

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
FEBRUARY 14, 2017

On February 14, 2017, the Kerrville City Council meeting was called to order at 6:00 p.m. by Mayor White in the city hall council chambers at 701 Main Street. The invocation was offered by Mayor White, followed by the Pledge of Allegiance led by Police Officer Jason Beard.

COUNCILMEMBERS PRESENT:

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

COUNCILMEMBER ABSENT:

Vacant	Councilmember
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CITY CORE STAFF PRESENT:

Don Davis	Interim City Manager
Mike Hayes	City Attorney
E.A. Hoppe	Deputy City Manager
Brenda Craig	City Secretary
Sandra Yarbrough	Director of Finance
Kim Meismer	Director of General Operations
David Knight	Police Chief
Dannie Smith	Fire Chief
Kaitlin Berry	Special Projects Manager
Jason Beard	Police Officer
Cheryl Brown	Deputy City Secretary

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

1. **VISITORS/CITIZENS FORUM:** No one spoke.
2. **PRESENTATIONS AND COMMENDATIONS:**
 - 2A. Resolutions of Commendation presented to: Dwayne Downey, John Hewitt, Calvin Luck, John Priour, Charles Tremper, and Lee Underwood for serving on the Building Board of Adjustment and Appeals, by Mayor White.
 - 2B. Proclamation proclaiming March as American Red Cross Month, by Mayor White.
 - 2C. Police Commendation Award to Jason Beard for Police Officer of the Year Award, by Chief Knight.
 - 2D. Recognition of Deputy City Secretary Cheryl Brown for receiving Certificate of Graduation from the University of North Texas, Texas Municipal Clerks Certification Program, by Interim City Manager Don Davis.

3. CONSENT AGENDA:

Mayor White requested Item 3E be removed from the consent agenda.

Mr. Fine moved to approve consent agenda items 3A through 3D, 3F, and 3G ;
Mr. Andrew seconded the motion, and the motion passed 4-0:

3A. Acceptance of minutes for regular meeting on January 10, 2017; joint meeting with EIC on January 23, 2017; and special meetings on January 24 and January 30, 2017.

3B. Renewal of non-exclusive license agreement with the Texas Hill Country Senior Softball League.

3C. Receive recommendation by the Main Street Advisory Board to request a probationary period with the Texas Main Street Program, and authorize staff to initiate this action.

3D. Construction contract with Corrosion Eliminators, Inc. for the Kerrville North Tank improvements project in the amount of \$247,919.00 and authorize the city manager to execute additional change orders which will not exceed a total contract value of \$300,000.00.

3F. Automatic Mutual Aid Fire Protection Agreement between the City of Kerrville, Texas, and Tierra Linda Volunteer Fire Department for services within Northwest Hills residential subdivision.

3G. Agreement between the City of Kerrville and Texas First Group for interim city planner services.

END OF CONSENT AGENDA

3E. Conveyance of a 0.44 acre tract, more or less, via general warranty deed to 521 Guadalupe Street, a series of SMRJ, LLC, a Texas series limited liability company, for land behind Palacios Del Guadalupe, 521 Guadalupe Street.

Mr. Andrew moved to defer this item to a future meeting; Mr. Fine seconded the motion and it passed 4-0.

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Appointment to fill a vacancy, Kerrville City Councilmember Place Four.

Ms. Summerlin moved to move Items 4B and 4C before 4A. Mr. Andrew seconded the motion and it passed 4-0.

4B. Resolution No. 04-2017, providing for the city's approval or disapproval of the Kerr Central Appraisal District's (KCAD) construction of a new office located at 212 Oak Hollow Drive and the sale of its current appraisal office located at 1836 Junction Highway.

