

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – August 28, 2023

On Monday, August 28, 2023, at 4:00 p.m., the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation (EIC) was called to order by President Kim Clarkson, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

MEMBERS PRESENT:

Kim Clarkson - President
Gary Cochrane - Vice-President
John Anderson - KEDC
Gregg Appel
Kyle Bond - "GO Team"
Celeste Hamman
Joe Herring Jr. - Councilmember

MEMBERS ABSENT: None

CHIEF EXECUTIVE STAFF:

Kim Meismer, Interim City Manager
Mike Hayes, City Attorney
Michael Hornes, Deputy City Manager
Kesha Franchina, Deputy City Secretary
Stuart Barron, Executive Director of Public Works
Julie Behrens, Director of Finance
Jacob Bogusch, Finance Compliance Coordinator
Ashlea Boyle, Director of Parks and Recreation
Rosa Ledesma, Recreation Manager
Trina Rodriguez, Assistant Director of Finance

VISITORS PRESENT: Dalton Rice, to-be Kerrville City Manager

- 1 **CALL TO ORDER:** President Kim Clarkson called the meeting to order at 4:00 p.m.
- 2 **INVOCATION:** Councilmember Joe Herring Jr. led the invocation.

Michael Hornes introduced Dalton Rice, the to-be Kerrville City Manager.

- 3 **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.*

- Barbara Dewell Ferguson

4 APPROVAL OF MINUTES:

- 4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on July 17, 2023.
- 4.B Minutes from the special-called City Council and Economic Improvement Corporation (EIC) meeting held on August 15, 2023.

Councilmember Herring motioned to approve the minutes, Vice-President Gary Cochrane seconded. The motion passed 7-0.

5 MONTHLY REPORTS:

5.A Kerr Economic Development Corporation (KEDC) update.

Gil Salinas and Katie Milton Jordan presented the KEDC update, there were no questions.

5.B Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Airport Improvements
- Killdeer Mountain Manufacturing
- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- River Trail, Nimitz Lake

Michael Hornes presented the EIC Project Status update, and responded to questions.

Speakers were as follows:

- John Hewitt, Hewitt Engineering, presented an overview with cost and time estimates to continue the River Trail around Nimitz Lake.
- Russel Nemke, declined to speak

President Clarkson requested the overview material, presented from Hewitt Engineering, be sent to the EIC members. No action was taken.

5.C Monthly Financial Report.

Trina Rodriguez presented the Monthly Financial Report, and responded to questions.

6 PUBLIC HEARING AND POSSIBLE ACTION:

6.A Consider Economic Development Project Application to The City of Kerrville, Economic Improvement Corporation (EIC), from Litecrete, Inc. (Project Mount Saddle), for the Economic Improvement Corporation to convey property it owns at 300 Peterson Farm Road, such conveyance to be without any payment to the Economic Improvement Corporation. **(TO BE POSTPONED)**

The Public Hearing was postponed. There was no date set for future consideration.

7 CONSIDERATION AND POSSIBLE ACTION:

7.A Administrative Services contract between City of Kerrville Texas Economic Improvement Corporation and City of Kerrville.

Michael Hornes presented a possible contract amendment to change the annual renewal to a five-year renewal with an increase of 2.5% cost increase, per year. He, Ashlea Boyle, and Julie Behrens responded to questions.

Kyle Bond motioned to approve the EIC Administrative Services contract, seconded by Gregg Appel. The motion passed 7-0.

7.B Consider a grant application from the City of Kerrville for a quality of life project package, not to exceed \$20,000,000, issuance of sales tax revenue bonds, and annual funding for projects including the Scott Schreiner Golf Course, the Cailloux Theater, the Olympic Pool, the A.C. Schreiner House, Granger McDonald Park and other related projects to recreational and community facilities within the City of Kerrville.

Michael Hornes presented the grant application request from City Council. He and Ashlea Boyle responded to questions.

Julie Behrens presented the process of the issuance of sales tax bonds and scenarios of future debt and responded to questions.

Speakers were as follows:

- Russel Nemke, Parks and Recreation Advisory Board
- Barbara Dewell Ferguson
- David Bartels, Parks and Recreation Advisory Board
- Angela Kennedy, Heart of the Hills Heritage Center
- Lisa Nye-Salladin, Parks and Recreation Advisory Board
- Larry Howard
- Layng Guerriero
- Maggie Megee

Councilmember Herring motioned to approve the option as approved by Council, seconded by Celeste Hamman. The motion passed 4-3; President Clarkson, Vice-President Cochrane, and Kyle Bond opposed.

7.C A resolution by the board of directors of the City of Kerrville, Texas Economic Improvement Corporation moving forward with the financing of various projects in the approximate principal amount of \$20,000,000 and setting a public hearing on the expenditure of sales tax revenues relating thereto; providing a notice of the specific projects or type of general projects to be undertaken; approving and authorizing the publication of a notice of the public hearing relating to these matters; and approving other matters in connection therewith.

Michael Hornes discussed the next steps for the resolution, financing, and the scheduling of a public hearing at the next regular EIC meeting on November 13, 2023.

Speakers were as follows:

- Barbara Dewell Ferguson, left the meeting
- Larry Howard, left the meeting
- Maggie Megee, left the meeting

Councilmember Herring motioned to approve 7.C., seconded by Celeste Hamman. The motion passed 6-1; Vice-President Cochrane opposed.

Councilmember Herring motioned to convene into closed Executive Session under 551.071, 551.087, seconded by Gregg Appel. The motion passed 7-0. President Clarkson convened closed Executive Session at 6:38 p.m.

8 EXECUTIVE SESSION:

8.A Economic Development Grant Agreement between Lennar Homes of Texas Land and Construction, Ltd., and the City of Kerrville, Texas Economic Improvement Corporation (551.071, 551.087).

President Clarkson adjourned from closed Executive Session and entered into open session at 6:53 p.m.

9 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION: None.

10 ITEMS FOR FUTURE AGENDAS: None.

ADJOURN. President Clarkson adjourned the meeting at 6:54 p.m.

Minutes Approved: 9/18/2023.

Kim Clarkson, EIC President

Attest: Kesha Franchina, Deputy City Secretary