

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

TUESDAY, APRIL 17, 2017 AT 4:00 P.M.

KERRVILLE CITY HALL CITY COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

AGENDA FOR REGULAR MEETING OF THE
CITY OF KERRVILLE, TEXAS
ECONOMIC IMPROVEMENT CORPORATION
MONDAY, APRIL 17, 2017, 4:00 P.M.
KERRVILLE CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

INVOCATION

1. VISITORS / CITIZENS FORUM:

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

2. APPROVAL OF MINUTES:

2A. Approval of minutes for the regular meeting held on March 20, 2017.

3 MONTHLY REPORTS:

3A. Monthly financials for March 2017. (staff)

3B. Projects update: (staff)

River Trail

Kerrville Sports Complex.

Reuse Distribution Lines

Tennis Center Improvements

Downtown Streetscape

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Economic Development Grant Agreement between Fox Tank Company, Inc. and the City of Kerrville, Texas Economic Improvement Corporation.

4B. Community Garden

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time April 13, 2017, at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

5. EXECUTIVE SESSION:

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

- Economic Development Grant Agreement between Fox Tank Co., Inc. and the City of Kerrville, Texas Economic Improvement Corporation

6. POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION

7. ITEMS FOR FUTURE AGENDAS

8. ANNOUNCEMENTS

9. ADJOURNMENT.

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: April 13, 2017, at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

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

SUBJECT: EIC Financials ending March 31, 2017

FOR AGENDA OF: April 17, 2017  **DATE SUBMITTED:** April 11, 2017

SUBMITTED BY: Sandra G. Yarbrough
Director of Finance

CLEARANCES: EA Hoppe
Deputy City Manager

EXHIBITS: Monthly Financials

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 OR FINANCE:

SUMMARY STATEMENT

EIC operating fund received sales tax revenue in the amount of \$248,560 for March 2017 a 11.07% increase compared to same period in prior year in the amount of \$223,790 Interest earned was \$1,146 compared to \$1,161.57 same period in 2016. EIC capital projects fund had no income or expense activity for March.

River Trail project had \$1,400 expense bringing the remaining project balance available to \$974,846.

RECOMMENDED ACTION

Report is for information only.

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund - Summary
For the month ending March 31, 2017

Beginning Cash Balance		\$2,303,331
Income:		
Sales Tax	\$	248,560
Interest Revenue	\$	1,146
Total Income	\$	249,706
Expenses:		
Administrative Service Fee	\$	8,333
Transfer for Debt Service	\$	92,878
Total Expenses	\$	101,211
Revenues Over (Under) Expenditures		<u>\$ 148,495</u>
Ending Cash Balance		<u><u>\$2,451,826</u></u>

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund - Revenue and Expense Statement
For the month ending March 31, 2017

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 3,789,843		\$ 3,789,843		
REVENUE:					
Sales and Use Tax	\$ 3,302,505	\$ 248,560	\$ 1,683,670	50.98%	\$ 1,618,835
Interest	\$ 5,000	\$ 1,146	\$ 14,102	282.03%	\$ (9,102)
Transfer In			\$ 1,000		\$ (1,000)
TOTAL REVENUE	<u>\$ 3,307,505</u>	<u>\$ 249,706</u>	<u>\$ 1,698,772</u>	<u>51.36%</u>	<u>\$ 1,609,733</u>
EXPENDITURES:					
Administrative					
Local Meetings	\$ 500		\$ 20	4.00%	\$ 480
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 50,000	50.00%	\$ 50,000
Economic Development Governing Body	\$ 180,000		\$ 180,000	100.00%	\$ -
Debt Service - River Trail - Series 2011A	\$ 258,456	\$ 21,580	\$ 128,978	49.90%	\$ 129,478
Debt Service - River Trail - Series 2012	\$ 252,863	\$ 21,053	\$ 126,315	49.95%	\$ 126,548
Debt Service - Athlex Complex - Series 2015	\$ 603,417	\$ 50,246	\$ 301,475	49.96%	\$ 301,942
Total Administrative	<u>\$ 1,395,236</u>	<u>\$ 101,211</u>	<u>\$ 786,788</u>	<u>56.39%</u>	<u>\$ 608,448</u>
Category I - Business Development					
ED Set Aside	\$ 500,000			0.00%	\$ 500,000
Total Category I	<u>\$ 500,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.00%</u>	<u>\$ 500,000</u>
Category II - Quality of Life					
Tennis Center	\$ 750,000	\$ -	\$ 750,000	100.00%	\$ -
Downtown Streetscape Enhancements:	\$ -				\$ -
Water Feature	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
Total Category II	<u>\$ 1,000,000</u>	<u>\$ -</u>	<u>\$ 750,000</u>	<u>75.00%</u>	<u>\$ 250,000</u>
Category III - Public Infrastructure					
Housing	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Reuse Distribution Lines	\$ 1,500,000	\$ -	\$ 1,500,000	0.00%	\$ -
Total Category III	<u>\$ 2,000,000</u>	<u>\$ -</u>	<u>\$ 1,500,000</u>	<u>0.00%</u>	<u>\$ 500,000</u>
Contingency	\$ -	\$ -	\$ -	0.00%	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		<u>\$ -</u>
TOTAL EXPENDITURES	<u>\$ 4,895,236</u>	<u>\$ 101,211</u>	<u>\$ 3,036,788</u>	<u>62.04%</u>	<u>\$ 1,858,448</u>
NET REVENUES TO EXPENDITURES	<u>\$ (1,587,730)</u>	<u>\$ 148,495</u>	<u>\$ (1,338,016)</u>		
ENDING CASH BALANCE	Budget \$ 2,202,112		Actual \$ 2,451,826		

