

AGENDA FOR REGULAR MEETING

KERRVILLE CITY COUNCIL

TUESDAY, JANUARY 27, 2015, 6:00 P.M.

KERRVILLE CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

KERRVILLE CITY COUNCIL AGENDA
REGULAR MEETING, TUESDAY, JANUARY 27, 2015, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

INVOCATION: by Reverend Patty Edwards, Unity Church of the Hill Country.

PLEDGE OF ALLEGIANCE TO THE FLAG

Those in attendance may stand if they wish.

1. VISITORS/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must fill out the speaker request form and give it to the City Secretary. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers will be limited to the first ten speakers and each speaker is limited to four minutes.

2. RECOGNITIONS:

2A. John C. and Linda Worden for volunteer service to the community. (Mayor Pratt)

3. CONSENT AGENDA:

These items are considered routine and can be approved in one motion unless a councilmember asks for separate consideration of an item. It is recommended that City Council approve the following items which will grant the Mayor or City Manager the authority to take all actions necessary for each approval:

3A. Authorization to submit a funding request to the City of Kerrville, Texas Economic Improvement Corporation for Phase I of the streetscape enhancement project in an amount not to exceed \$650,000. (staff)

3B. Authorization to initiate the request for proposals process for recreation equipment concessions in city parks and the river trail. (staff)

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 830-258-1117 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, January 23, 2015 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Brenda Craig
City Secretary, City of Kerrville, Texas

3C. Resolution No. 03-2015 ordering that a general election be held on May 9, 2015, for the election of two city councilmembers; appointing election judges, adopting an electronic counting system; establishing a central counting station; appointing a central counting station manager; appointing a tabulation supervisor; appointing the central counting station presiding judge; and authorizing the early processing of ballots. (staff)

3C. RESOLUCIÓN 03-2015 QUE DECRETA QUE LAS ELECCIONES GENERALES SE LLEVEN A CABO EL 9 DE MAYO DEL 2015 PARA ELEGIR DOS CONCEJALES MUNICIPALES; NOMBRAR A LOS JUECES ELECTORALES; ADOPTAR UN SISTEMA ELECTRÓNICO DE CONTEO DE VOTOS; ESTABLECER UNA ESTACIÓN CENTRAL DE CONTEO; NOMBRAR A UN ADMINISTRADOR(A) DE LA ESTACIÓN CENTRAL DE CONTEO; NOMBRAR A UN SUPERVISOR(A) DE TABULACIÓN; DESIGNAR AL JUEZ PRESIDENTE DE LA ESTACIÓN CENTRAL DE CONTEO; Y AUTORIZAR EL PROCESAMIENTO TEMPRANO DE LOS VOTOS ELECTORALES.

END OF CONSENT AGENDA

4. PUBLIC HEARING:

4A. Proposed voluntary annexation of approximately 23.38 acre tract of land located at 5235 Highway 27 East, James Avery Craftsman. (staff)

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Presentation regarding a proposed athletics complex on approximately 75 acres located at the intersection of Holdsworth Drive and Town Creek Road and direction to city staff on negotiating an agreement with the Cailloux Foundation for its construction.

5B. Project funding agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas for the development and construction of an athletic complex adjacent to Holdsworth Road in an amount not to exceed \$9,000,000.00. (staff)

5C. Abandonment of the Upper Guadalupe River Authority (UGRA) flood control easement established in 1980 in conjunction with impoundment of a portion of the Guadalupe River, Nimitz Lake. (staff)

6. INFORMATION AND DISCUSSION:

6A. Budget update. (staff)

7. APPOINTMENTS TO BOARDS AND COMMISSIONS:

7A. Appointment to the Economic Improvement Corporation. (staff)

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Brenda Craig
City Secretary, City of Kerrville, Texas

8. ITEMS FOR FUTURE AGENDAS

9. ANNOUNCEMENTS OF COMMUNITY INTEREST:

Announcement of items of community interest, including expressions of thanks, congratulations, or condolences; information regarding holiday schedules; honorary recognitions of City officials, employees, or other citizens; reminders about upcoming events sponsored by the City or other entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of the City. No action will be taken.

10. EXECUTIVE SESSION:

City Council 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, including the following matters:

Sections 551.071 and 551.087:

Discuss the economic development negotiations, the public discussion of which would not be in the best interests of the city's bargaining position with third parties related to the following:

- Funding agreement for athletics complex.

Sections 551.071 and 551.072:

Discuss the purchase, exchange, lease, sale, or value of real property, the public discussion of which would not be in the best interests of the City's bargaining position with third parties, regarding property interests related to the following:

- River trail

Sections 551.074:

- Appointment to the Economic Improvement Corporation.

11. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

12. 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 830-258-1117 for further information.

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Brenda Craig
City Secretary, City of Kerrville, Texas

Agenda Item:

2A. John C. and Linda Worden for volunteer service to the community. (Mayor Pratt)



City of Kerrville

701 MAIN STREET • KERRVILLE, TEXAS 78028 • 830.257.8000 • KERRVILLETX.GOV

RECOGNITION

- WHEREAS,** John C. and Linda Worden have lived in Kerrville since 1985 having moved here from East Troy, Wisconsin; and
- WHEREAS,** John worked for the H E Butt Foundation for 29 years; Chairman of the Board of Pregnancy Resource Center for 12 years; Election Day Judge-Voter Registration for Precinct 312; and
- WHEREAS,** Linda has been a public school librarian, 6th grade teacher; Adult Education ESL instructor, and sometimes acts as hostess and chauffeur for Laity Lodge Retreat in Leaky; and
- WHEREAS,** Both John and Linda have been involved with Trinity Baptist Church serving their church, friends and neighbors in various capacities; and
- WHEREAS,** John and Linda, sometimes unknown to their neighbors, perform unselfishness acts of kindness such as cleaning out gutters, providing neighbor's pets with food and water; transporting friends to medical appointments and providing moral support to those in need;

NOW, THEREFORE, I, Jack Pratt, Jr., Mayor of the City of Kerrville, Texas, do hereby recognize

JOHN C. & LINDA WORDEN

For being an "Ambassador" to the residents in the Barbara Ann neighborhood and in doing so leaving behind a legacy of caring and giving to those in need.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kerrville to be affixed hereto, the _____ day of _____ 2015.

Jack Pratt, Jr., Mayor



Agenda Item:

3A. Authorization to submit a funding request to the City of Kerrville, Texas Economic Improvement Corporation for Phase I of the streetscape enhancement project in an amount not to exceed \$650,000. (staff)

**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Authorization to submit a funding request to the City of Kerrville, Texas Economic Improvement Corporation for Phase 1 of the Streetscape Enhancement Project in an amount not to exceed \$650,000

FOR AGENDA OF: January 27, 2015 **DATE SUBMITTED:** January 22, 2015

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

EXHIBITS:

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

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

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

In early 2013 the City Council approved a Funding Agreement between the City of Kerrville and the Economic Improvement Corporation (EIC) for the design and development of a master plan for the downtown streetscape enhancement project. The City entered into a professional services agreement with Peter Lewis Architect + Associates, PLLC to complete these services. In conjunction with Peter Lewis Architect + Associates to scope the design of the Master Plan, staff incorporated the EIC, Main Street Advisory Board, Kerrville Beautification Advisory Committee, and the Historic Downtown Business Alliance. City Council approved this concept plan in 2014. This project has been designed to be phased over multiple years in which the EIC is programming into their budget; however, City Council authorization is required before the funding request may be submitted.

Phase 1 is planned to consist of improvements, as funds allow, to the Parking Garage, Water Street, and Downtown Pavilion as outlined below.

Parking Garage:

- canopies at major pedestrian points;
- stone clad columns on the first floor along Water Street and Clay Street;
- hardscaping along Water, Quinlan, and Sidney Baker Streets;
- landscaping along Water Street;
- covered parking on the 4th floor;
- replace existing signs to coincide with wayfinding and downtown signage; and
- remove flag poles and replace with water feature or public art piece.

Water Street Improvements:

- planters for seasonal color;
- street trees (possibly in large pots);
- lighting; and
- street furniture.

Downtown Pavilion:

- lighting;
- replace and upgrade existing signs / interpretive information; and
- upgrade / replace existing furniture.

Tentative Project Timeline:

- commence projects late summer 2015
- project funding
 - o January 2015 – request authorization to apply for funds
 - o February 2015 – EIC considers application
 - o March 2015 – public hearing and EIC and City Council consider funding agreement
 - o June 2015 – funds available for projects

RECOMMENDED ACTION

City staff recommends authorization to submit a funding request to the City of Kerrville Texas, Economic Improvement Corporation in an amount not to exceed \$650,000 for Phase 1 of the Streetscape Enhancement Project.

Agenda Item:

3B. Authorization to initiate the request for proposals process for recreation equipment concessions in city parks and the river trail. (staff)

**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Authorization to initiate the Request for Proposals (RFP) process for recreation equipment concessions in city parks and the River Trail

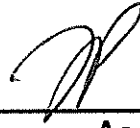
FOR AGENDA OF: January 27, 2015 **DATE SUBMITTED:** January 16, 2015

SUBMITTED BY: Malcolm Matthews **CLEARANCES:** Kristine Day
Director, Parks and Recreation Deputy City Manager

EXHIBITS: Request for Proposals

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER:



Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$ 0	\$ 0	\$ 0	

PAYMENT TO BE MADE TO:

REVIEWED BY THE FINANCE DEPARTMENT:

SUMMARY STATEMENT

The City of Kerrville has historically offered separate river concessions in Louise Hays Park and Kerrville-Schreiner Park for kayak, tube, canoe, and bicycle rentals, both locations operated by *Kerrville Kayak and Canoe, Inc.* In Louise Hays Park, concession operations ceased in 2014 at the construction start of the River Trail and renovation of the park. In Kerrville-Schreiner Park, the operation has been on a month-to-month basis so that the City can complete the process for a new concession agreement. With the opening of a large segment of the River Trail and the riverfront parks anticipated in a few months, a solicitations process to secure a concessionaire prior to opening is needed. The recommended Request for Proposals (RFP) calls for a single agreement for concessions in these parks and along the River Trail. This single agreement approach offers concession operations continuity along the trail and in the two parks.

The attached RFP document, after City Council approval, will be advertised with a proposal due date to the City of February 20th. A recommended proposal and agreement will be presented to the City Council in March 2015, prior to opening of the River Trail and parks.

The elements of the RFP include the types of concession to be offered, proposed fee schedule, payment amount to city, insurance requirements, and other related requirements associated with recreation equipment rentals, including kayaks, tubes, and bicycles. Limited refreshments can be submitted by a proposer for

consideration. The locations available to concessionaires for set-up/operation are Louise Hays Park, "G" St Trailhead, and Kerrville-Schreiner Park. The evaluation includes equal consideration of similar concession experience, best value to city and public, quality of equipment, and the concessionaire's operation plan.

RECOMMENDED ACTION

City staff recommends City Council authorization to initiate the Request for Proposals (RFP) process for recreation equipment concessions in city parks and the River Trail.

REQUEST FOR PROPOSALS

RIVERFRONT PARKS and RIVER TRAIL CONCESSIONS



CITY OF KERRVILLE

**Due Date: February 27, 2015
3:00 P.M. CST**

CITY OF KERRVILLE, TEXAS
701 Junction Hwy
Kerrville, TX 78028
(830) 257-8000
www.kerrvilletx.gov

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1.0 Overview

General Information

This Request for Proposals ("RFP") is a solicitation process, which is expected to culminate in a negotiated agreement between the City of Kerrville ("Kerrville") and a qualified company to provide a variety of concessions within public areas along the Guadalupe River.

Proposers are to submit a business and operations plan, equipment/product inventory, payment schedule, and other submittals for a turn-key, multi-site, riverfront concession operation in Kerrville, Texas, meeting no less than the minimum scope and operations identified in Section 3.0. This formal proposal will be for a three year period, with possible extensions in one year increments.

Interested proposers must submit five (5) originals, and one (1) electronic PDF version of their proposal, which must then be submitted in a sealed envelope bearing the name and address of the proposer.

Proposals will be accepted until 3:00 pm (CST) on February 27, 2015 to be addressed to:

**City Secretary
City of Kerrville
701 Junction Hwy
Kerrville, TX 78028**

Schedule of Important Dates

The tentative schedule for this Request for Proposal process is as follows:

Proposal Submission Deadline	February 27, 2015 @ 3:00 p.m.
Agreement Award Date	March 24, 2015
Concessions Start Date	Spring 2015 – at opening of River Trail/Parks

2.0 Definitions, Terms, and Conditions

Definitions

In order to clarify the language throughout this Request for Proposals, the following definitions shall apply:

City – City of Kerrville

Project Team – Group of individuals assigned by the City of Kerrville to conduct

reviews/interviews with proposers to the RFP.

Proposer – Company or individual submitting a proposal in response to the RFP, as well as any subcontractors listed in the proposal.

RFP – Request for Proposals.

Receipt of Proposals

The submitted Proposal must be received in hand to the City Secretary's Office no later than the time and date specified. The mere fact that the proposal was sent will not be considered; a potential proposer must ensure that the Proposal is actually delivered by the due time/date.

Questions and Inquiries

Questions and Inquiries about this RFP should be directed to Malcolm Matthews, Director of Parks & Recreation at malcolm.matthews@kerrvilletx.gov. To ensure timely response, questions are to be submitted by e-mail no later than 5:00 pm CST on February 24, 2015. Responses will be by email.

Reservations

The City reserves the right to accept or reject any or all Proposals as a result of this request, to negotiate with any or all qualified proposers, or to cancel, in part or in its entirety, this RFP if found to be in the best interest of the City. All Proposals and media (CDs or USB drives) shall become the property of the City of Kerrville.

Non-Reimbursements

There is no expressed or implied obligation for the City of Kerrville to reimburse responding proposers for any expenses incurred in preparing Proposals in response to this RFP and the City shall not reimburse proposers for these expenses, nor shall the City pay any subsequent costs associated with the provision of any additional information or presentation.

Communication

The City shall not be responsible for any verbal communication between any employee of the City and any proposer. Only written requirements and qualifications will be considered.

Negotiations

Proposers reasonably suitable for selection based on criteria set forth in this RFP may be given an opportunity to interview with and/or make a presentation to the Project Team. Proposals will be ranked in order of preference and contract negotiations will begin with the top ranked proposer. Should negotiations with the highest ranked respondent fail to yield an agreement, or if the respondent is unable to execute said agreement, negotiations will be formally ended and then commence with the second highest ranked proposer, etc.

Award of Agreement

Award of the agreement shall be made to the proposer/proposal determined to be the best evaluated offer resulting from the proposal and negotiation process, taking into consideration the relative importance of factors set forth in this RFP.

3.0 Scope and Provisions

3.1 Project Scope

The City seeks the operation of a variety of concession offerings at stationary locations, to include water-based and land-based recreation rental equipment and any other qualified and related concessions suitable for the locations cited. The awarded agreement will be for a three year term. One year extensions will be considered.

