



City Council Regular Meeting Agenda
October 8, 2024 at 6:00 PM
City Hall, 701 Main Street, Kerrville, Texas



Citizens may view and hear City Council meetings on Spectrum Channel 2 or by live-stream via the [City's website \(www.kerrvilletx.gov\)](http://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 begins. 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: Mayor Joe Herring, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE: Led by Councilmember Jeff Harris

1. **ANNOUNCEMENTS OF COMMUNITY INTEREST:** Items of community interest, including expressions of thanks, congratulations, condolences; holidays; recognitions; upcoming city sponsored events, or events scheduled which city officials will attend; safety and imminent threats to the public. No action will be taken.
2. **PRESENTATIONS:**
 - 2.A Proclamation: October 2024 as Fire Prevention month. *(Mayor Herring)*
 - 2.B Kerrville Kindness Award: Martin Greenwell and Lorena McCullough. *(Mayor Herring)*
 - 2.C Recognition of Commendation: Ray Gutierrez *(Mayor Herring)*
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, staff, or member of the public 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 Resolution No. 42-2024. A Resolution canceling the regular meetings of the City Council scheduled for November 26, 2024 and December 24, 2024. *(S McElhannon, City Secretary)*
Attachment: *Reso 42-2024 Cancel 2nd CC meeting Nov & Dec*
 - 4.B 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. *(K Burow, Director of Engineering)*

Attachments: *Viking Construction agreement – 2024 Slurry Seal
Bids 2024 Slurry Seal Bid Summary
List of roads for Slurry Seal project*

- 4.C City Council workshop minutes September 24, 2024. (S McElhannon, City Secretary)
Attachment: *Minutes CC workshop 9/24/24*
- 4.D City Council meeting minutes September 24, 2024. (S McElhannon, City Secretary)
Attachment: *Minutes CC meeting 9/24/24*

END OF CONSENT AGENDA.

5. PUBLIC HEARING AND ORDINANCES, FIRST READING:

- 5.A 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. (D Paxton, Director of Planning & Development)
Attachments: *Ord 2024-25 Annex Cypress Creek Rd property
Current zoning 534 Cypress Creek Road
Future Land Use 534 Cypress Creek Road*
- 5.B 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 acre 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. (D Paxton, Director of Planning & Development)
Attachments: *Ord 2024-26 Zone to R3 CypressCrk-534
Current zoning 534 Cypress Creek Road
Future Land Use 534 Cypress Creek Road*
- 5.C 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 part of the PDD to a Light Commercial (C-2) Zoning District; ordering publication; and providing other matters relating to the subject. (D Paxton, Director of Planning and Development)
Attachments: *Ord 2024-27 101 Airport Commerce Parkway – C2 zone
Current zoning 101 Airport Commerce Park
Future Land Use 101 Airport Commerce Park*

6. ORDINANCE(S), FIRST READING:

- 6.A 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. (M Hornes, Assistant City Manager; J Behrens, Director of Finance)
Attachments: *Ord 2024-28 TIRZ 2 Windridge
TIRZ 2 Windridge presentation*

7. CONSIDERATION AND POSSIBLE ACTION:

- 7.A Economic Development Incentive Agreement between the City of Kerrville, TX and the Bluewood Hillside Heights, LP. (This item is eligible for Executive Session 551.071, 551.087). *(M Hornes, Assistant City Manager)*

Attachments: *Bluewood Economic Incentive Agreement
Reso 25-2024 Bluewood Apt Developers support
Budget_Bluewood Construction Final
Tax Rebate 10yr calculation*

- 7.B 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. *(M Hornes, Assistant City Manager)*

Attachments: *Design-Build agreement amendment – Marksman General Contractors for AC Schreiner House
Marksman GMP Attachment E – AC Schreiner house*

8. **BOARD APPOINTMENTS:**

- 8.A Board appointment to the Recovery Community Coalition. *(S McElhannon, City Secretary)*

9. **EXECUTIVE SESSION:** *City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if items meet the qualifications of Chapter 551 of the Texas Government Code. City Council also reserves the right to meet in executive session on the following issues: 551.071 (consultation with attorney), and 551.087 (deliberation regarding economic development negotiations).*

- 9.A Economic Development Incentive Agreement between the City of Kerrville, TX and the Bluewood Hillside Heights, LP. (551.071, 551.087) *(M Hornes, Assistant City Manager)*

- 9.B 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)

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 accommodation 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: 10/04/24 at 4:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. Shelley McElhannon, TMRC, City Secretary, City of Kerrville, Texas