

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
January 26, 2016

On January 26, 2016, 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 Kristin Mudry, Notre Dame Welcome Lady, followed by the Pledge of Allegiance led by Police 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
Mike Hayes	City Attorney
Kristine Day	Deputy City Manager
Brenda Craig	City Secretary
Sandra Yarbrough	Director of Finance
Ashlea Boyle	Special Projects Manager
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:

1A. Deborah Gaudier, marker committee chairman for the Kerr County Historical Commission, invited council and the public to a marker dedication at the Notre Dame Catholic School courtyard on Main Street on February 3 at 7:50 a.m. She also expressed concern for the demolition of historic structures, in particular, the century-old W.G. Garrett, Jr. home on Main Street, which she opined could have been relocated. She proposed a demolition delay ordinance whereby property owners of structures over a certain age, generally 50, would publicly offer the building for sale for a set period of time before it could be demolished. Council asked staff to work with Ms. Guadier to place the item on a future agenda.

2A. Gary Noler representing American Veterans and Jacob Leicht Memorial Post 1000, stated appreciation for the city's participation in the development of the Freedom's Path Apartments. A 90 year old WWII veteran was moved in on New Year's Eve so the deadline was met.

2. PRESENTATIONS:

2A. Police Officer of the Year Award and Police Commendation Award to William Allen.

3. CONSENT AGENDA:

Mayor Pratt requested Item 3A be removed from the agenda:

3A. Minutes of the Health Facilities Development Corporation held on October 27, 2015, the regular City Council meetings held October 27 and November 10, 2015.

Mr. Stork moved to approve consent agenda item 3B; Mr. Fine seconded the motion, and the motion passed 5-0:

3B. Resolution No. 02-2016 ordering that a general election be held on May 7, 2016, for the election of one mayor and two city councilmembers; adopting an electronic counting system; establishing a central counting station; and authorizing the early processing of ballots.

3B. RESOLUCIÓN 02-2016 QUE DECRETA QUE LAS ELECCIONES GENERALES SE LLEVEN A CABO EL 7 DE MAYO DEL 2016 PARA ELEGIR UN ALCALDE, Y DOS CONCEJALES MUNICIPALES; ADOPTAR UN SISTEMA ELECTRÓNICO DE CONTEO DE VOTOS; ESTABLECER UNA ESTACIÓN CENTRAL DE CONTEO; Y AUTORIZAR EL PROCESAMIENTO TEMPRANO DE LOS VOTOS ELECTORALES.

END OF CONSENT AGENDA

4. ORDINANCE, SECOND AND FINAL READING:

4A. Ordinance No. 2016-02 amending the budget for Fiscal Year 2016 to account for various changes to the city's operational budget, including additional revenues and allocations for capital improvement projects. Mayor Pratt read the ordinance by title only.

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

Ms. White noted \$161,000 was included in the budget amendment for architect and design of an indoor athletic facility contemplated, but not yet approved by city council. She asked when it would come to council for consideration.

Mr. Parton noted the city currently had a schematic for elements of the building design. This budget amendment would approve funds to provide for the architect services to begin the design process and construction documents for the project. If funds are approved, staff will bring a contract for architect services to council at a future meeting.

Mr. Fine moved for approval of Ordinance No. 2016-02 on second and final reading; Mr. Allen seconded the motion and it passed 4 to 1 with Councilmembers Fine, Allen, Pratt, and Stork voting in favor of the motion and Councilmember White voting against the motion.

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Installation Agreement Between the City of Kerrville and Premier Courts, LC for the repair of tennis courts at the HEB Tennis Center through Texas BuyBoard in the amount of \$98,920.00, but not to exceed a total contract value of \$108,920.00.

Ms. Boyle noted the tennis center consisted of 14 courts; the original 6 courts were asphalt of which 2 required reconstruction and 4 need resurfacing. The remaining 8 concrete courts did not need reconstruction, but would need to be addressed in the near future. There was not a local qualified contractor with expertise in resurfacing tennis courts.

Premier Courts provided the following options:

1. Seal cracks, resurface playing surface and restripe existing courts, \$47,800, lifespan unspecified, one month to one year, no warranty.
2. Included 1 also install a structural mat and new asphalt on 2 of the worst courts, \$98,920, life expectancy 3-5 years, 2 year warranty.
3. Concrete post tension pad over all existing courts, resurfacing and striping, \$330,000.

Council noted that tournaments may need to be rescheduled during construction. Diane Asper, speaking for the Tennis Pro Jess Asper, stated that everyone had been notified and rescheduling was pending council's decision.

Mr. Matthews noted preliminary construction could begin as early as February 28 and completion in March/April depending on weather. He would contact Premier to see if they could shift their work around the 6 courts so not all would be closed at the same time; however, that may increase construction time and cost.

Council discussed whether the pro shop remodeling could be done before the USTA professionals visited this summer to discuss scheduling more tournaments. Mr. Parton noted the pro shop renovation project would require specifications and bid award to a contractor and could not be purchased through BuyBoard so it could not be contracted as part of this project. He noted that drainage issues also needed to be addressed. He proposed to create a community investment program to track capital maintenance and infrastructure over a ten year period and programs would sync back to department budgets.