Charles Lewis, KCAD Board Chairman, noted that the law required that three-fourth of the eleven voting taxing entities must approve any real estate sale or purchase, or construction. KCAD requested city approval, via resolution, to sell the existing KCAD property at 1836 Junction Highway, and to build the new KCAD building at Hwy. 173 and Oak Hollow Drive. The total project cost was estimated at \$1,499,488; KCAD had paid \$226,980 to date, and an additional \$72,508 would be paid prior to closing. If approved by a majority of the taxing

entities, the current property would be placed on the market and all proceeds from its sale would be applied toward the project. The 2015 appraisal by an independent appraiser placed the market value of the current office at \$350,000. Two taxing entities had already approved the request: Kerr County and Comfort ISD. The remaining project loan was estimated at \$850,000. He proposed a 20 year financing plan that included a two year construction loan at 3.25%; thereafter the rate would be adjusted every three years with a 2% adjustment cap and a 6% adjustment lifetime cap. At the city's 13.53% tax levy, he estimated the city's monthly payment would be \$654.80 for the length of the loan.

Mr. Andrew moved to approve Resolution 04-2017 approving KCAD's proposed construction of a new appraisal office to be located at 212 Oak Hollow; and the sale of KCAD's existing office located at 1836 Junction Highway as presented. Ms. Summerlin seconded the motion and it passed 4-0.

4C. Request by Kerrville-Kerr County Joint Airport Board to amend the Interlocal Agreement for the continued existence of a Joint Airport Board to provide management of Kerrville/Kerr County Airport with regard to staggering term limits for board members.

Kirk Griffin, airport board member, noted that under the interlocal agreement all current board members would rotate off the board in the next 15 months. The airport board proposed a plan for staggered terms in order that no more than one board member would leave the board in any one year. If the city and county approved this philosophy, the board would work out an appointment schedule.

Mayor White moved to amend the interlocal agreement and to authorize staff to work with the airport board to effect the change. Mr. Andrew seconded the motion and it passed 4-0.

4A. Appointment to fill a vacancy, Kerrville City Councilmember Place Four. Mayor White requested to change the order to move 4A to after 5A.

5. INFORMATION AND DISCUSSION:

5A. Update on activities of the Mayor's Youth Advisory Council (MYAC).

MYAC members Ramon Garcia and Lydia Prislovsky reported on activities:

- Members were learning about city government, they toured several facilities and had guest speakers at several meetings.
- Members participated in several community service projects.

6. ITEMS FOR FUTURE AGENDAS

-Mayor White noted it was too late to place an item on the ballot to change the City Charter to require councilmembers be elected by majority not plurality vote; she would like to consider this item on a future agenda.

7. ANNOUNCEMENTS OF COMMUNITY INTEREST: were given.

4. CONSIDERATION AND POSSIBLE ACTION:

4A. Appointment to fill a vacancy, Kerrville City Councilmember Place Four.

8. EXECUTIVE SESSION:

Mr. Andrew moved for the city council to go into executive closed session under Section 551.074 of the Texas Government Code; motion was seconded by Mr. Fine and passed 4-0 to discuss the following:

8A. Section 551.074:

- Appointment to fill a vacancy, Kerrville City Councilmember Place Four.

The following persons spoke:

1. George Baroody applicant, stated he was the best qualified applicant based on depth of knowledge of the issues, and he had the support of the people. He understood how municipal budgets worked and had presented cost effective solutions in the past. He had a different viewpoint on the issues than the city council but not different from the community. He opined that the Code being cited for executive session was not being applied correctly, and appointments should be discussed in open session.

2. Walker Croft, applicant, said he wanted to prepare Kerrville for the future. He had the time and energy to devote to the city, and his interests were science and technology. He was married and had two grown children.

At 6:44 p.m. the regular meeting recessed. Council went into executive closed session at 6:46 p.m. At 7:20 p.m. the executive closed session recessed and council returned to open session at 7:24 p.m. No action was taken in executive session.

9. ACTION ON ITEM DISCUSSED IN EXECUTIVE SESSION:

Appointment to fill a vacancy, Kerrville City Councilmember Place Four

Mr. Fine moved to appoint Warren Ferguson to fill the vacancy of Councilmember Place Four on the Kerrville City Council; Ms. Summerlin seconded the motion and it passed 3 to 1 with Councilmembers Fine, Summerlin, and Andrew voting in favor of the motion and Mayor White voting against the motion.

ADJOURNMENT. The meeting adjourned at 7:28 p.m.

APPROVED: 03/28/2017

ATTEST:

/s/

Bonnie White, Mayor

/s/

Brenda Craig City Secretary