

CITY COUNCIL MEETING MINUTES

KERRVILLE, TEXAS

On April 8, 2025 at 6:00 PM, Mayor Joe Herring, Jr. called the Kerrville City Council meeting to order in City Hall Council Chambers, 701 Main Street. Councilmember Delayne Sigerman provided the invocation, and led the Pledge of Allegiance.

COUNCILMEMBERS PRESENT:

Mayor Joe Herring, Jr
Councilmember Delayne Sigerman
Councilmember Jeff Harris
Councilmember Kent McKinney
Mayor Pro-Tem Brenda Hughes

COUNCILMEMBERS ABSENT:

None

CITY EXECUTIVE STAFF:

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

Stephen Boyd, Deputy Fire Chief
Stuart Cunyus, Public Information Officer
Rosa Ledesma, Interim Asst Dir Parks & Rec
Chris McCall, Police Chief
Drew Paxton, Director of Planning

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:** Stuart Cunyus provided information and announcements.

2. **PRESENTATIONS:**

2.A Recognition of Commendations: Parks & Recreation Advisory Board members David Bartels and Karen Yanez.

Mayor Herring recognized David Bartels and Karen Yanez for service on the Parks & Recreation Advisory Board. Karen Yanez accepted the recognition.

2.B Kerrville Kindness: Cecil Cloyed for his heroic acts on his postal route.

Mayor Herring presented Cecil Cloyed with the Kerrville Kindness Award.

3. **VISITORS/CITIZENS FORUM:** No person(s) spoke.

4. **CONSENT AGENDA:**

4.A City Council meeting minutes March 25, 2025.

Councilmember Brenda Hughes made a motion to approve item 4A of the Consent Agenda, seconded by Councilmember Kent McKinney. The motion passed 5-0.

5. **PUBLIC HEARING AND ORDINANCES, FIRST READING:**

5.A Ordinance No. 2025-07. An Ordinance amending Chapter 82 of the Code of Ordinances, City of Kerrville, Texas, such Chapter commonly known as the City's Subdivision Code; by amending various sections of the Code, including Sections regarding the platting process and adding a requirement for a Certificate of Assured Groundwater Rights; and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2025-07 caption into record.

Drew Paxton provided information and responded to questions.

Mayor Herring opened to public hearing at 6:20 p.m.

The following person(s) spoke: Bill Rector

Mayor Herring closed the public hearing at 6:21 p.m.
Drew Paxton, Stuart Barron, Mike Hayes, and Michael Hornes responded to questions.

Councilmember Sigerman made a motion to approve Ordinance No. 2025-07 on first reading, seconded by Councilmember McKinney. The motion passed 5-0.

5.B Ordinance No. 2025-08. An Ordinance changing the zoning of a property known as 620 Webster Ave., consisting of part of Lot 49 and Lots 50 and 51, Block 14, of the Parsons Addition; from a Single-Family Residential with Accessory Dwelling Unit Zoning District (R-1A) to a Neighborhood Commercial Zoning District (C-1); and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2025-08 caption into record.
Drew Paxton provided information and responded to questions.
Mayor Herring opened to public hearing at 6:30 p.m.
Applicant Carlotta Woodbox spoke.
The following person(s) spoke: B.K. Gamble
Mayor Herring closed the public hearing at 6:33 p.m.

Councilmember McKinney made a motion to approve Ordinance No. 2025-08, seconded by Councilmember Sigerman. The motion passed 4-1, with Councilmember Sigerman, Councilmember Jeff Harris, Mayor Herring, and Councilmember McKinney voting in favor, and Councilmember Hughes opposed.

5.C Ordinance No. 2025-09. An Ordinance changing the zoning of an approximate .94 acre property generally located adjacent to and north of Travis Street and between its intersection with Park Street and South Street; consisting of Lots 1-R, 2 through 5, 6-R, 7-R, 8 through 10, 11-R, and 12-R; from a Single-Family Residential Zoning District (R-1) to a Medium Density Residential Zoning District (R-2); and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2025-09 caption into record.
Drew Paxton provided information and responded to questions.
Applicant Bruce Stracke spoke and responded to questions.
Mayor Herring opened to public hearing at 6:45 p.m.
No person(s) spoke.
Mayor Herring closed the public hearing at 6:45 p.m.

