

CITY COUNCIL MINUTES  
REGULAR MEETING

KERRVILLE, TEXAS  
MARCH 24, 2015

On March 24, 2015, the Kerrville City Council meeting was called to order at 6:00 p.m. by Mayor Pratt in the city hall council chambers at 701 Main Street. The invocation was offered by Blair Cushman, Assistant Pastor, Kerrville Bible Church, followed by the Pledge of Allegiance led by Fire Chief Dannie Smith.

COUNCILMEMBERS PRESENT:

Jack Pratt	Mayor
Gene Allen	Mayor Pro Tem
Carson Conklin	Councilmember
Stacie Keeble	Councilmember
Gary F. Stork	Councilmember

COUNCILMEMBER ABSENT: None.

CITY CORE STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Day	Deputy City Manager
Brenda G. Craig	City Secretary
Sandra Yarbrough	Director of Finance
Ashlea Boyle	Special Projects Manager
David Knight	Interim Chief of Police
Dannie Smith	Fire Chief
Trent Robertson	City Planner
Kim Snyder	Main Street Manager

VISITORS PRESENT: List on file in city secretary's office for the required retention period.

1. **VISITORS/CITIZENS FORUM:** No one spoke.

2. **AWARDS AND RECOGNITIONS:**

2A. Citizen's Certificate of Merit to Mike Phillips.

2B. Proclamation recognizing the Pinewood Derby.

3. **CONSENT AGENDA:**

Mr. Conklin moved to approve consent agenda items 3A and 3B; Mr. Allen seconded the motion, and it passed 5-0:

3A. Lease of city property located at 715 Water Street to Representative Andrew Murr for use as a local office.

3B. Resolution No. 13-2015 amending Resolution No. 04-2015 that ordered the holding of a General Election to be held on May 9, 2015, by changing the election judge.

**END OF CONSENT AGENDA**

**4. PUBLIC HEARING:**

4A. Public hearing concerning a proposed voluntary annexation and an initial zoning classification of (RM) "Residential Mix" District, for an approximately 3.05 acre tract of land out of the W.H. Crawford Survey No. 653, Abstract No. 123, Kerr County Texas, located at 421 Roy Street.

Mr. Robertson noted no changes since first public hearing.

Mayor Pratt declared the public hearing open at 6:06 p.m.; no one spoke; the public hearing was closed at 6:06 p.m.

**5. PUBLIC HEARING AND POSSIBLE ACTION:**

5A. Resolution No. 09-2015 nominating James Avery Craftsman, Inc. (JAC) for award by the State of Texas of its manufacturing construction project and activities as an enterprise zone project designation and expressing intent to offer other local economic development incentives. Jonas Titas, executive director of the Kerrville Economic Development Corporation, noted that JAC planned to invest \$15 million in their new manufacturing facility in Kerrville, creating 360 new jobs. The city approved a 380 agreement for tax reimbursement for new investments, EIC approved a jobs grant of up to \$1.219 million, and the county executed a 381 agreement for reimbursement of county taxes. JAC was pursuing an enterprise zone designation and could receive up to \$2,500 for each new employee under the state program. The program required a public hearing and nomination by the city. Mr. Titas stated there was no risk to the city.

Mayor Pratt declared the public hearing open at 6:09 p.m.; no one spoke; the public hearing was closed at 6:09 p.m.

Mr. Stork moved to approve Resolution No. 09-2015; Mr. Conklin seconded the motion and it passed 5-0.

**6. ORDINANCES, SECOND AND FINAL READING:**

6A. Ordinance No. 2015-03 amending the City's "Zoning Code" to revise Article 11-I-20 "Off-Street Parking and Loading Requirements" by exempting existing buildings within the central business district from requiring off-street parking in specific circumstances; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars (\$2000.00); and ordering publication. Mayor Pratt read the ordinance by title only.

Mr. Robertson noted no changes since first reading.

Mr. Conklin moved for approval of Ordinance No. 2015-03 on second and final reading; Ms. Keeble seconded the motion and it passed 5-0.

6B. Ordinance No. 2015-04 amending the City's "Zoning Code" by adding a definition of "Community Gardens" to Article 11-I-3 "Definitions and Interpretation of Words and Phrases"; revising Article 11-I-4 to add Community Garden as a

use that is permitted within any zoning district; revising Article 11-I-19 to adopt regulations applicable to the use of property as a community garden; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars (\$2000.00); and ordering publication. Mayor Pratt read the ordinance by title only.

Mr. Robertson recommended approval and noted no changes since first reading.

Mr. Conklin moved for approval of Ordinance No. 2015-04 on second and final reading; Mr. Allen seconded the motion and it passed 5-0.

6C. Ordinance No. 2015-05, creating a Planned Development District as zoning for an approximate 6.920 acre tract consisting of several parcels located in the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, Kerr County, Texas, addressed as 1107 Junction Highway (State Highway 27), and generally located on the southwest corner of Junction Highway and its intersection with Guadalupe Street; adopting a concept plan and conditions related to the development of said district; containing a cumulative clause; containing a savings and severability clause; establishing a penalty or fine not to exceed \$2,000.00 for each day of violation of any provision hereon; and ordering publication. Mayor Pratt read the ordinance by title only.

Mr. Robertson noted the public hearing was held on March 17, and staff recommended approval.

Mr. Allen moved for approval of Ordinance No. 2015-05 on second and final reading; Mr. Conklin seconded the motion and it passed 5-0.

