

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
MARCH 13, 2012

On March 13, 2012, the Kerrville City Council meeting was called to order by Mayor Wampler at 6:00 p.m. in the city hall council chambers, 800 Junction Highway. The invocation was offered by Noah Diggs, Pastor of Mount Olive Baptist Church, followed by the Pledge of Allegiance led by Sam Barker of the Military Officers Association of America.

COUNCILMEMBERS PRESENT:

David Wampler	Mayor
Gene Allen	Mayor Pro Tem
Carson Conklin	Councilmember
T. Scott Gross	Councilmember
Stacie Keeble	Councilmember

COUNCILMEMBER ABSENT: None

CITY EXECUTIVE STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Brenda G. Craig	City Secretary
Kristine Ondrias	Assistant City Manager
Travis Cochran	Director of Information Technology
Mike Erwin	Director of Finance
Charlie Hastings	Director of Public Works
Mindy Wendele	Director of Business Programs
Robert Ojeda	Fire Chief
John Young	Police Chief
Johnna Wade	Main Street Manager

VISITORS PRESENT: List is on file in city secretary's office.

1. **VISITORS/CITIZENS FORUM:** No one spoke.
2. **PRESENTATIONS:**
 - 2A. Resolutions of Commendation to Kyle Bond and Peter Lewis for service on the Main Street Advisory Board.
 - 2B. Resolution of Commendation to Debbie Bading for service on the Food Service Advisory Board.
 - 2C. Resolution of Commendation to Janet Moseley for service on the Library Advisory Board.
3. **CONSIDERATION AND POSSIBLE ACTION:**
 - 3A. Lease agreement between the Kerrville-Kerr County Joint Airport Board and Alamo Community College District (ACCD) for airport property located at 1994

Airport Loop Road for the purpose of establishing a welding and fabrication school.

Mr. Parton noted the airport board voted to recommend approval of a lease of said airport property to the ACCD to establish a welding facility and training school. He recommended proceeding with the lease under the following conditions: two (2) year term, option for one (1) year lease extension, annual payment of \$1, and leased "as is" and ACCD required to make all improvements, renovations, meet all applicable codes for occupancy, provide insurance, and cover utility expenses. If council approved the request, staff would work with ACCD to evaluate the technical requirements for the building, determine what improvements would be needed to meet code compliance issues, and proceed to prepare a lease agreement to be signed by all entities.

Shawna Fahrenthold, representing ACCD, noted a proposal had been submitted to the Texas Workforce Commission to establish a welding training facility capable of training ten welders per class. ACCD had classrooms, but not a facility to perform welding. ACCD had a grant to fund building renovations, electricity upgrades, and ventilation improvements and to purchase and install welding machines. ACCD planned to seek additional grants to secure their own building in the future, and the improvements made to this building would remain. She noted that Fox Tank Company and other local companies had an immediate need for welders.

The council noted that the airport board requested the city prepare the lease agreement as they did not have staff to do so. Mr. Parton stated that the city attorney had started work on the lease.

Mr. Conklin moved to direct staff to negotiate a lease agreement with Alamo Community College District as presented; Mr. Allen seconded the motion and it passed 5-0.

3B. Disposal of City Hall, located at 800 Junction Highway.

Mr. Parton noted that construction was underway for the new city hall building, scheduled for occupancy in September. He requested direction on disposition of the current city hall site and discussed a sealed request for proposals (rfp) bid process and a market sale. If the city proceeded to a sealed rfp process, the city was under no obligation to accept a bid; the city could reject any and all bids and then put the property on the market. City policy required a market appraisal, and he provided a copy of the 2008 market appraisal. He also recommended staff determine whether any easements were necessary on the property. Mr. Parton noted that funds from the sale of the property would be used to reimburse the utility fund for funds advanced for the construction of the new city hall.

Council discussed the following:

- Attendance to any meetings for potential bidders/buyers should be voluntary, not mandatory.
- The sale would put the 800 Junction Highway property on the tax roll.

Mr. Conklin moved to direct staff to generate a request for proposal and timeline outlining the process for the sale of the property for council's consideration at the April 10 meeting; the motion was seconded by Mr. Gross and passed 5-0.

