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>100.00%</u>	<u>\$ 346,750</u>
Category II - Quality of Life					
Special Events	\$ 100,000	\$ 118,159	\$ 118,159	118.16%	\$ (18,159)
Downtown Wireless	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
Streetscape	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
History Center	\$ 400,000	\$ -	\$ -	0.00%	\$ 400,000
Baseball Complex	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Unspecified	\$ 365,000	\$ -	\$ 750,000	205.48%	\$ (385,000)
Total Category II	<u>\$ 1,715,000</u>	<u>\$ 118,159</u>	<u>\$ 868,159</u>	<u>50.62%</u>	<u>\$ 846,841</u>
Category III - Public Infrastructure					
Village West - Water (1/2 cost)	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Village West - Wastewater	\$ 750,000	\$ -	\$ -	0.00%	\$ 750,000
Total Category III	<u>\$ 1,250,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.00%</u>	<u>\$ 1,250,000</u>
Contingency	\$ -				\$ -
TOTAL EXPENDITURES	<u>\$ 4,163,750</u>	<u>\$ 316,659</u>	<u>\$ 1,433,102</u>	<u>34.42%</u>	<u>\$ 2,730,648</u>
NET REVENUES TO EXPENDITURES	<u>\$ (1,408,749)</u>	<u>\$ (108,360)</u>	<u>\$ 89,408</u>		
ENDING CASH BALANCE: March 31, 2014	Budget \$ 1,189,586		Actual \$ 2,687,745		

CITY OF KERRVILLE
Economic Improvement Corporation
SALES TAX REVENUE ANALYSIS

	Actual FY 2011	Actual 2012	FY FY 2012	Actual FY 2013	Approved 2014	FY FY 2014	Actual FY 2014	Difference Projected vs Actual	% of Projected Variance
October	\$ 184,602	\$ 219,934	\$ 219,934	\$ 226,663	\$ 227,546	\$ 227,546	\$ 241,503	\$ 13,957	5.78%
November	\$ 207,677	\$ 203,379	\$ 203,379	\$ 210,744	\$ 211,566	\$ 211,566	\$ 233,371	\$ 21,806	9.34%
December	\$ 169,550	\$ 208,227	\$ 208,227	\$ 204,782	\$ 205,583	\$ 205,583	\$ 214,424	\$ 8,841	4.12%
January	\$ 195,030	\$ 204,051	\$ 204,051	\$ 217,647	\$ 218,496	\$ 218,496	\$ 229,761	\$ 11,265	4.90%
February	\$ 241,320	\$ 264,744	\$ 264,744	\$ 284,177	\$ 285,276	\$ 285,276	\$ 296,036	\$ 10,760	3.63%
March	\$ 169,754	\$ 186,812	\$ 186,812	\$ 205,749	\$ 206,552	\$ 206,552	\$ 207,869	\$ 1,317	0.63%
April	\$ 157,729	\$ 185,835	\$ 185,835	\$ 215,800					
May	\$ 234,742	\$ 223,320	\$ 223,320	\$ 251,468					
June	\$ 186,441	\$ 195,775	\$ 195,775	\$ 234,781					
July	\$ 190,696	\$ 210,758	\$ 210,758	\$ 216,641					
August	\$ 238,491	\$ 239,007	\$ 239,007	\$ 245,964					
September	\$ 179,133	\$ 203,486	\$ 203,486	\$ 224,905					
Total	\$ 2,355,166	\$ 2,545,329	\$ 2,545,329	\$ 2,739,321	\$ 1,355,019	\$ 1,355,019	\$ 1,422,966	\$ 67,946	4.77%

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Debt Service Fund

Cash Balance as of March 1, 2014		\$	-
Revenues:			
Transfer from Sales Tax Improvements Fund	\$	1,000	
Total Deposits	\$	1,000	
Expenses:			
Paying Agent Fee	\$	1,000	
Bond Principal	\$	-	
Bond Interest	\$	-	
Total Expenses	\$	1,000	
Revenues Over (Under) Expenditures:		\$	-
Ending Cash Balance as of March 31, 2014		\$	-

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Debt Service Fund
Revenue and Expense Statement
For the month ending March 31, 2014

