

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION  
REGULAR MEETING** **NOVEMBER 16, 2015**

On Monday November 16, 2015, 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 Gary Cochrane, Vice President, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

The invocation was offered by Sheri Pattillo.

**Members Present:**

Gary Cochrane, Vice President  
Sheri Pattillo, Secretary  
Delayne Sigerman  
Paul Stafford  
Gary Stork  
James Wilson

**Members Absent:**

David Wampler, President

**City Executive Staff Present:**

Todd Parton, City Manager  
Ashlea Boyle, Special Projects Manager  
Mike Hayes, City Attorney  
Cheryl Brown, Deputy City Secretary  
Sandra Yarbrough, Director of Finance  
Brian Crenwelge, Project Manager  
Malcolm Matthews, Parks and Recreation Director

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

**1. VISITORS/CITIZENS FORUM:**

No one spoke.

**2. APPROVAL OF MINUTES:**

Approval of the minutes from the October 19, 2015 meetings.

Mr. Wilson moved to approve the minutes as presented. Mr. Stafford seconded, and the motion passed 6-0.

**3. MONTHLY REPORTS:**

3A. Monthly financials for October, 2015:

Ms. Yarbrough reported a beginning balance of \$3,657,920; with \$228,314 revenue, and \$255,144 expenditures; leaving an ending cash balance on November 30, 2015 of

\$3,631,090. There was a 7.26% tax revenue increase over 2014. She reviewed the capital projects status summary, which showed an ending cash balance of \$ 1,776,802 and the cash and investments fund, which showed an (annualized) interest earned of 0.13%.

3B. Projects update.

Cailloux Campus Support Facility

Mr. Crenwelge reported that the metal studs were put up today, as well as the sheet work. An electrician began work, as well as the fire sprinkler installation. Completion was anticipated by the end of January

Lowry Park Trail

Mr. Crenwelge reported that the box culverts were set for the Town Creek crossing. Completion of construction was anticipated by March 2016.

Effluent Construction Project

Mr. Parton gave an update on the project. He reported that the City Council approved the placement of a Notice of Intent to Issue Certificates of Obligation. Phase I, which was the construction of the pond, and the connections to the wastewater system. Phase II would be the extension of the distribution lines for the reuse water. There is also an evaluation underway for direct potable reuse water. The consultants will work with TECQ to examine samples in order to determine the quality of the effluent water as it leaves the plant. This would make the determination of treatment of the effluent possible. The initial readings were very good. Mr. Parton also stated that the primary goal in the beginning was to collect and store the effluent water.

Workforce Housing Project

Mr. Parton reported that a utility analysis was underway by Freese and Nichols, Inc. was working to finalize a study to cover all phases, including utilities, wastewater and fire protection. The study should be finished by early 2016, and at that time, City staff would come back before both City Council and EIC prior to beginning any work on the property. Initial discussions were underway with a developer who was interested in an equity partnership to develop the project. He responded to questions from the EIC members regarding the number of units, and possible equity percentage.

**4. PUBLIC HEARING AND POSSIBLE ACTION:**

4A. Funding agreement with Playhouse 2000, in an amount not to exceed \$108,500. The public hearing was opened at 4:15 p.m. No one spoke, and the public hearing was closed at 4:15 p.m.

Ms. Pattillo moved to approve the funding agreement as presented in the amount of \$108,500. Mr. Stafford seconded, and the motion passed 6-0.

**5. DISCUSSION AND POSSIBLE ACTION:**

5A. Amendments to the Development Agreement and Zoning for Airport Commerce Park.

Ms. Boyle reported that staff was continuing to work on the agreement, and it would be presented to the EIC when it was completed.

5B. Select date for December EIC meeting.

Ms. Boyle stated that the regular meeting date was the week of Christmas, and staff wanted to give the board an opportunity to change the date if they chose to do so. After some discussion, the consensus of the board was to leave the meeting date on the 21<sup>st</sup> of December.

**6. EXECUTIVE SESSION:**

There was no executive session.

**7. ITEMS FOR FUTURE AGENDAS:**

Mr. Stork asked that the HEB tennis courts be put on a future agenda.

**8. ANNOUNCEMENTS:** None

**9. ADJOURNMENT:**

Mr. Wampler adjourned the meeting at 4:18 p.m.

APPROVED: 11/16/2015

/s/  
Gary Cochrane, Vice President

ATTEST:

/s/  
Cheryl Brown  
Deputy City Secretary