3.2 Vendor Will Include the Following Provisions in the Proposal

- Utilizing Attachment A, provide a list of all water-based recreation equipment for rent, to include kayaks, canoes, and tubes as a minimum. Include all other water-based recreation equipment to be rented and initial rental rates/duration for all equipment. Include any seasonal rates.
- Utilizing Attachment A, provide a list of all land-based recreation equipment for rent, to include bicycles as a minimum. Include all other land-based recreation equipment to be rented and initial rental rates/duration for all equipment. Include any seasonal rates.
- Utilizing Attachment A, provide a list of all food and beverage product types to be sold, if desired. All food and beverage must be pre-packaged. Include initial pricing for all consumable products to be sold and waste management plan.
- Using Attachment A, payment amount to City of Kerrville must be included in the proposal. The minimum payment amount will be 8% of gross monthly sales, or \$300 per month, whichever is greater, to be paid to the City monthly. Fill in proposed percentage payment and minimum flat amount in the space provided on Attachment A.
- Using Attachment B, describe methods of display, equipment, and mobilization of equipment. Include transport procedures during inclement weather.
- Using Attachment B, provide contact information on site when not present, to include procedures to rent equipment from off site, if possible.
- Using Attachment B, include, or show proof of ability to obtain, all state, city, or other permits required to execute these concessions.
- Using Attachment B, include an operations schedule, to include general dates, hours, and off-season operation.
- Using Attachment B, include staffing levels proposed at each operating concession location.
- Using Attachment B, include proposed method of concessionaire's staff identification (ex: uniform, badge, etc.)
- Using Attachment B, References of similar concession operations, including dates of operation and reference contact information.

3.3 Agreement Requirements

- All exterior signage and display to be approved by City prior to installation.
- Contractor shall, for the duration of the agreement, possess in full force and effect, general liability or other appropriate insurance policies in amounts of not less than \$1 million, combined single limit. Insurance must cover designated sites and all related use of Guadalupe River, River Trail, City parks, and public property by concessionaire and/or concessionaire's patrons. Any use of, or onto private property by concessionaire and/or concessionaire's patrons must be covered by concessionaire's insurance and approved in advance by City.
- Indemnify the City of Kerrville, its agents, officers and employees for any and all liability or claims whatsoever which might arise from the services to be performed under this agreement.

3.4 The City of Kerrville Will Provide to the Vendor

- Required concessions locations in Kerrville-Schreiner Park and Louise Hays Park (water-based and land-based equipment rental) in designated sites. An optional designated site at the G St. Trailhead (land-based equipment rental, only) may be included in the proposal as a concessions site by the proposer (See Attachment C, Map). Other locations may be considered, but only as additional sites, not in lieu of the designated sites, and must be included in the proposal for consideration.
- Access to the Guadalupe River at the designated sites for water-based equipment rental and concessionaire's safety equipment.
- Access to the River Trail at the designated sites for land-based equipment rental use, only.
- No unauthorized private property access is to be allowed or encouraged by the concessionaire or their patrons. **NOTE:** Any authorization or allowances offered/granted to concessionaire or concessionaire's patrons by private property owners must be reported immediately to the City. City will have final approval on any private property usage by concessionaire and concession access/use of River Trail or Parks.

3.5 Other Provisions

- Special events held in the parks and on the River Trail may impact the designated concession sites and concession operations. This could include modifying certain concessions, up to and including ceasing concession operations during said event at a specific site (Example: No bicycle rental will be allowed on the River Trail during the Kerrville Triathlon).

4.0 Solicitation Process

4.1 In order to encourage broad participation, Kerrville reaffirms the following general timeline for the selection of a proposer:

- 4.1a RFP's due – February 27, 2015 @ 3:00 p.m. (CST)
- 4.1b Notify selected vendor – March 2, 2015
- 4.1c City Council award of concession agreement – March 24, 2015
- 4.1d Begin concession operation – Spring 2015 (date to be determined by construction completion)

5.0 Time and Place for Submission Responses

5.1 The deadline for receipt of proposals shall be 3:00 p.m. CST on February 27, 2015. Proposals received by the City after that date and time will not be considered. IT IS THE PROPOSER'S RESPONSIBILITY TO ENSURE THAT THE PROPOSALS ARE RECEIVED BY THE CITY SECRETARY PRIOR TO THE DEADLINE.

5.2 Proposers shall submit 5 bound copies and one electronic copy in pdf format of their RFP response to:

City Secretary
City of Kerrville
701 Junction Highway
Kerrville, TX 78028

5.3 Proposals must use the attachments for responses. Any additional sheets are to be in 8½" by 11" format. Responses are to be one-sided, typed in Arial, with a font no smaller than size 11. Any materials that are larger than 8½" by 11" should be folded to fit into that format size. Proposals must be organized following the submission requirements of this RFP, and must include at least the requested information. The City reserves the right to request additional information from any or all proposers during the RFP review period.

5.4 The outside of the package should be clearly marked with the following: **"RFP Response – Riverfront Parks and River Trail Concessions, City of Kerrville."**

5.5 RESPONSES THAT ARE NOT SUBMITTED IN A SEALED ENVELOPE OR CONTAINER WILL NOT BE CONSIDERED. TELEGRAPHIC OR FACSIMILE RESPONSES WILL NOT BE ACCEPTED.

5.6 Questions regarding the required procedure for the submittal of proposals shall be submitted by e-mail to Malcolm Matthews at malcolm.matthews@kerrvilletx.gov. Responses to questions will be provided by e-mail to all known participants. Questions must be submitted no later than 5:00 p.m. CST on February 24, 2015 to ensure a timely response. No response to questions will be provided for any inquiries after this deadline.

6.0 Selection Criteria

- 6.1 Each proposal will be evaluated based on the following criteria:
 - 6.1.1 Previous experience with similar operations - 25%
 - 6.1.2 Best value to City and public - 25%
 - 6.1.3 Quality of equipment and display - 25%
 - 6.1.4 Concession operations plan, including practicality, creativity, and ability to minimize risk to the City and public - 25%
- 6.2 Each proposal will need to meet all requirements specified in each section of this RFP.

7.0 Special Conditions

- 7.1 This RFP does not commit the City to procure or award a contract for the scope of work described herein.
- 7.2 All information submitted in response to this RFP shall become the property of the City, and as such, may be used by the City in any manner.
- 7.3 The City has sole discretion and reserves the right to reject any and all proposals received with respect to this RFP and to cancel the RFP at any time prior to entering into a formal agreement. The City reserves the right to reasonably request additional information or clarification of information provided in the proposal without changing the terms of the RFP.
- 7.4 The City reserves the right to waive any technicalities or irregularities in any proposal.
- 7.5 Proposers acknowledge and agree that the City shall not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liabilities incurred by the proposers or any member thereof as a result of, or arising out of, submitting a acceptance of the proposal.
- 7.6 The City shall provide for the release of all public information concerning the Project, including selection announcements and contract awards. Those desiring to release information to the public must receive prior written approval from the City.

- 7.7 Neither the City nor any of its officers, agents, consultants, or employees shall be responsible for the accuracy of any information provided as part of this RFP. All respondents are encouraged to independently verify the accuracy of any information provided. The use of any of this information in the preparation of a proposal to the RFP is at the sole risk of the respondent.
- 7.8 Any proposal to this RFP will remain in effect for a minimum of 180 days after the date of submission.
- 7.9 The proposer shall not collude in any manner or engage in any practices with any other proposer(s), which may restrict or eliminate competition or otherwise restrain trade. Violation of this shall cause the City to reject the proposer's submittal. This prohibition is not intended to preclude joint ventures or subcontracts.
- 7.10 All Proposals submitted must be the original work product of the proposer. The copying, paraphrasing, or other use of substantial portions of the work product of another respondent is not permitted. Failure to adhere to this instruction will cause the City to reject the proposal.

Attachment A
Concession Details

Concession information and list of equipment, products, quantities, prices, and payment

Section A – Concession Information (required)
Name of Concession (business):
Contact Person/Title:
Mailing Address:
City, State, Zip:
Contact Phone #:
Email Address:

Section B – Concession Equipment/Products/Pricing				
<i>Equipment Type</i>	<i>Make/Model/size</i>	<i>Quantity Available</i>	<i>Replacement frequency</i>	<i>Rental Rate (per hr/day)</i>
*kayak				
*canoe				
*tube				
other, including seasonal rates (list)				
*bicycle				
other, including seasonal rates (list)				
*required equipment item; use addition sheets, if necessary				
<i>Consumable Products for Sale</i>	<i>Type</i>	<i>Method of displaying/disposing of trash/sign board/etc.</i>		<i>Price</i>
bottled water	NA			
pre-packaged snack				
other (list)				
use additional sheets, if necessary				

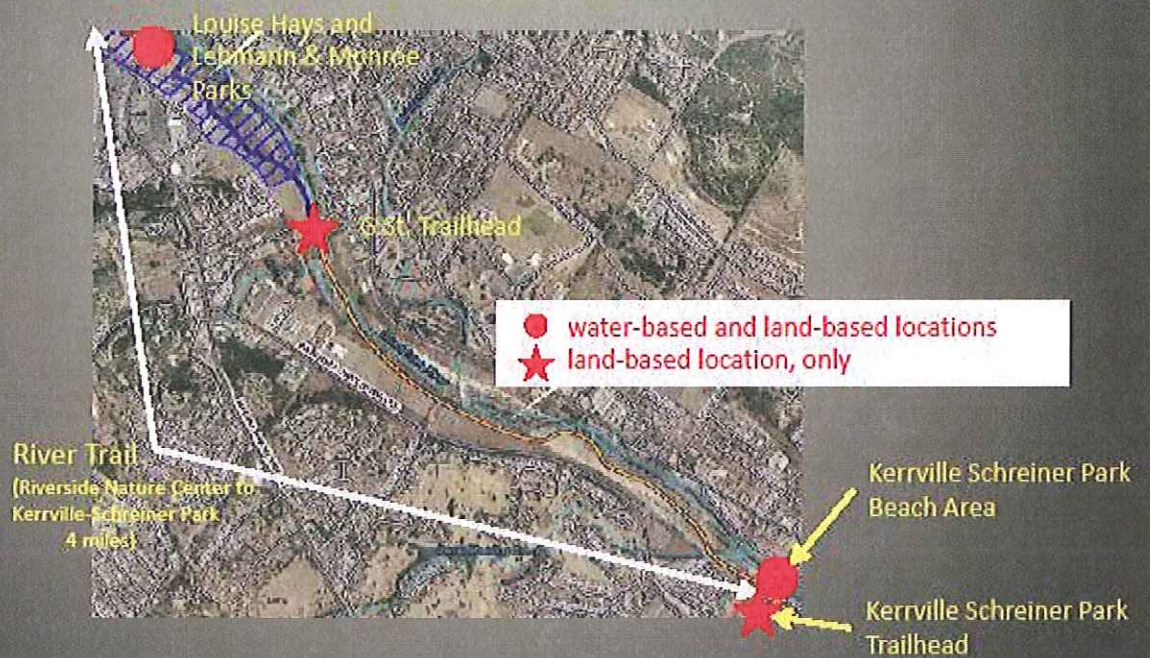
Payment Amount per month (both % and minimum required. Ref. Sec.3.2)	Percentage (no less than 8%)	Minimum - no less than \$300
	_____ %	\$ _____ /mo.

Attachment B
Concession Description

<i>Describe concession's display; describe equipment; describe mobilization plan to sites and during inclement weather</i>	
<i>Non-operating hours contact info; describe procedures for patrons when concessionaire is not on site</i>	
<i>Attach, or show ability to obtain, needed permits</i>	
<i>General operations schedule</i>	
<i>Staffing level at locations</i>	
<i>Staff identification method</i>	
<i>List of references for other similar concession operations</i>	

Attachment C
Concession Locations

Concession Locations
River Trail
and Louise Hays & Kerrville-Schreiner Parks



Agenda Item:

3C. Resolution No. 03-2015 ordering that a general election be held on May 9, 2015, for the election of two city councilmembers; appointing election judges, adopting an electronic counting system; establishing a central counting station; appointing a central counting station manager; appointing a tabulation supervisor; appointing the central counting station presiding judge; and authorizing the early processing of ballots. (staff)

3C. RESOLUCIÓN 03-2015 QUE DECRETA QUE LAS ELECCIONES GENERALES SE LLEVEN A CABO EL 9 DE MAYO DEL 2015 PARA ELEGIR DOS CONCEJALES MUNICIPALES; NOMBRAR A LOS JUECES ELECTORALES; ADOPTAR UN SISTEMA ELECTRÓNICO DE CONTEO DE VOTOS; ESTABLECER UNA ESTACIÓN CENTRAL DE CONTEO; NOMBRAR A UN ADMINISTRADOR(A) DE LA ESTACIÓN CENTRAL DE CONTEO; NOMBRAR A UN SUPERVISOR(A) DE TABULACIÓN; DESIGNAR AL JUEZ PRESIDENTE DE LA ESTACIÓN CENTRAL DE CONTEO; Y AUTORIZAR EL PROCESAMIENTO TEMPRANO DE LOS VOTOS ELECTORALES.

**BUSINESS OF THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Resolution ordering City Council General Election on May 9, 2015;
appointing election judges; and establishing a central counting station

FOR AGENDA OF: January 27, 2015 **DATE SUBMITTED:** December 30, 2014

SUBMITTED BY: Brenda Craig, City Secretary  **CLEARANCES:** Todd Parton, City Manager
Mike Hayes, City Attorney

EXHIBITS: Resolution and Election Calendar

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

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

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

The attached resolution orders a General Election to be held on Saturday May 9, 2015, to elect two councilmembers whose terms will expire as follows:

Councilmember Place One – Carson Conklin
Councilmember Place Two – Stacie Keeble.

The period for filing an application for a place on the ballot is January 28 through February 27, 2015; write-in candidates may file through February 27, 2015.

Approval of the resolution will establish the period of early voting by personal appearance, appoint election judges, establish the central counting station, and establish the date and time for canvassing the election. The city secretary recommends the following:

1. Early voting by personal appearance be held April 27 through May 5 at the Cailloux City Center at 910 Main Street as follows:
 - Monday and Tuesday, April 27 and 28: 7 a.m. to 7 p.m.
 - Starting Wednesday, April 29, April 30, May 1, 4, and 5: 8 a.m. to 5 p.m.
2. Applications for ballot by mail be addressed to Michele Schneider, Kerr County Courthouse, 700 Main Street, Kerrville, Texas 78028, and be received no later than 5:00 p.m., April 30, 2015.
3. Election Day is Saturday, May 9, 2015, from 7:00 a.m. to 7:00 p.m. at the Cailloux

City Center at 910 Main Street.

4. Appoint the following election judges:

Michael Louise Bond, election judge
Helen Herget, alternate election judge; and
Pam Cornett, early voting ballot board judge.

5. Establish the location of the central counting station as the Kerr County Juvenile Facility, 3501 Legion Drive, Kerrville, Texas, and appoint the central counting station workers as follows:

Cindy Guardiola, central counting station presiding judge;
Nadene Alford, tabulation supervisor; and
Michele Schneider, central counting station manager.

6. Official canvass of the election be held on May 19, 2015, at 10:00 a.m.

RECOMMENDED ACTION

The city secretary recommends approval of the resolution calling the General Election on May 9, 2015, adoption of the calendar, and related matters as presented.

