



S U R V E Y R E S U L T S

I-10 Ramps/Parkway Funding - Town Creek Development

Results of our survey indicate the overwhelming majority of people are **NOT** in favor of the City of Kerrville or Kerr County investing any city or county funds into ramps, frontage roads, streets or development of Chuck Coleman's Town Creek Development project.

Respondent comments can be viewed on the pages following the survey results. Not all comments are included.

Below are the results of the survey as of 3/3/2011 (89 respondents). This survey was initiated Wednesday morning, 3/3/2011.

DETAILED SURVEY RESULTS

1. Please tell us where you live.

Kerrville 63%
Kerr County. 34%
Outside Kerr County . . . 3%

2. Do you believe the exit ramps proposed by Chuck Coleman of Town Creek Development are necessary to Kerrville's economic future?

Yes 12%
No. 88%

3. Do you support using public funds (such as City of Kerrville or Kerr County tax dollars) to build the ramps, frontage roads and parkway for Town Creek Development?

Yes 0%
No. 100%

4. If Town Creek Development pays all the costs to develop their property (including ramps, frontage roads and Town Creek Parkway), would you support providing them tax rebates (for a specified time period) based on a percentage of the ACTUAL tax revenue generated by that development?

Yes 48%
No. 52%

COMMENT DETAILS

1. Kerrville is already served by two exits. They are not that far apart. A third is unwarranted.
2. Clearly, the private developer should bear the entire costs of his proposed project. Whether or not it will have projected revenue benefits for the city will remain to be seen. Therefore, “tax rebates” to the developer for a “specified time” and “based upon a % of ACTUAL revenue generated seems not only logical but entirely fair to the city and especially to the developer. (Unless, of course, the developer feels that he is a quasi-governmental agency who is entitled to taxpayer monies.) Of course, such a notion would be patently absurd!
3. We are in a critical financial time. We do not need to spend a single penny on anything that is not for necessary city operation. And we certainly do not need to support another ramp on I-10, which will lead to even more destruction of our area’s natural beauty. The distance between the Hwy 16 and the Harper road exit is not far enough to warrant this exit even being considered.
4. No no no to Mr. Coleman’s exit ramps on I-10. Why should taxpayers pay for something to enhance the profit in his private business. That was business as usual - no more! Actually, I have not heard of a return to taxpayers on their investment and we know we never will.
5. If this development is for profit for Mr Coleman than he should be responsible for the funding of it not the taxpayers. We will surely never see profit from the use of our tax dollars. Respectfully, Vickie Isom
6. Just another developer trying to ripe off the taxpayers to help his agenda.
7. Thanks for your gathering of the data! I had no idea that I could have any influence on this “good ol’ boy” project.
8. I am continuously amazed at the ideas the ‘economic leaders’ of our city come up with. Now I understand why Mr. Coleman wanted to be on the city council and will make sure I don’t vote for him next time. Here is some advice they have paid thousands of my tax dollars for. Look to the river, develop tourism along the river and people will come. We are close enough to Fredericksburg for people to visit both at the same time, but right now we give them NO reason to come here. We don’t need more interstate exits - we have 2 that are hardly developed.
9. Kerrville is primarily a sleepy little retirement community. There are not enough ‘good’ restaurants, retail shopping, amusement type facilities available for tourists, etc. to entertain themselves by coming to our area for any lengthy time or purpose. Outside of the Folk Festival, summer camps, visiting family & the few snow birds that flock this way in the winter, Kerrville is not a ‘hot spot’ & does not warrant these expensive expenditures. If this

individual wants to better his business, then let him foot the bill. The rest of us just cannot afford to pitch in any more! This road is not necessary.