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Revenue Analysis - FY16
For the month ending March 31, 2017

Revenue Month	Actual FY 2014	Actual FY 2015	Actual FY 2016	Budgeted FY 2017	Actual FY 2017	FY2016 vs FY2017	Budget vs Actual
October	\$ 241,503	\$ 238,933	\$ 227,707	\$ 254,113	\$ 264,806	16.29%	4.21%
November	\$ 234,150	\$ 257,654	\$ 277,653	\$ 274,020	\$ 278,707	0.38%	1.71%
December	\$ 214,424	\$ 251,851	\$ 254,834	\$ 267,847	\$ 260,757	2.32%	-2.65%
January	\$ 229,761	\$ 245,845	\$ 255,848	\$ 265,475	\$ 273,741	6.99%	3.11%
February	\$ 296,036	\$ 335,071	\$ 347,778	\$ 356,342	\$ 357,098	2.68%	0.21%
March	\$ 207,869	\$ 223,251	\$ 223,790	\$ 237,433	\$ 248,560	11.07%	4.69%
April	\$ 218,030	\$ 227,065	\$ 237,432				#DIV/0!
May	\$ 268,682	\$ 273,281	\$ 307,046				#DIV/0!
June	\$ 267,530	\$ 255,511	\$ 243,070				#DIV/0!
July	\$ 222,961	\$ 238,328	\$ 249,278				#DIV/0!
August	\$ 266,321	\$ 297,274	\$ 290,011				#DIV/0!
September	\$ 238,926	\$ 256,246	\$ 259,227				#DIV/0!
YTD Total	\$ 2,906,194	\$ 3,100,310	\$ 3,173,673	\$ 1,655,230	\$ 1,683,670	6.02%	1.72%

CITY OF KERRVILLE
Economic Improvement Corporation
Capital Projects Fund - Summary
For the month ending March 31, 2017

Beginning Cash Balance		\$ 3,727,211
Income:		
Total Income:	<u>\$ -</u>	
Expenses:		
Transfer out		
Total Expenses:	<u>\$ -</u>	
Revenues Over (Under) Expenditures		<u>\$ -</u>
Ending Cash Balance		<u><u>\$ 3,727,211</u></u>

CITY OF KERRVILLE
Economic Improvement Corporation
Project Status Summary
For the month ending March 31, 2017

Fiscal Years	Projects	Agreement Commitment	EIC Funded To Date	Total Funded	Expenses to Date	Project Balance
2012-13	Downtown Streetscape	\$ 35,100	\$ 35,100	\$ 35,100	\$ 34,609	\$ 491
2014-15	ED Set Aside	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000		\$ 1,000,000
2015-16	Olympic Pool	\$ 100,000	\$ 100,000	\$ 100,000		\$ 100,000
2015-16	Parking Garage	\$ 160,000	\$ 160,000	\$ 160,000	\$ 3,281	\$ 156,719
2015-16	Planter Boxes	\$ 20,000	\$ 20,000	\$ 20,000		\$ 20,000
2015-16	Street Furniture	\$ 100,000	\$ 100,000	\$ 100,000		\$ 100,000
2015-16	Housing	\$ 100,000	\$ 100,000	\$ 100,000		\$ 100,000
2016-17	Tennis Center	\$ 1,500,000	\$ 750,000	\$ 750,000		\$ 750,000
2016-17	Distribution Lines	\$ 3,000,000	\$ 1,500,000	\$ 1,500,000		\$ 1,500,000
TOTALS		\$ 8,710,100	\$ 3,480,100	\$ 3,742,574	\$ 2,652,567	\$ 3,727,211

Cash Balance on 3/31/2017 \$ 3,727,211

General Capital Improvement Projects - supported by EIC

Fiscal Years	Projects	Agreement Commitment	Total Funded	Expense To Date	Balance
2011-12	River Trail	\$ 6,000,000	\$ 6,000,000	\$ 5,025,153	\$ 974,846
2011-12	Louise Hays/Lehmann Monroe parks	\$ 2,600,000	\$ 2,600,000	\$ 2,600,000	\$ (0)
Funding Agreement - C2011-76Totals		\$ 8,600,000	\$ 8,600,000	\$ 7,625,153	\$ 974,846

Notes:

6/24/14 - Project adjustments - \$600,000.00 moved from River Trail project to Louise Hays/Lehman Monroe park improvements per EIC and City Council meetings - additional funding to replenish River Trail project to be requested by city staff from EIC at future EIC meeting.

9/22/14 - Project replenished - \$600,000.00 approved at EIC meeting related to Louise Hays/Lehman Monroe park improvements (see note above) reported on 9/30/14 financial report at October 2014 meeting.