Council noted that EIC had \$750,000 budgeted in 2017 and 2018 for tennis center repairs; also, grant funds may be available through USTA.

The following persons spoke:

1. George Baroody noted that the city would save money by doing Option 3 now.
2. Russell Kemp, Kerrville Tennis Association President, stated that KTA would stay involved; the improvements were part of a multi-year plan: resurfacing courts, restroom, pro shop, drainage, pathways, and possibly covered courts. KTA would like all courts to be post tension.

Ms. White moved to authorize the city manager to execute a contract with Premier Courts, LC, for the repair of tennis courts at the H-E-B Tennis Center through the Texas BuyBoard in the amount of \$98,920, but not to exceed a total contract amount of \$108,920, further, that the repairs be done in conjunction with USTA's grant process in order to qualify for grants. Mr. Stork seconded the motion and it passed 5-0.

5B. Appointment of member to the Kerrville Citizen Police Academy Alumni Association Board of Directors.

Chief Knight noted that in order for the KCPAAA to be covered under the city's insurance, the city council must appoint an individual to the board of directors. Justin MacDonald was serving in this capacity but he requested to be replaced. Chief Knight noted that Bill Cafferty, the KCPAAA board president, recommended Rose Marie Bradshaw.

Ms. White moved to appoint Rose Marie Bradshaw to the KCPAAA Board of Directors; Mr. Fine seconded the motion and it passed 5-0.

5C. Gift of land and improvements associated with the Kerrville Cancer Center Building located at 218 Sidney Baker Street North and authorize the City Manager to execute a special warranty deed associated with the gift.

Ms. Day noted the 2011 agreement with the Cailloux Foundation (CF) was to gift this building to the city. Recently, the CF extended the lease of the building to the cancer center. The CF proposed to gift the property to the city by the end of January, including the existing lease with the cancer center. This gift would provide 9,500 sq. ft. additional office space. The city would own the property and staff would work with the cancer center to determine how much more space they needed. The cancer center also sublet space to two other tenants.

Council noted a statement in the special warranty deed, "landlord can terminate if greater than 20% of the building is occupied for public use." Staff noted the city did not have any immediate plan for the building except storage space. Council noted the lease was bringing in revenue and it might be cheaper for the city to rent storage space. Mr. Day noted that according to the special warranty deed, the primary purpose of the building was for office space for the city.

Mr. Allen moved to accept the gift of land from the Cailloux Foundation as presented. Mr. Fine seconded the motion and it passed 5-0.

6. INFORMATION AND DISCUSSION:

6A. Budget and economic update.

Ms. Yarbrough gave the financial report year to date for the period ending December 31, 2015: general fund revenues totaled \$5,363,643 and expenditures \$5,476,047; water and sewer fund revenues totaled \$2,968,853 and expenditures \$2,021,057; hotel/motel fund revenues totaled \$269,195 and expenditures \$227,850; 22 permits for new residential construction and 0 for new commercial construction. She reviewed the budgets for five major capital projects: Jefferson

lift station, Ridgewood transmission line, river trail, Louise Hays and Lehmann/Monroe Park, and the athletic complex.

7. APPOINTMENTS TO CITY BOARDS AND COMMISSIONS:

7A. Library Advisory Board. Mr. Stork moved to appoint Astrid Box, David Lipscomb, and Matthew Miller; all with terms to expire November 22, 2017. Mr. Allen seconded the motion and it passed 5-0.

8. ITEMS FOR FUTURE AGENDAS None.

9. ANNOUNCEMENTS OF COMMUNITY INTEREST:

- February 13, Daddy Daughter Dance, at the Dietert Center.
- Mardi Gras, February 9, beginning at 6:00 p.m. in Louise Hays Park.
- Library stuffed animal sleep over.
- The city was hiring lifeguards.

10. EXECUTIVE SESSION:

Mr. Stork moved for the city council to go into executive closed session under 551.071 (consultation with attorney), Chapter 551 of the Texas Government Code; motion was seconded by Mr. Fine and passed 5-0 to discuss the following:

10B. Section 551.071:

- Annexation of an approximate 194.79 acres of land out of the William Watt Survey No. 69, Abstract No. 367 and the W.T. Crook Survey No. 70, Abstract No. 113, Kerr County, Texas, and being generally located on the south side of SH-27 and located between Oak Way Street and Splitrock Road.

At 6:59 p.m. the regular meeting recessed. Council went into executive closed session at 7:01 p.m. At 7:30 p.m. the executive closed session recessed and council returned to open session at 7:31 p.m. Mayor Pratt announced no action was taken in executive session.

11. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION: None.

ADJOURNMENT. The meeting adjourned at 7:32 p.m.

APPROVED: _____

ATTEST:

Jack Pratt, Jr., Mayor

Brenda G. Craig, City Secretary