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 427,424		\$ 427,424		
REVENUE:					
Transfer from Sales Tax Improvement Fund	\$ 68,000	\$ 1,000	\$ 69,853	102.72%	\$ (1,853)
TOTAL REVENUE	\$ 68,000	\$ 1,000	\$ 69,853	102.72%	\$ (1,853)
	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
EXPENDITURES:					
Series 1999 Sales Tax Bond Debt Service	\$ 485,000		\$ 485,000	100%	\$ -
Series 1999 Sales Tax Bond Interest Expense	\$ 11,276		\$ 11,276	100%	\$ -
Paying Agent Fees	\$ 1,000	\$ 1,000	\$ 1,000	100%	\$ -
First Southwest Continuing Disclosure Fee	\$ -	\$ -	\$ -	-	\$ -
TOTAL EXPENDITURES	\$ 497,276	\$ 1,000	\$ 497,276	100.00%	\$ -
ENDING CASH BALANCE: March 31, 2014	Budget \$ (1,852)		Actual 0.00		

CITY OF KERRVILLE
Economic Improvement Corporation
EIC Capital Projects Fund

Cash Balance as of March 1, 2014		\$ 889,063
Revenues:		
Transfer in - Fox Tank	150,000	
Transfer in - Special Events	<u>118,159</u>	
Total Revenues/Transfer In	\$ 268,159	
Expenses:		
Cailloux Theater Lighting	40	
Fox Tank Reimbursement Agreement	<u>150,000</u>	
Total Expenses	\$ 150,040	
Revenue Over (Under) Expenditures		<u>\$ 118,119</u>
Ending Cash Balance as of March 31, 2014		<u><u>\$ 1,007,183</u></u>

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Capital Projects Fund
Project Status Summary
For the month ending March 31, 2014

YEAR(S) FUNDED	PROJECTS	Funding Agreement	Agreement Commitment	EIC Funded To Date	Non-EIC Funding	Total Funded	Project Expenses to Date	Project Balance	EIC Future Allocation Balance
2009/10	Commercial Improvement Program		\$ 100,000	\$ 100,000		\$ 100,000	\$ 20,000	\$ 80,000	
2010/11	Commercial Improvement Program		\$ 100,000	\$ 100,000		\$ 100,000	\$ -	\$ 100,000	
2011-12	Downtown Utilities		\$ 300,000	\$ 300,000		\$ 300,000	\$ 300,000	\$ -	
2012-13	Golf Course Improvements		\$ 608,141	\$ 608,141		\$ 518,568	\$ 518,568	\$ -	
2012-13	Downtown Streetscape		\$ 35,100	\$ 35,100		\$ 35,100	\$ 31,180	\$ 3,920	
2012-13	Playhouse 2000		\$ 118,000	\$ 118,000		\$ 118,000	\$ 113,469	\$ 4,532	
2012-13	Cailloux Theater Lighting		\$ 200,652	\$ 200,652		\$ 200,652	\$ 79	\$ 200,573	
2013-14	Cailloux Theater Expansion		\$ 500,000	\$ 500,000		\$ 500,000		\$ 500,000	
	Special Events		\$ 118,159	\$ 118,159		\$ 118,159		\$ 118,159	
	Fox Tank		\$ 150,000	\$ 150,000		\$ 150,000	\$ 150,000	\$ -	
TOTALS			\$ 2,230,052	\$ 2,230,052		\$ 2,140,479	\$ 983,296	\$ 1,007,183	

Cash Balance on 3/31/2014 \$ 1,007,183

Fund 70 - General Capital Improvement Projects - supported by EIC					PROJECTS		Funding Agreement	Agreement Commitment	Total Funded	Expense
2011-12	River Trail						C2011-76	\$ 6,000,000	\$ 5,682,542	\$ 1,065,701
2011-12	Louise Hays Park Improvements						C2011-76	\$ 2,000,000	\$ 2,000,000	\$ 204,976
TOTALS								\$ 8,000,000	\$ 7,682,542	\$ 1,270,676
									\$ 6,411,865	

Cash and Investments

Cash and Investment Balances by Fund			
<u>Fund</u>	<u>Fund Name</u>	<u>Balance</u>	<u>Period</u>
40	Sales Tax Improvement Fund	\$ 2,687,745	3/31/2014
43	EIC Debt Service Fund	\$ -	3/31/2014
75	EIC Projects Fund	\$ 1,007,183	3/31/2014
	Total EIC Cash Balance	\$ 3,694,928	3/31/2014