Cash and Investments
For the month ending March 31, 2017

Cash and Investment Balances by Fund			
<u>City G/L Fund</u>	<u>Fund Name</u>	<u>Balance</u>	<u>Period</u>
40	Sales Tax Improvement Fund (operating fund)	\$ 2,451,826	3/31/2017
75	EIC Projects Fund (capital projects fund)	\$ 3,727,211	3/31/2017
Total Cash and Investments		\$ 6,179,037	3/31/2017

Cash and Investments by Type - Placement - Amount					
<u>Type</u>	<u>Investment Placement</u>	<u>Amount</u>	<u>Interest Earned</u>	<u>Interest Earned (Annualized)</u>	<u>Period Ending</u>
Cash	Wells Fargo Checking	\$ 2,668,233	\$ -	0.00%	3/31/2017
ST Investment	EIC TexPool	\$ 1,272,619	\$ 1,145.66	1.08%	3/31/2017
ST Investment	Ebury Finance - Comm Paper	\$ 1,988,185			3/31/2017
Texas Hill Co Bank	CD	\$ 250,000	\$ -	1.05%	3/31/2017
Total Cash and Investments		\$ 6,179,037	\$ 1,145.66	0.22%	3/31/2017

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

SUBJECT: Projects update

FOR AGENDA OF: April 17, 2017 **DATE SUBMITTED:** April 13, 2017

SUBMITTED BY: E.A. Hoppe **CLEARANCES:**
Deputy City Manager

EXHIBITS: None

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

City staff will review the status of the following projects:

1. Kerrville Sports Complex

- Sports Complex - Samples of the soccer RZM has been sent to the labs for analysis. Soil conditioning protocol will be developed shortly for the RZM and top soils that get the soccer seeding. Once approved by the City, soccer seeding will start.
- Disturbed construction areas, on the soccer side, are being hydro seeded now and should be complete this week or early next week. They will then move to pod 1 and surrounding area on the baseball side.
- RZM is being imported to the last field (6) on pod 2 and will hopefully be done early next week. They will then start on pod 3. 99% of the infield mix is on site for all 3 pods.
- The amended SWPPP have been completed. The site should handle future rain event much better as far as containing it to the site.
- All major grading or infill has been completed/placed. Fine grading has been completed on pod 1 and is working toward pod 2 and 3.
- All sports lighting is installed. Permanent power is on at the maintenance building now.

- All utilities are complete and tested. Sewer and stormwater inspection videos still need to be done.
 - Sod is expected to start in a couple of weeks on pod 1. Backstop netting has started.
 - All buildings should be complete in the next 30 days.
2. River Trail
- The City is finalizing the land acquisition and easements necessary to complete the western part of the river trail to connect to at least the Palacios del Guadalupe area. A design/engineering contract scope is being drafted with the intent that a construction project could be bid and awarded in Summer 2017.
3. Reuse Distribution Lines
- Preconstruction items are currently being reviewed (submittals, construction schedule, permits, etc.) Anticipate construction to begin with bores within next two weeks. Reuse water service agreements were approved by City Council and executed with Riverhill Country Club and Schreiner University on April 11th.
4. Downtown Streetscape
- Peter Lewis architects will be presenting to the EIC on April 17th.
5. Tennis Center Improvements
- City staff is in the process of drafting a Request for Qualifications to solicit design engineering firms to lead this design/stakeholder input effort. The City intends for stakeholder input and design to occur over the Summer, with construction possible as early as next Fall.

RECOMMENDED ACTION

This is an informational report to the EIC Board and no action is required.

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

SUBJECT: Streetscape Design

FOR AGENDA OF: April 17, 2017 **DATE SUBMITTED:** April 13, 2017

SUBMITTED BY: E.A. Hoppe **CLEARANCES:**
Deputy City Manager

EXHIBITS: Attached

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

Peter Lewis will be on hand to discuss the latest design thoughts on the Downtown Streetscape effort.

RECOMMENDED ACTION

This is an informational report to the EIC Board and no action is required.