10. The city of Kerrville (tax payers) have already funded one project for Town Creek Development, the sewer services. This project has had no development and no signs of repayment for our investment. Do we repeat the mistake again or learn a lesson and move on?
11. Just another taxpayer ripoff by a tax and spend ex-politician.
12. There are still properties within the city limits that have never been provided with water and sewer that are prime places for development. I know, I have one of them.
13. I just don't feel comfortable in paying my \$\$\$\$\$ to someone who eventually want this thing named after him. We pay enough to everyone in order to survive in this economy. I know that city/county tax \$\$\$\$ are better spent on things that mean something, like police/fire equipment/training, library, local street repair. You know, THINGS THAT MATTER!!!!!! All this does is give purchasers of acreage, which he does or will own in the future, a straight shot home.w/o going thru the hassle of traffic.
14. For tax payers to fund individuals to get wealthy is ludicrous not to mention insane!!!!!!
15. The way city and county spend our tax dollars is assanine. Would some one tell why we need 13 miles of sidewalk that the contract was awarded to some outfit out of Wisconsin. It has the smell of Union to me. Why couldn't a local contractor have got the work? The great Gazibo over looking the parking lot of the Louis Hays Park was a real winner for our tax dollars. Sounds like all the good ol boys on the city's employ are in this for their own gain. I am against the funding but it won't matter the tax payers will still be the hand that rocks the cradle for them
16. My position is that no tax dollars should be spent in behalf of developers' self interest, unless it can be shown clearly that such development will provide economic benefit to Kerrville long term.
17. I think the exit ramp is a good idea IF the Developer pays for it and not the City or the County. I think the City & the County need to concentrate on the roads in our city and county. They want to bring more commercial development here but they continue to let our roads go unrepaired. I also think there needs to be more research on seeing if the developer can bring more commercial businesses to that area. Just saying they will come doesn't mean they will. Yes we need more commercial businesses here to offset the tax base, but building a new exit ramp may not be the answer. Mr. Coleman needs to get some of the commercial businesses to comit to coming to this area first.
18. This is absurd! A former Councilman and wealthy landowner who is taking advantage of the system, asking for favors when other areas of the City desperately need the tax dollars for repair and maintenance.
19. I live in Rio Robles and we had to pay \$40000 to put a sidewalk in front of our property so the homeless could walk by.
20. If Coleman thinks this is going to produce so much for the city/county let him pay for the ramps and roads. This is sure to reap him millions in profits from the sales of the property he has laying usles now. Then the city and or county will get the added tax revenue without spending any of our money in speculation of what will be produced.
21. This is completely not needed, and a complete waste of tax payers money. With financial hardships on the city, county and local taxpayers, it is complete lack of judgement to even

- consider such a ridiculous project. Stop acting like Washington, D.C.
22. Town Creek Development is a privately owned venture and as such, it should be paid for by the people who will profit from it. The city of Kerrville has already paid for Holtsworth Drive, knowing that two thirds of the city council who voted for it are also the property owners. Asking the taxpayers to foot the bill for yet more of this PRIVATE Venture, epically when the city, county, and state are cutting funding to those who really need it is beyond appalling. Greed doesn't seem to have any boundaries where this group is concerned.
 23. Good old boys trying to line their pockets again...they could care less about what it cost us lowly citizens... how about fixing what's needed on what we have...AGAIN! whats it going to take to get some leadership that cares about kerrville as a whole community.
 24. I am flabbergasted that this is even being considered by the city of Kerrville. There is adequate access to that area from Harper Road in particular and additional access from Sydney Baker. This is a developer trying to USE the people's money for his personal gain and it stinks. Revenue projections will never be realized.
 25. It is time our city and county officials stopped trying to push things through that the majority of citizens don't want.....Colemans off ramp, a city hall on the old hospital site, seperate EMS for the county, and the ill fated convention center. It is clear that both the city and the county have their agendas and are out of touch with the citizens. A major overhaul is needed in the next elections. Hopefully some new candidates will step up that aren't part of the "old boy club" Maybe we should consider term limits for all local offices.
 26. THIS SURVEY, TAKEN IN A DIFFERENT ECONOMIC CLIMATE, MIGHT GET DIFFERENT ANSWERS FROM ME.
 27. Our city, Kerrville, has some of the worst streets in Texas. If we have tax dollars to spend, on city streets, then spend it where it is already needed not on new development.
 28. I think we have a conflict of interest here and it should not even be considered. I wonder why Chuck Coleman thinks this exit is really neded. A new exit should be provided to I-10 between Ingram and Harper road that goes directly to I-10 without backtracking.
 29. Chuck Coleman is a theif.
 30. Let Chuck Coleman spend his own money. We are overtaxed in Kerrville as it is. I am not subject to the "Tax Freeze" because I'm not 65 and I'm getting the shaft.
 31. Developers have to stand their own costs. Taxes are not monies that should be spent on a private enterprise! Period.
 32. If the developers are willing to pay for it, I think the new exit is just fine, but in these economic times with a city already with big-time budget problems, it doesn't seem a good place to spend our tax dollars. As for tax abatements, I think consideration should be given to new businesses trying to come into Kerrville. It is my understanding that one of the reasons Kerrville loses business to Fredericksburg is because they are much more willing to do things like tax abatement to attract business!
 33. I feel we should be looking at ways to save money in Kerrville and Kerr County rather than spending tax payers money to help someone build a development that we may or may not recoup our MONEY spent. After all it is our money.....the Tax Payers.
 34. If we give one developer assistance on this level - we will not be able to fairly deny others.
 35. Mr. Coleman seems to be trying to fleece the public. And more disturbing, but not surprising is how readily the county and city representatives are jumping on board. No doubt that the real estate developers, county and city are living in each others pockets. For two

