

AGENDA FOR REGULAR MEETING

KERRVILLE CITY COUNCIL

TUESDAY, JULY 8, 2014, 6:00 P.M.

KERRVILLE CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

KERRVILLE CITY COUNCIL AGENDA
REGULAR MEETING, TUESDAY, JULY 8, 2014, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

INVOCATION by Max Dunks, Celebrate Recovery Program, First Baptist Church.

PLEDGE OF ALLEGIANCE TO THE FLAG

Those in attendance may stand if they wish.

1. 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. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers will be limited to the first ten speakers and each speaker is limited to four minutes.

2. CONSENT AGENDA:

These items are considered routine and can be approved in one motion unless a city councilmember asks for separate consideration of an item. It is recommended that City Council approve the following items which will grant the Mayor or City Manager the authority to take all actions necessary for each approval:

2A. Minutes of the special and regular city council meetings held on June 10, 2014; the joint meeting with EIC held June 24, 2014; and the regular city council meeting held June 24, 2014.

2B. Construction contract with BRB Contractors, Inc. for the construction of the wastewater treatment plant clarifier and motor control center improvements project in the amount of \$2,100,000.00 and execution of additional change orders which may exceed \$50,000.00 but not to exceed the total amount of \$2,310,000.00. (staff)

END OF CONSENT AGENDA

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 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time, July 3, 2014 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown
Deputy City Secretary, City of Kerrville, Texas

3. PUBLIC HEARING AND ORDINANCE, FIRST READING:

3A. Ordinance No. 2014-14, amending the Comprehensive Plan for the City of Kerrville, Texas, pursuant to Chapter 213 of the Texas Local Government Code, by revising the future land use plan for a tract adjacent to Meadowview Lane and between its intersection with Burluson Boulevard N. and Legion Drive N. and addressed as 411 Meadowview Lane. (staff)

4. ORDINANCE, SECOND AND FINAL READING:

4A. Ordinance No. 2014-13, amending the budget for fiscal year 2014 allocating funds for capital improvement projects involving city facility improvement and building projects, for the purchase of a vehicle to be used for utilities, and for costs associated with seeking permits for the landfill. (staff)

5. ORDINANCE, FIRST READING:

5A. Ordinance No. 2014-11 annexing an approximate 308 acre tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, M.K. and T.E.R.R. Survey No. 1861, Abstract No. 1242, and the J.D. Leavell Survey No. 1862, Abstract No. 1435, such annexation to occur on January 18, 2015; said property being adjacent to the corporate limits of the City of Kerrville, Texas, and consisting of a residential subdivision to be known as The Heights of Kerrville and located west of Harper Road (FM 783) and between its intersection with Holdsworth Drive and Interstate 10; describing the property, adopting a service plan, and establishing the zoning for the property to be annexed. (staff)

6. INFORMATION AND DISCUSSION:

6A. Discussion regarding Appraisal Review Board hearing and the impact of the results on the taxpayers. (Kerr County Commissioner's Court)

7. CONSIDERATION:

7A. Purchase of a closed circuit television pipeline inspection unit through the Houston-Galveston Area County Purchasing Cooperative in the amount of \$174,870.00. (staff)

8. BOARD APPOINTMENTS:

8A. Appointment to the main street advisory board. (staff)

9. ITEMS FOR FUTURE AGENDAS

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Cheryl Brown
Deputy City Secretary, City of Kerrville, Texas

10. 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.

11. EXECUTIVE SESSION:

City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including 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 matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

12. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

13. ADJOURNMENT.

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Cheryl Brown
Deputy City Secretary, City of Kerrville, Texas

Agenda Item:

2A. Minutes of the special and regular city council meetings held on June 10, 2014; the joint meeting with EIC held June 24, 2014; and the regular city council meeting held June 24, 2014

CITY COUNCIL MINUTES
SPECIAL MEETING

KERRVILLE, TEXAS
JUNE 10, 2014

On June 10, 2014, the Kerrville City Council special meeting was called to order by Mayor Pratt at 8:30 a.m. in the city hall conference room, 701 Main Street.

COUNCILMEMBERS PRESENT:

Jack Pratt	Mayor
Carson Conklin	Mayor Pro Tem
Gene Allen	Councilmember
Stacie Keeble	Councilmember
Gary Stork	Councilmember

COUNCILMEMBER ABSENT: None

CITY EXECUTIVE STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Deputy City Manager
Brenda G. Craig	City Secretary
Kim Meisner	Director of General Operations
Ashlea Boyle	Special Projects Manager
Sandra Yarbrough	Director of Finance
John Young	Police Chief
Robert Ojeda	Fire Chief
Stuart Barron	Public Works Director

Receive report from LNV, Inc. regarding Preliminary Solid Waste Management Study, discuss the city's existing solid waste program, and direction to staff.

Amy Hesseltine, Vice President, LNV Engineering, noted the existing landfill was permitted for 36 acres. The city had contracts with Republic Services for waste transfer and landfill operations through 2030 with five year extension options. The landfill capacity was 770,000 cubic yards under the current permit; the estimated life of the landfill was 50 years under the current transfer program, and only seven years if the city resumed full operation. Ms. Hesseltine noted the city had to monitor the landfill for methane gas for 30 years after closure.

Ms. Hesseltine presented options for expansion of the existing landfill:

A—Vertical expansion over existing landfill: would not add any significant airspace and final contours would not meet regulatory requirements.

B—Northeasterly horizontal and vertical expansion over closed landfill: airspace increase more than 2 million cubic yards, increase soil deficit, add 25 years to landfill life, would require extensive evaluation for expansion over pre-Subtitle D area, recommend meetings with TCEQ before initiating permit amendment.

C—South horizontal and vertical expansion in "Big Hill": add 5.3 million cubic yards of airspace and potential 49 years to life of landfill, excavated material could be used for liner/cover, require geotechnical evaluation for geological suitability for landfill, recommended meetings with TCEQ before initiating permit amendment.

D—Western expansion overlapping proposed effluent ponds: add 5.6 million cubic yards of airspace and potential life of 52 years, preliminary engineering was complete and partial permit application drafted; increased soil deficit, and overlapped proposed effluent ponds.

LNV recommended Option C and Ms. Hesseltine reviewed the next steps: geotechnical evaluation to assess geological suitability for landfill development; meet with TCEQ before initiating permit amendment, this should begin soon due to potential new regulations; permitting is a multi-year process and construction could begin several years after the permit is issued. She recommended the city conserve landfill space by diverting more material into recycling.

Ms. Hesseltine stated the city had a significant soil deficit at the current permitted landfill and noted the city's current permit authorized the use of tarps, shredded wood or tire chips for daily cover. Some soil could be recovered during excavation of other areas of landfill; however, she discussed other alternatives the city could consider when waste at the landfill increased.

Ms. Hesseltine noted increased recycling and transfer of waste would extend the life of the landfill; however, if landfill expansion was desired, she recommended Option D but it overlapped the proposed effluent ponds; she recommended Option C if the city did not pursue construction of effluent ponds. In the short term, she recommended pursuing Option C: amend solid waste operations by using 96 gallon carts for automated curbside collection, and recycling once every two weeks and trash once a week; and while transferring waste, use reusable tarps. Long term recommendations were: pursue design and permit amendment for Option C expansion; expand recycling and evaluate the need for the community recycling center; and consider using alternative materials for liner/cover. No cost estimates were provided for these options; however, permitting costs would be similar and construction in phases would be comparable for all options.

Ms. Ondrias noted the current contractor was evaluating and preparing cost estimates for manual versus automated curbside collection. Mr. Parton noted staff was in discussion with Republic Services about adjustments that could be made within the existing rate structure.

