

**CITY COUNCIL WORKSHOP MINUTES
CITY HALL COUNCIL CHAMBERS**

**JANUARY 23, 2024 4:00 PM
701 MAIN STREET, KERRVILLE, TEXAS**

CALL TO ORDER: On January 23, 2024 at 4:00 p.m., the City Council workshop was called to order by Mayor Judy Eychner at City Hall Council Chambers, 701 Main Street.

COUNCILMEMBERS PRESENT:

Judy Eychner, Mayor
Roman Garcia, Council Place 1
Jeff Harris, Council Place 2
Joe Herring Jr, Council Place 3
Brenda Hughes, Council Place 4/Mayor Pro Tem

COUNCILMEMBERS ABSENT:

None

CITY STAFF PRESENT:

Dalton Rice, City Manager	Ashlea Boyle, Director of Parks & Rec
Mike Hayes, City Attorney	Kyle Burow, Director of Engineering
Michael Hornes, Asst City Manager	Guillermo Garcia, Executive Director
Kim Meisner, Asst City Manager	Eric Maloney, Fire Chief
Shelley McElhannon, City Secretary	Chris McCall, Police Chief
Stuart Barron, Executive Director	Drew Paxton, Director of Planning
Julie Behrens, Director of Finance	

VISITOR(S) PRESENT: A list of the citizen speakers present during the meeting is on file in the City Secretary's Office for the required retention period.

Angela Kennedy, Heart of the Hills Heritage Center
William Rector, Heart of the Hills Heritage Center Board member
Mike Gershon, Attorney, Lloyd Gosselink Rochelle & Townsend PC *—by video conference*
Madison Huerta, Attorney, Lloyd Gosselink Rochelle & Townsend PC *—by video conference*

1. PUBLIC COMMENT:

The following person(s) spoke:

- Barbara Dewell Ferguson

2. DISCUSSION, CONSIDERATION, POSSIBLE ACTION:

2A. Heart of the Hills Heritage Center renovations update.

Michael Hornes, Angela Kennedy, and Dr. William Rector provided information and responded to questions.

2B. Scott Schreiner Golf Course renovations update.

Ashlea Boyle provided information and responded to questions.

2C. Purchase of two (2) Sutphen Monarch custom pumpers from Texas Fire Apparatus, replacement plan update.

Chief Eric Maloney provided information and responded to questions.

2D. Presentation regarding Tree Preservation regulations.

Drew Paxton provided information and responded to questions. Consensus of City Council is to create an Ordinance.

2E. Exemption from the City's ad valorem property tax for qualifying child-care facilities (Texas Tax Code Section 11.36).

Drew Paxton provided information and responded to questions. Consensus of City Council is to create an Ordinance.

2F. Short-term rental unit update.

Guillermo Garcia, Drew Paxton, and Julie Behrens provided information and responded to questions.

Mayor Eychner made a motion to convene Executive Session under 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), and 551.087 (deliberation regarding economic development negotiations), seconded by Councilmember Roman Garcia. The motion passed 5-0. At 4:58 p.m., the open workshop recessed and Council convened into closed Executive Session.

Pursuant to Section 551.127 Texas Government Code, a consulting attorney will participate in this closed session from a remote location. A quorum of the City Council as well as the presiding officer will be physically present in the session, and the consulting attorney participating remotely will be visible and audible to City Council via video conference.

3. EXECUTIVE SESSION:

3A. Economic Development projects update:

- Megaacrete Real Estate, LLC (f/k/a Litecrete Inc.) (551.071, 551.087)
- Lennar Homes of Texas Land and Construction, LTD (551.071, 551.072, 551.087)

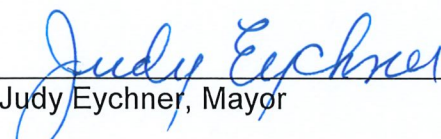
3B. Action taken by Headwater Groundwater Conservation District with respect to the City's groundwater permit (551.071)

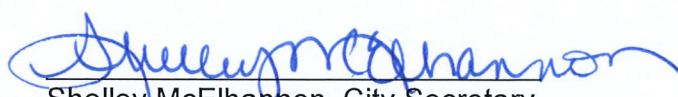
At 6:00 p.m., the closed Executive Session adjourned and the open workshop reconvened. No action taken during Executive Session.

4. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION IF ANY: None

ADJOURN. The workshop adjourned at 6:00 p.m.

APPROVED BY COUNCIL: 2/13/2024 ATTEST:


Judy Eychner, Mayor


Shelley McElhannon, City Secretary