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

### **7A. Proposed 2015 Street Rehabilitation List.**

Mr. Parton presented the proposed 2015 street rehabilitation list, which anticipated 9.5 miles; the city accomplished 5-6 miles in 2014. In order to achieve the goal of a 15 year road program, the city would have to maintain or construct 10-12 miles of roads annually. He reviewed various road construction and maintenance processes and noted the city was able to expand the street program with the purchase of new equipment through a grant from the Cailloux Foundation and an increase in staff and material allocated in the 2015 budget.

Mr. Conklin moved to approve the 2015 street rehabilitation list as presented; Mr. Allen seconded the motion and it passed 5-0.

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

### **8A. Kerr Economic Development Corporation (KEDC) quarterly report.**

Jonas Titas, executive director of the KEDC, reported KEDC held officers election and amended the bylaws to coincide with the fiscal year rather than the calendar year. He reported on the following businesses:

- James Avery Craftsman, Inc.: was exploring a Freeport tax exemption, whereby materiel used in manufacturing products that would be exported within six months would be exempt from local ad valorem tax. In comparison, the eligible inventory in 2014 was \$650,000 which equated to \$3,600 ad valorem tax to the city.
- Mooney International roof repairs: 300,000 sq. ft. roof, received bids ranging from \$1.5-\$3 million; the city and county each pledged \$500,000 and Mooney would pay the remainder; construction would begin in April and should be complete in November. The buildings were owned by the city and county. Mooney was looking for a location to begin production of a composite aircraft; KEDC was trying to secure that product line in Kerrville.
- Bending Branch Winery: received tax abatement from Kerr County for their new \$3 million facility.

These three businesses totaled an additional 650 new jobs and an annual \$20 million payroll.

KEDC was also participating in the following:

- Kendall County approved a seven year tax abatement to AJR Architectural Products to construct a \$6 million production facility in Comfort; this would create 120 new jobs. AJR was also under consideration for a \$450,000 Texas Capital Fund grant; KEDC wrote a letter of support for that grant.
- The Bank of America building had new owners and they planned to develop the building for office space.
- He attended the Wine and Grape Growers Assoc. conference in San Marcos and distributed information about the Kerrville area.
- KEDC was hopeful to receive the 2015 community economic development award from the state.

#### 8B. Mardi Gras on Main post event report.

Ms. Snyder noted this year marked the 10<sup>th</sup> anniversary of the Mardi Gras on Main event. She reported on the event held February 17 on Earl Garrett Street: an estimated 700 people attended the free event, over \$4,000 was raised by the royal court; highlights of the event were an authentic Zydeco band from Louisiana, Cajun cuisine, and a gumbo contest.

#### 8C. Budget update.

Ms. Yarbrough gave the financial report for the period ending February 28, 2015: to date the general fund revenues totaled \$14,413,892 and expenditures \$9,082,671; water and sewer fund revenues totaled \$3,653,671 and expenditures \$4,267,084; hotel/motel fund revenues totaled \$370,372 and expenditures \$454,474; four permits were issued for new residential construction and 1 for new commercial construction during the month of February.

### **9. APPOINTMENTS TO BOARDS AND COMMISSIONS:**

#### 9A. Appointment to the Main Street Advisory Board.

Mr. Allen moved to appoint Rose Bradshaw with term to expire June 30, 2016; Mr. Conklin seconded the motion and it passed 5-0.

9B. Appointment to the Kerr Emergency 9-1-1 Network Board.

Mr. Allen moved to reappoint Paul Huchton with term to expire January 1, 2017; Mr. Conklin seconded the motion and it passed 5-0.

9C. Appointment to the Kerrville Public Utility Board. It was noted that the KPUB board recommended Fred Gamble be reappointed. Mr. Allen moved to reappoint Fred Gamble with term to expire April 21, 2020; Ms. Keeble seconded the motion and it passed 5-0.

**10. ANNOUNCEMENTS OF COMMUNITY INTEREST:**

- Library was hosting an Easter craft session March 26, 4:00 p.m.
- A portion of Lemos Street had been closed due to utility line relocation project, and it was now reopened.
- Louise Hays Park and river trail would open at the end of spring, weather permitting.
- Neighborhood community clean up was scheduled for Saturday, April 11.

**11. EXECUTIVE SESSION:**

Mr. Conklin moved for the city council to go into executive closed session under Sections 551.071 and 551.072 of the Texas Government Code; motion was seconded by Mr. Allen and passed 5-0 to discuss the following:

Sections 551.071 and 551.072:

Discuss the purchase, exchange, lease, sale, or value of real property, the public discussion of which would not be in the best interests of the City's bargaining position with third parties, regarding property interests related to the following:

- River trail
- 800 Junction Highway, former city hall property

At 6:46 p.m. the regular meeting recessed and council went into executive closed session at 6:50 p.m. At 7:16 p.m. the executive closed session recessed and council returned to open session at 7:17 p.m. The mayor announced that no action had been taken in executive session.

**12. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION**

800 Junction Highway, former city hall property:

Mr. Stork moved to reject the counteroffer on the city property located at 800 Junction Highway; Mr. Allen seconded the motion and it passed 5-0.

**ADJOURNMENT.** The meeting adjourned at 7:18 p.m.

APPROVED: April 28, 2015

ATTEST:

/s/

Jack Pratt, Jr., Mayor

/s/

Brenda G. Craig, City Secretary