

This meeting is recorded and can be viewed on the city's website at [www.kerrvilletx.gov](http://www.kerrvilletx.gov).

CITY COUNCIL MINUTES  
REGULAR MEETING

KERRVILLE, TEXAS  
JULY 11, 2017

On July 11, 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 Chief David Knight.

**COUNCILMEMBERS PRESENT:**

|                    |               |
|--------------------|---------------|
| Bonnie White       | Mayor         |
| George Barody      | Mayor Pro Tem |
| Vincent C. Voelkel | Councilmember |
| C. Warren Ferguson | Councilmember |

**COUNCILMEMBER ABSENT:**

|                      |               |
|----------------------|---------------|
| Mary Ellen Summerlin | Councilmember |
|----------------------|---------------|

**CITY STAFF PRESENT:**

|                  |                                  |
|------------------|----------------------------------|
| Mark McDaniel    | City Manager                     |
| Mike Hayes       | City Attorney                    |
| E.A. Hoppe       | Deputy City Manager              |
| Brenda Craig     | City Secretary                   |
| Sandra Yarbrough | Director of Finance              |
| Kim Meisner      | Director of General Operations   |
| David Knight     | Police Chief                     |
| Dannie Smith     | Fire Chief                       |
| Kaitlin Berry    | Public Information Officer       |
| Ashlea Boyle     | Director of Parks and Recreation |
| Gordon Browning  | Interim City Planner             |
| Sabine Kuenzel   | Director of Development Services |

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

1. **ANNOUNCEMENTS OF COMMUNITY INTEREST:** were given.

2. **RECOGNITIONS:**

2A. Resolution of Commendation to T. Justin MacDonald for serving on the Kerr Central Appraisal District Board of Directors.

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

4. **CONSENT AGENDA:**

Mr. Ferguson moved to approve consent agenda item 4A; Mr. Voelkel seconded the motion, and the motion passed 4-0:

4A. Minutes of the regular meeting of June 13, 2017.

**END OF CONSENT AGENDA**

5. **PUBLIC HEARINGS:**

5A. Annexation and zoning of an 11.341 acre tract, being a portion of a certain 1131.78 acre tract, part of Comanche Trace, a golf and residential community, located in southwest Kerrville.

Mr. Browning noted this was the voluntary annexation of Comanche Trace Phase 13; annexation would be completed by ordinance in August. The annexation would not affect the city's extraterritorial jurisdiction as the property was located within the outer boundary of Comanche Trace.

Council noted that P&Z recommended annexation of the subject tract and zoning designation of Planned Development District -- Residential.

Mayor White declared the public hearing open at 6:11; no one spoke; Mayor White closed the meeting at 6:11 p.m.

## **6. ORDINANCE, FIRST READING:**

6A. Ordinance No. 2017-14 abandoning and vacating all right, title and interest in a fire lane easement, as located between and intersecting with both Bluff Ridge Drive and Glenview Drive and being dedicated to the public pursuant to the Forest West Four – Phase III Plat, a subdivision out of the Florentine Lara Survey No. 123, Abstract No. 225, and located within the City of Kerrville, Kerr County, Texas, according to the Plat thereof recorded in Volume 5, Page 45 of the Plat Records of Kerr County; said easement impacting Lot 8, Block 6, and Lot 7, Block 7, as specified on said Plat; finding that said dedicated right to the City is not required for future use as a fire lane easement; and ordering recording. Mayor White read the ordinance by title.

