

**KERRVILLE CITY COUNCIL AGENDA**  
**REGULAR COUNCIL MEETING, SEPTEMBER 25, 2018, 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**INVOCATION:**

Offered by Councilmember Delayne Sigerman.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**1. ANNOUNCEMENTS OF COMMUNITY INTEREST:**

Announcement of items of community interest, including expressions of thanks, congratulations, or condolences; information regarding holiday schedules; honorary recognitions of city officials, employees, or other citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city officials or employees; and announcements involving imminent threats to the public health and safety of the city. No action will be taken.

**2. VISITORS/CITIZENS FORUM:**

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must fill out the speaker request form and give it to the City Secretary. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers will be limited to the first ten speakers and each speaker is limited to four minutes.

**3. CONSENT AGENDA:**

These items are considered routine and can be approved in one motion unless a Councilmember asks for separate consideration of an item. It is recommended that the City Council approve the following items which will grant the Mayor or City Manager the authority to take all actions necessary for each approval:

3.A Resolution No. 39-2018 approving the budget for Kerr Emergency 9-1-1 Network for Fiscal Year 2019.

**Attachments:**

[AB-9-1-1\\_Emergency\\_FY\\_2019\\_Budget.docx](#)

[Resolution No. 39-2018.pdf](#)

[2019 Kerr 9-1-1 Budget Overview.pdf](#)

[2019 Kerr9-1-1 Budget Summary.pdf](#)

[Kerr 9-1-1 FY2019 Proposed Budget.pdf](#)

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The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the City hall of the City of Kerrville, Texas, and said notice was posted on the following date and time: September 21, 2018 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown  
Interim City Secretary, City of Kerrville, Texas

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3.B Resolution No. 40-2018 authorizing publication of notice of intention to issue certificates of obligation for the purpose of financing waterworks and sewer system improvements (Legion Lift Station and TTHM Mitigation Project)

Attachments:

[AB\\_Publication\\_of\\_Notice\\_of\\_Intention\\_to\\_Issue\\_C\\_of\\_O.docx](#)  
[Resolution No. 40-2018.pdf](#)  
[Notice of Intention to Issue.docx](#)  
[Project and funding calendar.pdf](#)

3.C Resolution No. 36-2018 approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2018 Rate Review Mechanism filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the Company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the Company and the ACSC's legal counsel.

Attachments:

[AB\\_Atmos\\_Rate.docx](#)  
[Resolution No. 36-2018.pdf](#)

#### **END OF CONSENT AGENDA**

#### **4. ORDINANCES, SECOND READING:**

4.A Ordinance No. 2018-19 Designating a contiguous geographic area within the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as "Reinvestment Zone No. One, City of Kerrville"; describing the boundaries of the Zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance, providing a severability clause; and providing an effective date.

This Ordinance was approved on first reading on September 11, 2018 with a vote of 3-1 with Mayor Blackburn, Councilmembers Eychner and Sigerman voting in favor, and Councilmember Baroody voting against. Councilmember Voelkel recused himself from the discussion and vote due to a conflict of interest.

Attachments:

[AB\\_Downtown\\_TIRZ\\_2nd\\_Reading\\_-\\_20180925.docx](#)  
[Ordinance\\_No.\\_2018-19.pdf](#)

4B. Ordinance No. 2018-15 amending the City's "Zoning Code" by amending article 11-1-3 "Definitions and Interpretations of Words and Phrases" and Articles 11-1-4 through 11-1-11 to amend the land use tables for various zoning districts to add "Parking Structure" and "Parking Lot, Stand Alone", as uses that are either permitted by right or as a conditional use within each specified district; containing a cumulative

clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); and ordering publication.

This Ordinance was approved on first reading on September 11, 2018 with a vote of 4-1, with Mayor Blackburn, Councilmembers Eychner, Sigerman and Voelkel voting in favor, and Councilmember Baroody voting against.

Attachments:

[AB\\_CUP\\_for\\_parking-zoning\\_code\\_amendment\\_2nd\\_read.docx](#)  
[Ordinance No. 2018-15.pdf](#)

4.C Ordinance No. 2018-20 amending the City's "Zoning Code" by changing the Zoning District for property out of the William Watt Survey No. 65, Abstract No. 364, and the William Watt Survey No. 66, Abstract No. 365, specifically Lots 1 through 6 and Lots 22-34, which make up a portion of Comanche Trace, Phase 13, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as those lots addressed as 3001 through 3011 and 2002 through 2024 Club House Drive and 1001 Comanche Hills; by removing the area from a Planned Development Zoning District (PDD) and an "R-1" single Family Residential Zoning District and placing it within a Residential Cluster Zoning 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.

