

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

**August 19, 2013**

On Monday, August 19, 2013, the regular meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 6:00 p.m. by David Wampler, President in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

**Members Present:**

David Wampler, President  
Kenneth Early, Vice President  
Rex Boyland, Secretary  
Gary Cochrane  
Larry Howard  
Stacie Keeble  
Polly Rickert

**Members Absent:**

**City Executive Staff Present:**

Todd Parton, City Manager  
Cheryl Brown, Deputy City Secretary  
Mike Hayes, City Attorney  
Sandra Yarborough, Director of Finance  
Ashlea Boyle, Main Street/Special Projects Manager  
Malcolm Matthews, Director of Parks and Recreation

**Visitors Present:** Visitor list available in the City Secretary's Office for the required retention period.

Jonas Titas, Executive Director of the Kerrville Economic Development Corporation

**Invocation:** Given by Mr. Cochrane.

1. **VISITORS/CITIZENS FORUM:** No one spoke

2. **APPROVAL OF THE MINUTES:**

2A. **Minutes of the regular meeting held July 22, 2013:**

Mr. Howard moved for approval of the minutes of July 22, 2013; Ms. Rickert seconded, and the motion passed 7-0.

3. **MONTHLY REPORTS:**

3A. **Monthly financials for July 2013:**

Ms. Yarborough reported that there was a beginning cash balance of \$2,239,724.00, with \$574,784.00 in tax income, interest revenue and a return on the Harper Road Utilities project; and \$508,767.00 in expenses, leaving an ending cash balance of \$2,305,740.00. This was an increase of 14.48% over 2012.

3B. Capital projects update.

Golf Course Improvements (Pavilion and Parking Lot Projects):

Mr. Parton reviewed a spreadsheet for the final costs of the project. There was an estimate of \$60,000.00 to be returned to the EIC.

River Trail and Parks projects:

Mr. Matthews reviewed the progress of the River Trail. The design contract was awarded to Peter Lewis, Architect + Associates at the last City Council meeting for G Street to complete the park and trail design for Louise Hays Park to G Street. Terra Design Group is under contract to complete the park and trail design for G Street to Kerrville-Schreiner Park. The first preliminary site plan should be available next week from Terra Design Group. Both projects will go out for bid in January, 2014. It was determined that a master floodway and floodplain study was necessary, and a consultant was currently working on that. He said they had also reviewed the wetlands survey with regard to the path of the river trail. He said they were taking care to avoid the removal of as many trees as possible with the path of the river trail and the utilities project.

Mr. Parton reported that he, Ms. Ondrias, Mr. Matthews, and Gary Hatch (with Peter Lewis, Architect + Associates) visited several parks throughout South Texas. They visited with a fountain company in San Marcos, who have done many projects with water features, including some Disney parks. The group from Kerrville wanted to see examples of water features in city parks. They also visited parks in Austin, Kemah, Texas City, Galveston and Houston to see examples of boardwalks, streetscapes and parks. The information that was gathered was compiled and was being utilized by Peter Lewis for his design proposal, and he was to have a design ready for review soon. Mr. Parton reported that he also spoke with Freese & Nichols, Inc. (FNI) regarding the boardwalk concept, design and pricing options, and different types of pedestrian bridges. FNI did not charge the city for the consultation regarding these possible projects.

3C. Update regarding "GO Team" activities.

Ms. Boyle reported that the "GO Team" had not met since the last EIC board meeting.

3D. Kerrville Economic Development Corporation (KEDC) Update regarding KEDC Activities.

Mr. Titas reported that the KEDC was still communicating with several wineries in the area. He presented the proposed KEDC Fiscal Year 2014 budget for the EIC's review.

Mr. Wampler reported that he was in attendance at the last board meeting for the KEDC.

The board asked questions regarding the KEDC budget, and its plan for future endeavors, and Mr. Titas responded to those questions.

The board agreed that they would like KEDC to put more time into finding prospects for a convention center, and prospects for businesses that would better meet the needs of the Kerrville area, rather than other area cities. No action was taken on this matter.

**4. CONSIDERATION AND POSSIBLE ACTION:**

4A. Fiscal Year 2014 Proposed EIC Budget.

Mr. Parton reviewed the proposed Fiscal Year 2014 EIC budget, which included the changes that were requested by the board at their budget workshop.

After detailed discussion regarding the EIC's continuing support of the KEDC's operating expenses, the consensus of the EIC was to fund the KEDC Fiscal Year 2014 budget in the amount of \$60,000.00.

The board asked Mr. Parton several questions regarding the EIC budget, which Mr. Parton answered.

Mr. Boyland moved to approve the Fiscal Year 2014 EIC budget as proposed, with the change in the amount of \$60,000.00 to KEDC, with an amount of \$115,000.00 being placed in a Category II unspecified account in the EIC budget. Mr. Howard seconded, and the motion was approved 7-0.

**5. EXECUTIVE SESSION:**

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

**6. ADJOURNMENT**

Mr. Wampler adjourned the meeting at 7:40 p.m.

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
David Wampler, President

ATTEST:

\_\_\_\_\_  
Cheryl Brown  
Deputy City Secretary