

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
July 21, 2015

On July 21, 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 Susan Liljestrand, Director of Church Relations for Schreiner University, followed by the Pledge of Allegiance led by Fire Chief Dannie Smith.

COUNCILMEMBERS PRESENT:

Jack Pratt	Mayor
Gary F. Stork	Mayor Pro Tem
Stephen P. Fine	Councilmember
Bonnie White	Councilmember
Gene Allen	Councilmember

COUNCILMEMBER ABSENT: None

CITY CORE STAFF PRESENT:

Todd Parton	City Manager
Kristine Day	Deputy City Manager
Brenda G. Craig	City Secretary
Sandra Yarbrough	Director of Finance
Ashlea Boyle	Special Projects Manager
Kim Meisner	Director of General Operations
David Knight	Police Chief
Dannie Smith	Fire Chief

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

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

2. **CONSENT AGENDA:**

Mr. Stork moved for approval of consent agenda Items 2A, 2B and 2C; motion was seconded by Mr. Allen and passed 5-0:

2A. Letter agreement to the project funding agreement between the Economic Improvement Corporation, Inc., City, and Playhouse 2000, Inc., for the construction of the support facility, as amended; authorizing acceptance of deed for property upon which project will be built, and authorizing construction.

2B. Construction contract with Huband-Mantor Construction, Inc. for the Cailloux Theater support facility project in the amount of \$932,099.00 and change orders which may exceed \$50,000.00 but will not exceed a total contract value of \$1,025,300.00.

2C. City of Kerrville funding agreement with Kerr Economic Development Corporation in an amount not to exceed \$20,865.38.

END OF CONSENT AGENDA

3. ORDINANCES, SECOND AND FINAL READINGS:

3A. Ordinance No. 2015-13, amending the city's "Zoning Code" by changing the zoning district of the property located on the southeast corner of the intersection of Water Street and 'G' Street, otherwise known as 1700 Water Street, by removing the property from the 17-C district and placing it within the 19-C district; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars (\$2000.00); ordering publication; and providing other matters relating to the subject. Mayor Pratt read the ordinance by title only.

Ms. Day noted no changes since first reading and recommended approval.

Mr. Allen moved for approval of Ordinance No. 2015-13 as presented on second and final reading; Ms. White seconded the motion and it passed 5-0.

3B. Ordinance No. 2015-14, amending the Comprehensive Plan for the City of Kerrville, Texas, pursuant to Chapter 213 of the Texas Local Government Code; by revising the Future Land Use Plan for a property located adjacent to the northeast of Legion Drive and between its intersection with Goss Street and Loop 534 (Veterans Highway); and changing the future land use of this area from low-density residential to mixed-use. Mayor Pratt read the ordinance by title only.

Ms. Day noted no changes since first reading and recommended approval.

Ms. White moved for approval of Ordinance No. 2015-14 as presented on second and final reading; Mr. Fine seconded the motion and it passed 5-0.

3C. Ordinance No. 2015-15, amending the city's "Zoning Code" by changing the zoning district of a property located adjacent to and northeast of Legion Drive and between its intersection with Goss Street and Loop 534 (Veterans Highway), by removing the property from the residential mix (RM) district and placing it within the 29-E district; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars (\$2000.00); ordering publication; and providing other matters relating to the subject. Mayor Pratt read the ordinance by title only.

Ms. Day noted this item was the zoning change for the property in Item 3B; there were no changes since first reading and she recommended approval.

Mr. Stork moved for approval of Ordinance No. 2015-15 as presented on second and final reading; Mr. Allen seconded the motion and it passed 5-0.

4. CITY COUNCIL RECESS:

The Kerrville City Council recessed the regular city council meeting to convene a meeting of the City of Kerrville Employee Benefits Trust at 6:08 p.m. Following the City of Kerrville Employee Benefits Trust meeting, the Kerrville City Council reconvened into regular session at 6:23 p.m.

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Resolution No. 18-2015, Authorizing the transfer of the ownership of funds from the City of Kerrville to the City of Kerrville Employee Benefits Trust to pay for employee related benefits for fiscal year 2016.