<u>Type</u>	<u>Investment Vehicle</u>	<u>Amount</u>	<u>Interest Earned</u>	<u>Interest Earned (Annualized)</u>	<u>Period</u>
Cash	Wells Fargo Checking	\$ (46,603)	\$ -	0.00%	3/31/2014
ST Investment	EIC TexPool	\$ 1,623,531	\$41.22	0.03%	3/31/2014
ST Investment	EIC TexStar	\$ 1,624,648	\$55.13	0.04%	3/31/2014
HILCO FCU	CD	\$ 246,947	\$136.24	0.66%	3/31/2014
Kerr County FCU	CD	\$ 246,405	\$195.61	0.95%	3/31/2014
	Total Cash & Investments	\$ 3,694,928	\$428.20	0.14%	

Agenda Item:

- 3B. Capital projects update. (staff)
 - River Trail and Parks projects
 - Cailloux Theater improvements
 - Cailloux Theater expansion
 - Streetscape project

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Capital Projects Update

FOR AGENDA OF: April 28, 2014 **DATE SUBMITTED:** April 23, 2014

SUBMITTED BY: Ashlea Boyle *AB* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS: Project Status Reports

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *TP*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

Staff will provide reports on the following projects:

- River Trail and Parks Projects
- Cailloux Theater Interior Lighting Project
- Cailloux Theater Expansion (support facility)
- Streetscape Project

RECOMMENDED ACTION

This report is for informational purposes only. No action required.

Monthly Status Report

River Trail/Parks Projects

April 2014

Updates highlighted.

4B Funds

\$6,000,000 (River Trail Project)

\$2,000,000 (Louise Hays and Lehmann & Monroe Parks Renovation Project)

Status Report: Kerrville River Trail - Riverside Nature Center (RNC) to Louise Hays Park (Package A)

SCOPE	Extends from a new trailhead at the Riverside Nature Center parking lot, along the west property line of the RNC, down to the river's edge, under the Lemos St. Bridge, construction of a trail bridge across the river, through Tranquility Island, to the west end of the parking area in Louise Hays Park. The 10' wide trail will be constructed of concrete, except for the segment that runs along the RNC western property line. <i>Total trail length: 0.7 miles</i>
Amenities	Trailheads with lighting, observation/seating areas, bridge, drainage, and signage. [Additional amenities, such as trail entries, kiosks, and interpretive signage, will be added, once designed.]

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement to CoK from RNC	complete (6/12; 9/12)	RNC to provide easement to City	requires RNC approval
	lease renewal to RNC from CoK	complete (6/12)	City to provide lease to RNC	City Council approval (6/12)
	approval from TxDoT and GLO for use of state property	complete (5/12)	TxDOT approval of plans and Const./Maint. Agreement	SA office approval; include in MIMA
Property Survey	M&B and Topo surveys	complete (3/12)	identify property boundary and grades	
Misc. Reports/Permits	LOMR	upon trail completion	flood level impact, if any	submission to FEMA
	TPWD (land & water permit)	complete (5/12)	coffer dam - bridge construction review	review by TPWD
	USACE	complete (5/12)	involves jurisdictional waters of the US	no USACE permit required
Design	contract - Hewitt Engineering			
Routing	location of trail	complete (12/11)	define gradients and layout	
Preliminary Design and Construction Drawings	schematic plans; prelim. costs	50% review - complete (12/11)	all project elements	
		75% review - complete (1/12)	all project elements	
		90% review - complete (2/12)	all project elements	
Final Bid Documents	final plans/specs/costs/ documents	complete (3/12)	all project elements	
Bidding/Contracts	secure contractor	bid (3/12); awarded (5/12) to Westar Construction	bid process, contract prep	project delay, bid cost, permit approvals, etc.
Construction	construct project	start (5/12); complete (12/12)	sequencing of work	Dedication and opening 12/15/12

FUNDING - BUDGET		Allocation	Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
G.O. bonds (2002)		\$500,000	\$500,000	GO's (2002) \$0	na	
Park Dedication Funds		25,000	25,000	Park Ded. \$0		\$525,000
COs (4B)		<u>\$352,530</u>	292,131	CO's (4B) 60,399		\$292,131
total		\$877,530	\$817,131 [River Trail Master Plan, design, survey, permitting, construction]			<u>\$817,131</u> [complete]

Status Report: Kerrville River Trail - Louise Hays Park to G St. (Package B) and Louise Hays and Lehmann & Monroe Parks