- votes (mine and my husbands) we will remember at election time.
36. You know, his project has already received over a million dollars from taxpayers via the sewer infrastructure the city provided when he defaulted on his EIC agreement, and monies spent from 4B sales tax on the Avery Extension Project which will provide infrastructure alongside the Town Creek Development. Of course, Hoszworth Drive really enhanced his project, but I haven't seen any driveways cut by the developers there yet either.
 37. It seems to me that I see both sides of this argument, but when city moguls get all sparkly-eyed about future tax revenues from commercial property, they don't seem to include the fact that our economy (which is struggling to say the least) would have to be booming for that future revenue to be realized. At some point, we've got to stop putting tax dollars into people's hands who point to the future and offer a promise and a prayer. In the end, the tax payers are the ones who get stiffed. If Coleman wants to pay his way into developing, which ultimately helps our tax base, then I say we can help him with some sort of limited tax rebate.
 38. I also do not support the use of state or federal dollars. Tax rebates should only be for a specified period of time. Not for specific dollars. Overby states in an email to me that he only supports the improvements, but no use of tax dollars. But yet the delegation ask for Federal support.
 39. This would be a waste of taxpayer money
 40. I feel that the proposed ramps and related roads for Town Creek Development are not appropriate at this time. Current economic conditions have created financial crises for Kerrville, Kerr County, the State of Texas and The United States which are neither resolved, nor likely to be resolved in the foreseeable future. In view of this financial situation, it would be totally irresponsible to undertake such an expensive project at this time; and to request that the state or federal government provide the funding for this is preposterous. Further, I find it difficult to imagine that such a development would have a chance of success under current economic conditions. There are other areas within the city and county which are not attracting new businesses to come to Kerrville. I can see a time when a development of this nature will be highly successful, but that time has not arrived. No time-frame was proposed in questions Three or Four, so I have answered No to each question, with the assumption that the meaning is "Today". Neither is appropriate at this time and both may be, in some form, at a time in the future. Survey question should provide for more options or answers should NOT be REQUIRED in order to participate.
 41. The city council and county commissioners are delusional if they think we can afford to give tax breaks or support to wealthy developers when the county taxes went up and they are cutting other services and personnel but spending like drunk sailors--Ex: \$250,000 for a new road & bridge facility in East Kerr, additional amenities above the original plans at the new Ag facility and the Law enforcement facility and untold dollars at the airport which serves only a handful of Kerr citizens.
 42. Kerrville is out growing it's ability to support more development at this time and feel a harder stance should be taken on approving new growth. The city and county highways and streets have pot holes that have gone unrepaired for a long period of time, yet the City Planners feel more growth at this time will take care of these "minor" problems, BS!
 43. The City of Kerrville cannot conscientiously build any ramps to Town Creek. 1. Town Creek Road is badly in need of repair. 2. Over half of Town Creek Road is in a FLOOD

PLAIN. 3. It does not connect with I=10 and it dead ends at Schreiner ST. 4. We the people of Kerrville deserve honest, practical decisions, not promises of estimates of returns that are not only exaggerated, but based upon estimates that are not true or accurate. 5. Our City Leaders and Managers need to be held accountable for such bad decisions they have made in the past and are about to make in the future. (LOOK AROUND, WE ARE MAKING THE SAME MISTAKES FINANCIALLY TROUBLE CITIES HAVE MADE AND ARE STILL MAKING.

44. I don't support using tax revenues to fund private development, but I do think it's reasonable to provide tax rebates or abatements as incentives for private development to occur.

45. NEVER TRUST A REAL ESTATE DEVELOPER

46. My answer to #5 is with caveat. The tax rebate amount should be established prior to agreement. The rebate should be amortized over a reasonable period which offers an immediate, and gradually increasing, tax benefit to the municipalities.