Ms. Meisner noted that due to the action taken by the Employee Benefits Trust in item 4, staff recommended council approve the resolution authorizing the transfer of funds from the City of Kerrville to the City of Kerrville Employee Benefit Trust to pay for the employee benefits for FY2016.

Ms. White moved for approval of Resolution NO. 18-2015; Mr. Fine seconded the motion and it passed 5-0.

5B. Authorization to initiate a land study and planning layout for the city owned property located on Peterson Farm Road.

Mayor Pratt noted the city acquired 88 acres on Peterson Farm Road through the economic improvement corporation, and he proposed the land be used to establish affordable workforce housing and economic development. He proposed a land study and planning layout of the property. Council noted that the matter was presented to EIC and they appeared to support the plan and would provide funding for the study. Mr. Parton estimated the cost of a complete study at about \$100,000 to include a site analysis, utility plan, and concept plan that could be used to move forward to platting, zoning, and ultimately development of the property.

Mr. Allen moved to authorize the expenditure of funds for the land study contingent upon approval and funding by EIC. Mr. Fine seconded the motion and it passed 5-0.

5C. Fiscal Year 2016 budget.

Mr. Parton noted a budget workshop was scheduled for August 4 and asked if council had any specific information or direction to staff in preparation of the meeting, and council responded with the following:

- Health care stabilization reserve fund.
- Water/wastewater improvements feasibility charcoal system to reduce TTHM (total trihalomethanes).
- Gateway sign at IH-10 and SH783. It was noted that no tax funds were used for the gateway sign at IH-10 and SH16; it was paid for through fund raising efforts of the main street advisory board.
- Increase street maintenance program.
- The water filtration membrane system at the water plant needed more immediate attention (proposed in the 2017 CIP).
- Long range plan for Olympic Pool/aquatic center.
- Plan to establish workforce housing.

6. INFORMATION AND DISCUSSION:

6A. Budget update.

Ms. Yarbrough gave the financial report year to date for the period ending June 30, 2015: general fund revenues totaled \$19,949,008 and expenditures \$16,520,483; water and sewer fund revenues totaled \$6,275,024 and expenditures \$8,869,935; hotel/motel fund revenues totaled \$750,532 and expenditures \$684,224; 48 permits for new residential construction and 21 for new commercial construction.

7. ITEMS FOR FUTURE AGENDA:

- Invite Republic Services to attend a council meeting to discuss issues related to the transition to automated pick up and get a date for completion of transition.
- Update on zoning ordinance input committee report.

8. ANNOUNCEMENTS OF COMMUNITY INTEREST:

- Several recent building demolitions had taken place causing dust and inconvenience; studies proved that the dust from the Family Sports Center did not contain asbestos as rumored.
- The community supported a lot of programs and fund raising projects for local veterans.
- The police department was accepting applications for citizens police academy.
- Groundbreaking for Cailloux Theater support facility was scheduled for July 30 at 9:00 a.m. Jeffrey Brown, director of Playhouse 2000, stated the new facility would allow P2K to double their youth programs.
- Jack Pratt had been awarded the Gary Brown City Service Award by the Texas Public Power Assn. for outstanding leadership and dedication by a municipal officer.

9. EXECUTIVE SESSION:

Mr. Stork moved for the city council to go into executive closed session under Sections 551.073 of the Texas Government Code; motion was seconded by Mr. Fine and passed 5-0 to discuss the following:

9.A. Section 551.072 and 551.073:

Deliberation of a negotiated contract for a prospective gift or donation to the city as deliberation in an open meeting would have a detrimental effect on the City's position with a third person.

At 6:50 p.m. the regular meeting recessed and council went into executive closed session at 6:55 p.m. At 7:02 p.m. the executive closed session recessed and council returned to open session at 7:02 p.m. The mayor announced that no action had been taken in executive session.

10. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION None.

ADJOURNMENT. The meeting adjourned at 7:02 p.m.

APPROVED: 08/11/2015

/s/
Jack Pratt, Jr., Mayor

ATTEST:

/s/
Brenda G. Craig, City Secretary