SCOPE	Trail connection to the west end of the Louise Hays Park parking lot (Package A), through Louise Hays Park and Lehmann & Monroe Park, to G St.(west r.o.w. line). This Package will be coordinated with the Jefferson Wastewater Project and Water transmission Line Project. This segment will include the entire scope of work for the Louise Hays Park/Lehmann & Monroe Park Project, as funded by 4B, to include interactive fountain, park amenities and renovation. <i>Total trail length: 1 mile</i>
Amenities	Trail - trailheads with security lighting, observation areas, seating areas, bridging, drainage, signage, trail entries, kiosks, and interpretive signage. Parks - park amenities, amphitheater/stage, interactive water feature, event areas, large pavilion upgrades, river access, restrooms, roads/parking, lighting, utilities, landscaping, signage.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easements from property owners	complete by 11/31/13	CoK to secure from property owners; title work and surveys	easement legal proceedings 12/19/13; court appeal date not set; have property access for construction
	construction easements, if needed	na	na	
Property Survey	M&B and Topo surveys	M&B - complete (9/12) Topo - partially complete	identify property boundary and grades	
Misc. Reports/Permits	LOMR	upon trail completion	flood impact, if any	may require submittal to FEMA
	TPWD (land & water permit)	na	environmental impact to state waters	review by TPWD
	GLO (state property use)	na	routing preference	approval by State, if needed
Design	-Trail Routing Options - Half	complete (6/12)	define route options w/ costs	complete (6/12)
	-Design Contract - Half*, PLA*	complete (approved 12/11/12)*	all remaining design phases	Council approval
Preliminary Design and Construction Drawings	schematic plan with amenities/est.	Schematic - (complete) 50% review - (complete) 75% review - (complete) 90% review - (complete)	all project elements all project elements all project elements all project elements	coord. with utilities projects; water feature design/build details being finalized
	final plans/specs/costs/ documents	complete 1/14	all project elements	project delay assoc. with approvals
Final Bid Documents Bidding/Contracts	secure contractors (GC's & BuyBoard)	GC - bids received 3/11/14 (rejected); Buyboard contract award 4/8/14 (nte \$800,698); RT contract 4/22/14 (nte \$760,650)	bid process, contract prep. CoK to segment work and secure contractors	Contract work remaining to be bid: buildings, flatwork, park upgrades CoK work remaining: roads,parking,landscape,irrigation
Construction	construct project	CoK start - 1/14 RT start - 5/14 BuyBoard start - 6/14 complete 3/15	sequencing work (C's, BuyBoard, CoK)	typical delays/field alterations

* Half Assoc. design agreement terminated; new design agreement with Peter Lewis Architect + Assoc. (PLA) approved 8/13/13.

FUNDING - BUDGET		Allocation	Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
COs (4B) - River Trail COs (4B) - LHP/LMP Project		\$1,000,000	Design/survey fees: \$372,986	\$796,148	RT - \$1,154,496	\$1,000,000
		\$2,000,000 \$3,000,000	Land costs: \$269,518 under appeal RT Const: \$760,650 BuyBoard: \$800,698	(w/ land costs)	BuyBoard - \$800,698 GC - \$796,148 \$2,751,342	\$2,000,000

Status Report: Kerrville River Trail - G St. to Kerrville-Schreiner Park (Package F)

SCOPE

Extends from G St. (west r.o.w. line) along the south bank of the river into Kerrville-Schreiner Park. The 10' wide trail will be constructed of concrete. This Package will be coordinated with the Jefferson Wastewater Project and Water transmission Line Project, both slated for completion by fall 2013. Total trail length: 2.2 miles