Mr. Parton noted the city spent over \$200,000 in the last several years for geotechnical studies, and he recommended the city complete the permit.

Receive a report from Freese and Nichols, Inc. regarding the Water Reuse Feasibility Study, discuss the implementation of a water reuse project, and provide direction to city staff.

Richard Weatherly, Professional Engineer, Freese & Nichols, noted that all effluent produced in the summer was sold to six irrigation customers and additional customers could be served if effluent was available. The city currently discharged effluent into Third Creek during the remainder of the year as there

was nowhere to store it. A storage area would allow the city flexibility to provide year-round reuse water supply and expand its irrigation customer base and remove those customers from groundwater and potable water. Mr. Weatherly presented the reuse feasibility study aimed at expanding reuse ponds and system:

- Performed topographic survey.

- Environmental site investigation: System could be designed under federal permits, no endangered species, no endangered flowering plants.

- Geotechnical: Performed 8 soil borings; maximum excavation depths for ponds based on groundwater and rock; suitable material was available for pond construction in type but not quantity; recommended geo membrane liner system.

- Flood plain analysis: Determine impact of ponds on 100-year floodplain; the proposed north pond flood stage increase would affect property outside of the city-owned property, modifications would be required particularly along Third Creek; the south pond flood increases were contained on city property and was the most feasible alternative.

- Regulatory requirements: Pond construction would comply with city's existing TCEQ reuse authorization so the city would not have to change the permit in order to increase capacity; direct potable reuse (DPR) requirements evaluated by TCEQ on case-by-case basis; no pre-existing case for ASR reuse but treatment requirements would be similar to DPR; would have to treat to drinking standards before putting in the ASR.

- Infrastructure requirements: 105 mg storage for proposed south pond would require berm elevation of 1,628 ft. and maximum berm height of 26 ft.; 24" gravity pipe from WWTP; reuse pump station; and 12" transmission pipe to existing reuse system.

- Infrastructure costs: Estimated at \$16.8 million including 20% contingency and engineering and construction management fees at 13%.

Mr. Weatherly noted the north pond would cost 50% more to construct but would double the city's capacity. The city had sufficient volume to fill both the proposed north and south ponds.

Mr. Barron noted Tivy High School and the city golf course supplemented reuse water with groundwater for irrigation during the summer due to a lack of reuse water. Riverhill Golf Course and Schreiner University requested reuse water, but none was available. Mr. Parton noted the contract with Comanche Trace would expire in few years and they wanted a multi-year contract. Reuse water was selling at \$0.38-0.75 for 1,000 gallons and was not cost effective to provide; the advantage was getting customers off of potable water.

Staff noted the state water master was under increased pressure from senior water rights owners to require the city to release more surface water. Compounding the problem was the discrepancy in the city's two river flow gauges; in the future, the water master may decrease the amount of water the city may remove from the river. The city currently injected water from the river into aquifer storage wells only

110 days a year. Effluent was a firm source and grew as population increased, and in the future the city may have to treat effluent and put it into distribution as potable water.

Council noted \$16 million for treating effluent for irrigation was high; however, having a dependable water source for irrigation was a great value to the community and for economic development. Constructing ponds to store effluent and treating effluent to potable standards was expensive, but the value of water outweighed the cost. The storage and reuse system could be used to supply irrigation now to get customers off of potable water and be expanded in the future to provide a potable water source for the city.

Mr. Parton noted \$1.3-1.4 million was set aside in the FY14 budget for capital projects. The city's self-imposed debt capacity was 35%; the city was currently at 32% and debt would begin to fall off in 2020. Issuing additional debt could result in an increase in water/sewer rates.

Council consensus was to instruct staff to prepare an integrated CIP plan that considered all capital projects and costs and prepare a finance strategy and timeline; financing options should include issuing additional debt and adjusting the debt capacity. Staff should also review the ordinance that required condensate to go onto the ground and see if it could be amended to require condensate to be put into the wastewater system.

Receive a report from city staff regarding capital project needs for the water and wastewater systems and provide direction to city staff.

Ms. Ondrias noted that upon adoption of the water and wastewater master plans staff prepared a water and wastewater integrated capital improvement plan (CIP) for five years and beyond. She noted the \$25 million CIP did not include any potential development projects, it only addressed core operations and system deficiencies. She reviewed each year, project and cost:

2015	Rehabilitate conventional plant clarifier at WTP	\$644,500
	Stadium tank 2 repaint	464,100
2016	Lois tank repaint	562,380
	Rehabilitate chemical feed system at WWTP	110,638
	Rehabilitate RAS pump station	49,968
2017	Rehabilitate oxidation ditch at WWTP	1,444,413
2018	Knapp LS –wet well expansion and 12" force main	2,251,017
2019	15"/18"/21" Interceptor downstream of Knapp LS	<u>2,395,945</u>
	Total Five Year CIP	\$7,922,961

Six additional projects were presented for FY2020 and beyond totaling \$16,754,617.

Ms. Ondrias noted the Knapp lift station (LS) was at capacity, which limited potential growth and economic development in this area, including Village West Industrial Park. The cost of the Knapp LS project did not include cost of capacity

for any future Ingram connections. Ms. Ondrias also presented the five year CIP FY2015-2019 for all projects in all funds by funding source.

Council discussed the need for a fire station on the south side of the river. Chief Ojeda noted the far end of Comanche Trace was at the five mile radius to meet the ISO rating; future expansion would exceed the five miles. Mr. Parton noted the city also served a large county population in that area.

Council discussed areas in the city that were served by private water companies that did not provide fire hydrants or sufficient water supply to achieve fire flow.

Regarding Village West Industrial Park (VWIP), Mr. Parton noted Merry Mead Water Company had the CCN to provide retail water service to VWIP, a commercial and industrial area with opportunity for growth and expansion. The water supply consisted of 2" mains and no fire hydrants. He noted that several businesses expressed concern about the lack of adequate water service and fire protection. In order to achieve fire flow, the city would have to run dual lines throughout the subdivision because the city would not cross connect with the existing provider. He noted that customers of private water providers had the right to opt out if there was another provider capable of providing the service. The city could accommodate the water demand for VWIP but lacked the core infrastructure to the site.

Mr. Parton also noted that all of VWIP was on individual septic systems. EquiTech Bio would like to expand their business and add 30 employees; however, they could not build over their septic drain fields. A majority of VWIP was outside of the city and the city's policy was to require annexation if utility service was extended. A small portion of VWIP was in the city limits, but not connected to city water or sewer service even though the sewer line to Ingram paralleled VWIP. To add VWIP to the city's sewer system would create off-site capacity issues downstream.

Mr. Parton offered a rough estimate of \$6 million to provide water and wastewater to VWIP. He opined that the project might receive a Texas Capital Fund grant around \$750,000, and \$1.5 million was programmed into the city's economic improvement corporation budget as a potential project.

Council consensus was to instruct staff to investigate the cost of providing utilities to VWIP; develop a finance plan, including discussions with a grant consultant about an application to Texas Capital Fund; enter discussions with EIC to get a more substantial commitment; and determine the level of interest among property owners and businesses regarding voluntary annexation.

The meeting adjourned at 12:01 p.m.

APPROVED: _____

ATTEST:

Jack Pratt, Jr., Mayor

Brenda G. Craig, City Secretary

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
JUNE 10, 2014

On June 10, 2014, the Kerrville City Council meeting was called to order at 6:00 p.m. by Mayor Pratt in the City Hall Council Chambers at 701 Main Street. The invocation was offered by Jan Bruster, Pregnancy Resource Center, followed by the Pledge of Allegiance led by Police Chief John Young.