3C. Authorization to implement the Citizens On Patrol (COP) with the Kerrville Police Department.

Chief Young noted the Citizen Police Academy Alumni Association proposed to provide volunteer assistance to the police department through the Citizens On Patrol (COP) program. Upon completion of mandatory training, volunteers would assist with minor traffic violations, initially with handicap parking violations. The COP program would provide services that would not otherwise exist, or which are provided on a limited basis, within the current budget. The CPAAA has complied with the TML insurance; about 15 people have volunteered for the mandatory training. A 2003 vehicle had been donated (Item 3D below); the city would provide vehicle maintenance and insurance. He recommended implementation of the COP program under the police department, and if successful, the program could be expanded to crime prevention issues, such as vacation house security checks, parking lot security, and other parking violations such as downtown limited time parking.

Mr. Allen moved to authorize implementation of the Citizens on Patrol program within the Kerrville Police Department as presented; Ms. Keeble seconded the motion and it passed 5-0.

3D. Accept vehicle donation for the Kerrville Police Department.

Chief Young noted a 2003 vehicle had been donated to the police department for use by the CPAAA (Item 3C above). The vehicle would be equipped with radio equipment but not emergency equipment (lights and siren). He requested permission to accept the vehicle donation.

Mr. Allen moved to accept the vehicle donation as presented; Ms. Keeble seconded the motion and it passed 5-0.

3E. Approval of the FY 2011 Comprehensive Annual Financial Report (CAFR).

Mr. Erwin presented a draft of the 2011 CAFR as prepared by city staff. He noted net assets of \$112 million, and the fund balance in the general fund was \$3.4 million of which \$800,000 was added in FY11. He recommended approval of the CAFR and noted the city engaged the audit firm of BKD, LLP of Dallas to perform the annual audit and financial report.

Ms. Keeble moved to accept the comprehensive annual financial report as presented; Mr. Allen seconded the motion and it passed 5-0.

4. INFORMATION AND DISCUSSION:

4A. Update on 2012 Mardi Gras on Main and the progress of the downtown

public art project.

Ms. Wade noted 20 sponsors and 250-300 attendees participated in the 2012 event. Proceeds from the Mardi Gras events for the past four years were dedicated to the construction of a downtown public art project, "Mother's Love" designed by James Avery. The 2012 event netted \$20,000, which should complete the construction and placement of the art piece, budgeted at \$45,000, and anticipated unveiling was May 11, Mother's Day weekend.

4B. Water resources report.

Mr. Hastings noted 9-12 inches of rainfall was needed in a three month period to end the drought, and the city had received 5.36 inches. The aquifer level for March was under 1380; the 5 year average was 1396. The river flow in January 2011 was almost 70 cfs, and was about the same now; the 25 year average was 125 cfs; he expected river flow to drop as trees begin to use water. The ASR low in 2011 was 575 mg; currently ASR was above 723 mg and the city was recharging. The city was still well below average in all three resources. He anticipated having the Methodist Encampment well on line in a few weeks.

The council requested staff develop a better plan to give customers adequate notice ahead of time when pending changes in water stages are anticipated. Mr. Hastings will prepare a plan for council's consideration.

4C. Budget and economic update.

Mr. Erwin noted sales tax was 9.6% ahead of 2011; general fund was at 96% collection; revenue was ahead of operating expenditures in the general fund and in the water and sewer fund.

5. BOARD APPOINTMENTS:

5A. Appointments to the Main Street Advisory Board.

Mr. Gross moved to appoint Shelby Braswell and Aaron John Yates with terms to expire January 31, 2013; further, to not appoint a member at this time to the term to expire January 31, 2014. Mr. Conklin seconded the motion and it passed 5-0.

6. ITEMS FOR FUTURE AGENDAS: None.

7. ANNOUNCEMENTS OF COMMUNITY INTEREST: None.

8. EXECUTIVE SESSION: None.

9. ADJOURNMENT. The meeting adjourned at 6:55 p.m.

APPROVED: _____

David Wampler, Mayor

ATTEST:

Brenda G. Craig, City Secretary