This Ordinance was approved on first reading on September 11, 2018 with a unanimous vote of 5-0.

Attachments:

[AB\\_ComancheTrace13-RC\\_2nd\\_read.docx](#)  
[Ordinance 2018-20.pdf](#)  
[2018-062 - Comanche Trace Phase 13 - Location Map.pdf](#)  
[CTPh13 Villas-DEVELOPMENT SITE PLAN-180228.pdf](#)  
[Final Plat\\_Recorded\\_06.22.18.pdf](#)



4.D Ordinance No. 2018-16 amending the City's "Zoning Code" by changing the Zoning District for Lots 52, 53, and 54, Block 14, the Parsons Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as 213, 215, and 221 West Barnett Street; by removing the area from the "R1A" Residential Zoning District and placing it within the 11C Zoning 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.

This Ordinance was approved on the first reading on September 11, 2018 with a unanimous vote of 5-0.

Attachments:

[AB\\_213-221\\_Barnett\\_11-C.docx](#)  
[Ordinance No. 2018-16.pdf](#)  
[Location Map.pdf](#)  
[aerial map.pdf](#)  
[Project Summary.pdf](#)  
[Exterior Views.pdf](#)  
[support-letters-20180501.pdf](#)

[Opposing Letter.pdf](#)

**5. ORDINANCE, FIRST READING**

5.A Ordinance No. 2018-22 amending in part Ordinance No. 99-18, as amended by adopting revised rate schedules for residential services, miscellaneous services, charges, distributed generation rider, power cost adjustment factor rider, outdoor area lighting, and a new community solar LMI household rider; containing a cumulative clause; containing a savings and severability clause; and establishing an effective date.

Attachments:

[AB\\_First\\_Reading\\_KPUB\\_Rates.docx](#)

[Ordinance No. 2018-22.pdf](#)

[KPUB Fee Resolution.pdf](#)

[KPUB Economic Development Rate.pdf](#)

[KPUB Proposed Fee Schedule.pdf](#)

[KPUB Rate Design Study.pdf](#)

[KPUB Cost of Service Study.pdf](#)

[KPUB Rate Increase Presentation.pdf](#)

**6. CONSIDERATION AND POSSIBLE ACTION:**

6.A Amendments to City Council Procedural Rules for Meetings.

Attachments:

[AB\\_Procedural\\_Rules\\_for\\_Meetings.docx](#)

[ProceduralRulesforMeetings\\_091918 DRAFT redlined.docx](#)

6.B Professional Service Agreement with Kimley Horn to update the City of Kerrville Zoning Ordinance, Zoning Map, Subdivision Ordinance, and key development standards.

Attachments:

[AB\\_Kimley\\_Horn\\_PSA\\_Code\\_Development\\_20180925.docx](#)

[Kimley Horn PSA.pdf](#)

6.C Administrative Services Contract between City of Kerrville, Texas and City of Kerrville, Texas Economic Improvement Corporation.

Attachments:

[AB\\_EIC\\_City\\_Admin\\_Svc\\_Agmt\\_20180925.docx](#)

[Administrative Services Contract COK-EIC 2019.pdf](#)

6.D City of Kerrville Funding Agreement with Kerr Economic Development Corporation.

Attachments:

[AB\\_KEDC\\_City\\_Funding\\_Agmt\\_20180925.docx](#)

[Funding Agreement KEDC and COK.pdf](#)

6.E Approval of an Economic Development Grant Agreement between Kerr Economic Development Corporation and the City of Kerrville, Texas Economic Improvement Corporation.

Attachments:



[AB\\_EIC\\_KEDC\\_Grant\\_Agmt\\_20180925.docx](#)  
[Grant Agreement EIC-KEDC 2019.pdf](#)

**7. INFORMATION & DISCUSSION:**

Presentations will be limited to ten (10) minutes with questions from City Council to follow at the conclusion of the presentation.

7.A Financial update for the month ended August 31, 2018.

Attachments:

[AB\\_Financial\\_Update\\_8-31-18.docx](#)  
[August 2018 financial summary.pdf](#)  
[August 2018 financial graphs.pdf](#)

**8. BOARD APPOINTMENTS.**

8.A Appointment of an alternate to the Kerrville Youth Advisory Committee.

Attachments:

[AB\\_KYAC\\_appointment 9-25-18.docx](#)  
[Kerrville Youth Advisory Committee.docx](#)

**9. CITY MANAGER'S REPORT**

No questions or discussion may occur without an item being specifically posted.

**10. ITEMS FROM CITY COUNCIL FOR FUTURE AGENDAS:**

**11. EXECUTIVE SESSION:**

City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

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

**ADJOURNMENT.**