

CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION REGULAR MEETING – November 13, 2023

On Monday, November 13, 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 (through ZOOM)
Celeste Hamman
Joe Herring Jr. - Councilmember

MEMBERS ABSENT:

Kyle Bond - "GO Team"

*Pursuant to Section 551.127, Texas Government Code, a member of the EIC will participate in this meeting from a remote location. A quorum of the EIC as well as the presiding officer will be physically present at the above-posted location, which shall be open to the public. The member participating remotely will be visible and audible to the public for all open portions of the meeting in which he participates. A member of a governmental body who participates in a meeting remotely as provided by law will be counted as present at the meeting for all purposes. All items on the agenda are eligible for possible discussion.

CHIEF EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Deputy City Manager
Kim Meisner, Assistant City Manager
Kesha Franchina, Deputy City Secretary
Stuart Barron, Executive Director of Public Works
Julie Behrens, Director of Finance
Ashlea Boyle, Director of Parks and Recreation
Trina Rodriguez, Assistant Director of Finance

VISITORS PRESENT:

- 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.
- 3 **VISITORS / CITIZENS FORUM:**
 - Greg Richards
- 4 **APPROVAL OF MINUTES:**
 - 4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on October 16, 2023.

Vice-President Cochrane motioned to approve the minutes, John Anderson seconded. The motion passed 6-0.

5 MONTHLY REPORTS:

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

Gil Salinas and Katie Milton Jordan presented the KEDC update and video presentation, and responded to questions.

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

- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape
- Downtown River Trail Extension
- Cailloux Theater Improvements
- Travis Street Pump Station Upsizing

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

5.C Monthly Financial Report.

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

6 PUBLIC HEARING AND POSSIBLE ACTION:

6.A Public Hearing on Intent to undertake projects, as described in Section 505.152 of the Texas Local Government Code, including in particular but not limited to Cailloux Theater roof and heating and air conditioning systems (HVAC) replacement and improvements; Olympic Pool Facility renovations and improvements; Golf Course Facility Renovations and Improvements; Heart of the Hills Heritage Center (HHHC) renovation, upgrades and improvements; Granger MacDonald Park improvements.

Michael Hornes presented the Intent of Projects, and responded to questions. Dalton Rice, Mike Hayes, Ashlea Boyle, and Julie Behrens responded to questions. Tom Spurgeon, Bond Counsel responded to questions. Each board member disclosed their current sitting positions on other boards for transparency and full disclosure.

President Clarkson opened the Public Hearing at 4:49 p.m.

Speakers were as follows:

- Kent McKinney
- Charlie McIlvain
- William Rector
- Steven King
- Bill Raleigh
- Lisa Nye-Salladin
- Lauren Porter
- Angela Kennedy
- Matt Goodwyn
- Lange Guerriero
- Rachel Johnston
- Ashley Phillips
- Marcus Goodyear
- Kelly Dunnigan

- Greg Richards

President Clarkson closed the Public Hearing at 5:21 p.m.

Vice-President Cochrane motioned to approve approximately \$4,000,000 for the Cailloux roof replacement and HVAC system replacement, seconded by Councilmember Herring. The motion passed 6-0.

Celeste Hamman motioned to approve approximately \$7,000,000 in enhancements to the Olympic Pool Facility, seconded by Councilmember Herring. The motion passed 6-0.

Celeste Hamman motioned to approve approximately \$4,000,000 Scott Schreiner Golf Improvements project, seconded by Councilmember Herring. The motion passed 6-0.

Councilmember Herring motioned to approve approximately \$2,000,000 for the Heart of the Hills Heritage Center (HHHC) renovation project, seconded by Celeste Hamman. The motion passed 5-1, Vice-President Cochrane in opposition.

Celeste Hamman motioned to approve the Granger McDonald Park improvements, seconded by John Anderson. The motion passed 4-2, President Clarkson and Vice-President Cochrane opposed.

6.B Discuss and take action on Resolution authorizing the issuance of up to \$20,000,000 in aggregate principal amount of Sales Tax Revenue Bonds, Series 2023; authorizing the sale thereof pursuant to a negotiated underwriting; delegating authority to certain officials to approve all final terms with respect to the sale of the bonds and other related matters; approving and authorizing the execution of all instruments and procedures related thereto including a purchase contract, a paying agent/registrar agreement, and an amendment to the Sales Tax Remittance Agreement between the City and the Corporation; and approving other matters in connection with the issuance of the bonds.

Mike Hayes introduced Tom Spurgeon, Hilltop Bond Counsel, and presented him with a Proclamation for 32 years of service with the City of Kerrville, Bond Counsel.

Tom Spurgeon and Colby Eckert, Hilltop Bond Counsel, presented information and history on Sales Tax Revenue Bonds, and responded to questions. Dalton Rice, Mike Hayes, Michael Hornes, and Julie Behrens responded to questions.

President Clarkson opened the Public Hearing at 6:00 p.m. There were no speakers. President Clarkson closed the Public Hearing at 6:00 p.m.

Celeste Hamman motioned to approve the resolution to issue the \$20,000,000 in Sales Tax Revenue Bonds, seconded by Councilmember Herring. The motion passed 5-1, Vice-President Cochrane opposed.

6.C 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 along the 300 block of Peterson Farm Road, such conveyance to be without any payment to the Economic Improvement Corporation.

Gil Salinas presented the Litecrette Project Application request with brief history on Litecrete, and responded to questions. Michael Hornes responded to questions.

President Clarkson opened the Public Hearing at 6:19 p.m.

Speakers were as follows:

- Bruce Kryzer
- Brad Barnett
- Peggy McKay
- Rick Phipps

President Clarkson closed the Public Hearing at 6:30 p.m.

John Anderson motioned to approve the Litecrete application, seconded by Vice-President Cochrane. The motion passed 6-0.

7 CONSIDERATION AND POSSIBLE ACTION:

7.A Consider a funding application from Habitat for Humanity Kerr County in an amount not to exceed \$2,260,000 in infrastructure assistance for the proposed Mariposa residential subdivision.

Michael Hornes introduced Mary Campano with Habitat for Humanity Kerr County, who presented the funding application request and responded to questions. Michael Hornes and Dalton Rice responded to questions.

Speakers were as follows:

- Darcy Presley
- Glen Andrew
- Chuck Kempf
- Peggy McKay
- Jeremy Walther
- Brad Barnett

Celeste Hamman requested a copy of the power point presented, Kesha Franchina will email to boardmembers.

President Clarkson requested Mary Campano return to the December 11, 2023 EIC meeting to present financial and cash flow information, full, partial, provide answers to questions asked during the meeting.

President Clarkson noted there was no reason to convene into closed Executive Session.

8 EXECUTIVE SESSION:

8.A Economic Development projects: (551.071, 551.072, 551.087)

- Litecrete, Inc.
- Habitat for Humanity Kerr County, Mariposa Residential Subdivision
- Project Windridge (Lennar Homes of Texas Land and Construction, LTD)

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

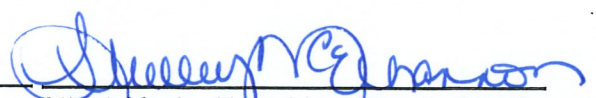
10 ITEMS FOR FUTURE AGENDAS: None.

11 ADJOURN. President Clarkson adjourned the meeting at 7:20 p.m.

Minutes Approved: December 11, 2023



Kim Clarkson, EIC President


Attest: Kesha Franchina, Deputy City Secretary