Amenities

Trailheads with parking, security lighting, observation areas, seating areas, trail bridges, drainage, signage, trail entries, kiosks, and interpretive signage.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement from property owners; land acquisition	complete by 1/31/14	CoK to secure from property owners; title work and surveys	easement legal proceedings on remaining tract being scheduled; property access for construction will be secured
	construction easements, if needed	complete by 12/13, if needed	determine need by 10/13	coord. w/ utilities projects
Property Survey	M&B and Topo surveys	M&B amend. - complete (10/13) topo - complete (12/13) upon trail completion	identify property boundary and grades	
Misc. Reports/Permits	LOMR	na	flood impact, if any	may require submittal to FEMA
	TPWD (land & water permit)	not required per GLO	environmental impact to state waters	associated with Guadalupe River
	GLO (lease)	processing agreement	state land/water under G St. bridge	
Design	TxDOT	complete (6/12)	access under Loop 534	tentatively approved
	-Trail Confirmation - Terra Design Group (TDG)	complete (6/12)	define route options w/ costs	complete (6/12)
Preliminary Design and Construction Drawings	-Final Design Contract - TDG	complete (6/23/13)	all remaining design phases	Council approval (6/23/13)
	schematic plans with amenities/est.	Schematic - (complete) 50% review - (complete) 75% review - (complete) 90% review - (complete)	all project elements all project elements all project elements all project elements	coord. with utilities projects
	final plans/specs/costs/ documents	complete 1/14	all project elements	project delay assoc. with approvals
Final Bid Documents Bidding/Contracts	secure contractor	bids received 3/11/14; contract award 3/25/14 (nte \$1,835,535)	bid process, contract prep	project delay, bid cost, etc.
Construction	construct project	start - 3/14; complete - 1/15	sequencing work	typical delays/field alterations

FUNDING - BUDGET		Allocation	Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
COs (4B)		\$2,200,000	Design/survey fees: \$228,305 Land Costs: \$176,516 RT Const: \$1,835,535	(\$40,356) (w/ current land costs)	\$2,240,356	\$2,240,356

Status Report: Kerrville River Trail - RNC to Knapp Crossing (Packages C and D)

SCOPE

Extends from a new trailhead at the Knapp Crossing Boat Ramp parking lot, runs adjacent to the river, ties into the Guadalupe St. r.o.w.(Package D) extends to Guadalupe Park and connects to Package A (Package C). The 10' wide trail will be constructed of concrete. Total trail length: 1.6 miles

Amenities

Trailheads with lighting, observation areas, seating areas, trail bridge, drainage, signage, trail entries, kiosks, interpretive signage, and private improvement interface.

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement from property owners	TBD	CoK to secure from property owners; title work and surveys	from property owners
	construction easements, if needed	TBD	TBD	from property owners
Property Survey	M&B and Topo surveys	(partially complete)	identify property boundary and grades	
Misc. Reports/Permits	LOMR		flood impact, if any	may require submittal to FEMA
Design	TPWD (land & water permit)		environmental impact to state waters	review by TPWD
	TBD	(partially complete)		waiting for private development
Routing	location of trail	(partially complete)	define gradients and layout	" " "
Preliminary Design and Construction Drawings	schematic plan with amenities/est.	50% review – 75% review – 90% review –	all project elements all project elements all project elements	" " "
	final plans/specs/costs/ documents	TBD	all project elements	" " "
	secure contractor	TBD	bid process, contract prep	" " "
Construction	construct project	TBD	sequencing of work	" " "

FUNDING - BUDGET		Allocation		Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
CO's (4B)							

Status Report: Kerrville River Trail - Knapp Crossing to West Terminus (Package E)

SCOPE	Extends from Knapp Crossing trailhead to the west terminus of trail on Junction Hwy along the river's edge. The 10' wide trail will be constructed of concrete. Total trail length: up to 1 mile						
Amenities	Trailheads with lighting, observation areas, seating areas, trail bridge, drainage, signage, trail entries, kiosks, and interpretive signage.						

PHASING	Action Item	Schedule (Status)	Task/Issues	Comments/Risks
Recreation easements or Property Agreements	easement from property owners	TBD	CoK to secure from property owners; title work and surveys	from property owners
	construction easements, if needed	TBD	TBD	from property owners
	M&B and Topo surveys	(partially complete)	identify property boundary and grades	
Property Survey	LOMR		flood impact, if any	may require submittal to FEMA
Misc. Reports/Permits	TPWD (land & water permit)		environmental impact to state waters	review by TPWD
Design	TBD			waiting for private development
Preliminary Design and Construction Drawings	schematic plan with amenities/est.	50% review – (partially complete) 75% review – 90% review –	all project elements all project elements all project elements	" " " "
Final Bid Documents	final plans/specs/costs/ documents	TBD	all project elements	" " " "
Bidding/Contracts	secure contractor	TBD	bid process, contract prep	" " " "
Construction	construct project	TBD	sequencing of work	" " " "

FUNDING - BUDGET		Allocation		Expended - Encumbered	Balance	Cost/Est. for Package	Needed to Complete Package
COs (4B)							

Other Services to be Evaluated

Required reporting and permitting may dictate additional professional services or consolidation of services assigned to the design teams. These include, but are not limited to, the following.