COUNCILMEMBERS PRESENT:

Jack Pratt	Mayor
Carson Conklin	Mayor Pro Tem
Gene Allen	Councilmember
Stacie Keeble	Councilmember
Gary F. Stork	Councilmember

COUNCILMEMBER ABSENT: None

CITY EXECUTIVE STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Deputy City Manager
Brenda G. Craig	City Secretary
Sandra Yarbrough	Director of Finance
Ashlea Boyle	Special Projects Manager
Jason Lutz	City Planner
John Young	Police Chief
Robert Ojeda	Fire Chief
Stuart Barron	Director of Public Works
Dieter Werner	City Engineer

VISITORS PRESENT: List on file in city secretary's office for the required retention period.

1. VISITORS/CITIZENS FORUM:

1A. Edward Miranda stated he was circulating a petition to place an item on the county ballot to allow the sale of mixed beverages in County Precinct 2, which would involve the eastern portion of the city. He had 11 days to get 800 more signatures.

1B. Jeff Conrad spoke in opposition to the proposed tax appraisals that had been mailed 30 days prior, and stated he would appeal the tax increase to the appraisal district as it was outrageous. The appraisal of the building he owned on Water Street had increased 117% without any economic justification. He had been inspired to buy the property in part by the main street program, and recent investments and development in the downtown area were encouraging, but the high tax appraisals would hurt those efforts.

1C. Bill Rector, speaking as a member of the main street advisory board, was concerned about what the increase would do to the recent advancements in downtown, buildings would be vacant, businesses would close, and people would

lose their jobs. His property appraisal went up 83%. The MSAB would be looking at tax incentive programs that might be available.

1D. Kerry Wilt, President of Historic Downtown Business Alliance, noted that downtown commercial property valuations had increased at a significantly higher rate than anywhere else in Kerr County. Kerr Central Appraisal District (KCAD) outsourced recent appraisals to a San Antonio appraiser who started with downtown. Ten buildings in downtown were already empty because rent was too high, and increases may result in businesses having to relocate and would deter new businesses from moving into downtown. She discussed recent revitalization efforts, and high tax appraisals would be detrimental to progress. She requested council assistance against KCAD's attack on downtown and commercial properties and consideration such as tax incentives for businesses trying to stay open, not just for new businesses; providing a tax incentive to a new business would likely close an existing business because the existing business would not have the same opportunities for tax incentives. She requested creation of a downtown TIF zone.

1E. Patrick Wilt noted his appraisal increased 71%, almost \$200,000, and he gained only 1,300 sq. ft. The KCAD budget approved by city council last year included the hiring of a third party appraiser. Item 8A on the agenda was to consider establishing a 380 economic development program to incentivize new businesses; incentivizing newcomers would likely be replacing existing businesses, and he requested council protect the downtown.

1F. Kyle Bond, chairman of the Kerr Area Chamber of Commerce (KACC), recognized the city did not control appraisals, but he asked for council's help to develop a community policy regarding a cap on commercial appraisals similar to the cap on residential appraisals. He read a formal statement adopted by the chamber: The KACC expressed concern regarding the timing and degree of the latest commercial property value increases placed on business property owners. The recent significant increases in commercial property valuations caught many businesses off guard and may lead to some business closures. In an effort to protect all businesses, KACC asked that the city consider an annual maximum increase policy to protect the small businesses from unexpected cost increases in a single year. Any assistance for property owners in this regard was appreciated.

Mayor Pratt noted the city could not legally interfere in property appraisals; the council could hear citizens' unofficial protests, get more information on how taxes were assessed and whether the process was legal, and conduct joint meetings with KCAD to work out a solution. Any property owners who disagree with the appraisals must file a protest by June 13; he encouraged commercial owners to go together and work together to provide information to present in their protest.

2. RECOGNITIONS AND PRESENTATIONS:

2A. Resolution of Commendation was presented to Rex Boyland for serving on the City of Kerrville, Texas Economic Improvement Corporation.

3. CONSENT AGENDA:

Mr. Conklin moved to approve consent agenda items 3A and 3B; Ms. Keeble seconded the motion, and it passed 5-0:

3A. Minutes of the regular city council meeting held May 13, 2014, and the special meeting held May 20, 2014.

3B. Construction contracts with BRB Contractors, Inc. for the "lift station package" in the amount of \$3,391,600.00 and with Nelson Lewis, Inc. for the "force main package" in the amount of \$908,455.00 for the Jefferson lift station, force and gravity main project and execution of additional change orders which may exceed \$50,000 but not to exceed the total amount of \$4,500,000.00 and subject to adoption of a pending budget amendment.

END OF CONSENT AGENDA

4. PUBLIC HEARINGS:

4A. Voluntary annexation for 308.841 acres tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, M.K. and T.E.R.R. Survey No. 1861, Abstract 1242, and the J.D. Leavell Survey No. 1862, Abstract No. 1435 within Kerr County, Texas, and consisting of a residential subdivision to be known as The Heights of Kerrville and located west of Harper Road (FM 783) and between its intersection with Holdsworth Drive and Interstate 10.

Mr. Lutz noted this was the second public hearing. In response to questions raised at the May 27 meeting, drainage infrastructure was constructed in accordance with the subdivision plat approved by the city in 2008; infrastructure was approved and permitted for 60 lots, any subdividing of the lots would have to be approved by the city and would require significant infrastructure upgrades.

Mayor Pratt declared the public hearing open at 6:28 p.m.; no one spoke and the public hearing was closed at 6:29 p.m.

4B. Resolution No. 17-2014 adopting the address renumbering of specified properties along Yorktown Boulevard between its intersection with Sidney Baker N. (State Highway 16) and as it continues northwest.

Mr. Lutz noted inconsistencies in addresses along Yorktown from Sidney Baker. When Keystone Subdivision was platted, addresses were assigned by 9-1-1; however, those addresses were not in agreement with what was on the ground. The current addressing resulted in multiple properties with the same address and was problematic for public safety and emergency response. He recommended addresses be in descending order from Sidney Baker west consistent with neighboring parallel streets. Only four developed properties would be affected by the proposed change: 441 Yorktown would be changed to 457; 443 to 453, 540 to 310 and 544 to 306.

Mayor Pratt declared the public hearing open at 6:32; the following person spoke:

1. Denise LeMeilleur, co-owner of LeMeilleur's RV and Vehicle Repair at 500 Yorktown Blvd., noted that any change to her address would result in economic loss and disadvantage to her business and they recently spent money for maps and advertising. Any change would be a hardship as their business would have

to go through notification process with customers and companies they did business with, such as vehicle licensing, state vehicle inspections office, sales tax, etc. Most of the addresses proposed to be changed were currently vacant, and Yorktown addresses should follow the pattern established on other streets.

Mr. Lutz stated that under the proposal her address would not change. Ms. LeMeilleur supported the proposal recommended by staff, but she did not want to see it change if other property owners protested a change to their address.

No one else spoke and the public hearing was closed at 6:36 p.m.

Mr. Conklin moved to approve Resolution No. 17- 2014; Mr. Stork seconded the motion and it passed 5-0.

5. PUBLIC HEARING AND ORDINANCE, FIRST READING:

5A. Ordinance No. 2014-12, repealing Ordinance No. 2012-13 and creating a new "Planned Development District" for an approximate 4.241 acres consisting of Tracts I and II, Texas National Guard Armory Board in the Samuel Wallace Survey No. 113, Abstract No. 761, within the City of Kerrville, Kerr County Texas, and more commonly known as 411 Meadowview Lane; adopting a concept plan and conditions related to the development of said district to include a development schedule; containing a cumulative clause; containing a savings and severability clause; establishing s penalty or fine not to exceed \$2,000 for each day of violation of any provision hereof; and ordering publication. Mayor read the ordinance by title.