Draft
April 2017

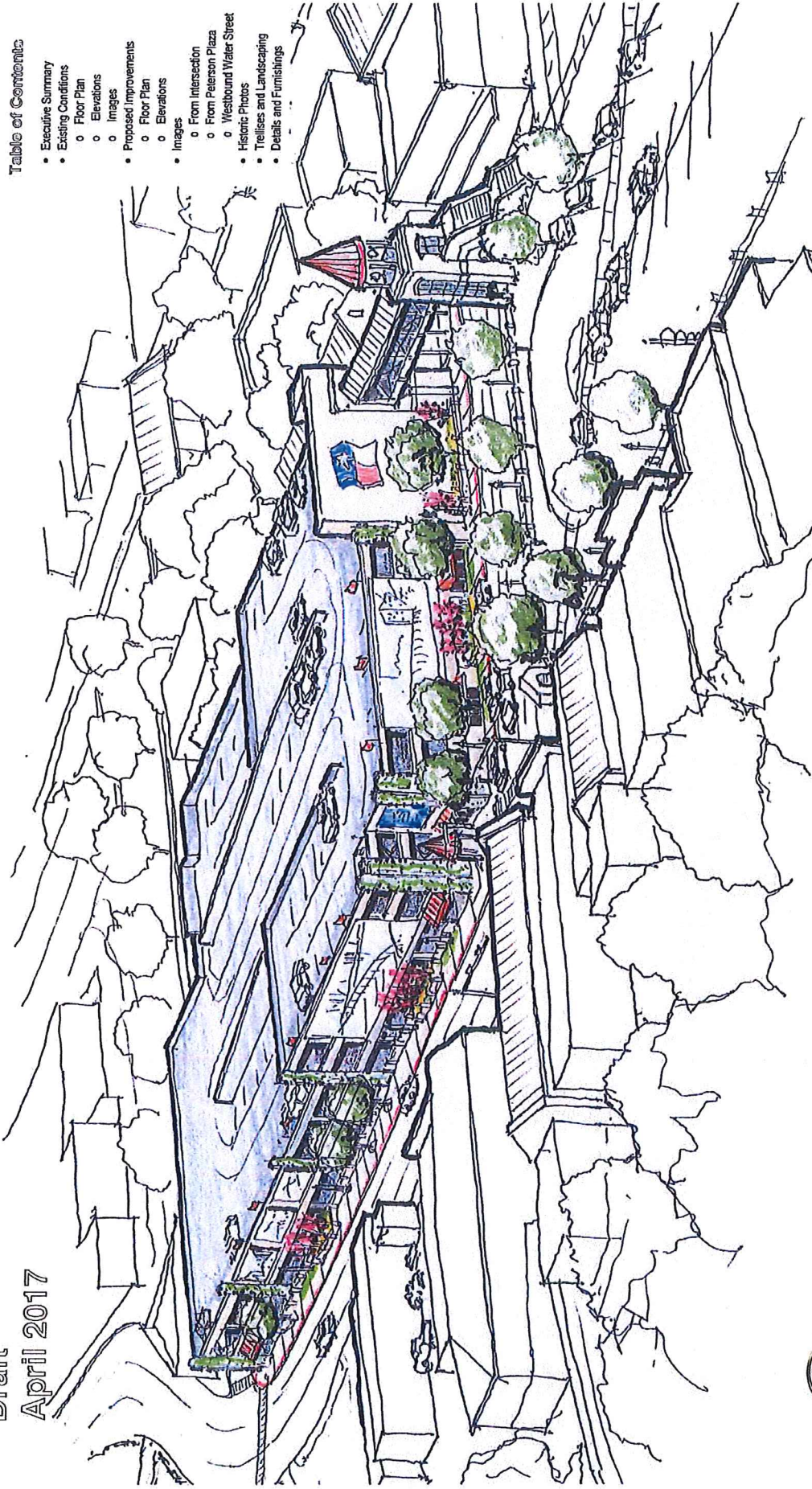


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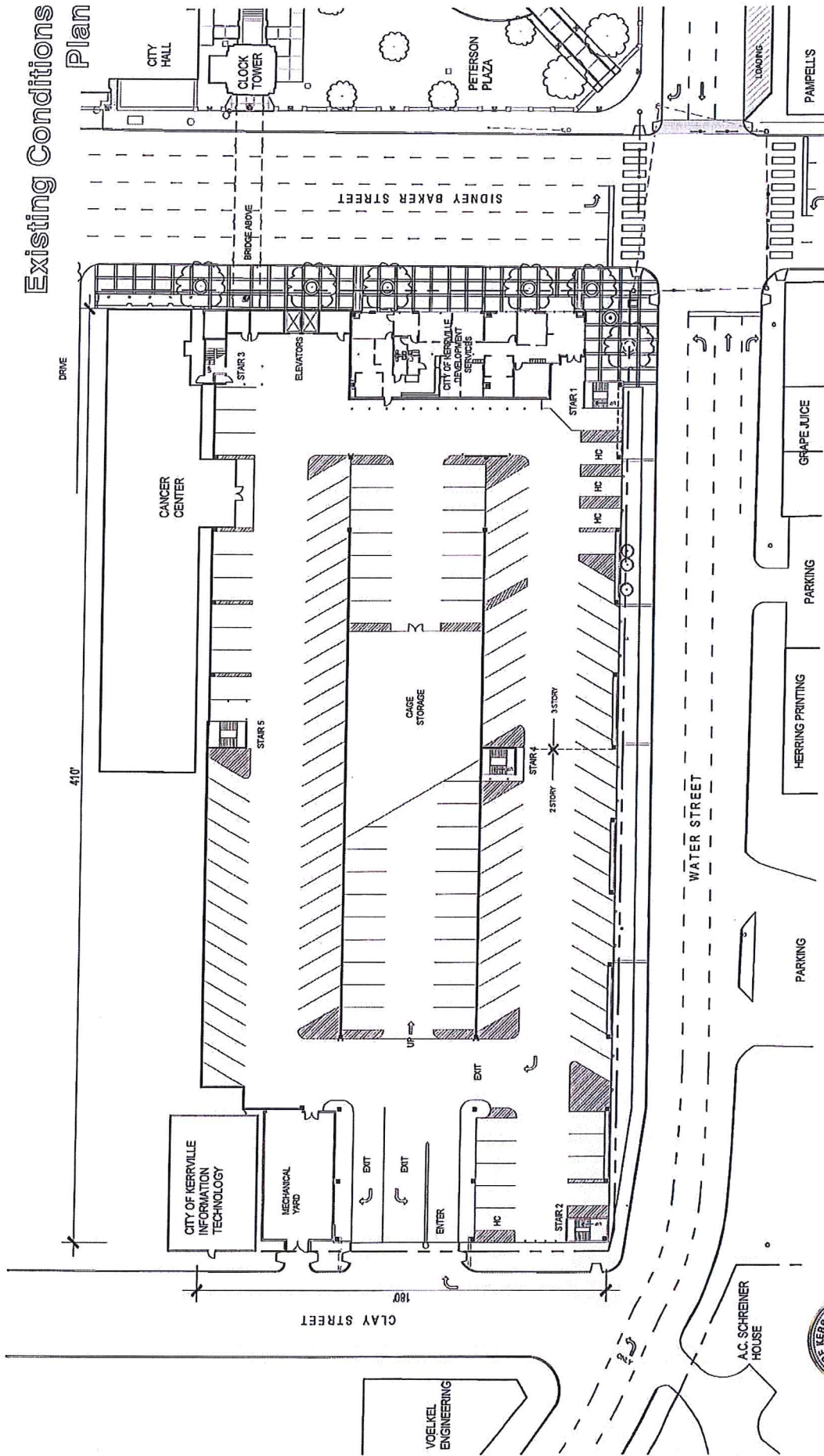


