

**KERRVILLE CITY COUNCIL AGENDA**  
**REGULAR COUNCIL MEETING, DECEMBER 11, 2018, 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**INVOCATION:**

Offered by Councilmember Judy Eychner.

**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. 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:

2.A Joint election agreement between the City of Kerrville and Kerr County for the May 4, 2019, City General Election.

Attachments:

[AB\\_2019 Joint Election Agreement between City and Kerr County.docx](#)  
[Election Contract 2019.pdf](#)  
[Copy of Copy\\_of\\_2019\\_Election\\_Costs-CKV\\_\\_002\\_.xls](#)

2.B Authorize purchase of 2019 Sutphen Monarch Pumper.

Attachments:

[AB\\_2019\\_Sutphen\\_Pumper.docx](#)  
[2019SutphenPumper.pdf](#)

2.C Minutes for the regular City Council meeting held on November 13, 2018 and November 27, 2018.

Attachments:

[2018 1113.docx](#)

**1**

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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: December 7, 2018 at 7:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

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Cheryl Brown  
Interim City Secretary, City of Kerrville, Texas

**END OF CONSENT AGENDA**

**3. CONSIDERATION AND POSSIBLE ACTION:**

3.A First Amendment to Project Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas for the design of and improvement to the City's H-E-B Tennis Center.

Attachments:

[AB\\_Tennis\\_FA\\_1st\\_Amendment.docx](#)

[Tennis Center Agmt Amendment - EIC - 20181211.pdf](#)

[EIC Project Funding Agreement\\_Tennis Center\\_1st  
Amendment\\_112718.pdf](#)

3.B Authorize execution of a construction contract for the HEB Tennis Center Renovation with JK Bernhard Construction Co., LLC in the amount of \$1,453,939.00.

Attachments:

[AB\\_Tennis\\_Center\\_Construction - Burow.docx](#)

[Tennis Center Renovation\\_Received Bids.pdf](#)

3.C Report on granular activated carbon (GAC) benchtop study and third party review of TTHM mitigation options.

Attachments:

[AB\\_GAC\\_TTHM\\_Mitigation.docx](#)

[Kerrville WTP THM Bench Test Memo Draft.pdf](#)

[Kerrville GAC Study - Arcadis Review.pdf](#)

[Kerrville Electrocoagulation Memo.pdf](#)

3.D Third Amendment to Development Agreement by and between Comanche Trace Ranch and Golf Club, LLLP, a Colorado Limited Liability Limited Partnership and the City of Kerrville, Texas, for Comanche Trace Ranch and Golf Club.

Attachments:

[AB\\_CT\\_Third\\_Amendment\\_to\\_the\\_DA \(2\).docx](#)

[Third Amendment to Development Agreement-CT.pdf](#)

3.E Economic Development Grant Agreement between Thompson Drive Partners, LLC, the City of Kerrville, Texas Economic Improvement Corporation, and the City of Kerrville, Texas.

Attachments:

[AB\\_EIC\\_Thompson\\_EDG\\_Agreement\\_20181211\\_2\\_.docx](#)

[Thompson Rd Grant Agreement - EIC - 20181211.pdf](#)

[MacDonald-EIC Presentation 112618 \(002\).pdf](#)

[Thompson Drive.pdf](#)



3.F Economic Development Incentive Agreement between the City of Kerrville, Texas, and Thompson Drive Partners, LLC.

Attachments:

[AB\\_Thompson\\_380\\_20181211 \(2\).docx](#)

[Thompson 380 attachments - 20181211.pdf](#)

[Thompson Dr Partners\\_120718 DRAFT.pdf](#)

3.G Deferred Annexation Agreement with Ocaso LLC , for the property known as Ocaso Mobile Home park at 102 Vogues Road at Blue Ridge.

Attachments:

[AB\\_Ocaso\\_sewer-annex\\_deferred.docx](#)

[Deferred Annexation Agreement Ocaso Mobile Home Park.pdf](#)

[Ocaso\\_2.JPG](#)

3.H Discussion and possible action regarding an appeal by Councilmember Baroody whether a City Council has the authority to prohibit one of its members from participating in all future discussion or communication regarding any matter to be considered by the full body of the City Council.

Attachments:

[AB\\_Councilmember Baroody Prohibition of Councilmembers from discussions.docx](#)

[Councilmember Baroody 1 12-11-18.docx](#)

[20181211\\_BarringCouncilmember\\_BackupDetail.pdf](#)

3.I Discussion and possible action regarding an alleged rent rebate offer in return for proof of voting in the most recent City of Kerrville municipal election held on May 5, 2018.

Attachments:

[AB\\_Councilmember Baroody Rent rebate..docx](#)

[20181211\\_RentRebateOfferForVoting\\_AgendaBill.docx](#)

[20181211\\_RentRebateOfferForVoting\\_BackupDetail.pdf](#)

3.J Discussion and possible action to consider modifying the TIRZ #1, City of Kerrville Project Plan to include language prohibiting the use of eminent domain or condemnation in order to support implementation of the project plan within the boundaries of the TIRZ #1.

Attachments:

[AB\\_Councilmember Baroody TIRZ.docx](#)

[20181211\\_TIRZEminentDomain\\_AgendaBill.docx](#)

[20181211\\_TIRZEminentDomain\\_BackupDetail1.pdf](#)

[20181211\\_TIRZEminentDomain\\_BackupDetail2.pdf](#)

3.K Discussion and Possible Action: Follow up on citizens' request to examine the discussion and actions taken by City Council on November 8th, 2018 to determine if they constituted a procedural and/or ethical violation, review ethics and procedural rules, and possible action moving forward.

Attachments:

[AB\\_CM\\_Voelkel\\_12-11-18.docx](#)  
[CM Voelkel's additional attachments.pdf](#)

3.L On November 27, 2018, the approval of the minutes for the regular meeting of the City Council that was held on October 23, 2018 was tabled. Councilmember Baroody requested changes to the minutes. Both the original version and Mr. Baroody's red-lined version of the minutes are attached.

Attachments:

[AB\\_Minutes 10-23-18.docx](#)  
[2018 1023.docx](#)  
[2018 1023 Mr. Baroody's redline.docx](#)

3.M Minutes for the special City Council meeting held on November 8, 2018.

Attachments:

[AB\\_Minutes 11-08-18.docx](#)  
[2018 1108 Special.doc](#)  
[2018 1108 Special-CM Baroody's redlined.doc](#)

#### **4. BOARD APPOINTMENTS**

4.A Appointment to the Library Advisory Board.

Attachments:

[AB\\_Library\\_appointment.docx](#)  
[Library Advisory Board.docx](#)

4.B Appointments to the Recovery Community Coalition.

Attachments:

[AB\\_RCC appointments.docx](#)  
[Recovery Community Coalition.docx](#)

#### **5. ITEMS FOR FUTURE AGENDAS**

#### **6. 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.

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

#### **ADJOURNMENT.**