Mr. Lutz noted the current PDD was approved in 2013 when VFW purchased the land and converted it into office spaces. VFW proposed adding "public assembly" to allow rental of the facility to the public. VFW installed a sprinkler system. The 15 existing paved parking spaces met the requirements of the current PDD; however, the proposed site plan did not show any additional parking as required for public assembly; the applicant said parking would be added with funds generated by facility rentals; in the interim, there was gravel parking behind the facility. At the PZC public hearing several citizens spoke concerning traffic, drainage, trash, noise, and the sale of alcohol. Mr. Lutz noted that beer and liquor sales would be prohibited; however, any private agreement between the applicant and leasee may allow persons to bring in alcohol. PZC approved the ordinance 5-0. He noted the city's comprehensive plan specified low-density residential land use for the subject property; therefore, if the proposed ordinance passed the comprehensive plan would have to be amended.

Mayor Pratt declared the public hearing open at 6:42 p.m.; no one spoke and the public hearing was closed at 6:42 p.m.

Mr. Allen moved to approve Ordinance No. 2014-12 on first reading; Ms. Keeble seconded the motion and it passed 5-0.

6. ORDINANCE, SECOND AND FINAL READING:

6A. Ordinance No. 2014-10 declaring the adoption of amendments to the City of Kerrville, Texas, Charter in accordance with the adoption of propositions

Numbers 1 through 8 at the special election held on May 10, 2014; adopting the Charter, as amended; providing a cumulative clause; containing a savings and severability clause; providing an effective date; and providing other matters related to this subject. Mayor Pratt read the ordinance by title.

Mr. Hayes noted the ordinance would effectuate the amendments to the City Charter as approved by the voters at the May 10, 2014 election; no changes since first reading; he recommended approval.

Mr. Conklin moved to approve Ordinance No. 2014-10 on second reading; Mr. Allen seconded the motion and it passed 5-0.

7. ORDINANCE, FIRST READING:

7A. Ordinance No. 2014-13, amending the budget for fiscal year 2014 to allocate funds for various capital improvement projects.

Mr. Parton noted the adopted budget set funds aside, and this ordinance would allocate those funds into the CIP budget and designate funds into specific capital projects as previously directed by city council. The ordinance would also allocate cost savings and contingencies from closed projects to the Jefferson lift station project as approved in Item 3B contingent upon passage of this ordinance.

Mr. Conklin moved to approve Ordinance No. 2014-13 on first reading; Mr. Stork seconded the motion and it passed 5-0.

8. CONSIDERATION AND POSSIBLE ACTION:

8A. Resolution No. 18-2014 adopting the City of Kerrville Chapter 380 economic development program. Jonas Titas, executive director of the Kerrville Economic Development Corporation (KEDC), noted the document was the same as presented at the May 27 meeting, with clarification requested by council as to what qualified a business for a 380 agreement, i.e. Section I: program requirements to specify only one requirement had to be met, not all; and special programs that were deemed relevant by the city council. He noted the program was not solely a program for new businesses, but was also available to existing businesses for retention and expansion projects. KEDC voted unanimously to approve the document; currently there were no pending applications.

Council stressed that existing businesses had the opportunity to apply for retention and expansion projects under this 380 program, it was not just for new businesses to come in and compete against existing businesses as stated earlier in the meeting under visitors forum.

Ruth Spradling questioned if the information in the agenda was the complete 380 program and who would decide what businesses qualified. Mr. Parton provided her the full document; Mr. Titas said that all applications would be vetted through KEDC for a recommendation to city council to make the ultimate decision.

Mr. Stork moved to approve Resolution No. 18-2014; Mr. Conklin seconded the motion and it passed 5-0.

8B. Receive a staff update on the status of repairs to city and county owned buildings at the Kerrville/Kerr County Municipal Airport that currently house the Mooney International, Corporation and proposed economic development agreement, and provide direction to city staff as necessary.

Mr. Parton noted that the county issued \$550,000 debt to cover their share of the building/roofing repairs. The plan was that the city and county would each set aside a maximum of \$500,000 to reimburse Mooney International for the repair of city/county owned buildings leased by Mooney.

Corey Walters, member of the airport board, noted the airport board would present a request to the city council on June 24 to amend the airport budget to allocate funds to cover engineering consultant and design fees; they expected to receive the project scope, specifications and cost estimates by mid-July.

8C. Set fiscal year 2015 budget workshop.

The consensus of the council was to set a budget workshop for June 24, 8:30 a.m.

8D. Appointment of mayor pro tem.

Mr. Conklin moved to appoint Gene Allen to serve as mayor pro tem; Mr. Stork seconded the motion and it passed 5-0.

9. BOARD APPOINTMENTS:

9A. Appointments to the City of Kerrville, Texas Economic Improvement Corporation. Deferred to executive session.

9B. Appointment of councilmembers to city boards and commissions. Deferred to executive session.

10. **ITEMS FOR FUTURE AGENDAS:** None.

11. ANNOUNCEMENTS OF COMMUNITY INTEREST:

-June 14 get out doors day at Kerrville Schreiner Park; free access to KSP; all overnight camping half price.

-July 4th annual celebration in Louise Hays Park; activities in Lehmann-Monroe Park; open 11 a.m. concert to start at 4:00 p.m.; fireworks at 9:30 sponsored by Mamacita's Restaurant.

-June 14 Rotary Club hosting casino night at Comanche Trace; cost \$65 per person; funds raised for Christmas lighting and scholarships.

12. EXECUTIVE SESSION:

Mr. Conklin moved for the city council to go into executive closed session under Sections 551.071, 551.072, 551.074 and 551.087 of the Texas Government Code; motion was seconded by Ms. Keeble and passed 5-0 to discuss the following:

Sections 551.071 and 551.072:

Discuss the purchase, exchange, lease, sale, or value of real property, the public discussion of which would not be in the best interests of the City's bargaining position with third parties, regarding property interests related to the following:

- River trail.

Section 551.087:

8B. Repairs to city and county owned buildings at the Kerrville/Kerr County Municipal Airport that currently house the Mooney International, Corporation.

Sections 551.074:

9A. Appointments to City of Kerrville, Texas Economic Improvement Corporation.

9B. Appointment of councilmembers to city boards and commissions.

At 7:07 p.m. the regular meeting recessed and council went into executive closed session at 7:18 p.m. At 8:27 p.m. the executive closed session recessed and council returned to open session at 8:28 p.m. The mayor announced that no action had been taken in executive session.

13. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION:

9B. Appointment of councilmembers to city boards and commissions.