Kerrville Central City Plan Phase 1: Parking Structure Streetscape



PETER LEWIS
ARCHITECT + ASSOCIATES

Existing Conditions Plan



PETER LEWIS
ARCHITECT + ASSOCIATES



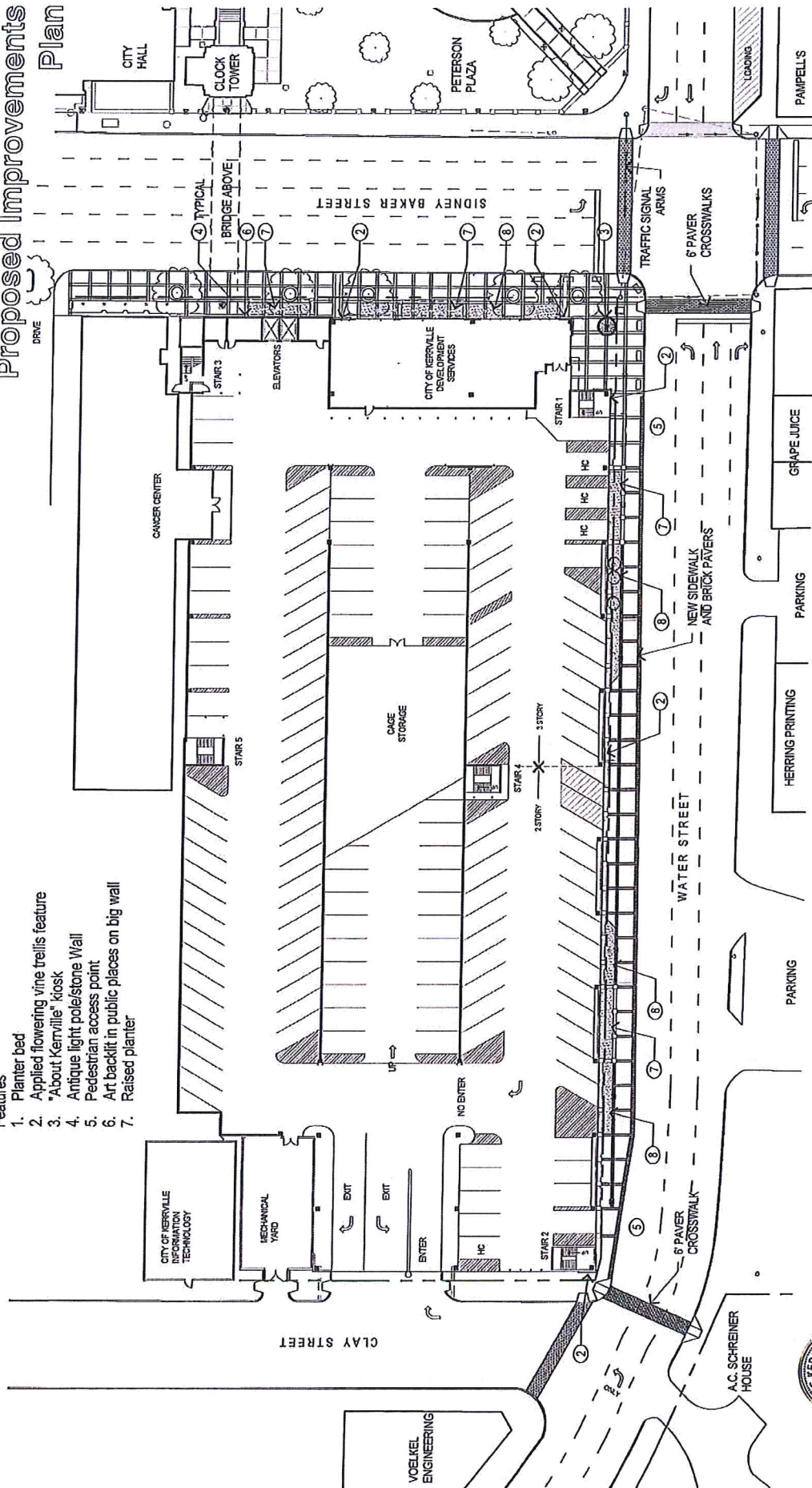
Kerrville Central City Plan Phase 1: Parking Structure Streetscape



Proposed Improvements

Plan

- Features
1. Planter bed
 2. Applied flowering vine trellis feature
 3. "About Kerrville" kiosk
 4. Antique light pole/stone Wall
 5. Pedestrian access point
 6. Art backlit in public places on big wall
 7. Raised planter

