

**KERRVILLE CITY COUNCIL AGENDA
REGULAR COUNCIL MEETING, DECEMBER 12, 2017, 6:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS**

CALL TO ORDER

**INVOCATION OFFERED BY WARREN FERGUSON, COUNCILMEMBER PLACE
FOUR**

PLEDGE OF ALLEGIANCE TO THE FLAG

1. ANNOUNCEMENTS OF COMMUNITY INTEREST

Announcement of items of community interest, including expressions of thanks, congratulations, or condolences; information regarding holiday schedules; honorary recognitions of city officials, employees, or other citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city officials or employees; and announcements involving imminent threats to the public health and safety of the city. No action will be taken.

2. VISITORS/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must fill out the speaker request form and give it to the City Secretary. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers will be limited to the first ten speakers and each speaker is limited to four minutes.

3. PRESENTATION:

- 3.A Update on the final terms of the General Obligation Refunding Bonds, Series 2017 and presentation of the transaction summary.
[Transaction Summary Presentation.pdf](#)

4. CONSENT AGENDA:

These items are considered routine and informational and can be approved in one motion unless a Councilmember asks for separate consideration of an item. It is recommended that the City Council approve the following items which will grant the Mayor or City Manager the authority to take all actions necessary for each approval:

- 4.A Approve minutes of the following city council meetings: regular meeting held September 26, 2017; workshop held October 17, 2017; special meeting held October 20, 2017; and regular meeting held October 24, 2017.
[2017 0926.docx](#)
[2017 1017 workshop.doc](#)

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the City hall of the City of Kerrville, Texas, and said notice was posted on the following date and time: December 8, 2017 at 6PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Brenda Craig
City Secretary, City of Kerrville, Texas

[2017 1020.doc](#)
[2017 1024.docx](#)

- 4.B Execution of a Joint Election Agreement with Kerr County for conducting the City of Kerrville General Election to be held on May 5, 2018.
[Election Agreement 2017.pdf](#)
- 4.C Resolution No. 47-2017 authorizing the abandonment and release of a recreation easement previously conveyed to the City of Kerrville, Texas, and located on the property with an address of 245 Guadalupe Street; and ordering recording.
[Resolution 47-2017.pdf](#)
- 4.D Budget and Economic Update ending October 31, 2017.
[Council 10-31-17.xlsx](#)

END OF CONSENT AGENDA

5. PUBLIC HEARINGS AND RESOLUTIONS:

- 5.A Resolution No. 43-2017, granting a conditional use permit for an approximate 0.91 acre tract of land situated in the John C. Sheffield Survey No. 121, Abstract No. 291; located south of and adjacent to State Highway 27 (Junction Highway); and otherwise known as 1327 Junction Highway; said property located within the Guadalupe River Zoning District (GR); by permitting said property to be used for Retail Trade I as that term is defined within the City's Zoning Code; and making said permit subject to certain conditions and restrictions.
[PZ staff report 10.19.17 for CC.docx](#)
[Resolution 43-2017.pdf](#)
- 5.B Resolution No. 46-2017, for a conditional use permit to convert an office complex into a three-plex multi-family housing unit in accordance with Chapter I, "the City of Kerrville Zoning Code" Article 11-1-10 (Residential Zoning Districts) for an approximate 0.23 acre tract. Legal description Oak Hill 1 Subdivision, Lot 4-pt & 5, Block 1, located at 714 Clay Street North; on the northeast side of Barnett Street North, between Barnett Street North and Myrta Street North.
[PZ PH 11.16.17.docx](#)
[Res. 46-2017.pdf](#)

6. PUBLIC HEARING AND ORDINANCE, FIRST READING:

- 6.A Ordinance No. 2018-02, adding a statement to Art. 11-1-6 (a) (11) Central Business District

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(CBD); Art. 11-1-11 (b) "GTW" Gateway District, and Art. 11-1-11 (c) "GR" Guadalupe River District, to clarify that these districts are designated "design districts".

[PZ PH 11.16.17 designate design districts.docx](#)

[Node example.docx](#)

[Ordinance 2018-02.pdf](#)

7. ORDINANCES, FIRST READING:

- 7.A Ordinance No. 2018-01 amending Chapter 10, "Alcoholic Beverages" of the Code of Ordinances of the City of Kerrville, Texas; by amending Section 10-3 "Licensing Requirements; Fees"; by reducing the applicable fee for a brewpub license; containing a cumulative clause; containing a savings and severability clause; providing for an effective date; ordering publication; and providing other matters relating to the subject.

[Ordinance 2018-01.pdf](#)

[Texas Alcoholic Beverage Commission Fee Schedule.pdf](#)

[City of Kerrville - Alcoholic Beverage Fee Schedule.pdf](#)

- 7.B Ordinance No. 2018-03 amending Chapter 66, "Library," of the Code of Ordinances of the City of Kerrville, Texas; by amending Article II "Library Advisory Board" to change the composition of the Library Advisory Board to allow Kerr County to make an appointment; containing a cumulative clause; containing a savings and severability clause; and providing other matters relating to this subject.

[Ord. 2018-03, library.pdf](#)

8. ORDINANCE, SECOND AND FINAL READING:

- 8.A Ordinance No. 2017-21, annexing an approximate 7.95 acre tract of land into the City of Kerrville, Texas, said property generally located south of and adjacent to State Highway 27 East and west of Colvin Ranch Road East; said property being out of the F. Rodriguez Survey No. 72, Abstract No. 280, being located adjacent to the corporate limits of the City of Kerrville, Texas, and more commonly known as 5263 Highway 27 East; further describing the property to be annexed; adopting a service plan for the property annexed; and establishing the zoning for the property annexed.

[O 2017-21.pdf](#)

9. CONSIDERATION AND POSSIBLE ACTION:

- 9.A Reappointment of Municipal Court Judges M. Patrick Maguire and Mark Prislovsky for two year terms to expire December 31, 2019.

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- 9.B Administrative Services Contract between the City of Kerrville, Texas and the City of Kerrville, Texas Economic Improvement Corporation in the amount of \$83,300.

[Administrative Services Contract with EIC.pdf](#)

[Administrative Services Contract - EIC - City - Redline Version - December 2017.pdf](#)

- 9.C Review and possible action concerning Economic Improvement Corporation board appointments.

[Economic Improvement Corporation.docx](#)

10. INFORMATION AND DISCUSSION

11. BOARD APPOINTMENTS

- 11.A Appointments to the Food Service Advisory Board

[Food Service Advisory Board.docx](#)

- 11.B Appointments to the Planning and Zoning Commission

[P&Z board sheet.pdf](#)

12. ITEMS FOR FUTURE AGENDAS

13. EXECUTIVE SESSION:

City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including 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/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

- 13.A Section 551.071 and Section 551.074:

Reappointment of Municipal Court Judges M. Patrick Maguire and Mark Prislovsky for two year terms to expire December 31, 2019.

- 13.B Section 551.074:

Review and possible action concerning Economic Improvement Corporation board appointments.

[Economic Improvement Corporation.docx](#)

- 13.C Section 551.074:

Appointments to the Planning and Zoning Commission.

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13.D Section 551.074:

Conduct performance review of City Manager Mark McDaniel.

14. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY

ADJOURNMENT.

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