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 03-2015**

A RESOLUTION ORDERING THAT A GENERAL ELECTION BE HELD ON MAY 9, 2015, FOR THE ELECTION OF TWO CITY COUNCILMEMBERS; APPOINTING ELECTION JUDGES; ADOPTING AN ELECTRONIC COUNTING SYSTEM; ESTABLISHING A CENTRAL COUNTING STATION; APPOINTING A CENTRAL COUNTING STATION MANAGER; APPOINTING A TABULATION SUPERVISOR; APPOINTING THE CENTRAL COUNTING STATION PRESIDING JUDGE; AND AUTHORIZING THE EARLY PROCESSING OF BALLOTS

WHEREAS, Section 2.03 of the City Charter establishes a two-year term of office for each Councilmember and until a successor is elected; and

WHEREAS, the term of office for Councilmember Place One and Councilmember Place Two will expire in May 2015; and

WHEREAS, the City Council of the City of Kerrville, Texas, finds it to be in the public interest to call a general election to be held on May 9, 2015, for the election of persons to the offices of Councilmember Place One and Councilmember Place Two; and

WHEREAS, in order to more efficiently conduct the counting of ballots for the May 9, 2015, general election for the City of Kerrville, the City Council finds it to be in the public interest to appoint various officials and to adopt certain procedures for conducting said election;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. City Council orders that a general election be held in the City of Kerrville, Texas, on Saturday, the 9th day of May 2015, for the purpose of electing persons to the offices of Councilmember Place One and Councilmember Place Two for the City of Kerrville, Texas.

SECTION TWO. City Council orders that the Hart Voting System, which is an electronic touch screen voting system, be the method of voting.

SECTION THREE. City Council orders that the municipal polling place for such election will be the Kathleen C. Cailloux City Center of the Performing Arts, 910 Main Street, Kerrville, Texas, 78028.

SECTION FOUR. On Election Day, May 9, 2015, the polls shall be open from 7:00 AM to 7:00 PM. Early voting shall be conducted at the Kathleen C. Cailloux City Center of the Performing Arts, 910 Main Street, Kerrville, Texas, 78028, April 27 through May 5 as follows:

Monday, April 27, 2015: 7:00 AM to 7:00 PM

Tuesday, April 28, 2015: 7:00 AM to 7:00 PM

Wednesday through Friday, April 29, April 30, and May 1, 4, and 5, 2015: 8:00 AM to 5:00 PM

SECTION FIVE. Applications for ballot by mail should be addressed to: Michelle Schneider, Kerr County Courthouse, 700 Main Street, Kerrville, Texas, 78028, and must be received no later than 5:00 PM on April 30, 2015.

SECTION SIX. The following persons are appointed as election judges pursuant to Texas Election Code §32.005 for the election to be held on May 9, 2015, inclusive of the early voting period:

Michael Louise Bond – Election Judge
Helen Herget – Alternate Election Judge
Pam Cornett – Early Voting Ballot Board Judge

SECTION SEVEN. In accordance with Texas Election Code §127.001, City Council declares that ballots for the May 9, 2015, City election shall be electronically counted by using the Hart E Scan System owned by Kerr County.

SECTION EIGHT. In accordance with Texas Election Code §127.001, City Council establishes that the central counting station for the counting of ballots in the May 9, 2015, election will be located in the Kerr County Juvenile Facility, 3501 Legion Drive, Kerrville, Texas.

SECTION NINE. In accordance with Texas Election Code §127.005, City Council appoints Cindy Guardiola to serve as presiding judge of the central counting station for the May 9, 2015, City election.

SECTION TEN. In accordance with Texas Election Code §127.003, City Council appoints Nadene Alford to serve as tabulation supervisor for the May 9, 2015, City election.

SECTION ELEVEN. In accordance with Texas Election Code §127.002, City Council appoints Michele Schneider to serve as central counting station manager for the May 9, 2015, City Council election.

SECTION TWELVE. In accordance with Texas Election Code §127.124, City Council authorizes that the ballots cast during the early voting period for the May 9, 2015, City election may be processed on or after 9:00 AM on May 9, 2015.

SECTION THIRTEEN. City Council will conduct the official canvass of the election at a special meeting on Tuesday, May 19, 2015, beginning at 10:00 AM in the Council Chambers, City Hall, 701 Main Street, Kerrville, Texas.

PASSED AND APPROVED ON this the _____ day of _____ A.D., 2015.

Jack Pratt, Jr., Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Brenda G. Craig, City Secretary

CITY COUNCIL ELECTION CALENDAR

This memo gives the dates for the various actions connected with the regular city election to be held on May 9, 2015, and lists the councilmembers whose terms are expiring. Please mark these dates on your calendar:

Jan. 28 – Feb. 27	Candidate may file application for place on ballot from 8:00 a.m. to 5:00 p.m. Monday-Friday. The name of the candidate and the place for which they are filing will be affixed by the city secretary at the time of issuance of a petition form.
Jan. 28– Feb. 27	Write-In candidate may file to declare candidacy at city secretary's office 8:00 a.m.-5:00 p.m. Monday-Friday.
Mar. 6	City secretary conducts drawing for order of names on ballot at 10:00 a.m.
Apr. 9	Last day for submitting voter registration application or for requesting transfer of registration in time to vote in the election.
Apr. 27– May 5	Early voting by personal appearance at Cailloux City Center at 910 Main Street on April 27 through May 5: - Monday and Tuesday, April 27 & 28: 7 a.m. - 7 p.m. - Wednesday, April 29 and 30, and May 1, 4, and 5: 8 a.m. - 5 p.m.
May 9	ELECTION DAY, voting from 7:00 a.m. to 7:00 p.m. at Cailloux City Center, at 910 Main Street. Early voting results will be available at the Kerr County Juvenile Facility, 3501 Legion Drive after 7:00 p.m., and the unofficial tabulation results of election day will be available after 7:30 p.m. at the Kerr County Juvenile Facility, 3501 Legion Drive, and on the city's website at www.kerrvilletx.gov .
May 19	City council meeting at 10:00 a.m. at city hall, 701 Main Street, to officially canvass election returns by city council, certificates of election issued, oaths of office given, newly elected officers assume duties, and mayor pro tem may be elected by city council.
May 26	Regular city council meeting at 6:00 p.m. at city hall, 701 Main Street.

Councilmembers whose terms are expiring are:

Place One – Carson Conklin

Place Two – Stacie Keeble

**ASUNTO DEL CONCEJO MUNICIPAL
CIUDAD DE KERRVILLE, TEXAS**

ASUNTO: Resolución que ordena las Elecciones Generales del Concejo Municipal del 9 de mayo del 2015; el nombramiento de los jueces electorales y el establecimiento de una estación central de conteo.

PARA LA AGENDA DEL: 27 de enero, 2015

FECHA DE PRESENTACIÓN: 30 de diciembre, 2014

PRESENTADO POR: Brenda Craig 
Secretaria de la ciudad

AUTORIZACIONES: Todd Parton
Administrador de la Ciudad
Mike Hayes
Procurador de la Ciudad

DOCUMENTOS: Resolución y el Calendario de las Elecciones

AGENDA ENVIADA POR CORREO A:

APROBADA PARA SER PRESENTADA POR EL ADMINISTRADOR DE LA CIUDAD: 

Gastos	Balance de Cuenta	Monto	Número de la
Requeridos:	Corriente:	Presupuestado:	Cuenta:
\$	\$	\$	

EL PAGO DEBE HACERSE A:

REVISADO POR EL DIRECTOR DE FINANZAS:

DECLARACIÓN RESUMEN

La resolución adjunta ordena unas Elecciones Generales a celebrarse el sábado 9 de mayo del 2015 para elegir un alcalde y dos concejales, cuyos mandatos vencen como sigue:

Concejal Puesto Uno – Carson Conklin
Concejal Puesto Dos – Stacie Keeble.

El período para presentar una solicitud pidiendo ser colocado en la boleta de votación es del 28 de enero al 27 de febrero del 2015; los candidatos agregados (write-in) pueden presentar su solicitud hasta el 27 de febrero del 2015.

La aprobación de la Resolución N° 01-2015 establecerá el período de la votación temprana en persona, nombrará a los jueces electorales, establecerá la estación central de conteo y establecerá la fecha y la hora para hacer el escrutinio de los votos. La Secretaria de la Ciudad recomienda lo siguiente:

1. La votación temprana en persona ha de llevarse a cabo del 27 de abril al 5 de mayo en el Cailloux City Center, ubicado en la calle Main Street #910 con el siguiente horario:
 - lunes 27 de abril y martes 28 de abril: 7 a.m. - 7 p.m.
 - A partir del miércoles 29 de abril, 30 de abril y el 1, 4, y 5 de mayo: 8 a.m. - 5 p.m.
2. Las solicitudes de las boletas de votación por correo se deben enviar a Michelle

Schneider, Kerr County Courthouse, 700 Main Street, Kerrville, Texas 78028, y se deben recibir no más tardar de las 5:00 p.m. del 30 de abril del 2015.

3. El Día de las Elecciones es el sábado 9 de mayo del 2015 de 7:00 a.m. - 7:00 p.m. en el Cailloux City Center, ubicado en la calle Main Street #910.

4. Nombrar a los siguientes jueces electorales:

Michael Louise Bond, juez electoral

Helen Herget, juez electoral suplente; y

Pam Cornett, juez de la junta de boletas de la votación temprana.

5. Establecer la ubicación de la estación central de conteo en Kerr County Juvenile Facility, Legion Drive #3501, Kerrville, Texas y designar a los trabajadores de la estación central de conteo de la siguiente manera:

Cindy Guardiola, juez que preside la estación central de conteo;

Nadene Alford, supervisora de la tabulación; y

Michele Schneider, administrador de la estación central de conteo.

6. El escrutinio oficial de los votos se llevará a cabo el 19 de mayo del 2015 a las 10:00 a.m.

ACCIÓN RECOMENDADA

La secretaria de la ciudad recomienda la aprobación de la resolución que ordena las Elecciones Generales del 9 de mayo del 2015, la adopción del calendario y los asuntos relacionados, tal como han sido presentados.

**CIUDAD DE KERRVILLE, TEXAS
RESOLUCIÓN NO. 03-2015**

RESOLUCIÓN QUE DECRETA QUE LAS ELECCIONES GENERALES SE LLEVEN A CABO EL 9 DE MAYO DEL 2015 PARA ELEGIR DOS CONCEJALES MUNICIPALES; NOMBRAR A LOS JUECES ELECTORALES; ADOPTAR UN SISTEMA ELECTRÓNICO DE CONTEO DE VOTOS; ESTABLECER UNA ESTACIÓN CENTRAL DE CONTEO; NOMBRAR A UN ADMINISTRADOR(A) DE LA ESTACIÓN CENTRAL DE CONTEO; NOMBRAR A UN SUPERVISOR(A) DE TABULACIÓN; DESIGNAR AL JUEZ PRESIDENTE DE LA ESTACIÓN CENTRAL DE CONTEO; Y AUTORIZAR EL PROCESAMIENTO TEMPRANO DE LOS VOTOS ELECTORALES

POR CUANTO, la Sección 2.03 de la Carta Constitucional de la Ciudad establece un término de dos años para cada Concejal y hasta que su sucesor haya sido elegido; y

POR CUANTO, el término el Concejal Puesto Uno y el Concejal Puesto Dos se vence en mayo del 2015; y

POR CUANTO, el Concejo Municipal de la Ciudad de Kerrville, Texas, considera que es en el interés público convocar unas elecciones generales, a ser celebradas el 9 de mayo del 2015, para la elección de las personas que ocuparán los cargos de Concejal Puesto Uno y Concejal Puesto Dos; y

POR CUANTO, con el fin de llevar a cabo de manera más eficiente el conteo de las boletas de votación de las elecciones generales de la Ciudad de Kerrville del 9 de mayo del 2015, el Concejo Municipal considera que es en el interés público designar a varios funcionarios y adoptar ciertos procedimientos para la realización de dichas elecciones;

POR LO TANTO, RESUÉLVASE POR EL CONCEJO MUNICIPAL DE LA CIUDAD DE KERRVILLE, CONDADO DE KERR, TEXAS:

SECCIÓN PRIMERA. El Concejo Municipal ordena que unas elecciones generales se celebren en la Ciudad de Kerrville, Texas, el sábado, el día 9 de mayo del 2015, con el fin de elegir a las personas que ocuparán los cargos de Concejal Puesto Uno y Concejal Puesto Dos de la Ciudad de Kerrville, Texas.

SECCIÓN SEGUNDA. El Concejo Municipal ordena que el Sistema de Votación Hart, que es un sistema de votación electrónico con pantalla táctil, sea el método utilizado en la votación.

SECCIÓN TERCERA. El Concejo Municipal ordena que el centro electoral municipal de dichas elecciones sea el Centro de Bellas Artes de la ciudad Kathleen C. Cailloux, ubicado en Main Street #910, Kerrville, Texas, 78028.

SECCIÓN CUARTA. El día de las elecciones, el 9 de mayo del 2015, las urnas electorales estarán abiertas de 7:00 AM hasta las 7:00 PM. La votación temprana se deberá llevar a cabo en el Centro de Bellas Artes de la ciudad Kathleen C. Cailloux, ubicado en Main Street #910, Kerrville, Texas, 78028, desde el 27 de abril hasta el 5 de mayo de la siguiente manera:

Lunes 27 de abril del 2015: 7:00 AM a 7:00 PM

Martes 28 de abril del 2015: 7:00 AM a 7:00 PM

A partir del miércoles 29 de abril, 30 de abril, y los días 1, 4, y 5 de mayo del 2015:
8:00 AM a 5:00 PM

SECCIÓN QUINTA. Las solicitudes de las boletas de votación por correo deben ser dirigidas a: Michelle Schneider, Kerr County Courthouse, 700 Main Street, Kerrville, Texas, 78028 y deberán ser recibidas no más tardar del 30 de abril del 2015 antes de las 5:00 p.m.

SECCIÓN SEXTA. Las siguientes personas se han nombrado como jueces electorales de conformidad con el Código Electoral de Texas §32.005 de las elecciones que se celebrarán el 9 de mayo de 2015, incluido el período de votación temprana:

Michael Louise Bond– Juez electoral

Helen Herget– Juez electoral suplente

Pam Cornett– Juez de la junta de la votación temprana

SECCIÓN SÉPTIMA. De conformidad con el Código Electoral de Texas §127.001, el Concejo Municipal declara que las boletas de las elecciones de la ciudad del 9 de mayo del 2015 serán contadas electrónicamente utilizando el Sistema de Escaneado Electrónico Hart, propiedad del Condado de Kerr.

SECCIÓN OCTAVA. De conformidad con el Código Electoral de Texas §127.001, el Concejo Municipal establece que la estación central de conteo de las boletas de votación de estas elecciones del 9 de mayo del 2015 estará ubicado en Kerr County Juvenile Facility, Legion Drive #3501, Kerrville, Texas.

SECCIÓN NOVENA. De conformidad con el Código Electoral de Texas §127.005, el Concejo Municipal nombra a Cindy Guardiola para servir como juez presidente de la estación central de conteo de las elecciones de la ciudad del 9 de mayo del 2015.

