

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
REGULAR MEETING** **FEBRUARY 15, 2016**

On Monday February 15, 2016, 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 Gary Cochrane.

Members Present:

David Wampler, President
Gary Cochrane, Vice President
Gary Stork
Sherry Pattillo, Secretary
Delayne Sigerman
Paul Stafford (arrived at 4:20 p.m.)

Members Absent:

James Wilson

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
Trent Robertson, City Planner

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

1. VISITORS/CITIZENS FORUM:

No one spoke.

2. MONTHLY REPORTS:

2A. Monthly financials for January 2016:

Ms. Yarbrough reported a beginning balance of \$3,963,561; with \$256,921 revenue, and \$229,121 expenditures; leaving an ending cash balance on January 31, 2016 of \$3,991,362. She reviewed the capital projects status summary, which showed an ending cash balance of \$ 857,066 and the cash and investments fund, which showed an (annualized) interest earned of 0.27%.

2B. Projects update.

Cailloux Campus Support Facility

Mr. Crenwelge reported that project was completed, and the contractor was working on the final punch list.

Lowry Park Trail

Mr. Crenwelge reported that the concrete work was 85% complete at the Town Creek bridge crossing. The walking trail had 160 feet of concrete completed. Completion of construction was anticipated by March 2016.

Kerrville Sports Complex

Mr. Parton gave an update on the athletic complex. He reported that the Cailloux Foundation was grading the land where the baseball fields and soccer fields will be. He mentioned that the Cailloux Foundation is paying that work, as well as providing the bid specifications and engineering and technical documents for the project. The Foundation also provided the digging for the electrical lines to the project. KUPB had begun work on those lines. The project was scheduled to go out to bid at the end of February, with bid tabs ready for consideration by the City Council by the end of April. The current forecasted completion timeline had the fields ready for play by spring of 2017. There was an agreement with Peter Lewis Architects for architectural work on the indoor facility. A final design of the indoor facility was tentatively scheduled to go before the City Council within the next six months, with an opening of the indoor facility in the fall of 2017.

3. DISCUSSION AND POSSIBLE ACTION:

3A. Airport Commerce Park

Mr. Robertson gave a presentation regarding the proposed amendments to the Airport Commerce Park agreement. The amendments were to section 3 of the original agreement that was signed in 2001. The permitted uses were amended, as well as the sections pertaining to lot regulations and sizes, building heights, landscaping, signage, building exteriors, driveways, screening regulations, and lot regulations and development.

The planned development district amendments were scheduled to be brought before the Planning and Zoning Commission at their first meeting in March, and before the City Council at a March meeting as well. After the PDD was approved by the City Council and P&Z, the amended development agreement would be brought back before the EIC for approval.

Ms. Pattillo moved to approve the changes to the ordinance. Mr. Stork seconded, and the motion passed 5-0.

4. INFORMATION AND DISCUSSION:

4A. Kerrville Economic Development Corporation Update.

Jonas Titas gave an update. He reported that KEDC planned to meet with all their stakeholders in a forum setting, probably in May. KEDC also planned to hold a forum

with the businesses in Kerrville to get their opinions and feedback. He stated his hand-out included the report from Fox Tank, Inc.

EXECUTIVE SESSION:

Mr. Cochrane moved for the city council to go into executive closed session under Sections 551.071, 551.072 and of the Texas Government Code; motion was seconded by Mr. Stork and passed 6-0 to discuss the following:

Sections 551.071 (consultation with attorney), and 551.072 (deliberation regarding real property):

- River Trail.

At 4:21 p.m. the open session recessed and the EIC went into executive closed session at 4:21 p.m. At 4:44 p.m. the executive closed session recessed and the EIC returned to open session at 4:44 p.m. Mr. Wampler announced that no action was taken in executive session.

6. ITEMS FOR FUTURE AGENDAS:

Mr. Stork requested that, on a future agenda, the EIC consider developing a policy regarding preservation of the historic buildings in the area.

7. ANNOUNCEMENTS:

8. ADJOURNMENT

The meeting was adjourned by Mr. Wampler at 4:45 p.m.

APPROVED: 03/28/16

/s/
David Wampler, President

ATTEST:

/s/
Cheryl Brown
Deputy City Secretary