

**CITY COUNCIL MINUTES
REGULAR MEETING**

**KERRVILLE, TEXAS
OCTOBER 08, 2024 6:00 PM**

On October 08, 2024 at 6:10 p.m., Mayor Pro Tem Brenda Hughes called the Kerrville City Council meeting to order in City Hall Council Chambers, 701 Main Street. Councilmember Jeff Harris provided the invocation and led the Pledge of Allegiance. Mayor Pro Tem Hughes announced new software integration may pose slight transitional issues.

COUNCILMEMBERS PRESENT:

Brenda Hughes, Mayor Pro Tem
Delayne Sigerman, Councilmember Place 1
Jeff Harris, Councilmember Place 2
Kent McKinney, Councilmember Place 3

COUNCILMEMBER ABSENT:

Joe Herring, Jr., Mayor

CITY EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Asst City Manager
Kim Meismer, Asst City Manager
Shelley McElhannon, City Secretary
Julie Behrens, Director of Finance
Jacob Bogusch, Finance Compliance

Janelle Chapman, Procurement Coordinator
Stuart Cunyus, Public Information Officer
Eric Maloney, Fire Chief
Chris McCall, Police Chief
Drew Paxton, Director Zoning/Development
Trina Rodriguez, Asst Director of Finance
Charvy Tork, Director of Information Services

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:

Announcements and information provided by Stuart Cunyus and Councilmember Harris.

2. PRESENTATION(S):

2A. Proclamation: October 2024 as Fire Prevention month.

Mayor Pro Tem Hughes presented the October 2024 Fire Prevention month proclamation to Kerrville Fire Department Fire Chief Eric Maloney and Fire Department personnel.

2B. Kerrville Kindness Award: Martin Greenwell and Lorena McCullough.

Mayor Pro Tem Hughes recognized City employees Martin Greenwell and Lorena McCullough for community service in transcribing, translating, and promoting City opportunities in Spanish.

2C. Recognition of Commendation: Ray Gutierrez.

Mayor Pro Tem Hughes recognized Ray Gutierrez for community good works. A celebration of honor is scheduled Saturday, October 12, 2024, 5:00-8:00pm at the Doyle Community Center pavilion.

3. VISITORS FORUM:

The following person(s) spoke:

- Anthony Farmer (removed name and will speak during the 10/22/24 meeting)
- Barbara Burton
- George Baroody

4. CONSENT AGENDA:

Mayor Pro Tem Hughes advised Consent Agenda item 4D would not be pulled, but the September 24, 2024 minutes have corrections to items 8A and 9B to read as a 4-0 vote, and item 9A to read 'Councilmember McKinney' instead of 'Mayor McKinney'. Mayor Pro Tem Hughes pulled item 4B per citizen request. Councilmember Kent McKinney motioned to accept Consent Agenda items 4A, 4C, 4D, seconded by Councilmember Delayne Sigerman. Motion passed 4-0.

4A. Resolution No. 42-2024. A Resolution canceling the regular meetings of the City Council scheduled for November 26, 2024 and December 24, 2024.

4C. City Council workshop minutes September 24, 2024.

4D. City Council meeting minutes September 24, 2024.

END OF CONSENT AGENDA.

4B. Agreement between the City of Kerrville, Texas, (Owner) and Viking Construction, LLC, (Contractor) for the 2024 Slurry Seal Project in the amount of \$565,337.90.

The following person(s) spoke:

- George Baroody

Michael Hornes provided information and responded to questions.

Councilmember McKinney made a motion to approve item 4B, seconded by Councilmember Harris. The motion passed 4-0.

5. PUBLIC HEARING AND ORDINANCES, FIRST READING:

5A. Ordinance No. 2024-25. An Ordinance annexing a 13.08 tract of land into the Corporate Limits of the City of Kerrville, Texas; such property generally located adjacent to Cypress Creek Road and on the Southeast corner of the road and Loop 534; the property more specifically described in the Ordinance and being located within the extraterritorial jurisdiction of and adjacent to the City Limit; adopting a Service Agreement; establishing the zoning for the annexed property as a Multifamily Residential Zoning District (R-3); and providing other matters relating to this subject.

Shelley McElhannon read Ordinance No. 2024-25 caption into record.

Drew Paxton provided information and responded to questions.

Mayor Pro Tem Hughes opened the public hearing at 6:43 p.m.