SECCIÓN DÉCIMA. De conformidad con el Código Electoral de Texas §127.003, el Concejo Municipal nombra a Nadene Alford para servir como supervisora de tabulación de las elecciones de la ciudad del 9 de mayo del 2015.

SECCIÓN UNDÉCIMA. De conformidad con el Código Electoral de Texas §127.002, el Concejo Municipal nombra a Michele Schneider para servir como administrador de la estación central de conteo de las elecciones de la ciudad del 9 de mayo del 2015.

SECCIÓN DUODÉCIMA. De conformidad con el Código Electoral de Texas §127.124, el Concejo Municipal autoriza a que los votos emitidos durante el período de votación temprana de las elecciones de la ciudad del 9 de mayo del 2015 sean procesados el día 9 de mayo del 2015 a partir de las 9:00 a.m.

SECCIÓN DÉCIMOTERCERA. El Concejo Municipal realizará el escrutinio oficial de las elecciones en una reunión especial el martes 19 de mayo del 2015 a las 10:00 a.m. en la Cámara del Concejo en el Ayuntamiento, ubicado en la calle Main Street #701, Kerrville, Texas.

PASADA Y APROBADA en éste el _____ día de _____, 2015 D.C.

Jack Pratt, Jr., Alcalde

APROBADA EN FORMA:

DOY FE:

Michael C. Hayes, Procurador de la Ciudad

Brenda G. Craig, Secretaria de la Ciudad

CALENDARIO DE LA ELECCIÓN DEL AYUNTAMIENTO DE LA CIUDAD

Este memorándum da las fechas para las varias acciones conectadas con la elección municipal que se tiene lugar el 9 de mayo, 2015 y lista los concejales cuyos períodos se acabarán.

28 Enero – 27 Feb.	El candidato puede registrar su aplicación para una posición en la balota desde las 8 a.m. hasta las 5 p.m. Lunes-Viernes. El nombre del candidato y la posición para que registre será añadido por el Oficinista de la Ciudad a la emisión de una forma de petición.
28 Enero – 27 Feb.	Un candidato no oficial (añadido por escrito) puede registrar para declarar su candidatura en la oficina del Oficinista de la Ciudad para a las 8 a.m.- 5 p.m. Lunes – Viernes.
6 Mar.	El Oficinista de la Ciudad hace un sorteo para la orden de los nombres en la balota a las 10 a.m.
9 Abr.	El último día para entregar la aplicación para la inscripción de votante o para pedir cambio de inscripción con tiempo para votar en la elección.
27 Abr.– 5 Mayo	Votar temprano por aparecer personalmente al Cailloux City Center en 910 Main Street de la noche y el 27 de abril, 5 de mayo: - Lunes, 27 Abril, Martes, 28 Abril: 7 a.m. - 7 p.m. - Miercoles, 29 y 30, Abril, 1, 4, y 5 Mayo, 8 a.m. - 5 p.m.
9 Mayo	DÍA DE ELECCIÓN, se puede votar desde las 7 a.m. hasta las 7 p.m. en Cailloux City Center, en 910 Main Street. Los resultados del voto temprano serán disponibles en la corte del condado de Kerr a las 7 p.m., y los resultados del día de la elección serán disponibles a eso de las 7:30 p.m. poco más tarde en la corte, 3501 Legion Drive, www//kerrvilletx.gov .
19 Mayo	La reunión del Ayuntamiento de la Ciudad a las 10 a.m., 701 Main Street para examinar oficialmente los resultados de la elección por el Ayuntamiento de la Ciudad, entregar certificados de la elección, dar juramentos de oficio, los delegados recientemente elegidos asumen el cargo, y escoger el alcalde <i>pro tem</i> elegido por el Ayuntamiento.
26 Mayo	La reunion regular del Ayuntamiento de la Cuidad a las 6:00 p.m. a la oficina del ayuntamiento, 701 Main Street.

Los concejales cuyos períodos se acabarán son:

Lugar Uno – Carson Conklin

Lugar Dos – Stacie Keeble

Agenda Item:

4A. Proposed voluntary annexation of approximately 23.38 acre tract of land located at 5235 Highway 27 East, James Avery Craftsman. (staff)

**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Second public hearing concerning a petition for annexation of an approximately 23.38 acre tract of land out of the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, Texas, and located at 5235 State Highway 27 East.
Applicant: AP29, LLC (File No.2014-044)

FOR AGENDA OF: January 27, 2015 **DATE SUBMITTED:** January 22, 2015

SUBMITTED BY: Chris Stewart **CLEARANCES:** Dieter Werner

EXHIBITS: Resolution 38-2014
Petition for Annexation
Exhibit A – Metes & Bounds Description and Survey
Exhibit B – Location Map
Exhibit C – Annexation Service Plan

AGENDA MAILED TO: Harvey Brinkmann C/O Lee Voelkel
212 Clay Street
Kerrville, Texas 75201

APPROVED FOR SUBMITTAL BY CITY MANAGER:

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

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

The applicant is seeking annexation in order to connect to the City of Kerrville's utility systems for water and sanitary sewer and receive other city services. The subject property is a currently undeveloped and consists of 23.38 acres located at 5235 State Highway 27. The site is across the highway from the airport and is bounded on the other side by the Guadalupe River. The Future Land Use plan shows the area as "Industrial". The Planning and Zoning Commission has recommended approval of the PDD zoning concept, as submitted under File No. 2014-47

The following timeline applies to the annexation process:

January 13, 2015

First public hearing on the requested annexation by the City Council.

January 27, 2015

Second public hearing on the requested annexation by the City Council.

February 10, 2015

First ordinance reading by the City Council. Public hearing and first reading on PDD zoning request.

February 24, 2015

Second and final ordinance reading by the City Council. Second reading on PDD zoning request.

RECOMMENDED ACTION

Hold the public hearing for citizen comment.

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 38-2014**

**A RESOLUTION GRANTING A PETITION REQUESTING THE ANNEXATION
OF AN APPROXIMATE 23.38 ACRE TRACT OUT OF THE F. RODRIGUEZ
SURVEY NO. 72, ABSTRACT NO. 280, WITHIN KERR COUNTY, TEXAS, AND
CONSISTING OF THE PROPERTY ADDRESSED AS 5235 STATE HIGHWAY
27; AND ORDERING THE PREPARATION OF AN ANNEXATION
ORDINANCE**

WHEREAS, on November 3, 2014, the owner of an approximate 23.38 acre tract out of the F. Rodriguez Survey No. 72, Abstract No. 280, within Kerr County, Texas, and more commonly known as 5235 State Highway 27, filed a petition with the City and requested annexation of this property; and

WHEREAS, having considered the petition and hearing the recommendation from City staff, City Council finds it to be in the public interest to grant said petition and to initiate the annexation process, which includes the preparation of an ordinance annexing the subject property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The petition requesting annexation of an approximate 23.38 acre tract out of the F. Rodriguez Survey No. 72, Abstract No. 280, within Kerr County, Texas, consisting of the property addressed as 5235 State Highway 27, and more fully described in said petition, a copy of which is attached as **Exhibit A**, is granted.

SECTION TWO. City staff is directed to initiate the annexation process under the authority of the City's Charter and Section 43.021 of the Texas Local Government Code and to prepare an ordinance annexing the subject property described in the above-referenced petition.

PASSED AND APPROVED ON this the ____ day of _____, A.D., 2014.

Jack Pratt, Jr., Mayor

ATTEST:

Brenda G. Craig, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

PETITION REQUESTING ANNEXATION TO THE CORPORATE LIMITS OF THE CITY OF KERRVILLE, TEXAS, OF TEXAS ACRES OUT OF THE F. Rodriguez Survey, Abstract Number 280, KERR COUNTY TEXAS

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF KERRVILLE, TEXAS;

AP29, LLC is the sole owner of an approximately 23.38 acre tract of land located adjacent to the incorporated limits of the City of Kerrville which is out of the Survey No. 72 Abstract No. 280 Kerr County, Texas, and is more particularly described as follows:

SEE EXHIBIT "A". (Paste in legal description here & provide two copies of the survey with the legal description to Development Services Department)

The above-described property is (a) one-half mile or less in width, (b) contiguous to the incorporate limits of the City of Kerrville, Texas, and (c) presently vacant and without residents or on which fewer than three qualified voters reside.

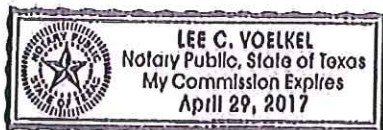
In accordance with Texas Local Government Code §43.028, AP29, LLC hereby respectfully requests and petitions that the above-described property be annexed into the incorporated limits of the City of Kerrville, Texas. SUBMITTED THIS 3rd day of November, 2014

By: [Signature]
Legally authorized signature

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF KERR §

This instrument was acknowledged before me on the 3rd day of November, 2014 by Harvey Brinkman for and on behalf of AP29, LLC.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Printed Name: Lee C. Voelkel
My Commission Expires: April 29, 2017

EXHIBIT A

FIELD NOTES DESCRIPTION FOR 23.38 ACRES OF LAND OUT OF
THE AP 29, LLC LAND ALONG STATE HIGHWAY NO. 27 IN KERR
COUNTY, TEXAS

Being all of a certain tract or parcel of land containing 23.38 acres, more or less, out of F. Rodriguez Survey No. 72, Abstract No. 280 in Kerr County, Texas; part of a certain 29.15 acre tract conveyed from Amegy Bank National Association to AP 29, LLC by a Special Warranty Deed executed the 29th day of March, 2013 and recorded in File No. 13-02298 of the Official Public Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at an unmarked point in a fence, the northwest line of said 29.15 acre tract for the north corner of the herein described tract; which point bears: 349.42 ft. S27°31'37"W from ½" iron stake found for the north corner of 29.15 acre tract; and approximately, 5285 ft. North and 1536 ft. West from the southeast corner of said Survey No. 72:

THENCE, upon, over and across said 29.15 acre tract S52°11'40"E, 982.25 ft. to an unmarked point in its east line for the east corner of the herein described tract;

THENCE, with the east line of said 29.15 acre tract: 74.50 ft. along the arc of a 23°45' curve to the right subtended by a 17°41'47" central angle and 241.21 ft. radius (long chord: S10°57'51"W, 74.21 ft.) to a ½" iron stake found at its end; S19°48'48"W, 295.07 ft. to a fence angle post; S20°19'58"W, 15.74 ft. to a fence angle post; S52°47'18"W, 795.55 ft. to a fence angle post; and S55°38'25"W, 209.17 ft. to a ½" iron stake found on the east bank of the Guadalupe River for the south corner of the herein described tract and 29.15 acre tract;

THENCE, along the east bank of the said Guadalupe River with the southwest line of the said 29.15 acre tract: N17°53'04"W, 86.02 ft. to an unmarked point; N17°20'46"W, 438.90 ft. to a ½" iron stake found at the base of a 34" diameter Cypress tree; N09°14'47"W, 204.76 ft. to a found ½" iron stake; and N08°58'14"W, 164.18 ft. to a ½" iron stake found for the west corner of the herein described tract and 29.15 acre tract;

THENCE, with the northwest line of said 29.15 tract N27°31'37"E., 790.95 ft. to the PLACE OF BEGINNING.

I hereby certify that this field notes description and accompanying plat are accurate representations of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners; and that all property corners are as shown.

(Bearing basis = True north based on GPS observations)

Dated this 3rd day of November, 2014



Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas



FIELD NOTES DESCRIPTION FOR 23.38 ACRES OF LAND OUT OF
THE AP 29, LLC LAND ALONG STATE HIGHWAY NO. 27 IN KERR
COUNTY, TEXAS

Being all of a certain tract or parcel of land containing 23.38 acres, more or less, out of F. Rodriguez Survey No. 72, Abstract No. 280 in Kerr County, Texas; part of a certain 29.15 acre tract conveyed from Amegy Bank National Association to AP 29, LLC by a Special Warranty Deed executed the 29th day of March, 2013 and recorded in File No. 13-02298 of the Official Public Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at an unmarked point in a fence, the northwest line of said 29.15 acre tract for the north corner of the herein described tract; which point bears: 349.42 ft. S27°31'37"W from 1/4" iron stake found for the north corner of 29.15 acre tract; and approximately, 5285 ft. North and 1536 ft. West from the southeast corner of said Survey No. 72:

THENCE, upon, over and across said 29.15 acre tract S52°11'40"E, 982.25 ft. to an unmarked point in its east line for the east corner of the herein described tract;

THENCE, with the east line of said 29.15 acre tract: 74.50 ft. along the arc of a 23°45' curve to the right subtended by a 17°41'47" central angle and 241.21 ft. radius (long chord: S10°57'51"W, 74.21 ft.) to a 1/4" iron stake found at its end; S19°48'48"W, 295.07 ft. to a fence angle post; S20°19'58"W, 15.74 ft. to a fence angle post; S52°47'18"W, 795.55 ft. to a fence angle post; and S55°38'25"W, 209.17 ft. to a 1/4" iron stake found on the east bank of the Guadalupe River for the south corner of the herein described tract and 29.15 acre tract;

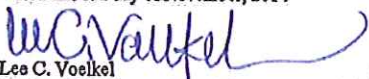
THENCE, along the east bank of the said Guadalupe River with the southwest line of the said 29.15 acre tract: N17°53'04"W, 86.02 ft. to an unmarked point; N17°20'46"W, 438.90 ft. to a 1/4" iron stake found at the base of a 34" diameter Cypress tree; N09°14'47"W, 204.76 ft. to a found 1/4" iron stake; and N08°58'14"W, 164.18 ft. to a 1/4" iron stake found for the west corner of the herein described tract and 29.15 acre tract;

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I hereby certify that this field notes description and accompanying plat are accurate representations of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners; and that all property corners are as shown.

