



CITY COUNCIL MEETING AGENDA
JANUARY 23, 2024 6:00 PM
CITY HALL, 701 MAIN STREET, KERRVILLE, TEXAS



**Council Meeting Procedures, City Council and City Staff Safety,
And Citizen Participation Guidelines**

Citizens may view and hear City Council meetings on Spectrum Channel 2 or by live-streaming via the City's website (www.kerrvilletx.gov). City Council meetings are recorded and the recordings are posted on the City's website. Citizens wishing to speak during a meeting shall submit a completed "speaker request form" to the City Secretary before the item is introduced, but are encouraged to submit the form before the meeting begin. Each speaker is limited to four minutes.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon on this property.

Thank you for your participation!

CALL TO ORDER: By Mayor Judy Eychner

INVOCATION AND PLEDGE OF ALLEGIANCE: Led by Councilmember Joe Herring, Jr.

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. **PRESENTATIONS:**
 - 2.A Proclamation recognizing the Kerrville Fire Department providing 30 years of Emergency Medical Services to the City of Kerrville and surrounding community.
3. **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. The speaker request form must be submitted to the City Secretary before the item is called or read into record. City Council may not discuss or take any action on an item but may place the issue on a future agenda. Each speaker is limited to four minutes.
4. **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:
 - 4.A Municode, LLC f/k/a Municipal Code Corporation, a division of Civic Plus, annual full-service supplementation subscription for Ordinance codification.
Attachment: [20240109_Contract Municode codification services.pdf](#)
 - 4.B Public "Work for Hire" Art Agreement Between City of Kerrville, Kerrville Convention and Visitors Bureau, and Guardnplanet, LLC.
Attachment: [20240123_Contract Guardnplant Kaleidoscope Artist 011624.pdf](#)

- 4.C Texas Main Street Locally Designated Program 2024 Contract between the Texas Historical Commission and the City of Kerrville.

Attachment: [20240123_Contract Texas Main Street 2024 locally designated program.pdf](#)

- 4.D Ratification of Loop 534 Well, Meadowview Well, and ASR 2 Well Rehabilitations.

Attachments: [20240123_Estimate ASR2- Rehab Line Shaft.pdf](#)

[20240123_Invoice_Moys Loop 534.pdf](#)

[20240123_Invoice_Moys Meadowview.pdf](#)

- 4.E City Council workshop minutes January 09, 2024.

Attachment: [20240123_Minutes CC workshop 1-09-24.pdf](#)

- 4.F City Council meeting minutes January 09, 2024.

Attachment: [20240123_Minutes CC meeting 1-09-24.pdf](#)

END OF CONSENT AGENDA.

5. ORDINANCES, FIRST READING:

- 5.A Ordinance No. 2024-01. An Ordinance ordering a Special Election to be held on May 4, 2024, for the purpose of submitting propositions to the voters for proposed amendments to the City Charter; said Election to be held in conjunction with the City's General Election; establishing early voting times and places; and providing for public review.

Attachment: [20240123_Ord 2024-01 Charter Election 5-4-24.pdf](#)

- 5.B Ordinance No. 2024-02. An Ordinance authorizing the issuance of \$_____ in principal amount of City of Kerrville, Texas Tax Note, Series 2024; securing the payment thereof by authorizing the levy of an annual ad valorem tax; and approving and authorizing the execution of a paying agent/registrar agreement, a purchase letter, and all other instruments and procedures related thereto.

Attachment: [20240123_Ord 2024-02 2024 Tax Note.pdf](#)

6. CONSIDERATION AND POSSIBLE ACTION:

- 6.A Resolution No. 02-2024. A Resolution supporting the application of Freedom's Path Kerrville II Limited Partnership to construct affordable rental housing pursuant to the Low Income Housing Tax Credit program administered by the Texas Department of Housing and Community Affairs.

Attachments: [20240123_Reso 02-2024 Freedoms Path VA.pdf](#)

[20240123_Presentation Freedoms Path.pdf](#)

- 6.B Resolution No. 03-2024. A Resolution authorizing a waiver of various fees associated with the construction of single-family homes for Habitat for Humanity Kerr County, Inc.; said waiver applicable to the construction of three such homes on existing lots.

Attachment: [20240123_Reso 03-2024 Waiver of fees Habitat for Humanity.pdf](#)

- 6.C First Amendment to the Design-Build Contract with Marksmen General Contractors, LLC in the amount of \$225,800 for the Heart of the Hills Heritage Center Project.

Attachment: [20240123_Contract amendment Marksmen General HHC Design Build.pdf](#)

- 6.D Second Amendment to the Design-Build Contract with Thos. S. Byrne, Inc. dba Byrne Construction Services Corporation in the amount of \$6,029,009.00 for the Public Safety Facility Project.

Attachment: [20240123_Contract 2nd amendment Byrne Construction PSF Design Build.pdf](#)

- 6.E Professional Services Agreement with Rock Engineering & Testing Laboratory, Inc. in the amount of \$111,900.00 for the Public Safety Facility Project.

Attachment: [20240123_PSA Rock Engineering PSF with proposal.pdf](#)

- 6.F Professional services agreement for the Texas Department of Transportation for a Transportation Alternatives Set-Aside (TASA) Sidewalk Improvement project.

- 6.G Purchase of two (2) Sutphen G2 custom pumpers from Texas Fire Apparatus through the Buyboard Purchasing Cooperative #651-21, at a price not to exceed \$1,900,000. Attachment: [PA_Sutphen_2 Fire Trucks_011724.pdf](#)

- 6.H Windridge Project Development Agreement, an agreement out of the City's Tax Increment Reinvestment Zone Number Two, and with Lennar Homes of Texas Land and Construction, Ltd., for the Windridge residential subdivision.
Attachments: [20240123_Development_Agreement Windridge 011924 DRAFT.pdf](#)
[20240123_Exhibits Windridge TIRZ 011924.pdf](#)

7. INFORMATION & DISCUSSION:

- 7.A Financial report for month-ended 12-31-2023.

8. BOARD APPOINTMENTS:

- 8.A Consider appointments to the Tax Increment Reinvestment Zone Number Two, City of Kerrville, Texas also called the Windridge TIRZ.

9. **EXECUTIVE SESSION:** *City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above 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.*

10. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.

- 11. ITEMS FOR FUTURE AGENDAS:** *Council may suggest items or topics for future agendas.*

ADJOURN.

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 830-258-1118 for further information. I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: January 19, 2024 at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, City Secretary, City of Kerrville, Texas



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Attachment: [20240123_Ord 2024-02 2024 Tax Note.pdf](#)

Proviso* *The principal amount will be \$2 million.*

I hereby certify that this proviso to the 1/23/24 agenda was posted on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: January 22, 2024 at 2:30 p.m. City Council was also emailed notice.

Shelley McElhannon, City Secretary, City of Kerrville, Texas