No person(s) spoke.

Mayor Pro Tem Hughes closed the public hearing at 6:44 p.m.

Councilmember Sigerman made a motion to approve Ordinance No. 2024-25 on first reading, seconded by Councilmember McKinney. The motion passed 4-0.

5B. Ordinance No. 2024-26. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas (Zoning Code) by changing the zoning of an approximate 7.83 tract of land and generally located on the Southeast corner of the intersection of Loop 534 and Cypress Creek Road (FM 1341); from an Agriculture Zoning District (AG) to a Multifamily Zoning District (R-3); and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2024-26 caption into record.

Drew Paxton provided information and responded to questions.
Mayor Pro Tem Hughes opened the public hearing at 6:45 p.m.
The following person(s) spoke:

- George Baroody

Mayor Pro Tem Hughes closed the public hearing at 6:47 p.m.

Councilmember Sigerman made a motion to approve Ordinance No. 2024-26 on first reading, seconded by Councilmember Harris. The motion passed 4-0.

5C. Ordinance No. 2024-27. An Ordinance amending Ordinance Nos. 2001-23 and 2016-05, which created and later amended, respectively, a Planned Development District (PDD) pursuant to the City's Zoning Code; by changing the zoning of Lot 1, Block 2, Kerrville Airport Commerce Park Phase 1, a Subdivision within the City of Kerrville, Texas; the property more commonly known as 101 Airport Commerce Parkway; from being a part of the PDD to a Light Commercial (C-2) Zoning District; ordering publication; and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2024-27 caption into record.

Drew Paxton provided information and responded to questions.

Mayor Pro Tem Hughes opened the public hearing at 6:49 p.m.

No person(s) spoke.

Mayor Hughes closed the public hearing at 6:49 p.m.

Councilmember McKinney made a motion to approve Ordinance No. 2024-27 on first reading, seconded by Councilmember Sigerman. The motion passed 4-0.

6. ORDINANCE(S), FIRST READING:

6A. Ordinance No. 2024-28. An Ordinance approving a project and financing plan for Tax Increment Reinvestment Zone Number Two, City of Kerrville, Texas; making findings related to such plan; providing for severability; and providing an effective date.

Shelley McElhannon read Ordinance No. 2024-28 caption into record.

Michael Hornes provided information and responded to questions.

Councilmember Sigerman made a motion to approve Ordinance No. 2024-28 first reading, seconded by Councilmember McKinney. The motion passed 4-0.

7. CONSIDERATION AND POSSIBLE ACTION:

7A. Economic Development Incentive Agreement between the City of Kerrville, TX and the Bluewood Hillside Heights, LP.

Michael Hornes provided information and responded to questions.

The following person(s) spoke:

- George Baroody

Mike Hayes provided clarification.

Councilmember Sigerman made a motion to approve the Economic Development Incentive Agreement, and a 10 year tax rebate in an amount not to exceed \$520,000, seconded by Councilmember McKinney. The motion passed 4-0.

7B. Amendment to Design-Build Agreement between the City of Kerrville, TX and Marksman General Contractors, LLC, for the project to redevelop the A.C. Schreiner House and Grounds, for a contract amount not to exceed \$5,250,000.

Michael Hornes provided information and responded to questions.

Councilmember Harris made a motion to approve the Marksman Guaranteed Maximum Price proposal, seconded by Councilmember Sigerman. The motion passed 4-0.

8. BOARD APPOINTMENTS:

8A. Board appointment to the Recovery Community Coalition.

Councilmember Sigerman made a motion to appoint Ryan Acosta as a member, seconded by Councilmember McKinney. The motion passed 4-0.

9. EXECUTIVE SESSION: Executive Session was not called nor convened.

9A. Economic Development Incentive Agreement between the City of Kerrville, TX and the Bluewood Hillside Heights, LP 551.074, 551.087. Item not discussed.

9B. Post Hole Ventures, LLC vs City of Kerrville, TX, Cause No. SA21CA0980XR, United States District Court for the Western District of Texas, San Antonio Division 551.071. Item was not discussed.

10. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY. None

11. ITEM(S) FOR FUTURE AGENDAS: None

ADJOURN. The meeting adjourned at 7:08 p.m.

APPROVED BY COUNCIL: 10/22/24

APPROVED:


Brenda Hughes, Mayor Pro Tem

ATTEST:


Shelley McElhannon, City Secretary