(Bearing basis = True north based on GPS observations)

Dated this 3rd day of November, 2014


Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas

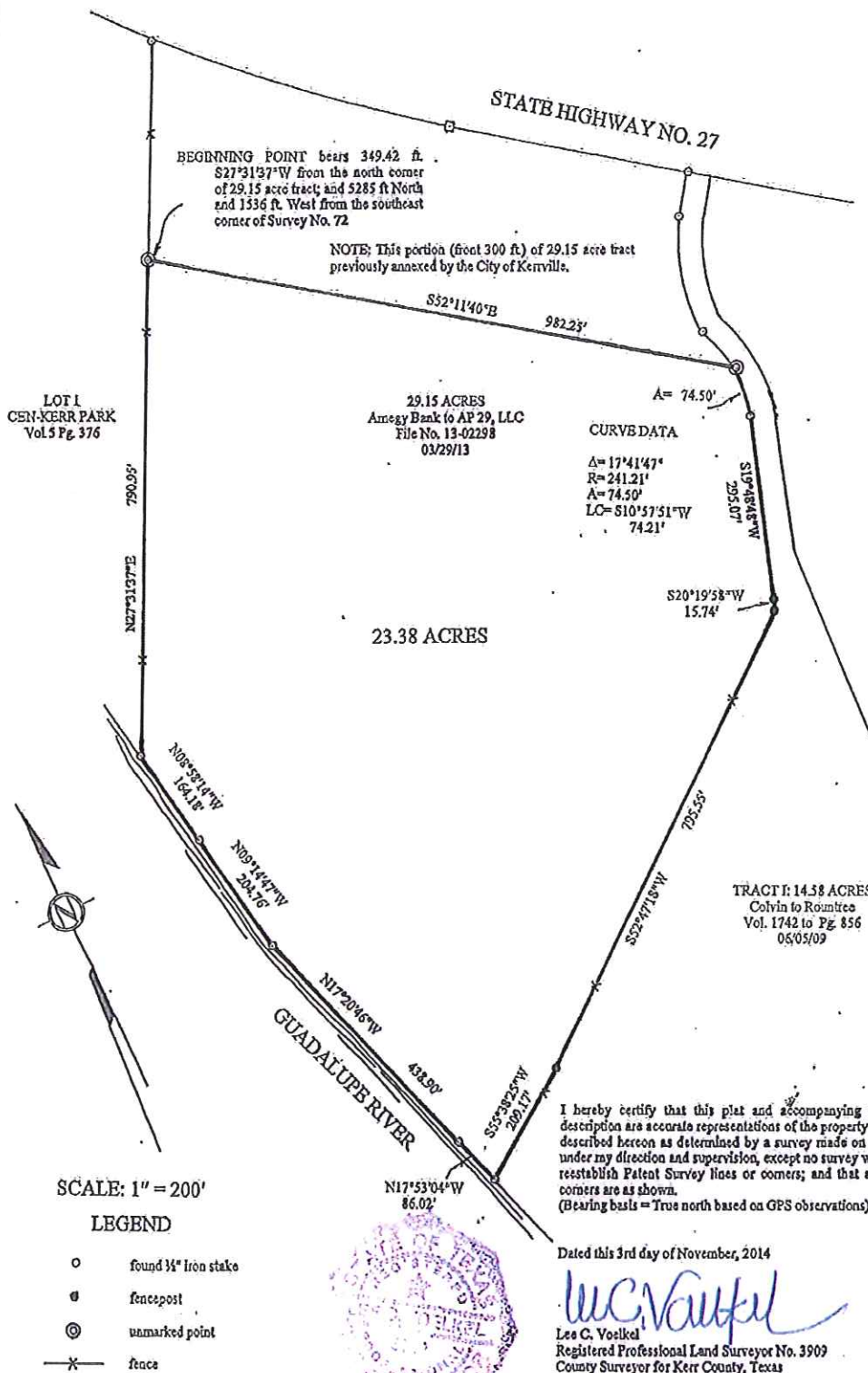


VOELKEL

LAND SURVEYING, PLLC • PHONE: 830-257-3313 • 212 CLAY STREET, KERRVILLE, TEXAS 78028

EXHIBIT B

SURVEY PLAT FOR 23.38 ACRES OF LAND, MORE OR LESS, OUT OF F. RODRIGUEZ SURVEY NO. 72, ABSTRACT NO. 280 IN KERR COUNTY, TEXAS; PART OF A CERTAIN 29.15 ACRE TRACT CONVEYED FROM AMEGY BANK NATIONAL ASSOCIATION TO AP 29, LLC BY A SPECIAL WARRANTY DEED EXECUTED THE 29TH DAY OF MARCH, 2013 AND RECORDED IN FILE NO. 13-02298 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



VOELKEL

LAND SURVEYING, PLLC • PHONE: 830-257-3313 • 212 CLAY STREET, KERRVILLE, TEXAS 78028

Firm Registration N° 100528-00

EXHIBIT C

ANNEXATION SERVICE PLAN

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Animal Control	The provisions of animal control services shall be in effect following annexation of the property.	Immediately following annexation
Code Enforcement	The provisions of Code Enforcement services, including the application and enforcement of building, electrical, plumbing, and other related code requirements adopted by the City shall be made immediately to the area upon annexation. The preparation of a zoning plan shall serve as a basis for the zoning of land following annexation. The adoption of the zoning plan shall be in accordance with the procedures of the City's Zoning Ordinance.	Immediately following annexation, zoning to be concurrent with annexation
Fire Protection and Suppression	Fire protection and suppression personnel and equipment from the Kerrville Fire Department will be provided to the area as needed.	Immediately following annexation
Fire Prevention	The services of the City's Fire Marshall shall be provided to the area.	Immediately following annexation.
Library	Future residents of the area, if any, will continue to be entitled to utilize all City's Library facilities.	Immediately following annexation.
Parks and Recreation	The City's Parks and Recreation services will continue to be available to any area residents.	Immediately following annexation
Police Protection	Kerrville Police Department protection personnel and equipment shall be provided to the area immediately upon annexation. Police enforcement and protection services shall be provided through regular patrol activities.	Immediately following annexation

ANNEXATION SERVICE PLAN (CONTINUED)

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Public Services - Street Department	Public streets not maintained by the Texas Department of Transportation within the area shall be maintained by the City.	Immediately following annexation
Sanitation (Refuse Collection)	Refuse collection shall be available to any residents of the annexed area at the same costs and procedures as required of City residents and businesses.	Immediately following annexation
Traffic Engineering	Traffic control devices and street markers shall be installed where deemed necessary by the City Street Department, except as provided by the Texas Department of Transportation.	Immediately following annexation
Utilities (Water and Wastewater Collection) Distribution	Extension of utilities to the property shall be in accordance with the City's Subdivision Ordinance.	As the property develops

Agenda Item:

5A. Presentation regarding a proposed athletics complex on approximately 75 acres located at the intersection of Holdsworth Drive and Town Creek Road and direction to city staff on negotiating an agreement with the Cailloux Foundation for its construction.

**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Receive a presentation from city staff regarding a proposed athletics complex on approximately 75 acres located at the intersection of Holdsworth Drive and Town Creek Road and provide direction to city staff on negotiating an agreement with the Cailloux Foundation for its construction.

FOR AGENDA OF: Jan. 27, 2015

DATE SUBMITTED: Jan. 23, 2015

SUBMITTED BY: Todd Parton
City Manager

CLEARANCES:

EXHIBITS: Athletics Complex Concept Plan – 1-23-15

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER:



Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$0	\$0	\$0	

PAYMENT TO BE MADE TO:

REVIEWED BY THE FINANCE DEPARTMENT:

SUMMARY STATEMENT

Over the past 4 months the city has been coordinating with the Cailloux Foundation on the conceptual design for an athletics complex to include facilities for baseball, softball, and soccer. The complex would be located on approximately 75 acres located at the intersection of Holdsworth Drive and Town Creek Road. Approximately half of the property would be dedicated to a baseball and softball complex and half to a soccer complex.

The primary purpose of this facility would be to serve area youth and provide competition quality athletics fields. Priority use of these facilities would be given to Kerrville Little League, the Hill Country Youth Soccer Association (HCYSA), and the Hill Country CRUSH Soccer Academy (CRUSH).

Proposed Facilities

Input from local youth organizations has been sought out by the Cailloux Foundation and the City of Kerrville in finalizing the concept plans for the complex. This input is being used to finalize a concept plan. Final details of that plan are underway as this agenda bill is being written and city staff anticipates that it will be ready to present at this upcoming City Council meeting.

Baseball/Softball

The proposed complex would provide for a total of 12 fields. These fields would be constructed to meet the current specifications of Little League, United States Specialty

Sports Association (USSSA), and Amateur Softball Association (ASA). Additional support facilities for these fields would include bleachers, concession/restroom buildings, batting cages, paved parking areas, and on-site storage for re-use water (for irrigation). A central feature of the complex would include a “clover leaf” of four fields that would be lighted and intended as a championship area for tournament play.

The proposed field inventory would consist of the following 12 fields:

1. Two Little League specific fields with 205' foul pole and 225' center field dimensions,
2. Two Little League specific fields with 225' foul pole and 245' center field dimensions,
3. One adult softball field with 300' foul pole and center field dimensions and a skinned infield (may also accommodate U13 baseball),
4. Two high school and college size baseball fields with 315' foul pole and 390' center field dimensions (one of these fields would accommodate pitching distances of 54' to 60.5' and baselines of 80' to 90'),
5. Two softball specific fields with 250' foul pole and center field dimensions,
6. One softball specific field with 225' foul pole and center field dimensions, and
7. Two T-Ball fields with 115' foul pole and center field dimensions.

Local baseball and softball currently plays on seven fields:

1. Three softball fields with outfield dimensions ranging from approximately 150' to 190',
2. Three baseball fields with outfield dimensions ranging from approximately 190' to 260', and
3. One T-Ball field with an outfield dimension of approximately 125'.

The baseball/softball concept plan also shows an area planned for the construction of an indoor support building. This would be a 15,000 to 18,000 square foot structure that would house indoor batting cages, pitching lanes, training sessions, mini-camps, and a multi-use area to accommodate a variety of other uses. The additional programming and services that would be offered through this building greatly enhance the economics of the project and maximize the capacity of the athletics facility for major events like tournaments. This facility may be operated directly by the city or may be contracted out.

Soccer

The proposed complex would provide for a total of 19 acres of irrigated land for soccer programming. HCYSA and CRUSH currently run their programming on approximately 13 acres of irrigated land.

City staff met with representatives of HCYSA and CRUSH on November 19, 2014, to review the first draft of the soccer concept plan. Since that time, the facility's design team has been working to make revisions to address several of the issues raised by the organizations.

Key features of the soccer facility concept are:

1. Replacing the existing restroom/concession/meeting building occupied by HCYSA with a comparable one,

2. Replacing the two existing portable restrooms utilized by CRUSH with a restroom/concession building,
3. Paved driveways and parking lots to replace the existing base driveways and parking areas,
4. Providing more improved, irrigated acreage for expansion of local programming, and
5. Lighting for approximately ½ of the playing area.

In addition to the key features and enhancements listed above, an advantage of the proposed facility is that it would be located in a safer and cleaner environment. The existing soccer fields are located on property immediately adjacent to the landfill and the wastewater treatment plant. The proposed location is in an area with safer access, compatible land uses, and an improved aesthetic environment.

It is also important to note that the existing facility is located in an area that was originally acquired by the city for municipal purposes. Kerrville is now planning for the expansion of the landfill and the construction of an effluent re-use project which will directly impact the soccer fields. Plans for the effluent reuse project include mining approximately 200,000 cubic yards of top soil from the area where the fields are located in order to construct the berm to impound effluent. The effluent project will greatly increase the sustainability of Kerrville's water supply for current citizens and creates a firm supply to serve community growth.

Operations of the Complex

Staff proposes that this facility be fully owned and operated by the City of Kerrville. The city would manage and maintain the facility, either directly or through service contracts. City services would include all maintenance and operational functions to include preparing the facility for practices, games, and tournaments. Fees would be charged for the reservation and use of the facilities.

This will represent a significant change in the manner by which local organizations have been operating. For many years, volunteers for each of the organizations have been maintaining and improving city and county land in exchange for the use of those facilities. These organizations, Kerrville Little League, HCYS, and CRUSH, would be given first priority to reserve and utilize the facility. It is anticipated that charges to these organizations would be set at rates that would not require them to increase their registration fees over the next 5 years.

Revenues and Expenses

City staff has run a budget model that shows that the athletics complex could generate adequate revenue to cover expenses. A key element to the cash flow is the construction of the indoor, multi-purpose field house. Two financial models have been run. One model assumes that the City of Kerrville runs and operates the indoor operation and one assumes that the City of Kerrville contracts out the indoor operation.

Both financial models assume that the City of Kerrville will run the operations and maintenance for all of the outdoor fields and buildings. This would be accomplished by hiring staff dedicated solely to the complex. Qualified staff would be needed to ensure that

the fields are managed and maintained in an appropriate manner. Knowledge and skill in turf management will be critical to ensuring that the fields remain at the levels required for competitive play.

The tables below show the two financial models for the proposed facility:

Revenue and Expenses - Scenario 1
City Maintains and Operates Outdoor and Indoor Facilities In-House
1/22/2015

REVENUES	
Tournament	\$ 260,800
Indoor Facility	\$ 348,860
Additional Revenue	\$ 126,000
Total Revenues	\$ 735,660

EXPENSES	
Tournament	\$ 204,690
Indoor Facility	\$ 165,659
Outdoor Maintenance/Operations	\$ 365,027
Total Expenses	\$ 735,376

REVENUES OVER/(UNDER) EXPENSES	\$ 284
---------------------------------------	---------------

Revenue and Expenses - Scenario 2
City Outsources Management and Operation of Baseball/Softball Facilities
1/22/2015

REVENUES	
Revenue Sharing	\$ 271,200
Additional Revenue	\$ 126,000
Total Revenues	\$ 397,200

EXPENSES	
Outdoor Maintenance/Operations	\$ 365,027
Total Expenses	\$ 365,027

REVENUES OVER/(UNDER) EXPENSES	\$ 32,173
---------------------------------------	------------------

Construction

It is estimated that this project would cost \$12 million to construct, including \$1 million in land costs. The Cailloux Foundation has offered to contribute \$3 million toward the project, \$1 million in land and \$2 million in cash. The city would contribute a maximum of \$9 million through bond funds whose debt service is covered by 4B sales tax revenues.

The proposal is that the Cailloux Foundation actually constructs the project on its property and dedicates the land and improvements to the city once it is complete. The City of Kerrville would enter into a loan agreement with the foundation whereby the loan would be satisfied with the dedication of the land and improvements.