Ms. Keeble moved to appoint councilmembers to the following boards and commissions; the motion was seconded by Mr. Conklin and passed 5-0:

CITY BOARD	EXISTING COUNCIL REPRESENTATIVE	PROPOSED COUNCIL REPRESENTATIVE
Airport Planning Committee	Jack Pratt Carson Conklin	Jack Pratt Carson Conklin
Audit Committee	Gene Allen Justin MacDonald	Gene Allen Carson Conklin
Beautification Advisory Committee	Jack Pratt	Jack Pratt
Economic Improvement Corporation	Stacie Keeble	Stacie Keeble
Food Service Advisory Board	Stacie Keeble	Stacie Keeble
Golf Course Advisory Board	Carson Conklin	Carson Conklin
Kerrville Economic Development Corporation	Carson Conklin	Carson Conklin
Kerrville Public Utility Board	Jack Pratt	Jack Pratt
Library Advisory Board	Justin MacDonald	Gary Stork
Main Street Advisory Board	Gene Allen	Gene Allen
Municipal Court Review Committee	Jack Pratt Stacie Keeble	Jack Pratt Stacie Keeble
Parks and Recreation Advisory Board	Gene Allen	Gene Allen
Planning and Zoning Commission	Justin MacDonald	Gary Stork
Playhouse 2000	Stacie Keeble	Stacie Keeble
Zoning Ordinance Input Committee (ZOIC)	Justin MacDonald	Gary Stork Carson Conklin

9A. Appointments to the City of Kerrville, Texas Economic Improvement Corporation. Mr. Conklin moved to reappoint David Wampler and Polly Rickert and to appoint Sheri Pattillo all with terms to expire June 1, 2016. The motion was seconded by Mr. Stork and passed 5-0.

ADJOURNMENT. The meeting adjourned at 8:30 p.m.

APPROVED: _____

Jack Pratt, Jr., Mayor

ATTEST:

Brenda G. Craig, City Secretary

MINUTES OF THE KERRVILLE CITY COUNCIL AND THE JUNE 24, 2014
CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT COPORATION
JOINT MEETING

On June 24, 2014, a joint meeting of the Kerrville City Council and the Economic Improvement Corporation was called to order by Mayor Pratt and David Wampler at 8:00 a.m. in the upstairs conference room at city hall, 701 Main Street.

COUNCIL MEMBERS PRESENT:

Jack Pratt	Mayor
Gene Allen	Mayor Pro Tem
Carson Conklin	Councilmember
Stacie Keeble	Councilmember
Gary F. Stork	Councilmember

COUNCIL MEMBER ABSENT: None

EIC MEMBERS PRESENT:

David Wampler	President
Kenneth Early	Vice-President
Polly Rickert	Secretary
Gary Cochran	Board Member
Larry Howard	Board Member
Stacie Keeble	Board Member
Sheri Pattillo	Board Member

EIC MEMBER ABSENT: None

STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Assistant City Manager
Brenda G. Craig	City Secretary
Kim Meismer	Director of General Operations
Ashlea Boyle	Main Street/Special Projects Manager
John Young	Police Chief
Sandra Yarbrough	Director of Finance

DIRECTION TO CITY STAFF BY THE CITY COUNCIL AND THE ECONOMIC IMPROVEMENT CORPORATION REGARDING THE LOUISE HAYS PARK, LEHMANN AND MONROE PARK, AND RIVER TRAIL IMPROVEMENTS; AND CONSIDERATION BY CITY COUNCIL AND THE ECONOMIC IMPROVEMENT CORPORATION TO ALLOCATE RIVER TRAIL BOND FUNDS TO THE LOUISE HAYS PARK IMPROVEMENT PROJECT TO COVER CONSTRUCTION COSTS

Mr. Wampler gave a brief history of the project which began about three years ago when the Council and EIC met to discuss projects that the City and EIC could work on together for the betterment of the city by increasing investment in quality of life for residents through projects such as river trail and park improvements, and to enhance water and wastewater core infrastructure to be sufficient for commercial development. The consensus at the time was that the city would take care of water and wastewater core infrastructure, and EIC committed to fund river

trail and park improvements. The city issued bonds and EIC guaranteed payment of the bonds to build six miles of trail and park improvements.

Mr. Wampler noted only one bid had been received for the park improvements; that bid was over budget \$600,000 and necessitated an adjustment to the funding agreement between the City and EIC to reallocate funds in order to award the contract. Mr. Parton noted the City/EIC funding agreement required approval of both bodies in order to change the scope of the project or to move funds.

Mr. Wampler asked for assurance from council on completion of the river trail going west to Guadalupe Park. The original plan: 1) was to go to Knapp Park but due to financial constraints the trail was scaled back to Guadalupe Park; 2) if there were funds left over after trail construction, it would go toward park amenities in LHP or other park improvements that would comply with the funding agreement and bond covenants; and 3) if funds fell short by a small amount, the city would be asked to consider funding the remainder of the trail to Guadalupe Park.

Council and EIC also discussed the following:

- Trail project from Louise Hays Park (LHP) to Kerrville Schreiner Park (KSP) was under construction and moving quickly.
- The former council agreed several years ago to condemn property if necessary.
- The current council still supported the river trail, but may not be willing to go to condemnation if it would involve 10 or 12 properties, but if condemnation would be necessary on 2 or 3 properties, council may consider it.
- Council proposed hiring a right of way agent for acquisition of the property along Guadalupe Street instead of staff contacting owners. Council preferred paying a reasonable price for property rather than going through condemnation; however, council would consider condemnation if necessary.
- May not be hostile condemnation with good conversation with property owners on the north side, except for 2 or 3, as most wanted the river trail; some people felt that it would be a benefit and would increase the value of their property and when it was discussed to move the trail to the south side of the river, owners on the north side felt this opportunity was being taken away from them.
- Some people on Guadalupe Street did not want the river trail in their back yard; can be hopeful that contacts would be encouraging; however, there could also be hostility with several of the condemnations. Condemnation of single family residential was a different situation than condemnation of commercial property. Council should wait for completion of the survey from the right of way agent before making a commitment to proceed to condemnation.
- Bridge on the south side was estimated at \$2 million.
- Made a commitment to the community to do 6 miles of trail for \$6 million plus \$2 million for LHP; \$6 or \$7 million was not an issue, and EIC could commit more money if needed. Construction costs continued to rise and that was beyond city and EIC control; the longer the project took, the more the cost would rise.
- Commitment to the community was six miles for \$6 million; project was \$1 million over budget now; what would citizens want, more trail or less spending?
- Clarified, the city was NOT requesting additional funds for trail construction, was requesting additional funds in the parks improvements budget due to overruns.
- Property acquisition cost for the east end of the trail had been more costly than anticipated.

-All options were still up for consideration, e.g. south side with bridge, river trail on Guadalupe Street in front of properties along existing sidewalk instead of in back yard along the river's edge, and condemnation. Wait for survey results.
-Louise Hays Park improvements were key to the whole project and would get public support if done well.

Mr. Allen moved to authorize staff to: 1) Move \$600,000 from the river trail budget to the park improvement budget; 2) Make application to EIC for \$600,000 to replenish funds; and 3) Move forward with negotiations to engage a right of way agent for property acquisition for the trail going west. Ms. Keeble seconded the motion and it passed 5-0.

Staff was asked to update the budget to include the bid on the LHP improvements and the possible cost of property acquisition along Guadalupe Street.

Mr. Howard asked to meet with the agent before the agent began contacting owners as he had already met with several owners; he was instructed to coordinate such a meeting through city staff.

Mr. Howard moved to authorize the transfer of \$600,000 from the river trail budget to the park improvement budget in order to fund the contract for the Louise Hays Park improvements. Ms. Rickert seconded the motion and it passed 7-0.

The meeting adjourned at 8:39 a.m.

APPROVED: _____

Jack Pratt, Mayor

APPROVED: _____

David A. Wampler, EIC President

ATTEST:

Brenda G. Craig, City Secretary

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
JUNE 24, 2014

On June 24, 2014, the Kerrville City Council meeting was called to order at 6:00 p.m. by Mayor Pratt in the City Hall Council Chambers at 701 Main Street. The invocation was offered by offered by Kristin Mudry, Kerr County Greeters, followed by the Pledge of Allegiance led by Police Chief John Young.

