

**CITY COUNCIL MINUTES  
REGULAR MEETING**

**KERRVILLE, TEXAS  
FEBRUARY 13, 2024 6:00 PM**

On February 13, 2024 at 6:00 p.m., Mayor Judy Eychner called the Kerrville City Council meeting to order in City Hall Council Chambers, 701 Main Street. Councilmember Brenda Hughes provided the invocation and led the Pledge of Allegiance.

**COUNCILMEMBERS PRESENT:**

Judy Eychner, Mayor  
Roman Garcia, Councilmember Place 1  
Jeff Harris, Councilmember Place 2  
Joe Herring, Jr., Councilmember Place 3  
Brenda Hughes, Councilmember Place 4

**COUNCILMEMBER ABSENT:**

None

**CITY EXECUTIVE STAFF:**

Dalton Rice, City Manager  
Mike Hayes, City Attorney  
Kim Meismer, Asst City Manager  
Michael Hornes, Asst City Manager  
Shelley McElhannon, City Secretary  
Stuart Barron, Executive Director

Julie Behrens, Director of Finance  
Stuart Cunyus, Public Information Officer  
Guillermo Garcia, Executive Director  
Eric Maloney, Fire Chief  
Chris McCall, Police Chief  
Drew Paxton, Director of Planning/Zoning

**VISITORS PRESENT:** A list of the citizen speakers present during the meeting is on file in the City Secretary's Office for the required retention period.

**1. ANNOUNCEMENTS OF COMMUNITY INTEREST:**

Community announcements provided by Stuart Cunyus and Mayor Eychner.

**2. PRESENTATION(S):**

2A. Kerrville Kindness Award: Bikers Against Child Abuse, local chapter of BACA.

Mayor Eychner presented the Kerrville Kindness Award to the Bikers Against Child Abuse local chapter.

2B. Recognition of the Charter Review Commission members.

Mayor Eychner presented commendations of recognition to the 2023 Charter Review Commission members: Danny Almond, Brenda Craig, Jason Gilbreath, Chair Greg Richards, Vice-Chair Micheal Sigerman, Tim Summerlin, Sandra Yarbrough.

2C. Kerrville Police Department Team Member recognition.

Police Chief Chris McCall honored the Kerrville Police Departments' 2023 Team Members of the Year and presented recognitions: Civilian employee Mary Hernandez, Evidence Clerk; Supervisor of the Year Sergeant Jason Beard; and Officer of the Year Officer Jeff Robitaille.

**3. VISITORS FORUM:**

Mayor Eychner provided visitors three minutes to speak.

The following person(s) spoke:

- Tom Featherstone
- Peggy McKay
- Tanner Phillips
- Jaclyn Hall (did not sign up, but was granted permission to speak by Mayor Eychner)

**4. CONSENT AGENDA:**

Mayor Eychner announced that Item 4A will be pulled and removed from the agenda. Councilmember Roman Garcia made a motion to approve Consent Agenda items 4B and 4C, seconded by Councilmember Jeff Harris. The motion passed 5-0.

4B. City Council workshop minutes January 23, 2024.

4C. City Council meeting minutes January 23, 2024.

**END OF CONSENT AGENDA.**

4A. Purchase of International Diesel Crew Cab 2-Ton Truck with service bed, in an amount not to exceed \$163,789.00 purchased from the HGACBuy Corporation for use by the City's Public Works Department.

Item 4A was was not discussed.

**5. PUBLIC HEARINGS:**

5A. Request for variance from distance requirement applicable to the sale of alcoholic beverages per Section 10-3, Code of Ordinances; for the property addressed as 1013 Main Street (La Librarie).

Shelley McElhannon read 5A caption into record.

Drew Paxton provided information and responded to questions. Applicants Chad Hueber and Christine Hueber provided information and responded to questions.

Mayor Eychner opened the public hearing at 6:45 p.m.

The following person(s) spoke:

- George Barody
- Michael Sigerman

Mike Hayes and Drew Paxton provided clarification.

Mayor Eychner closed the public hearing at 6:58 p.m.

Councilmember Garcia made a motion to deny the variance request, seconded by Councilmember Harris. The motion to deny passed 5-0.

5B. Resolution No. 05-2024. A Resolution pursuant to Section 2306.67071, Texas Government Code, with respect to tax-exempt bond applications for housing tax credits; and finding no objection from City Council as to the applicant (Envolve Communities, LLC), its application, or the developments, which are known as Heritage Oaks Apartments and the Meadows Apartments.

Shelley McElhannon read Resolution No. 05-2024 caption into record.

Michael Hornes provided information and responded to questions.

Mayor Eychner opened the public hearing at 7:02 p.m.

The following person(s) spoke:

- Jerry Wolff
- Peggy McKay
- George Barody

Michael Hornes provided clarification.

Mayor Eychner closed the public hearing at 7:07 p.m.

Councilmember Hughes made a motion to approve Resolution No. 05-2024, seconded by Councilmember Joe Herring, Jr. The motion passed 5-0.



**6. ORDINANCES, SECOND READING:**

6A. Ordinance No. 2024-01, second reading. 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.