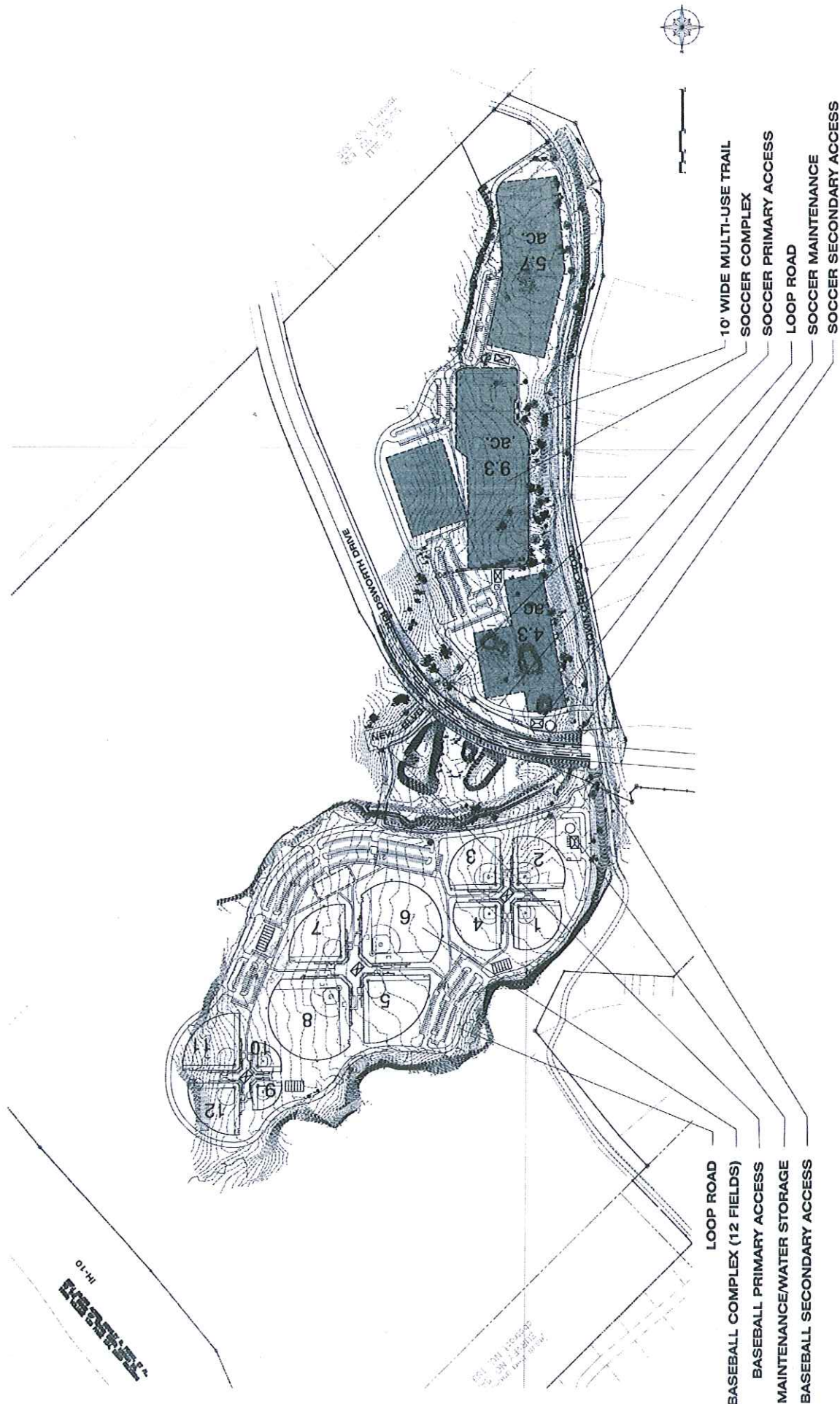
The City of Kerrville would allocate the bond proceeds into a city project fund. Allocations to the Cailloux Foundation for this project would come from this designated fund and would be made upon presentation of invoices for construction.

Cost estimates exclude the construction of the indoor, multi-purpose field house. An estimated \$1 million to \$1.5 million would be needed for this construction. The effluent project budget includes \$2 million for the purchase of soil for berm construction. Since the effluent project is a utility fund capital improvement, staff will recommend that the effluent project pay the general fund for the purchase of the dirt mined from the land where the current soccer fields are situated and that those funds be used to construct the indoor facility.

RECOMMENDED ACTION

It is recommended that the City Council direct city staff to negotiate an agreement with the Cailloux Foundation for the construction of the athletics complex.

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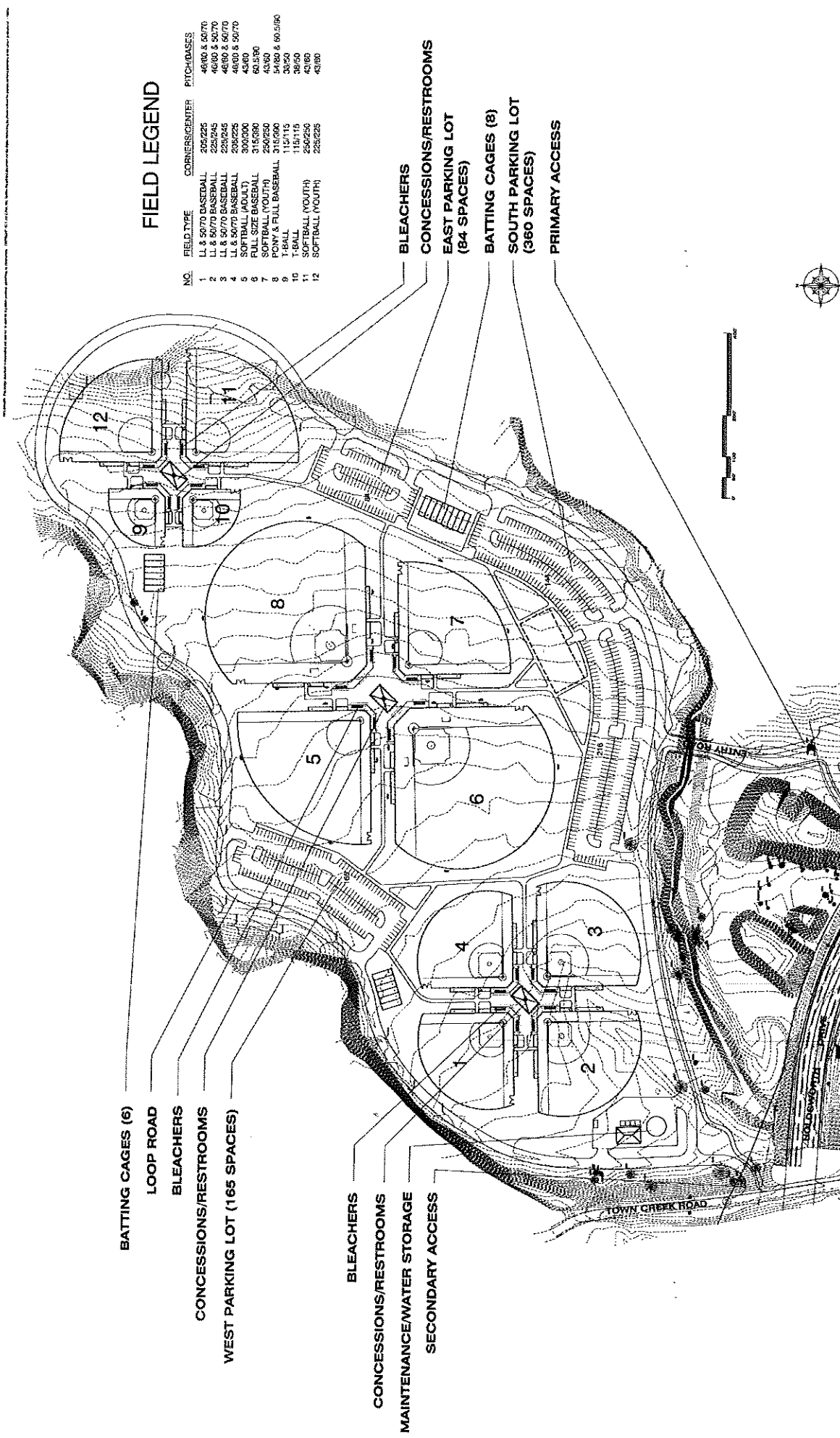


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OVERALL SPORTS COMPLEX DEVELOPMENT

2015.01.15 | CONCEPTUAL PLAN
Kerrville Sports Complex
Kerrville, Texas

RVK



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 San Antonio, Texas 78212
 Office: 210.222.2525
www.rvk-architects.com
 Registered Professional Architect

BASEBALL COMPLEX ENLARGEMENT

2018.01.23 | CONCEPTUAL PLAN
 Kerrville Sports Complex
 Kerrville, Texas



FIELD INFORMATION

*19.3 TOTAL ACRES OF IRRIGATED
PLAYING FIELD AREA. ACTUAL
SOCCER FIELD LAYOUTS AND
DIMENSIONS TO BE DETERMINED
BY VARIOUS USER GROUPS.

SOUTH PARKING LOT (82 SPACES)

LOOP ROAD

CENTRAL PARKING LOT (83 SPACES)

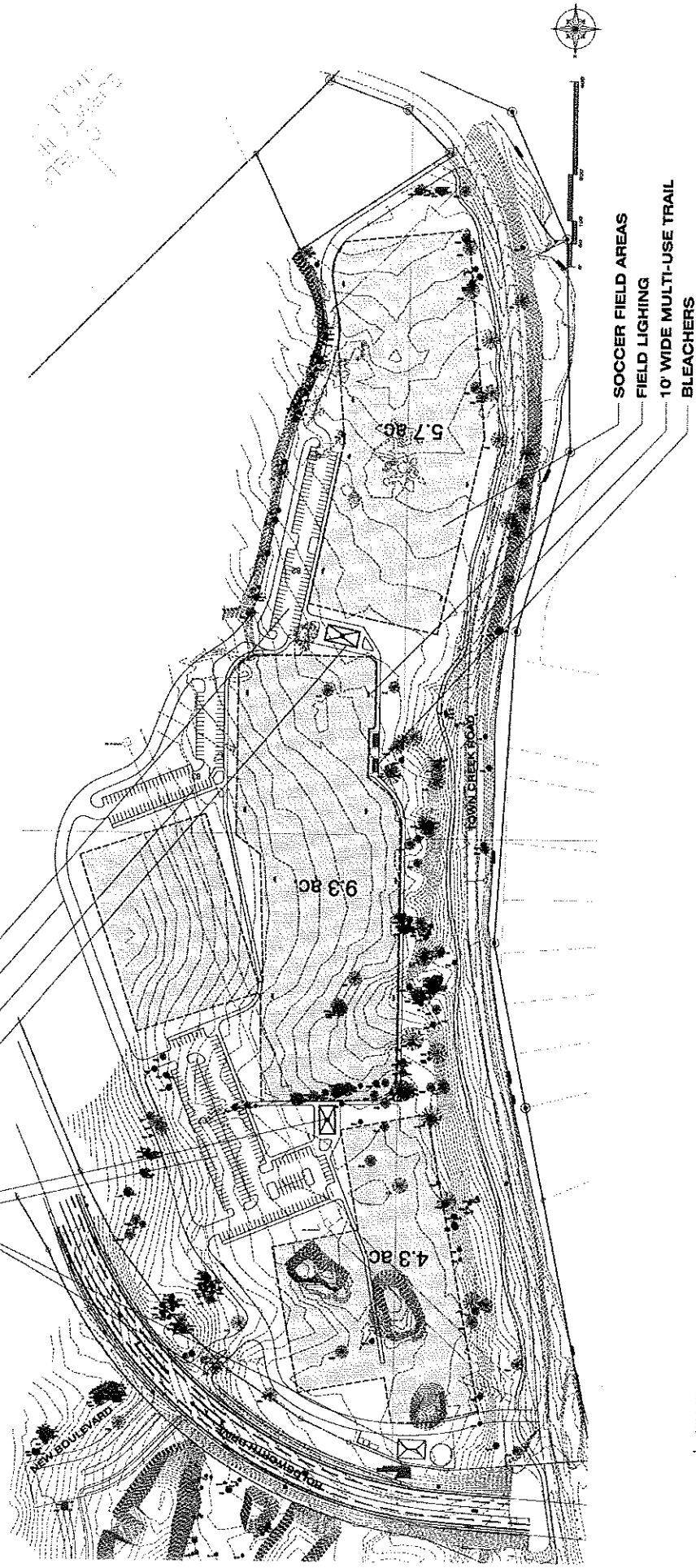
CONCESSIONS/RESTROOMS
(WITH MEETING ROOM)

CONCESSIONS/RESTROOMS

NORTH PARKING LOT (207 SPACES)

MAINTENANCE/WATER STORAGE

PRIMARY ACCESS



SOCCER FIELD AREAS

FIELD LIGHTING

10' WIDE MULTI-USE TRAIL

BLEACHERS

2015.01.23 | CONCEPTUAL PLAN

RVK | Kerrville Sports Complex

Kerrville, Texas

SOCCER COMPLEX ENLARGEMENT

RVK designs and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.

746 E. McKinney Avenue, Suite 601
San Antonio, Texas 78212
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www.rvkpartners.com
Regenerative Landscape Architecture

Agenda Item:

5B. Project funding agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas for the development and construction of an athletic complex adjacent to Holdsworth Road in an amount not to exceed \$9,000,000.00. (staff)

SUBJECT: Consideration and approval of a funding agreement between the City of Kerrville, Texas Economic Improvement Corporation and the City of Kerrville in an amount not to exceed \$9,000,000 for an athletics complex

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

AGENDA MAILED TO:[illegible]

REVIEWED BY THE DIRECTOR OF FINANCE:

On October 27, 2014, Ben Modisett, Assistant Executive Director of the Cailloux Foundation provided a presentation to the Economic Improvement Corporation regarding a proposed athletics complex for baseball, softball, and soccer to be constructed on approximately 75 acres on Holdsworth Drive. The complex would include baseball fields, softball fields, soccer fields, roads, parking, restrooms, concession stands, lighting, maintenance / storage areas, etc. Mr. Modisett reported that the purchase of the land by the Cailloux Foundation was complete and the Foundation is prepared to donate \$3 million to the project, including the purchase of the land. The board discussed issuing bonds in 2015 to fund this project and asked staff to relay to City Council their support of this project. Mr. Modisett presented the same presentation to the City Council on October 28, 2014 and staff was directed to submit a funding application to the EIC for this project.

On November 24, 2014, the EIC considered the funding request from the City of Kerrville in an amount not to exceed \$9 million for this project to include full construction finish out and support infrastructure for the facility including effluent. Direction was provided to staff to prepare a funding agreement.

At its meeting of December 17, 2014, the EIC held a public hearing and approved the funding agreement. The final step in this process is Council consideration and approval.

If approved, final cost estimates would be anticipated in February / March with funds available in May / June. The project would be scheduled for completion in 2016.

RECOMMENDED ACTION

City staff recommends consideration and approval of the funding agreement between the City of Kerrville, Texas Economic Improvement Corporation, and the City of Kerrville in an amount not to exceed \$9,000,000 for an athletics complex.

**PROJECT FUNDING AGREEMENT BETWEEN THE CITY OF
KERRVILLE, TEXAS, ECONOMIC IMPROVEMENT CORPORATION
AND THE CITY OF KERRVILLE, TEXAS FOR THE DEVELOPMENT
AND CONSTRUCTION OF AN ATHLETIC COMPLEX ADJACENT TO
HOLDSWORTH ROAD**

THIS PROJECT FUNDING AGREEMENT is entered into this _____ day of _____, 2015, by and between the **CITY OF KERRVILLE, TEXAS** ("City"), a Texas home rule municipality, and the **CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION** ("EIC"), a Texas non-profit corporation established by City pursuant to Section 4B of Article 5190.6 of the Texas Revised Civil Statutes and now codified in Chapters 501, 502, and 505 of the Texas Local Government Code (otherwise known as the Development Corporation Act of 1979 and hereafter called "the Act").