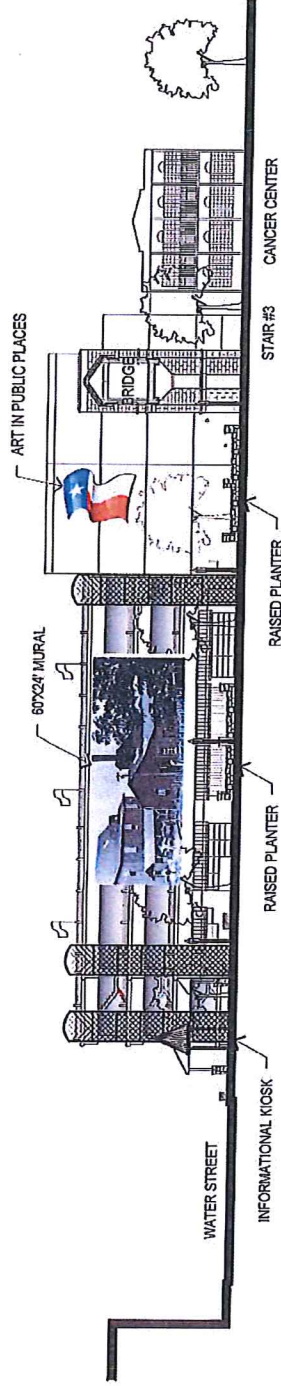


Kerrville Central City Plan
Phase 1: Parking Structure Streetscape

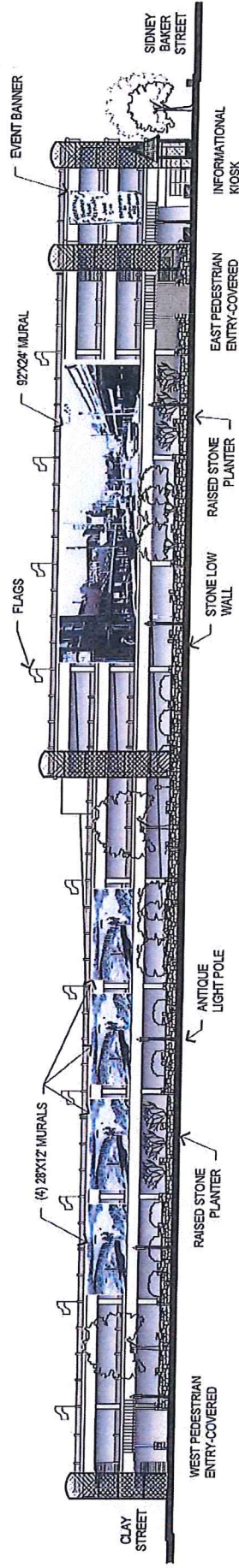


PETER LEWIS
 ARCHITECT + ASSOCIATES

Proposed Improvements Elevations



East Elevation Along Sidney Baker Street



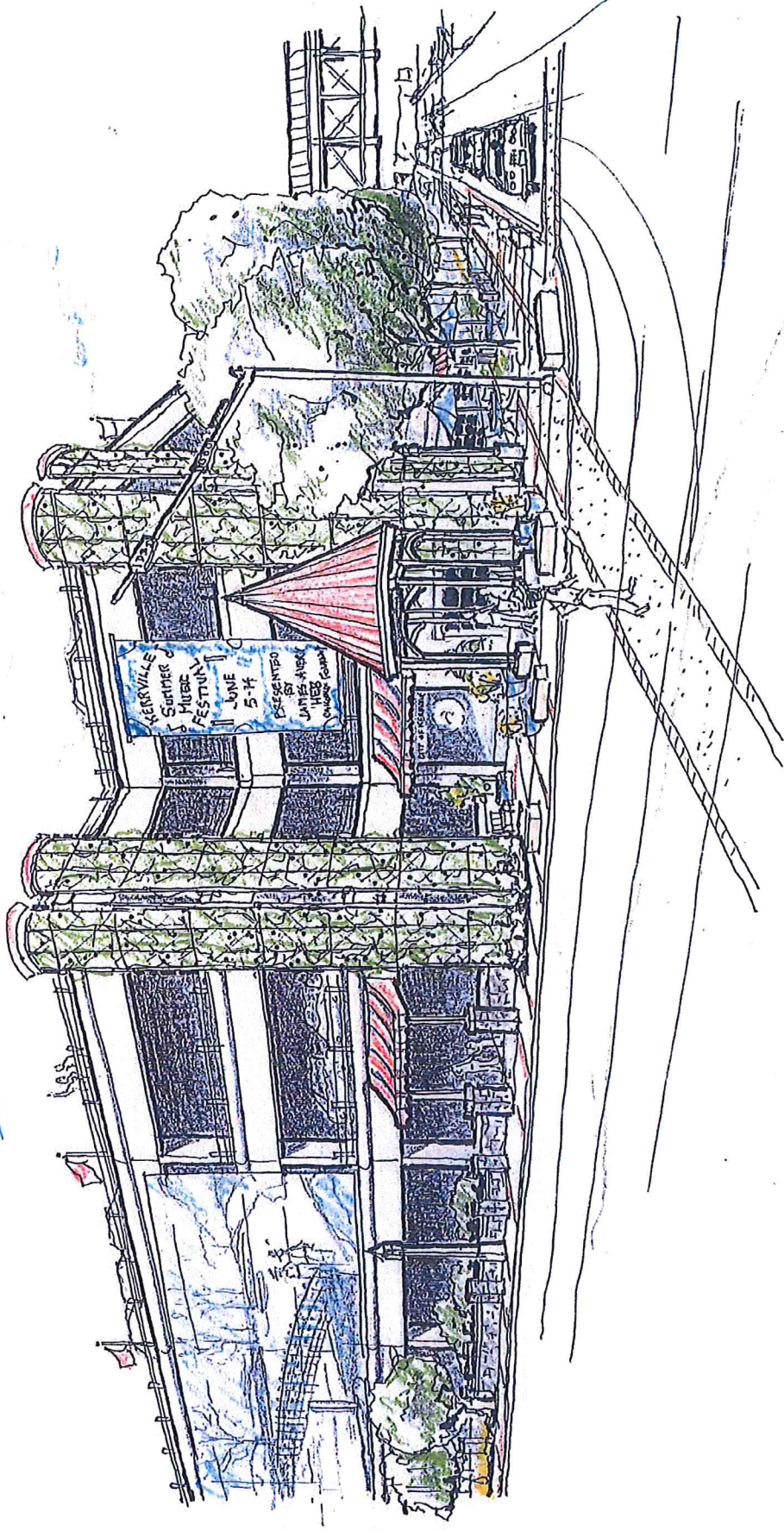
South Elevation Along Water Street



Kerrville Central City Plan Phase 1: Parking Structure Streetscape