Chief Smith noted the property owners, Jason and Heather McCormick, requested the city abandon the fire lane access easement between Glenview and Bluff Ridge. On June 27 council directed staff to prepare the ordinance. Chief Smith noted the following:

- The fire department would not use this easement to access Bluff Ridge.
- In a fire situation, the fire department would lay the fire line along the route taken to the fire; therefore, the fire line would be on the north side of the entrance to Bluff Ridge and fire hydrant access would be on Bluff Ridge. The fire department would not use the fire hydrant at the bottom of the hill on Glenview for an emergency on Bluff Ridge.
- The 150-200 ft. fire line rule in the Fire Code: Chief Smith noted fire trucks carried sufficient supply line, over 1,000 ft., to meet this requirement. No structures on Bluff Ridge were more than 34-35 foot from the street.
- Survey monument in the easement: Staff noted the monument could remain, be moved, or be discontinued. Mr. McCormick was aware of the monument.
- Culdesac being in excess of 600 ft.: There were many exceptions to this 600 ft. rule throughout the city due to topography. Chief Smith stated there was plenty of turning radius and room to maneuver fire vehicles on Bluff Ridge.
- The city was well within the National Fire Protection Assn. recommendation of a four minute response time for fire units to Bluff Ridge from Station Two.
- Were the property owners of 104 Glenview at the bottom of the easement contacted about the possible abandonment: Chief Smith noted the realtor said the owners believed that abandoning the easement would add value to their property and it was for sale.

Staff recommended the ordinance be adopted.

Mr. Ferguson moved for approval of Ordinance No. 2017-14; Mr. Voelkel seconded the motion and it passed 4-0.

**7. INFORMATION AND DISCUSSION:**

7A. Presentation of design concepts for the Downtown/Water Street streetscape and the Schellhase home/Library complex.

Mr. Voelkel filed a conflict of interest affidavit and recused himself from the meeting at 6:26 p.m.

Peter Lewis, architect, presented the downtown streetscape and library campus master plan and discussed the following:

- Identified enhancements to the parking garage and entrance on Clay Street.
- Work with TxDOT on their plan to replace traffic signals, relocate utility and signalization boxes, and address storm water issues at Sidney Baker and Water Street.
- Proposed that the city consider a three-way stop and pedestrian crosswalk at the intersection of Water and Clay streets.
- Improve vehicular, pedestrian and handicapped accessibility to downtown and the AC Schreiner house.
- Estimated approximately \$850,000 for the downtown garage streetscape project and approximately \$1.8 million for the three phases of the Schreiner House/Library Complex enhancements.

The consensus of council was to proceed with the budget and planning process to address the parking garage renovations/improvements and the safety issues, such as pedestrian crosswalk. This would be discussed further during a budget workshop.

Mr. Voelkel returned to the meeting at 7:09 p.m.

**8. APPOINTMENTS TO CITY BOARDS AND COMMISSIONS:**

8A. Appointments to the Kerrville-Kerr County Joint Airport Board.

Ms. Craig noted the Airport Board voted on June 28 to recommend the reappointment of Ed Livermore and Mark Mosier.

Mr. Baroody voted to reappoint Ed Livermore and Mark Mosier with terms to expire June 1, 2019; Mr. Ferguson seconded the motion and it passed 4-0.

Staff noted that the issue of staggering terms will come before council in the future.

**9. CITY MANAGER'S REPORT**

Mr. McDaniel provided the capital project status report and noted the capital projects would be discussed at the budget workshop on July 25 at 4:00 p.m. Mr. McDaniel announced that this was the last meeting for Gordon Browning, interim city planner. Mr. McDaniel introduced Sabine Kuenzel, Executive Director of Development Services.

**10. ITEMS FOR FUTURE AGENDAS: None.**

**11. EXECUTIVE SESSION:**

Mr. Baroody 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. Voelkel and passed 4-0 to discuss the following:

11A. 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:

- 800 Junction Highway, former city hall.

At 7:15 p.m. the regular meeting recessed. Council went into executive closed session at 7:16 p.m. At 7:41 p.m. the executive closed session recessed and council returned to open session at 7:42 p.m. No action was taken in executive session.

**12. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY**

No action taken.

**ADJOURNMENT.** The meeting adjourned at 7:42 p.m.

APPROVED: 08/08/2017

ATTEST:

\_\_\_\_\_  
Bonnie White, Mayor

\_\_\_\_\_  
Brenda Craig City Secretary