WITNESSETH:

WHEREAS, pursuant to Chapter 505 of the Act, EIC is authorized to construct, or to provide funding to construct, projects which the EIC finds to be encompassed by the definition of "Projects", as that word is defined in Chapters 501 and 505 of the Act; and

WHEREAS, in May 1995, the citizens of the City, voting at an election, approved a proposition authorizing the levy of a one-half of one percent ($\frac{1}{2}\%$) sales and use tax upon the receipts at retail of taxable items pursuant to the Act (the "4B Sales Tax") to undertake projects, as defined, including but not limited to:

Expenditures required or suitable for projects related to recreational or community facilities, including land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, and public park purposes and events, including amphitheaters, parks and park facilities, open space improvements, and related automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described herein; and

WHEREAS, the City Council of the City ("City Council") has decided to undertake a project to develop and construct an athletic complex making up an approximate 75 acres, to include baseball, softball, and soccer fields and related improvements, on both sides of and adjacent to Holdsworth Drive (collectively referred to herein as the "Improvements"); and

WHEREAS, the City Council and the EIC Board of Directors ("Board") find that costs related to the Improvements may be legally funded with 4B Sales Tax; and

WHEREAS, after due consideration of the available means to finance the costs of the Improvements, the benefits to the City, EIC, and the citizens of the City by providing the Improvements, and the purposes for which the EIC was created and the 4B Sales Tax was

authorized, the City Council and Board have determined that the most cost effective and beneficial arrangement would be for the City to issue certificates of obligation secured in part from the City's ad valorem tax taxing authority with the understanding and agreement that the EIC would pay the costs of such Improvements as described below by remitting to the City from the receipts from the 4B Sales Tax amounts equal to the principal of and interest on the obligations issued by the City to finance the costs of such Improvements as such principal and interest becomes due and payable; and

WHEREAS, the Board and City Council find it necessary and advisable to enter into this Agreement with respect to the Improvements in accordance Section 501.054 of the Act to set forth the duties and responsibilities of the respective parties for the funding, development, and construction of the Improvements; and

WHEREAS, the Board and the City Council find that the Improvements constitute a "project", as authorized and defined by Section 505.152 of the Act, which will greatly enhance both the community's health and "quality of life" by developing amenities and public space improvements; and

WHEREAS, the Board finds that this grant complies with the Act and is in keeping with the mission of EIC and the *City of Kerrville Economic Improvement Corporation 4B Sales Tax Funding Request Guidelines and Procedures* in that it will enhance the "quality of life" within the community; and

WHEREAS, the Board and the City Council find that it is in the public interest to enter into this Agreement to provide 4B Sales Tax to City for the Improvements; and

WHEREAS, on December 17, 2014, in a meeting that was open to the public in accordance with the Texas Open Meetings Act, the EIC held a public hearing pursuant to Section 501.072 of the Act related to the proposed expenditures of 4B Sale Tax for the Improvements;

NOW THEREFORE, for and in consideration of the recitals set forth above and the promises made herein, City and EIC agree as follows:

1. **Findings.** The facts and findings set forth in the preamble above are hereby found to be true and correct and are adopted.
2. **"Project" Defined.** When used in this Agreement, the term "Project" means the approximate 75 acre athletic complex for baseball, softball, and soccer and to also include ancillary or support facilities for baseball, softball, and soccer and substantially conforming to the conceptual plan in **Exhibit A** attached hereto and included herein for all purposes. Said description shall not be substantively altered in any respect without the prior approval of the EIC.
3. **Financing of Improvements.** The parties agree that the City's cost of financing, acquiring, and constructing the Improvements is estimated at an amount which will not exceed \$9,000,000.00 (collectively referred to herein as the "Costs"). The Costs will be paid from the proceeds of the certificates of obligation (the "Certificates of Obligation") to be issued and sold by City under and pursuant to Subchapter C of Chapter 271, Texas Local

Government Code, as amended (also known as the "Certificate of Obligation Act of 1971"). The City intends to issue and sell the Certificates of Obligation in one offering, such offering being held on or before December 31, 2015. The offering will be for an amount not to exceed \$9,000,000.00.

4. Obligation of the EIC.

(a) EIC pledges and agrees to pay City 100% of the debt service for the Certificates of Obligation currently scheduled to be issued in an amount not to exceed \$9,000,000.00, with such payments being subject to EIC's annual budgeting and appropriations. The amounts currently expected to be paid by EIC are set forth in **Exhibit B** ("Payment Schedule") attached hereto and included herein for all purposes and are presented as an estimate of the yearly debt payment. Upon a firm delivery date being established for the issuance of the Certificates of Obligation, City agrees to notify EIC of such date and confirm in writing such delivery date. Following the delivery of the Certificates of Obligation, City shall furnish EIC with an updated Payment Schedule, showing the final, actual payments to be made by EIC to City in accordance with this Agreement. Such amounts shall be considered acceptable by EIC without the necessity of obtaining further approval from the Board. EIC shall make each payment to the City at least thirty (30) days prior to each scheduled debt service payment date specified by the Payment Schedule.

(b) EIC agrees that City shall be entitled to a first claim on and right to the amounts budgeted each year by EIC for the payment of debt service on the Certificates of Obligation; provided, however, that, EIC's obligation to make the payments due hereunder shall be subordinate to the payment of debt service payments and reserves required in connection with any bonds or other obligations heretofore or hereafter issued by EIC under the Act; and further provided that with the approval of the City Council, the Board may issue or incur other obligations secured by and payable from a superior lien on and pledge of the 4B Sales Tax superior to its obligations hereunder.

5. Construction Contracts; Ownership of Improvements.

(a) City has or will enter into a separate agreement with a private foundation ("Foundation Agreement") whereby the foundation, who currently owns the property upon which the Improvements will be constructed, will develop and construct the Improvements. Following construction of the Improvements in accordance with the Foundation Agreement, the City will accept ownership of the Improvements and land upon which the Improvements were built, and thereafter operate and maintain the Improvements, which may include the operation and maintenance by private third parties hired by City for such purposes. EIC shall have no liability with respect to the acquisition, construction, maintenance, and operation of the Improvements or the Certificates of Obligation other than to make the payments to the City herein contemplated from EIC's receipt of the 4B Sales Tax.

(b) City will provide reports to EIC at each of its meetings with respect to the funding, design, acquisition, and construction of the Improvements.

6. **Financing of the Improvements, Construction, and Completion.** City agrees that upon receipt of the proceeds of sale of the Certificates of Obligation it will take all actions within its power and control to proceed with due diligence with the development and construction of the Improvements. City does not anticipate delays in the development and construction of the Improvements and EIC shall not be liable for any damages caused by any delays in completion of the Improvements or any additional costs in reference to the Improvements.
7. **Force Majeure.** If by reason of Force Majeure either party shall be rendered unable wholly or in part to carry out its obligations under this Agreement, then such party shall give notice and full particulars of such Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice, so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and any such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term Force Majeure as used herein, shall mean acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the government regarding landslides, lightening, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines, or canals, or other causes not reasonably within the control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the party having the difficulty. It is specifically excepted and provided, however, that in no event shall any Force Majeure relieve City of its obligation to transfer 4B Sales Tax to EIC as required under the Act.
8. **Regulatory Bodies.** This Agreement shall be subject to all valid rules, regulations, and laws applicable thereto passed or promulgated by the United States of America, the State of Texas, or any governmental body or agency having lawful jurisdiction or any authorized representative or agency of any of them.
9. **Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.
10. **Applicable Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The Agreement is entered into and fully performable within Kerr County, Texas. Accordingly, venue for any cause of action arising pursuant to this Agreement shall be proper only in Kerr County, Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in the year and as of the date indicated.

(Signature Page to Follow)

CITY OF KERRVILLE, TEXAS

Jack Pratt, Jr., Mayor

ATTEST:

Brenda G. Craig, City Secretary

APPROVED AS TO FORM:

Michael C. Hayes, City Attorney

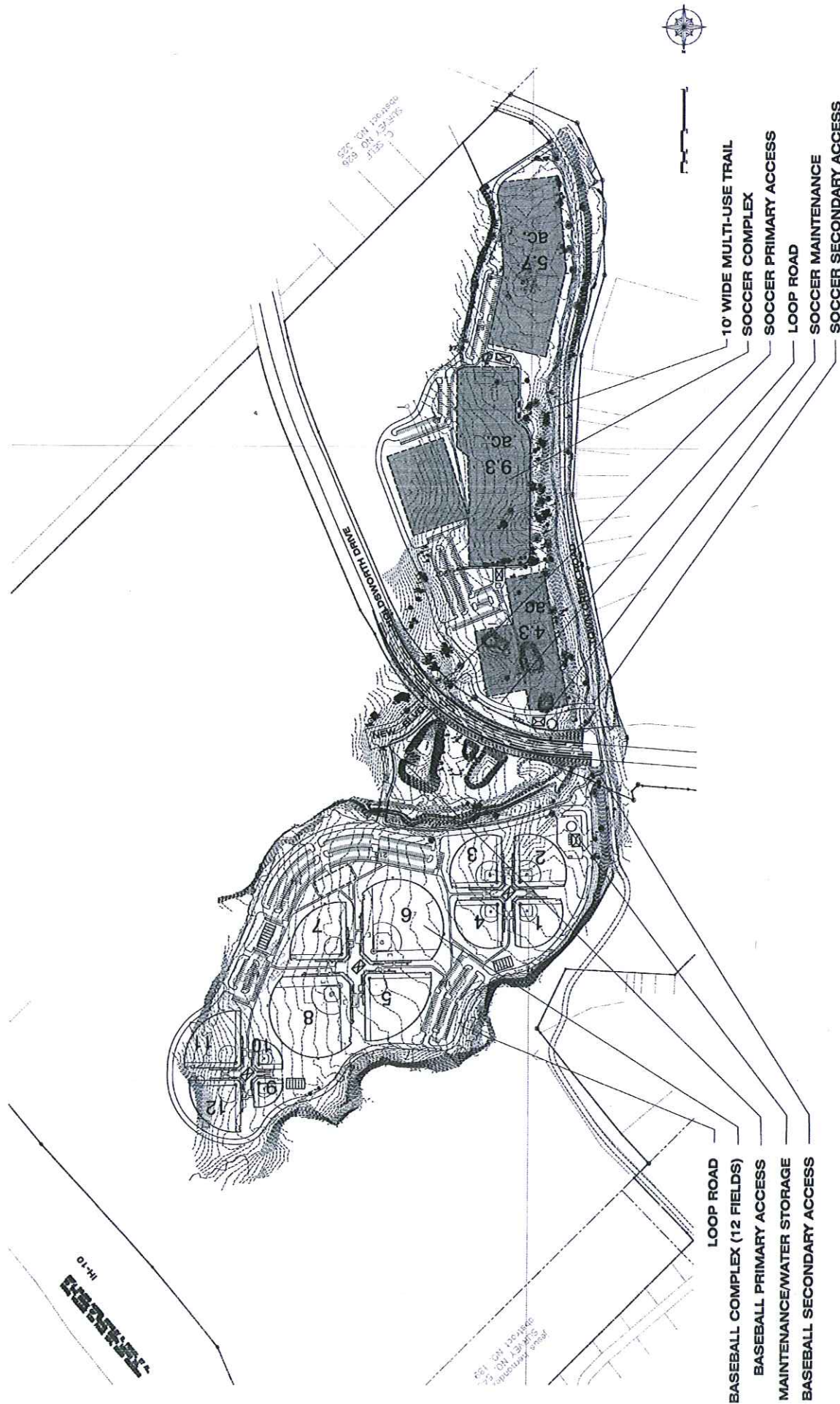
**CITY OF KERRVILLE, TEXAS ECONOMIC
IMPROVEMENT CORPORATION**

David Wampler, President

ATTEST:

Polly Rickert, Secretary for the Corporation

RVK designs and delivers exceptional solutions that positively impact the daily lives of people and their environments.

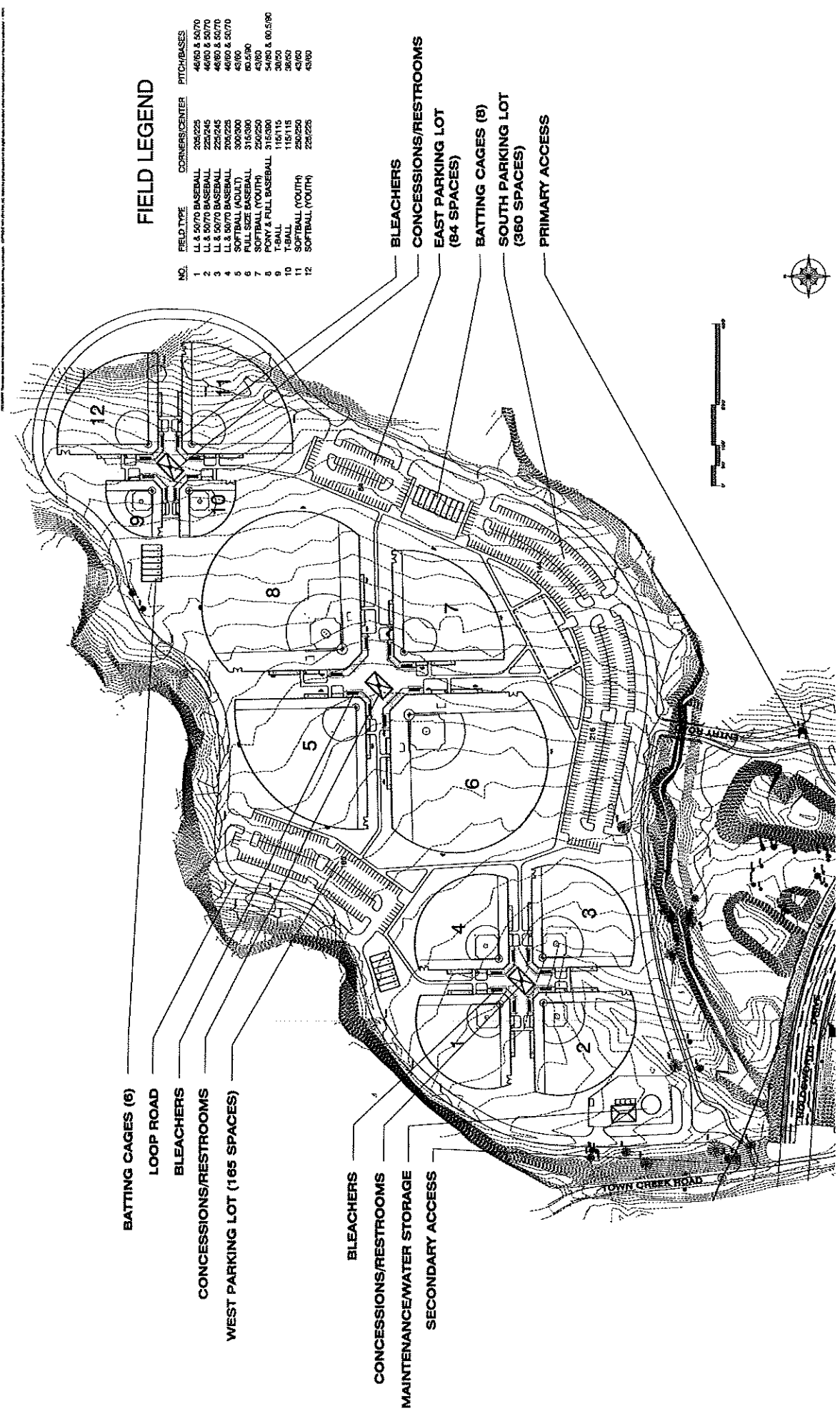


RVK designs and delivers exceptional solutions that positively impact the daily lives of people and their environments.

