

CITY COUNCIL MINUTES  
WORKSHOP

KERRVILLE, TEXAS  
NOVEMBER 15, 2016

On November 15, 2016, the Kerrville City Council workshop was called to order at 8:15 a.m. by Mayor White in the upstairs conference room at city hall, 701 Main Street.

COUNCILMEMBERS PRESENT:

Bonnie White	Mayor
Stephen P. Fine	Mayor Pro Tem
Gene Allen	Councilmember
Glenn Andrew	Councilmember
Mary Ellen Summerlin	Councilmember

COUNCILMEMBER ABSENT: None

CITY CORE STAFF PRESENT:

Don Davis	Interim City Manager
Mike Hayes	City Attorney
EA Hoppe	Deputy City Manager
Brenda Craig	City Secretary
Kaitlin Berry	Special Projects Manager
Dannie Smith	Fire Chief
Kim Meismer	Director of General Services
Sandra Yarbrough	Director of Finance
David Knight	Police Chief

**2016-2017 Goals and Action Items.**

Council discussed goals and action items for FY2016-17:

- Citizen survey underway by the National Research Center.
- Long range planning:
  - Create an annexation plan and a 10 year capital improvement plan. Need to match any potential annexation to existing city infrastructure and evaluate capacity. Identify areas for annexation and development; Kerr Economic Development Corporation (KEDC) should have input so city will have capacity to serve potential projects. Need to be proactive in annexation to protect river and highway/gateway corridors.
  - Revise the land use plan.
  - Update transportation plan, thoroughfare plan, and comprehensive master plan. Consider TxDOT's schedule and planning; get on TxDOT's radar and look for funding opportunities. Need connection from I-10 to Highway 27 East.
  - Comprehensive plan needs to be rewritten; need commitment to hold up against political environment. Develop scope of work and seek proposals.
- Infrastructure needs:
  - Anticipate updates: infrastructure plan in 2019, wastewater plan in 2018, and water master plan in 2019. Trend is for public/private partnerships.
  - Landfill: Phase 3 in FY 2016 budget; also, \$500,000 in landfill closure and post closure, funds reserved to meet requirements for maintenance and operations for 30-50 years. Landfill permitting is lengthy process; should start

permit now under current rules. Currently hauling waste to San Antonio; if SA discontinues accepting waste, could take several years for City of Kerrville to get permit from state.

- Growth and development:
  - Need convention center.
  - Not always industrial development; capitalize on retirement and tourism.
  - Cannot support heavy industrial due to transportation limitations.
  - Need development rules for extraterritorial area; only control the city has in ETJ is subdivision and sign regulations.

Priorities were established:

1. Comp Plan: \$150,000 in FY2016 budget
  - Phase I: Council approve the draft; Council sell the plan to the community
  - Phase II: Details.
2. Annexation: Consensus of council was that Councilmember Fine would work with staff to develop an annexation plan and bring it to city council.
3. Economic Development Plan:
  - A. Meet with KEDC Board to discuss policies.
  - B. Economic incentives; develop a policy on incentivized development; should city engage in such programs? Quantify payout vs. benefits. If economic project benefits city with added infrastructure, etc., then tax abatement appropriate; if benefits just their development then no. KEDC has policy for retail development. City should coordinate with KEDC.
  - C. Refunding policy for infrastructure improvements.
4. Public Safety Building Plan: Strategy and funding plan for public safety complex with municipal court and fire administration; staff develop a plan and how to finance and when can happen; move up on priority list; city has property on Loop 534. Public safety center could convert to emergency operations center during a disaster.
5. Arcadia: Potential development/management plan; Playhouse 2000 board requested a meeting with the council to discuss potential plan and support.
6. Marketing/Branding/PR. Need to prepare a state of the city address to take to the public. Consider change in city logo.

The consensus of council was for staff to develop an action plan for the above projects and bring it back to council in a future workshop. Staff should also proceed with the following:

- Schedule 380 training for City Council and EIC.
- Develop an inventory of city-owned land.
- Develop a scope for the renovation of the Olympic Pool.

**ADJOURNMENT.** The meeting adjourned at 12:23 p.m.

APPROVED: 01-10-17

ATTEST:

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Bonnie White, Mayor

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Brenda G. Craig, City Secretary