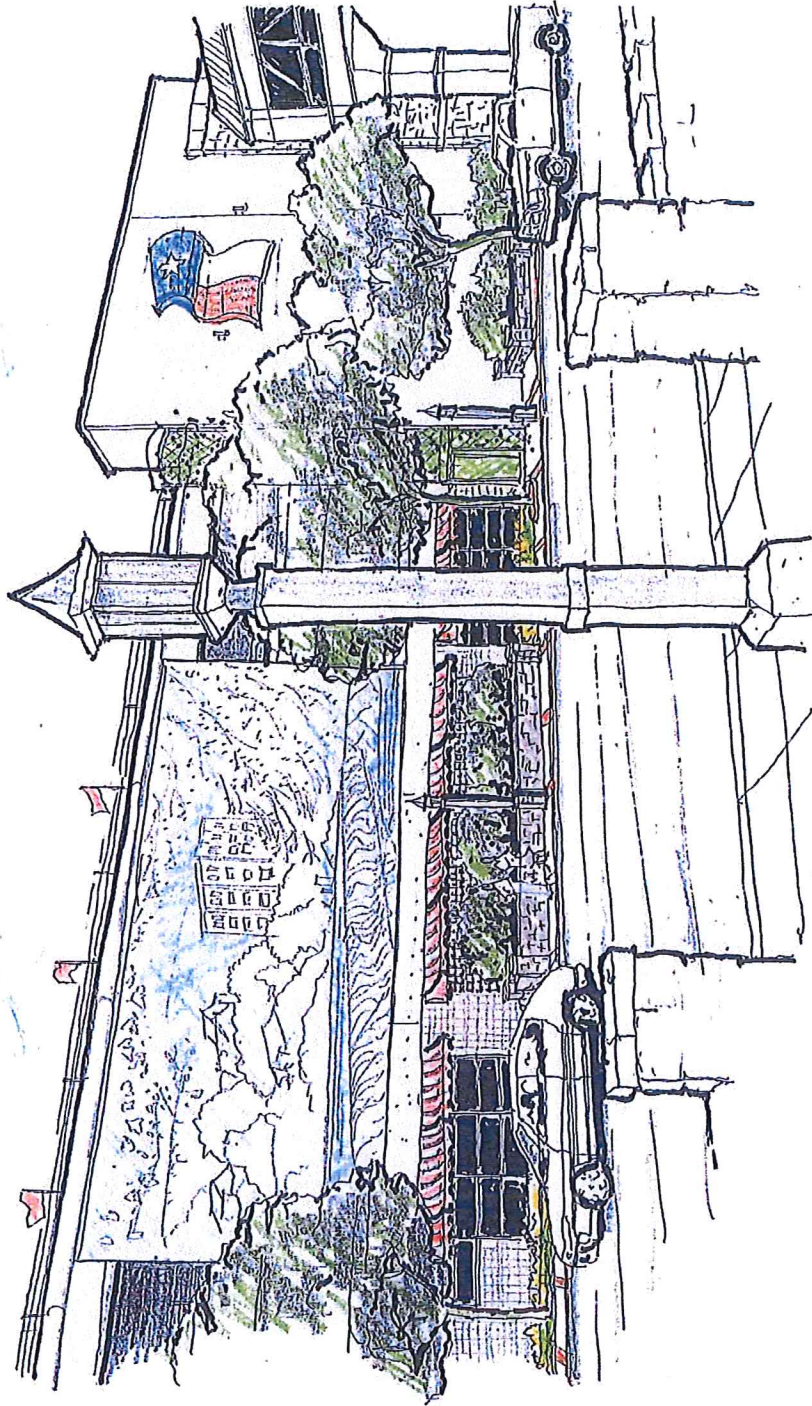


From Intersection



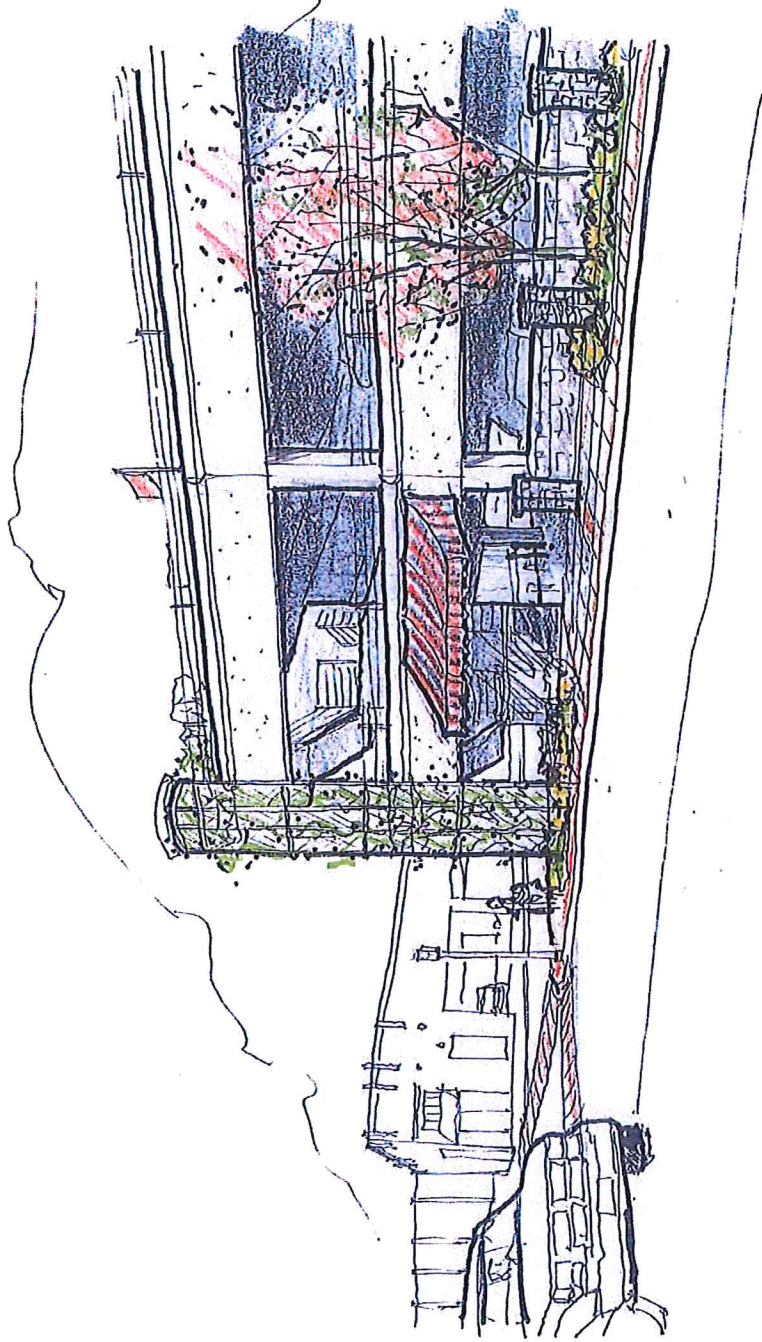
Kerrville Central City Plan Phase 1: Parking Structure Streetscape

From Peterson Plaza



Kerrville Central City Plan
Phase 1: Parking Structure Streetscape

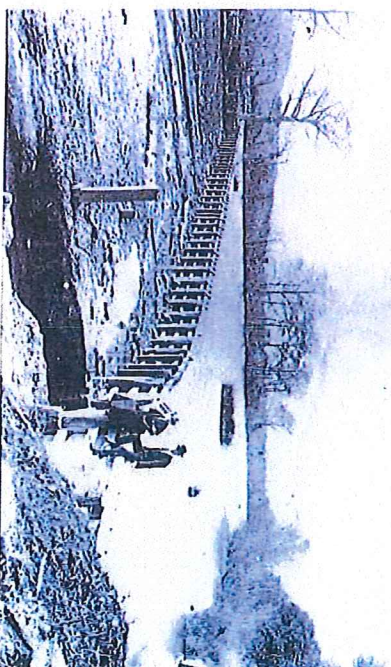
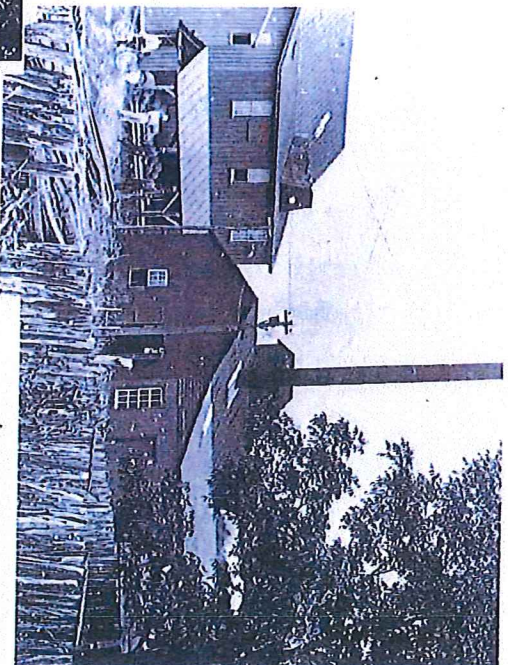
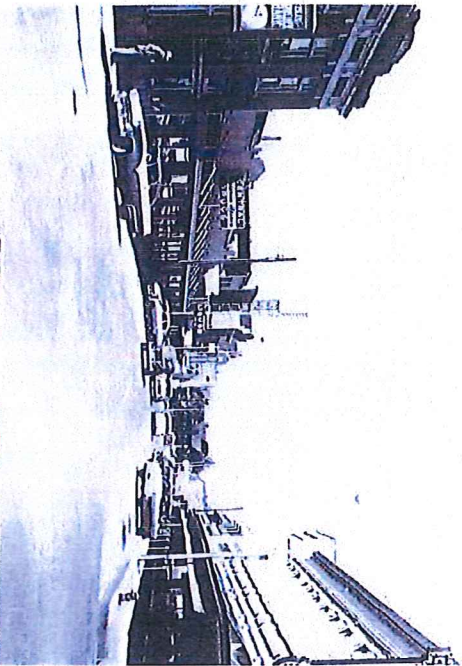
Westbound Water Street



**Kerrville Central City Plan
Phase 1: Parking Structure Streetscape**



Historic Photos



Kerrville Central City Plan Phase 1: Parking Structure Streetscape



ECONOMIC IMPROVEMENT CORPORATION

DATE: May 25, 2017 – 4:00 p.m.

VISITOR SIGN-IN SHEET

Printed Name

Address

1. Robert Noman 1800 Glen Rd Kennel

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