1. Floodplain/Floodway Impact, Hydraulic Analysis, Section 404 – Clean Water Act submittals (Corps of Engineers), and Flood Insurance Rate Map/ Letter of Map Revision preparation and submittal (Cok, FEMA) will be completed by one firm in order to comprehensively address the issues and data collection/reporting. This will avoid multiple submittals (costs) and reduce mistakes and need for resubmittals.
2. Archeological and Environmental Surveys and Section 404 review will need to be completed in areas where sensitive site conditions are probable. We anticipate no extreme findings in the initial surveys/reports; however, if further study is required by state or federal agencies, those services will require amendments to trail segment allocations and the consultant contracts.
3. TDLR permitting for ADA compliance, CoK building permits, Texas Historical Commission plan review, any other city or state agency submittals, will best be submitted by each of the design teams at the time of plan completion. This keeps regulation compliance with the design teams.

**Cailloux Theater Expansion
Fundraising Timeline – 4/28/14**

Playhouse 2000 is working on fundraising strategy for the remaining \$250,000 required to complete the funding for the theatre construction project.

Funding Applications – First Step for Playhouse 2000

Three applications completed and submitted to cover majority of funding required

- One application approved - \$42,500 (Coates Foundation)
- Two applications pending

Fundraising Campaign – Second Step for Playhouse 2000

Public meetings held in April 2014

Goal for fundraising campaign determined after disposition on grant applications is known

Public portion of fundraising campaign to begin in May

Regular Reporting

Quarterly reports to be provided by Playhouse 2000

**Cailloux Theater Internal Lighting Repair
Project Timeline – 4/28/2014**

*This is for the initial repair to replace the dimmer rack.
The remaining phases will be scheduled later.*

Replace Dimmer Rack

Dimmer Rack Design 100% Complete

Budget = \$49,000

Bid Process

Advertise	March 28, 2014
Pre-Bid Meeting	April 7, 2014
Opened	April 14, 2014
Awarded	April 15, 2014 to Texas Scenic Company, Inc., \$38,000

Construction

Finalize Contract	April 2014
Start Work	June 3, 2014
Complete Work	June 13, 2014

Agenda Item:

3C. Update regarding "GO Team" activities. (staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Update on "GO Team" activities

FOR AGENDA OF: April 28, 2014 **DATE SUBMITTED:** April 23, 2014

SUBMITTED BY: Ashlea Boyle *AWB* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS:

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *W*

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

As discussed at the March 2014 EIC meeting, the Economic Development "GO Team" met on February 21, 2014 to review an application submitted by Mooney Aviation Corporation for roof replacements to their leased buildings. Because these are City of Kerrville and Kerr County owned buildings, the City and County are in discussion to fund these repairs. City Council has since approved the allocation of \$500,000 to fund half of the expense without using 4B funds.

The "GO Team" met on April 10, 2014 to review a business development application submitted by Kerrville Gateway, LLP. The \$7 million request is for infrastructure costs for the proposed Kerrville Gateway project consisting of 250,000 square feet of mixed use retail, restaurant, and lodging at the southeast corner of SH 16 and I-10. The KEDC Board met on April 10, 2014, prior to the "GO Team" meeting, and voted not to recommend this project for approval when presented to the "GO Team" and EIC. Kerrville Gateway, LLP formally withdrew the application on April 14, 2014. On April 22, 2014, the City Council considered the use of a 380 agreement to promote the development of this project, as requested by Councilmember Conklin. Council discussed this item but took no action.

No other funding applications have been received to date.

RECOMMENDED ACTION

This report is for informational purposes only. No action required.

Agenda Item:

4A. Discuss the Fiscal Year 2015 Budget (staff)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION,
CITY OF KERRVILLE, TEXAS**

SUBJECT: Discuss the Fiscal Year 2015 budget

FOR AGENDA OF: April 28, 2014

DATE SUBMITTED: April 24, 2014

SUBMITTED BY: Ashlea Boyle *ab* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS:

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *JP*

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

Staff is requesting the Economic Improvement Corporation (EIC) discuss the Fiscal Year 2015 budget, including priorities, projects, and community event funding.

RECOMMENDED ACTION

Staff recommends discussion and direction to staff.