COUNCILMEMBERS PRESENT:

Jack Pratt	Mayor
Carson Conklin	Mayor Pro Tem
Gene Allen	Councilmember
Stacie Keeble	Councilmember
Gary F. Stork	Councilmember

COUNCILMEMBER ABSENT: None

CITY CORE STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Deputy City Manager
Brenda G. Craig	City Secretary
Sandra Yarbrough	Director of Finance
Ashlea Boyle	Special Projects Manager
Jason Lutz	City Planner
John Young	Police Chief

VISITORS PRESENT: List on file in city secretary's office for the required retention period.

1. VISITORS/CITIZENS FORUM: No one spoke.

2. RECOGNITIONS AND PRESENTATIONS:

2A. Recognition of Appreciation to LuAnn Anderson and Jackie Kayne for the Kerrville Festival of the Arts Event was presented by Mayor Pratt.

3. CONSENT AGENDA:

Mr. Conklin moved to approve consent agenda items 3A through 3D; Ms. Keeble seconded the motion, and it passed 5-0:

3A. Minutes of the regular city council meeting held May 27, 2014.

3B. Professional services agreement with Peter Lewis Architect and Associates, PLLC for design of the support facility for Playhouse 2000 in an amount not to exceed \$77,650.00.

3C. Construction contract and change order #1 with Nelson Lewis, Inc. for the construction of the Riverhills/Ridgewood transmission main -- phase 2 project in the amount of \$1,933,782.00 and execution of additional change orders which may exceed \$50,000.00 but not to exceed a total contract amount of \$2,033,782.00.

3D. Lease agreement between Grand Lodge of Hermann Sons and City of Kerrville.

END OF CONSENT AGENDA

4. ORDINANCE, SECOND AND FINAL READING:

4A. Ordinance No. 2014-12, repealing Ordinance No. 2012-13 and creating a new "Planned Development District" for an approximate 4.241 acres consisting of Tracts I and II, Texas National Guard Armory Board in the Samuel Wallace Survey No. 113, Abstract No. 761, within the City of Kerrville, Kerr County Texas, and more commonly known as 411 Meadowview Lane; adopting a concept plan and conditions related to the development of said district; containing a cumulative clause; containing a savings and severability clause; establishing a penalty or fine not to exceed \$2,000 for each day of violation of any provision hereof; and ordering publication. Mayor Pratt read the ordinance by title.

Mr. Lutz noted no changes since first reading.

Mr. Allen moved to approve Ordinance No. 2014-12 on first reading; Mr. Stork seconded the motion and it passed 5-0.

5. ORDINANCE, FIRST READING:

5A. Ordinance No. 2014-13, amending the budget for fiscal year 2014 allocating funds for capital improvement projects involving city facility improvement and building projects, for the purchase of a vehicle to be used for utilities, and for costs associated with seeking permits for the landfill. Mayor Pratt read the ordinance by title.

Mr. Parton noted additional items had been added to the budget amendment since first reading on June 10 to accommodate the landfill permitting process; therefore, this ordinance was being presented for first reading.

Mr. Stork moved to approve Ordinance No. 2014-13 on first reading; Mr. Conklin seconded the motion and it passed 5-0.

6. CONSIDERATION AND POSSIBLE ACTION:

6A. Amendment to the fiscal year 2014 airport budget to transfer \$100,000 from the airport reserve fund to pay a consulting firm to assess the city and county owned buildings leased by Mooney International as requested by the Kerrville-Kerr County Joint Airport Board.

Bruce McKenzie, airport manager, requested approval to transfer \$100,000 from the airport reserve fund to the operation fund to cover the cost of hiring an engineering consultant for the repair of the roofs currently leased by Mooney International at the airport.

Mr. Allen moved to approve the amendment to the FY2014 airport budget as presented; Mr. Conklin seconded the motion and it passed 5-0.

6B. Roof and building repairs to city and county owned buildings at the Kerrville/Kerr County Municipal Airport that currently house the Mooney International Corporation.

Mr. Parton noted the Item 6A budget amendment would transfer \$100,000 from the airport reserve fund to the operating budget to cover the cost of hiring a consultant to provide a structural analysis of the buildings leased by Mooney International (MI) and provide specifications for building and roof repairs. Bid specifications should be complete by mid-July, and MI would bid and construct the project. The city and county would each contribute up to \$500,000 to be split equally toward repairs; if repairs exceeded \$1 million, MI would cover the overage. Staff was working with the county and airport board to create 380 and 381 tax abatement agreements for the project and to finalize a lease agreement with MI.

6C. Construction contract with JM Lowe and Company for the park improvements to Louise Hays Park and Lehmann-Monroe Park in the amount of \$1,362,520.00 and authorize execution of change orders which may exceed \$50,000.00 but will not exceed a total contract value of \$1,430,646.00.

Mr. Conklin filed a conflict of interest affidavit, noting he worked for JM Lowe and Company, and he left the room at 6:09 p.m.

Ms. Ondrias requested authorization to award the contract for the construction of two restroom facilities, pump house facility for the water feature, small pavilion, redo of the existing centennial stage and cover, small dance floor, renovation of existing pavilion, and the addition of the plaza area. The contractor would begin in August and anticipated completion by the end of December.

Council questioned if it was normal to receive only one bid on a project. Ms. Ondrias noted that several potential bidders had been contacted, but with the increase in construction activities across the state the city was receiving fewer bids; the city also received only one bid for another project opened that same day. She opined that the bid from JM Lowe was a good price with an experienced contractor.

Mr. Stork moved to award the construction contract to JM Lowe and Company as presented; Mr. Allen seconded the motion and it passed 4-0-1 with Members Stork, Allen, Keeble, and Pratt voting in favor of the motion; no one voted against the motion; and Mr. Conklin abstained.

Mr. Conklin returned to the dais at 6:18 p.m.

6D. Ratification of a challenge petition filed with the Kerr Central Appraisal District's Appraisal Review Board and/or take other appropriate action regarding the setting of property values within the city by the Kerr Central Appraisal District pursuant to the Texas Tax Code.

Mr. Stork moved to reaffirm the filing of the challenge petition and to direct staff to represent the city before the appraisal review board; Mr. Conklin seconded the motion and it passed 5-0.

6E. Kerr Economic Development Corporation fiscal year 2015 funding request in the amount of \$16,250.00.

Jonas Titas, executive director of KEDC, reviewed KEDC's activities the past year: created a 380 business incentive policy that was approved by city council and working on a 381 with Kerr County; updated demographics report; worked with an engineer to put together a conceptual plan for potential industrial buildings at the airport; began process to update the 2008 strategic plan; identified target markets: airport and aviation prospects, energy companies, small light manufacturing, craft agriculture, and hotel conference center; elected officers, adopted a new mission statement, prepared a new labor study, and was in the process of updating bylaws and ethics policies. The county approved a 381 tax abatement on June 23, in the amount of \$3.6 million to construct a manufacturing and distribution facility and tasting room for a new winery in the county. KEDC was also working with two prospects: a natural gas fueling station, and renovation of structures and roofs at the airport for Mooney International.

Mr. Titas noted the FY2014 year-end reserve balance was about \$60,000. The balance occurred when the director's position was vacant in the past. KEDC asked stakeholders to under fund the operating budget for a few years in order to decrease the cash balance. The city, county, and KPUB were asked to contribute \$16,250 each in the FY2015 budget. The KEDC board adopted the FY2015 budget with \$242,100.00 in expenditures and \$215,000.00 in income, thereby underfunding the FY2015 budget by \$27,100 to lower the fund balance. After adoption of the budget, KEDC would have a reserve of \$32,000.

Mr. Allen moved to approve the KEDC FY2015 budget as presented; Mr. Stork seconded the motion and it passed 5-0.