Shelley McElhannon read Ordinance No. 2024-01 caption into record.

Mike Hayes provided information and responded to questions.

Councilmember Hughes made a motion to approve Ordinance No. 2024-01 on second reading, seconded by Councilmember Herring. The motion passed 5-0.

**7. ORDINANCES, FIRST READING:**

7A. Ordinance No. 2024-03. An Ordinance amending the City's Code of Ordinances by repealing Chapter 78 "Peddlers and Solicitors" in its entirety and replacing it with a new Article VI "Solicitations" within Chapter 30 "Businesses" of the City's Code of Ordinances; this new Article adopts revised regulations concerning canvassers, solicitors, and peddlers as those terms are defined; providing for penalties not to exceed \$500.00; ordering publication; providing an effective date; and providing other matters related to the subject.

Shelley McElhannon read Ordinance No. 2024-03 caption into record.

Mike Hayes and Guillermo Garcia provided information and responded to questions.

The following person(s) spoke:

- Nikki Caines
- Jaclyn Hall
- Barbara Dewell-Ferguson
- George Baroody
- Havalah Puccio

Chief Chris McCall provided information.

Councilmember Herring made a motion to approve Ordinance No. 2024-03 on first reading, seconded by Councilmember Hughes. After motion to approve was made, Councilmember Garcia made a motion to postpone approval of Ordinance No. 2024-03 until next regular meeting, seconded by Councilmember Harris. The motion to postpone Ordinance approval passed 3-2 with Mayor Eychner, Councilmember Garcia, and Councilmember Harris voting in favor, and Councilmember Herring and Councilmember Hughes opposed. Mayor Eychner requested Ordinance No. 2024-03 discussion during the February 27, 2024 City Council workshop.

7B. Ordinance No. 2024-04. An Ordinance establishing an exemption from ad valorem (property) taxes for qualifying child-care facility properties pursuant to the authority in Section 11.36, Texas Tax Code.

Shelley McElhannon read Ordinance No. 2024-04 caption into record.

Drew Paxton provided information and responded to questions.

The following person(s) spoke:

- Jaclyn Hall

Councilmember Hughes made a motion to approve Ordinance No. 2024-04 on first reading, seconded by Councilmember Herring. The motion passed 4-1 with Mayor Eychner,



Councilmember Harris, Councilmember Herring, and Councilmember Hughes voting in favor, and Councilmember Garcia opposed.

7C. Ordinance No. 2024-05. An Ordinance deleting Chapter 22, "Aviation", of the Code of Ordinances of the City of Kerrville, Texas; containing a cumulative clause; containing a savings and severability clause; and providing other matters relating to this subject.

Shelley McElhannon read Ordinance No. 2024-05 caption into record.  
Mike Hayes provided information.

Councilmember Garcia made a motion to adopt Ordinance No. 2024-05, seconded by Councilmember Harris. The motion passed 5-0.

**8. CONSIDERATION AND POSSIBLE ACTION:**

8A. Resolution No. 04-2024. A Resolution appointing Election Judges for the general and special election (Charter Amendments) of the City of Kerrville, Texas, to be held on May 4, 2024; said judges provided by the County Elections Officer.

Shelley McElhannon read Resolution No. 04-2024 caption into record.

Councilmember Garcia made a motion to adopt Resolution No. 04-2024, seconded by Councilmember Harris. The motion passed 5-0.

8B. Resolution No. 06-2024. A Resolution pursuant to 10 Texas Administrative Code, Section 11.3(c), with respect to tax-exempt bond applications for housing tax credits; finding that the City of Kerrville, Texas has more than twice the State average of units per capita supported by housing tax credits.

Shelley McElhannon read Resolution No. 06-2024 caption into record.

Councilmember Harris made a motion to approve Resolution No. 06-2024, seconded by Councilmember Hughes. The motion passed 5-0.

8C Agreement between Headwaters Groundwater Conservation District and the City of Kerrville, Texas, in the Spirit of Cooperation in the Protection and Preservation of Groundwater Resources.

Shelley McElhannon read item 8C caption into record.  
Mike Hayes provided information and responded to questions.  
The following person(s) spoke:

- Jerry Wolff

Councilmember Garcia made a motion to approve the agreement between Headwaters Groundwater Conservation District and the City of Kerrville, seconded by Councilmember Harris. The motion passed 5-0.

**9. BOARD APPOINTMENTS:**

9A. Appointment to the Economic Improvement Corporation. (Eligible for Executive Session 551.074)

Councilmember Herring made a motion to appoint Beck Gipson to the EIC Board, seconded by Mayor Eychner. The motion passed 5-0.

10. **EXECUTIVE SESSION:** Executive Session not called nor convened.
11. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.** N/A
12. **ITEM(S) FOR FUTURE AGENDAS:** None

**ADJOURN.** The meeting adjourned at 8:15 p.m.

**APPROVED BY COUNCIL:** 2/27/2024

**APPROVED:**

Judy Eychner  
Judy Eychner, Mayor

**ATTEST:**

Shelley McElhannon  
Shelley McElhannon, City Secretary