

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

**REGULAR MEETING  
NOVEMBER 21, 2011**

On Monday, November 21, 2011, the meeting of the directors of the City of Kerrville, Texas Economic Improvement Corporation, was called to order at 4:01 p.m. by Gregg Appel, President, in the City Hall Council Chambers, 800 Junction Highway, Kerrville, Texas.

**Members Present:**

Gregg Appel, President  
Kenneth Early, Vice President  
Rex Boyland  
Larry Howard  
Stacie Keeble  
Polly Rickert (*arrived at 4:10 pm*)

**Members Absent:**

Tony Roberts, Secretary

**Staff Present:**

Todd Parton, City Manager  
Mike Hayes, City Attorney  
Mike Erwin, Director of Finance  
Mindy Wendele, Director of Business Programs  
Malcolm Matthews, Director of Parks and Recreation  
Teri Kinsey, Deputy City Secretary

2. **INVOCATION:** Given by President Gregg Appel.

3. **VISITORS FORUM:** Nobody spoke

4. **APPROVE MINUTES:**

4A. Approve minutes from the special joint meeting on October 14, 2011 and the regular meeting on October 17, 2011.

Mr. Early moved to approve the October 14, 2011 special joint meeting and the October 17, 2011 regular meeting minutes; Mr. Howard seconded; motion passed 5-0.

5. **MONTHLY REPORTS:**

5A. Monthly financials for October 2011.

Mr. Howard moved to approve the October 2011 financials as presented; Mr. Boyland seconded; motion passed 5-0.

6. **PUBLIC HEARING AND ACTION:**

6A. Funding agreement with the City of Kerrville for the Parks and Trail System Improvement Project.

Mr. Appel opened the public hearing at 4:07 p.m.; Speaking in favor of the Parks & Trail System were: Traci Carlson, President of the Kerrville Area Chamber of Commerce, Ray Baldwin, Judy Ferguson, President of the Riverside Nature Center, and Harvey Brinkman. Speaking against was Barbara Burton. Mr. Appel closed the public hearing at 4:20 p.m.

Mr. Boyland moved to approve the funding agreement as amended with the City of Kerrville for the Parks and Trail System Improvement Project; Mr. Early seconded, motion passed 6-0.

## **7. CONSIDERATION AND ACTION:**

### **7A. Presentation by Fox Tank Company concerning a funding request for new construction in the amount of \$897,215.00.**

Mr. Nathan Fox, with Fox Tank Company presented a funding request for construction of a new facility within the city limits of Kerrville. Fox Tank Company manufactures oil field storage tanks ranging from 200 – 500 barrels. In addition to the tanks, also to be built are high pressure separation vessels; emulsion heater treaters, gas separators, and free water knockouts. The Kerrville facility would initially provide about 60% of their production capability and could possibly increase to 75% - 80%. Projected revenue for 2012, which includes the Kerrville facility, would be \$26,913,000 in gross sales, expenditures of \$19,119,700 and the estimated payroll \$34,980,000.

The Board had the following concerns; if Peterson Farm Rd could withstand the weight of the trucks and their loads, the trucks accessibility due to power lines, noise, and water/wastewater availability. City staff was directed to research the weight/load Peterson Farm Rd could handle and the accessibility of water/wastewater at the proposed location. Mr. Fox assured the Board that the design of the trucks would allow for enough clearance for existing power lines and the noise would be minimal.

The Board also directed staff to provide a list of all city owned property to see if a different location would better serve the company's needs.

Mr. Early moved to direct staff to draft a funding agreement for \$897,217.00 to Fox Tank Company; Ms. Keeble seconded; motion passed 5-0-1 with Messrs Howard, Early and Boyland and Mesdames Rickert and Keeble voted for; no one voted against; and Mr. Appel abstained.

## **8. INFORMATION AND DISCUSSION:**

### **8A. Update from the Hill Country Shooting Sports Center.**

Jack Burch presented to Gregg Appel a Certificate of Appreciation from the United States Olympic Committee thanking EIC for their continued support. He reported that the total impact for events held at the Hill County Shooting Center from 2006-2011 was \$18.6M, actual return was \$6.2M and that the City of Kerrville's return on investment was 206% per year. Unfinished items included; fire protection, water well, paving, and targeting. Mr. Burch also noted that requests have been made to use the air hall for private events, but due to lack of pavement, it would not be possible at that time.

### **8B. Update regarding the Kerrville Economic Development Corporation.**

Mr. Appel advised the Board that KEDC was currently working on their marketing strategy.

## **9. EXECUTIVE SESSION:**

The EIC Board reserves the right to discuss any of the above items in executive closed session 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), 551.075, 551.076 (deliberation regarding security devices) or 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas.

**10. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION:**

None taken.

**11. ADJOURNMENT**

Mr. Early moved to adjourn the meeting; Mr. Howard seconded; motion passed 6-0.  
The meeting adjourned at 6:00 PM.

**APPROVED:** December 19, 2011

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Gregg Appel, President

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Teri Kinsey, Deputy City Secretary