7. INFORMATION AND DISCUSSION:

7A. Budget update. Ms. Yarbrough reported on city revenues and expenditures to date in the general fund, water and sewer fund, and hotel/motel fund; local unemployment was 4.3%; and 40 building permits were issued October-April for new residential construction.

8. ITEMS FOR FUTURE AGENDAS

There was discussion regarding cancelling the July 8 council meeting due to the two parades discussed in Item 9. No action was taken.

9. ANNOUNCEMENTS OF COMMUNITY INTEREST:

- Wednesday June 25, family magic at Cailloux Theater, 10-11:00 a.m.
- Thursday, June 26, Catapult Creation at Butt Holdsworth Library, 2-3:00 p.m.
- Thursday, July 3 Beaded USA Bag at Butt Holdsworth Library, 2-3:00 p.m.
- Friday, July 4 celebration in Lehmann-Monroe Park gates open at 11 a.m., concert throughout the afternoon and 9:30 p.m. fireworks display sponsored by Mamacita's, the event is free to the public.
- July 8, 5:30 p.m., Second Chance Wounded Warriors Parade hosted by Hill

Country Adventure will start at 1001 Junction Highway and end at the VA Hospital.

- July 8, 5:30 p.m., Motor Maids Inc., will hold their first convention in Texas in Kerrville, 300-400 women motorcyclists would join the Wounded Warriors Parade.

- City Manager Todd Parton recently ran in the Duluth, Minnesota Marathon, running 26 miles in 3 hrs. 7 mins. and qualified to run in the Boston Marathon.

10. EXECUTIVE SESSION:

Mr. Conklin moved for the city council to go into executive closed session under Sections 551.071, 551.072, and 551.087 of the Texas Government Code; motion was seconded by Ms. Keeble and passed 5-0 to discuss the following:

Sections 551.071 and 551.072:

Discuss the purchase, exchange, lease, sale, or value of real property, the public discussion of which would not be in the best interests of the City's bargaining position with third parties, regarding property interests related to the following:

- River trail.

At 6:32 p.m. the regular meeting recessed and council went into executive closed session at 6:33 p.m. At 6:36 p.m. the executive closed session recessed and council returned to open session at 6:56 p.m. The mayor announced that no action had been taken in executive session.

11. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

ADJOURNMENT. The meeting adjourned at 6:57 p.m.

APPROVED: _____

Jack Pratt, Jr., Mayor

ATTEST:

Brenda G. Craig, City Secretary

Agenda Item:

2B. Construction contract with BRB Contractors, Inc. for the construction of the wastewater treatment plant clarifier and motor control center improvements project in the amount of \$2,100,000.00 and execution of additional change orders which may exceed \$50,000.00 but not to exceed the total amount of \$2,310,000.00. (staff)

**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: City Council authorization for the City Manager to execute a construction contract with BRB Contractors, Inc. for the construction of the Wastewater Treatment Plant Clarifier and Motor Control Center Improvements project in the amount of \$2,100,000.00 and authorize the City Manager to execute additional change orders which may exceed \$50,000 but not to exceed the total amount of \$2,310,000.00.

FOR AGENDA OF: July 8, 2014

DATE SUBMITTED: June 25, 2014

SUBMITTED BY: Dieter Werner, P.E.
Director of Engineering

CLEARANCES: Kristine Ondrias
Deputy City Manager

EXHIBITS: Bid Tabulation
Letter for Recommendation of Award

AGENDA MAILED TO: BRB Contractors, Inc.
3805 NW 25th Street
Topeka, Kansas 66618

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$2,310,000.00	\$3,314,114.40	\$3,712,514.00	U01

REVIEWED BY THE FINANCE DIRECTOR:

SUMMARY STATEMENT

This project was identified in the Wastewater Master Plan by Freese and Nichols, Inc. as a critical update based on risk and capacity assessment for the Wastewater Treatment Plant. The analysis designated both the plant electrical control system and Clarifier 3 as being in poor condition with both high criticality and risk ratings.

With both existing clarifiers in service, the treatment operation meets all overflow and hydraulic retention time criteria as well as the weir loading requirements. However, the clarifier process does not currently meet redundancy requirements as specified by TCEQ because none of the required criteria (process capacities and weir loading capacities) can be met with Clarifier 3 out of service. Clarifier 3 can currently meet the weir loading capacity alone while Clarifier 1 cannot. The waste activated sludge valve is broken on Clarifier 1 taking Clarifier 1 out of TCEQ compliance for requirements to have the ability to control the Solids Retention Time in aeration tanks by wasting a surplus volume of activated sludge. The addition of the proposed Clarifier 2 will provide overflow capacity for the plant during wet weather events and redundancy for rehabilitating the existing clarifiers.

The age of the main electrical system is showing in several locations at the plant with decaying metal and fraying wires and the motor control centers have water collecting in them causing a hazard as well as a possible electrical system failure. Without the main electrical system, the plant would suffer catastrophic failure and almost every process would be unable to perform its designed function.

This project will include the construction of a new clarifier and replacement of the existing and outdated MCC with a new electrical building and specified electrical equipment, and the construction of a new splitter box with gates to manage flows for the clarifier process.

On June 17, 2014, eight bids were received and opened with BRB Contractors, Inc. as the low bidder with a base bid of \$2,100,000.00. Total contract expenditures for design, construction, and testing of the Clarifier and MCC Improvements are depicted below.

Contracts	Contract Amount \$
Freese and Nichols, Inc.	\$407,000.00
BRB Contractors, Inc.	\$2,100,000.00
Rock Testing	\$21,500.00
TOTAL	\$2,528,500.00

RECOMMENDED ACTION

The Director of Engineering recommends the City Council authorize the City Manager to execute a construction contract with BRB Contractors, Inc. for the construction of the Wastewater Treatment Plant Clarifier and Motor Control Center Improvements project in the amount of \$2,100,000.00 and authorize the City Manager to execute additional change orders which may exceed \$50,000 but not to exceed the total amount of \$2,310,000.00.



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June 23, 2014

Dieter Werner, P.E.
Director of Engineering and Planning

City of Kerrville
200 Sidney Baker St. North
Kerrville, TX 78028

Subject: Kerrville Water Reclamation Plant Improvement Projects (PW13-017)
Recommendation of Award of Contract

Dear Mr. Werner:

Listed below is the summary of bids for the Kerrville Water Reclamation Plant Improvements project. A total of eight bids were received on June 17th, 2014.

Summary of Bids:

<u>Bidders</u>	<u>Total Bid Amount</u>
1 BRB Construction, Inc.	\$ 2,100,000.00
2) Excel Construction	\$ 2,269,132.00
3) Pepper Lawson Construction	\$ 2,354,000.00
4) Payton Construction	\$ 2,424,500.00
5) Associated Construction Partners	\$ 2,469,000.00
6) Cunningham Construction	\$ 2,525,800.00
7) Felix Construction	\$ 2,632,450.00
8) Austin Engineering	\$2,986,350.00

A copy of the bid tabulation is attached for your use and information.

Based on the City's previous experience with BRB Construction, Inc., and the Contractor's experience in Water Plant Construction, Freese and Nichols recommends that the City of Kerrville award the construction contract for this project to BRB Construction, Inc. in the amount of \$2,100,000.00.

Please call me at (210) 298-3856 if you have any questions.

Sincerely,

Freese and Nichols, Inc.