Overall Sports Complex Development

Kerrville Sports Complex
Kerrville, Texas





FIELD LEGEND

NO.	FIELD TYPE	CORNER/CENTER	PITCH/BASES
1	LL & 5070 BASEBALL	234/225	46/60 & 50/70
2	LL & 5070 BASEBALL	225/245	46/60 & 50/70
3	LL & 5070 BASEBALL	225/245	46/60 & 50/70
4	LL & 5070 BASEBALL	300/200	43/60 & 50/70
5	SOFTBALL (ADULT)	315/300	43/60
6	FULL SIZE BASEBALL	315/300	43/60
7	SOFTBALL (YOUTH)	250/250	43/60
8	PONY & FULL BASEBALL	315/300	54/80 & 60.5/90
9	T-BALL	115/115	30/50
10	T-BALL	250/250	36/60
11	SOFTBALL (YOUTH)	225/225	43/60
12	SOFTBALL (YOUTH)	225/225	43/60

BATTING CAGES (6)
 LOOP ROAD
 BLEACHERS
 CONCESSIONS/RESTROOMS
 WEST PARKING LOT (165 SPACES)

BLEACHERS
 CONCESSIONS/RESTROOMS
 MAINTENANCE/WATER STORAGE
 SECONDARY ACCESS

BLEACHERS
 CONCESSIONS/RESTROOMS
 EAST PARKING LOT
 (84 SPACES)
 BATTING CAGES (8)
 SOUTH PARKING LOT
 (360 SPACES)
 PRIMARY ACCESS

RVK designs and delivers exceptional solutions that positively **Impact** the daily lives of **people** and their environments.

743 E. Mabry Avenue, Suite 101
 San Antonio, Texas 78212
 Office: 210.221.2225
www.rvk-llp.com
 Registered Landscape Architect

BASEBALL COMPLEX ENLARGEMENT

2019.12.12 | CONCEPTUAL PLAN
 Kerrville Sports Complex
 Kerrville, Texas



FIELD INFORMATION

*19.3 TOTAL ACRES OF IRRIGATED PLAYING FIELD AREA. ACTUAL SOCCER FIELD LAYOUTS AND DIMENSIONS TO BE DETERMINED BY VARIOUS USER GROUPS..

SOUTH PARKING LOT (82 SPACES)

LOOP ROAD

CENTRAL PARKING LOT (83 SPACES)

**CONCESSIONS/RESTROOMS
(WITH MEETING ROOM)**

CONCESSIONS/RESTROOMS

NORTH PARKING LOT (207 SPACES)

MAINTENANCE/WATER STORAGE

PRIMARY ACCESS -



NEW YORK, N.Y.

4.3 ac

93 BC

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SOCCKER FIELD AREAS

FIELD LIGHTING

- 10' WIDE MULTI-USE TRAIL

BLEACHERS

Kerrville Sports Complex
Kerrville, Texas

Karnville, Texas

Soccer Complex Enlargement

RVK designs and delivers exceptional solutions that positively **impact** the daily lives of **people** and their environments.

745 E. Mulberry Avenue, Suite Q31
 San Antonio, Texas 78212
 Office: 210.793.3036
www.rvk-architects.com
 Registered Landscape Architect



BOND DEBT SERVICE

City of Kerrville, Texas
\$9,000,000 Certificates of Obligation, Series 2015
Bank Qualified 'AA' Current Market Interest Rates + 40 bps as of 10/22/2014

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2015			175,331.94	175,331.94
09/30/2016	310,000	2.000%	307,900.00	617,900.00
09/30/2017	315,000	2.000%	301,700.00	616,700.00
09/30/2018	320,000	3.000%	295,400.00	615,400.00
09/30/2019	330,000	3.000%	285,800.00	615,800.00
09/30/2020	340,000	3.000%	275,900.00	615,900.00
09/30/2021	350,000	3.000%	265,700.00	615,700.00
09/30/2022	360,000	3.500%	255,200.00	615,200.00
09/30/2023	375,000	3.500%	242,600.00	617,600.00
09/30/2024	385,000	3.500%	229,475.00	614,475.00
09/30/2025	400,000	4.000%	216,000.00	616,000.00
09/30/2026	415,000	4.000%	200,000.00	615,000.00
09/30/2027	435,000	4.000%	183,400.00	618,400.00
09/30/2028	450,000	4.000%	166,000.00	616,000.00
09/30/2029	470,000	4.000%	148,000.00	618,000.00
09/30/2030	485,000	4.000%	129,200.00	614,200.00
09/30/2031	505,000	4.000%	109,800.00	614,800.00
09/30/2032	525,000	4.000%	89,600.00	614,600.00
09/30/2033	550,000	4.000%	68,600.00	618,600.00
09/30/2034	570,000	4.000%	46,600.00	616,600.00
09/30/2035	595,000	4.000%	23,800.00	618,800.00
	8,485,000		4,016,006.94	12,501,006.94

Note: PRELIMINARY - For Purposes of Discussion Only

Agenda Item:

5C. Abandonment of the Upper Guadalupe River Authority (UGRA) flood control easement established in 1980 in conjunction with impoundment of a portion of the Guadalupe River, Nimitz Lake. (staff)

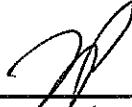
**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: City Council authorization to abandon the Upper Guadalupe River Authority (UGRA) flood control easement established in 1980 in conjunction with impoundment of a portion of the Guadalupe River (Nimitz Lake).

FOR AGENDA OF: January 27, 2015 **DATE SUBMITTED:** January 22, 2014

SUBMITTED BY: Dieter Werner, P.E. **CLEARANCES:** Kristine Day
Director of Engineering Deputy City Manager

PAYMENT TO BE MADE TO: N/A

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

REVIEWED BY THE FINANCE DIRECTOR:

SUMMARY STATEMENT

The UGRA Flood Control Easement was established in 1980 as a means of providing for occasional inundation of the properties adjacent to the Guadalupe River as a result of impoundment by construction of the dam at the location of the City's water treatment plant, and subsequent creation of what is now called Nimitz Lake. The purpose of the easement as described in the original document language is listed as follows:

"a flowage easement which shall exist for so long as the dam, reservoir, and appurtenant works, or any part or replacement thereof, are maintained by Grantee herein, its successors or assigns, for the purpose of receiving temporarily those waters which may rise above the 1621 foot permanent water level to be created by said dam by reason of floods or other increased seasonal flows in the Guadalupe River, whether said water be flood waters or back waters, to include the right and privilege to temporarily inundate, flood and overflow said lands"

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48265C0470F, dated March 3, 2011, defines the base flood elevation, floodplain limits and floodway limits upstream of the Nimitz Lake dam. The 100-year (1% chance) base flood elevation upstream of the dam varies from elevation 1647 to 1649, which is significantly higher than the elevation defined by the UGRA easement document. The FIRMs available at the time of the easement establishment did not define a 100-year floodplain elevation in this area.

As a participant in the National Flood Insurance Program (NFIP), the City of Kerrville is

required to regulate and permit any activity or development within the 100-year floodplain. The City contracted with Hewitt Engineering, Inc. to perform an independent study and determine the base flood elevations for the impounded areas. The conclusion of Hewitt Engineering was that the modeled base flood elevations were approximately 9-10 feet higher than the elevation defined in the UGRA easement document and that abandonment of the UGRA flood easement would not adversely impact the City's ability to regulate development within the floodplain, as the floodplain area extends even further beyond the defined area.

Abandonment of the UGRA flood easement may require, however, a minor revision to the City of Kerrville Ordinance, Section 118.31-35, which defines City water impoundment regulations. If the flood easement is abandoned, then the language of the ordinance may need to be revised to include land located within the 100-year floodplain, as well as updated to address the prevention of potential harmful contaminants to the water supply or prohibiting the construction of high risk facilities adjacent to the river.

RECOMMENDED ACTION

The Director of Engineering recommends the City Council authorization to abandon the Upper Guadalupe River Authority (UGRA) flood control easement established in 1980 in conjunction with impoundment of a portion of the Guadalupe River (Nimitz Lake).



Hewitt Engineering Inc.
Consulting Engineering Services

July 8, 2014

Mr. Dieter Werner, P.E.
Director of Engineering
City of Kerrville
701 Main Street
Kerrville, TX 78028

Re: Nimitz Lake Flood Easement

Dear Dieter,

Per your request, I have reviewed the Flood Easement prepared in July 1980 by the Upper Guadalupe River Authority (UGRA) for Nimitz Lake. The purpose of this easement as described in the original document language is listed as follows:

" a flowage easement which shall exist for so long as the dam, reservoir, and appurtenant works, or any part or replacement thereof, are maintained by Grantee herein, its successors or assigns, for the purpose of receiving temporarily those waters which may rise above the 1621 foot permanent water level to be created by said dam by reason of floods or other increased seasonal flows in the Guadalupe River, whether said water be flood waters or back waters, to include the right and privilege to temporarily inundate, flood and overflow said lands"

This easement defined a 2.38 acre tract of land extending from a mean sea level elevation of 1622 which is one foot above the permanent lake water level of 1621 up to an elevation of 1638. The Flood Insurance Rate Maps (FIRMs) at the time did not define a 100-year flood plain level (base flood elevation) in this area.

The current FIRM for this area is Map No. 48265C0470F, dated March 3, 2011 which is attached. This map defines the base flood elevation, flood plain limits and floodway limits upstream of the dam for Nimitz Lake. The 100-year base flood elevation upstream of the dam varies from elevation 1647 to 1649. In the vicinity of the flood easement, the base flood elevation is approximately 1647-1648 which is 9-10 feet higher than the elevation defined in the UGRA easement document.

As a participant of the National Flood Insurance Program, the City of Kerrville is required to regulate and permit any activity or development within the 100-year floodplain area. The floodplain area includes all of the area described in the easement as well as an area that extends 200-400 feet north of the area defined in the easement. I have attached a couple of cross sections across Nimitz Lake from the current effective HEC-RAS model from the Flood Insurance Study. These cross sections show the inundation area in the left overbank and extent of flooded area beyond the 1638 elevation level.

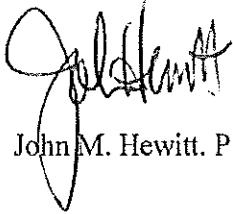
It is my opinion that abandonment of this flood easement would not adversely impact the City's ability to regulate and prevent development within the defined flood easement area because the floodplain limits include this area and extend even further beyond this defined area.

Abandonment of the easement may impact the City of Kerrville Ordinance, Section 118.31-35. This ordinance defines City water impoundment regulations that apply for "lands and easements owned by the city adjacent to and beneath the waters impounded by the dam." If the easement is abandoned, this impoundment language may need to be revised to include lands and easements owned by the city **and land located within the 100-year floodplain**. In addition, the language in this ordinance may need to be updated to address the prevention of potential harmful contaminants being leached into the water supply or prohibiting the construction of high risk facilities next to or on the lake.

Please feel free to call me at 830-315-8800 or by email at jmhewitt@hewitt-inc.com if you have any questions or require additional information.

HEWITT ENGINEERING INC.

Texas Registered Engineering Firm F-10739

A handwritten signature in black ink, appearing to read "John M. Hewitt", with a stylized, looping flourish at the end.

John M. Hewitt, P.E., CFM

Agenda Item:

6A. Budget update. (staff)

No action required information purposes only.

City of Kerrville
Month ending December 31, 2014
 (Month 3 of FY15 Budget)

	Current Month	Year To-Date	Budget @ 25%	Prior Year To-Date
General Fund				
Total Revenues	\$3,378,938	\$6,573,885	27.09%	\$6,810,295
Property tax	\$2,195,707	\$3,102,924	35.55%	\$3,611,512
Sales tax	\$503,751	\$1,497,035	25.31%	\$1,380,307
Total Expenditures	\$1,794,713	\$5,311,586	21.89%	\$5,206,668

Water and Sewer Fund				
Total Revenues	\$712,553	\$2,307,866	23.39%	\$2,491,967
Water Sales	\$336,535	\$1,179,001	22.71%	\$1,164,040
Sewer Service	\$304,975	\$942,274	24.16%	\$965,066
Expenditures	\$582,484	\$3,025,522	30.66%	\$2,156,427

Hotel/Motel:				
Revenues	\$72,733	\$246,802	24.45%	\$233,556
Expenditures	\$3,974	\$229,224	24.62%	\$217,793

Unemployment: December 2014		Consumer confidence: December 2014	
National	5.6%	National	92.6% up 1.8% over 2013
Texas	4.9%	Texas	120.5% up .6% over 2013
Local	3.3%	(Sources: State Comptroller/Workforce Alamo)	

Housing:	
<i>Local:</i>	
626 active residential listings; 58 residential sales December 2014	
\$12,226,683 total residential sales dollars for December 2014	
\$135,509,484 total residential sales dollars for January 1 through December 31, 2014	
(Source: Kerrville Board of Realtors)	
Building Permits Issued December 2014	
New Residential - 7	
New Commercial - 1	

Agenda Item:

7A. Appointment to the Economic Improvement Corporation. (staff)

**BUSINESS OF THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Appointment to the Economic Improvement Corporation

FOR AGENDA OF: January 27, 2014 **DATE SUBMITTED:** January 20, 2015

SUBMITTED BY: Brenda Craig **CLEARANCES:** Todd Parton
City Secretary City Manager

EXHIBITS: Board List

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER:



SUMMARY STATEMENT

Consider appointment to the following board:

Economic Improvement Corporation: One vacancy that is due to expire on June 1, 2016 due to a resignation.

RECOMMENDED ACTION

Consider appointment.

ECONOMIC IMPROVEMENT CORPORATION

	<u>Telephone</u>	<u>Orig. Appt.</u>	<u>Re-Appt. Date</u>	<u>Exp. Date</u>
WAMPLER, DAVID President 411 Bobwhite	895-3600 (O) 896-7832 (H)	05-22-12	06-10-14	06-01-16
EARLY, KENNETH Vice-President 2756 Indian Wells Dr. E	792-1966 (O) 928-3264 (C)	05-24-11	05-28-13	06-01-15
RICKERT, POLLY Secretary 2768 Indian Wells	830-997-5855 (O) 210-264-1305 (H)	09-13-11	06-10-14	06-01-16
COCHRANE, GARY 2305 Birkdale Ln.	895-7771 (O) 459-8808 (H)	12-13-11	05-28-13	06-01-15
HOWARD, LARRY 650 Oakland Hill Ln.	895-4400 (O) 895-1988 (H)	05-24-11	05-28-13	06-01-15
KEEBLE, STACIE 3533 La Cumbre Drive	895-7725 (H) 377-7103 (C)	05-24-11	06-10-14	06-01-16
PATTILLO, SHERI 1695 Mountain Laurel	285-9210 (O)	06-10-14		06-01-16
CITY STAFF:				
Ashlea Boyle Special Projects Manager	258-1153 (O)			

Qualifications: Resident of the city and at least three directors must be persons who are not employees, officers or members of the governing body of the city.

Purpose: Benefiting and accomplishing public purposes of the city permitted by Section 4B of the Act including, but not limited to, the promotion and development of industrial and manufacturing enterprises to promote and encourage employment and the public welfare, and financing the acquisition, construction and/or equipping, and/or the maintenance and operating costs of any "Project" (as defined in Section 4B of the Act).

Term of Office: Two years; maximum of two consecutive terms

Quorum: Majority

Number of Members: Seven

Meeting Time & Place: Fourth Monday, 4:00 p.m., City Hall Council Chambers

Established by: Resolution No. 1995-112, amended by Resolution Nos. 1999-184; 032-2009

Revised: June 11, 2014