Councilmember McKinney made a motion to approve Ordinance No. 2025-09 on first reading, seconded by Councilmember Harris. The motion passed 5-0.

5.D Ordinance No. 2025-10. An Ordinance amending Ordinance No. 2019-22 which created a Planned Development District on an approximate 264.22 acre tract of land; generally located southeast of the intersection of Farm-to-Market Road 783 (Harper Highway) and Interstate 10 and adjacent to and north of Holdsworth Drive; this amendment to revise the previously adopted Concept Plan and Land Use Table to revise the descriptions of land uses; and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2025-10 caption into record.
Drew Paxton provided information and responded to questions.
Mayor Herring opened to public hearing at 6:49 p.m.
No person(s) spoke.
Mayor Herring closed the public hearing at 6:49 p.m.

Councilmember Sigerman made a motion to approve Ordinance No. 2025-10 on first reading, seconded by Councilmember Hughes. The motion passed 5-0.

6. ORDINANCES, FIRST READING:

6.A Ordinance No. 2025-11. An Ordinance deleting Article III "Electioneering and Other Conduct at Polling Locations", of Chapter 70 "Offenses and Miscellaneous Provisions", 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. 2025-11 caption into record.

Mike Hayes provided information and responded to questions.

The following person(s) spoke:

Nikki Caines

Monica Cannon

Councilmember Sigerman made a motion to approve Ordinance No. 2025-11 on first reading, seconded by Councilmember McKinney. The motion passed 5-0.

7. FINANCE:

7.A Financial Update for month-ended 3/31/2025. A financial update was not provided.

8. EXECUTIVE SESSION: Mike Hayes advised item 8D discussion will include section 551.072 of the Texas Government Code. Councilmember Harris made a motion to convene Executive Session under 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), and 551.087 (deliberation regarding economic development negotiations), seconded by Councilmember Hughes. The motion passed 5-0. At 7:00 p.m., the open meeting recessed and Council convened into closed Executive Session.

8.A Project Keystone. (551.087)

8.B Whiskey Springs Development. (551.087)

8.C Liberty in Action Network, Terri Hall, and Rachel Vickers, Plaintiffs v. City of Kerrville, Texas, Defendant, Civil Action No. 5:24-CV-00403, US Court for the Western District of Texas, San Antonio Division. (551.071)

8.D City of Kerrville and Kerr County, Condemnor v. Dark Sky Estates, LLC Condemnee, Cause No. 24833B, 198th District Court, Kerr County, Texas. (551.071)

8.E Wellpath Holdings, Inc., et al., Chapter 11 Bankruptcy, Case No. 24-90533 (ARP) in the United States Bankruptcy Court for the Southern District of Texas, Houston Division (551.071)

At 8:32 p.m., the closed Executive Session adjourned and City Council reconvened in open meeting. No action was taken during Executive Session.

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

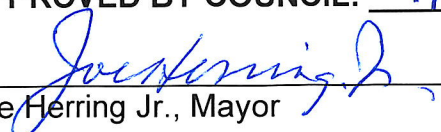
9A. Executive Session item 8A. Councilmember Harris made a motion to authorize the City Manager to negotiate a development agreement with Alpha Lake Ltd, doing business as Riverhills Mall, to secure the Academy Sports & Outdoors to come to Kerrville, seconded by Councilmember McKinney. The motion passed 5-0.

9B. Executive Session item 8E. Councilmember Hughes motioned to move to approve the City Attorney authority to accept Wellpath Holding Inc.'s debtor's offer and settle the City's outstanding claim against Wellpath Holding Inc., seconded by Councilmember Harris. The motion passed 5-0.

10. ITEMS FOR FUTURE AGENDAS: None.

ADJOURN. Meeting adjourned at 8:34 p.m.

APPROVED BY COUNCIL: 4/22/2025


Joe Herring Jr., Mayor


Shelley McElhannon, City Secretary