

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

**December 16, 2013**

On Monday, December 16, 2013, the regular meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:00 p.m. by David Wampler, President in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

The invocation was offered by Larry Howard.

**Members Present:**

David Wampler, President  
Kenneth Early, Vice President  
Rex Boyland, Secretary  
Gary Cochrane (arrived at 4:05)  
Larry Howard  
Stacie Keeble  
Polly Rickert

**Members Absent:**

**City Executive Staff Present:**

Kristine Ondrias, Deputy City Manager  
Cheryl Brown, Deputy City Secretary  
Mike Hayes, City Attorney  
Sandra Yarbrough, Director of Finance  
Ashlea Boyle, Main Street/Special Projects Manager  
Malcolm Matthews, Director of Parks and Recreation  
Kim Meismer, Director of General Operations

**1. VISITORS/CITIZENS FORUM:**

Any citizen with business not scheduled on the agenda may speak to the 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 THE MINUTES:**

2A. Minutes of the regular meeting held November 25, 2013.

Mr. Early moved to approve the minutes for the regular meeting held November 25, 2013. Mr. Howard seconded, and the motion passed 6-0

**3. MONTHLY REPORTS:**

3A. Monthly financials for October 2013.

Ms. Yarbrough reported that the beginning balance in the sales tax improvement fund was \$2,719,115.00. During the month of November, there was \$240,681.00 in revenue, and \$61,100.00 in expenses, leaving an ending balance as of November 30, 2013 of \$2,898,696.00. Sales tax collected in October was 7.53%

higher than was budgeted. She also reviewed the Capital Projects Fund. She reported that the remaining balances for the closed projects had been transferred back to the operating funds for the EIC. She reviewed the details of the remaining open projects, and the cash and investments accounts.

3B. Capital projects update  
River Trail and Parks projects

Mr. Matthews, in response to a request from the board at their last meeting, reviewed the funding budgets for the River Trail project. He reported that the condemnation hearing for the Rio Robles easement was set for Thursday, December 19, 2013. He then reviewed the remaining pending easements for the River Trail.

3C. Update regarding "GO Team" activities

Ms. Boyle reported that the "GO Team" had not met since the last EIC meeting. There were several community event applications submitted, and the "GO Team" planned to meet on December 19, 2013 to review the applications. The funding requests were to be presented to the board at their January meeting. He reported that the bid process for the remainder of the River Trail project should be completed in February.

**4. CONSIDERATION AND POSSIBLE ACTION:**

4A. Funding request from The City of Kerrville for improvements to the Cailloux Theater in the amount of \$500,000.00

In response to a question from the board, Ms. Boyle reported that staff was working with Peter Lewis on the design for the interior and exterior lighting at the Cailloux Theater, and they should be ready to begin the bid process in January.

Ms. Boyle reported that Playhouse 2000, Inc. agreed to the board's request for right of first refusal of the VK Garage, should they become insolvent. Staff responded to several questions from the board regarding the funding requests.

Mr. Hayes responded to questions from the board regarding the language in the funding agreement.

Ms. Keeble moved to approve the funding request from the City of Kerrville up to \$500,000.00, and the funding agreement would include the language that the EIC would have the right of first refusal for the VK Garage, should Playhouse 2000, Inc. become insolvent. The agreement would also include a time frame of one year for the remaining funding for the improvements. Mr. Boyland seconded, and the motion passed 7-0.

4B. Discuss a workshop for budget and capital projects.

Ms. Boyle said staff recommends holding a workshop for EIC to review the programming and cash flow for their budget. The consensus of the board was to direct staff to schedule a budget workshop in February.

**5. EXECUTIVE SESSION:**

Mr. Boyland moved that the EIC go into executive closed session under Section 551.071 (consultation with attorney), and 551.072 (deliberation regarding real property) Mr. Howard seconded the motion, and it passed 7-0, to discuss the following matters:

Sections 551.071 and 551.072: of Chapter 551 of the Texas Government Code

- Funding request from the City of Kerrville for improvements to the Cailloux Theater in the amount of \$500,000.00

At 4:34 p.m. the open session recessed and the EIC went into executive closed session at 4:34 p.m. At 4:55 p.m. the executive closed session recessed and the EIC returned to open session at 4:55 p.m. Mr. Wampler announced that no action was taken in executive session.

**ANNOUNCEMENTS:**

None

The meeting was adjourned at 4:55 p.m.

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

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David Wampler, President

ATTEST:

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Cheryl Brown  
Deputy City Secretary