Brian Beach, P.E., CCM
Construction Manager

Agenda Item:

3A. Ordinance No. 2014-14, amending the Comprehensive Plan for the City of Kerrville, Texas, pursuant to Chapter 213 of the Texas Local Government Code, by revising the future land use plan for a tract adjacent to Meadowview Lane and between its intersection with Burleson Boulevard N. and Legion Drive N. and addressed as 411 Meadowview Lane

**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Public Hearing, Action, and 1st Ordinance Reading: Comprehensive Plan Amendment – Public hearing, consideration, and action concerning a proposed Comprehensive Plan Amendment to amend the future land use category from “Low-Density Residential” to the future land use category of “Public and Institutional”, for an approximate 4.241 acres consisting of Tracts I and II, Texas National Guard Armory Board in the Samuel Wallace Survey No. 113, Abstract No. 761, located at 411 Meadowview Lane.

FOR AGENDA OF: July 8, 2014 **DATE SUBMITTED:** June 27, 2014

SUBMITTED BY: Jason Lutz  **CLEARANCES:** Dieter Werner 

EXHIBITS: Location Map & Ordinance

AGENDA MAILED TO: William Brown, 411 Meadowview Lane, Kerrville, Texas
78028

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

This item is being submitted to the Kerrville City Council for consideration in order to bring the City of Kerrville’s adopted Comprehensive Plan and Zoning Code into alignment.

While Comprehensive Plans are not regulatory in nature and do not constitute zoning regulations or establish zoning district boundaries, State Law requires that Zoning Codes and Comprehensive Plans align themselves in order to provide guidance in determining actions based on requested zoning code changes or modifications.

The Kerrville Planning & Zoning Commission approved a Planned Development District for the property located at 411 Meadowview Lane on May 29, 2014 to allow the land use of “Public Assembly”. The Kerrville City Council also approved the proposed PDD on June 10, 2014 after a public hearing. The second ordinance reading was held on June 24, 2014.

The Future Land Use Plan (FLUP), a component of the City’s adopted Comprehensive Plan, identifies this property to be developed with “Low-Density Residential” and defines this as “An area intended to provide and identify areas of conventional detached single

family residential dwellings at a density of 1 to 5 units per acre". In order to correctly represent the current land use and long term future land use of the property staff recommends amending the (FLUP) by modifying the future land use for this property from "Low-Density Residential" to "Public & Institutional".

"Public & Institutional" is defined as "Public, quasi-public and non-profit uses such as schools, recreational facilities, infrastructure, churches, hospitals, and personal care facilities, governmental, etc."

The facility currently located at this location (Hill Country Veterans Center) falls within this definition. Based on the current land use and the approved PDD for the property staff recommends approval of the Comprehensive Plan Amendment as outlined in the attached ordinance.

21 land owners within 200' were notified by mail and no official protests were received.

The Planning & Zoning Commission approved the (FLUP) amendment on Thursday June 26, 2014 by a vote of 5-0.

RECOMMENDED ACTION

1. Open the public hearing and receive comments.
2. Render a decision on the requested Comprehensive Plan Amendment as outlined in the attached ordinance on the first reading.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2014-14**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF KERRVILLE, TEXAS, PURSUANT TO CHAPTER 213 OF THE TEXAS LOCAL GOVERNMENT CODE, BY REVISING THE FUTURE LAND USE PLAN FOR A TRACT ADJACENT TO MEADOWVIEW LANE AND BETWEEN ITS INTERSECTION WITH BURLESON BOULEVARD N. AND LEGION DRIVE N. AND ADDRESSED AS 411 MEADOWVIEW LANE

WHEREAS, City Council adopted Ordinance No. 2002-14 on July 9, 2002, which adopted the *Kerrville Comprehensive Plan—A Link To The Future* as the City's Comprehensive Plan (Plan); and

WHEREAS, the Plan, pursuant to Section 213.002 of the Texas Local Government Code, was adopted for the long-range development of the City; and

WHEREAS, a Future Land Use Plan ("FLUP") was included as part of the Plan; and

WHEREAS, Section 211.004 of the Texas Local Government Code requires zoning regulations to be adopted in accordance with the Plan; and

WHEREAS, the Plan, specifically the FLUP, must now be amended in conjunction with a pending application for a zoning change; and

WHEREAS, both City staff and the City's Planning and Zoning Commission have reviewed the proposed changes and recommend adoption of the amendment; and

WHEREAS, the City Council finds that a public hearing was held on the proposed revisions to the Plan as required by law and the Council has heard and considered any such comments; and

WHEREAS, the City Council finds it in the public interest to amend the Plan as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The above recitals and findings are hereby found to be true and correct.

SECTION TWO. The *City of Kerrville Comprehensive Plan – A Link To The Future*, is hereby amended by changing the future land use designation from "Low-Density Residential" to "Public and Institutional" for an approximate 4.241 acres, consisting of Tracts I and II, Texas National Guard Armory Board in the Samuel Wallace Survey No. 113, Abstract No. 761, and

located at 411 Meadowview Lane, which shall be as set forth in **Exhibit A**, attached hereto and incorporated herein for all purposes.

SECTION THREE. The provisions contained herein shall amend and revise, as appropriate, the provisions of Ordinance No. 2002-14. Further, that the provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FOUR. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of Kerrville, Texas, hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

PASSED AND APPROVED ON FIRST READING, this the ___ day of _____, A.D., 2014.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the ___ day of _____, A.D., 2014.

Jack Pratt, Jr., Mayor

APPROVED AS TO FORM:

ATTEST:



Michael C. Hayes, City Attorney

Brenda G. Craig, City Secretary

Exhibit A - Comprehensive Plan Amendment Location Map



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



1 inch = 200 feet



Agenda Item:

4A. Ordinance No. 2014-13, amending the budget for fiscal year 2014 allocating funds for capital improvement projects involving city facility improvement and building projects, for the purchase of a vehicle to be used for utilities, and for costs associated with seeking permits for the landfill. (staff)

**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Second reading of an ordinance amending the FY2014 Budget

FOR AGENDA OF: July 8, 2014

DATE SUBMITTED: June 25, 2014

SUBMITTED BY: Sandra Yarbrough
Director of Finance

CLEARANCES: Todd Parton
City Manager

EXHIBITS: Ordinance Amending FY2014 Budget
Attachment A – detailing changes

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER:

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE FINANCE DEPARTMENT:

SUMMARY STATEMENT

The attached ordinance provides for the third amendment to the FY2014 budget, and includes budget amendments as per Attachment A.

RECOMMENDED ACTION

It is recommended that the City Council approve the second reading of an ordinance amending the FY2014 budget and authorize city staff to make all necessary entries and adjustments to reflect the attached changes.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2014-13**

**AN ORDINANCE AMENDING THE BUDGET FOR FISCAL YEAR 2014
ALLOCATING FUNDS FOR CAPITAL IMPROVEMENT PROJECTS
INVOLVING CITY FACILITY IMPROVEMENT AND BUILDING
PROJECTS, FOR THE PURCHASE OF A VEHICLE TO BE USED FOR
UTILITIES, AND FOR COSTS ASSOCIATED WITH SEEKING PERMITS
FOR THE LANDFILL**

WHEREAS, Ordinance No. 2013-17, dated September 24, 2013, adopted the Fiscal Year 2014 Budget; and

WHEREAS, the City Manager proposes that City Council allocate funds to account for various upcoming capital improvement projects that will continue through the beginning of the next fiscal year, to allocate funds within the water and sewer funds to account for the ending and beginning of several capital improvement projects, to purchase a vehicle to be used by the Water and Wastewater Division, to fund costs associated with the City seeking an additional permit for its landfill; and

WHEREAS, the City Council of the City of Kerrville, Texas, finds that amending the City's Fiscal Year 2014 Budget is in the best interest of the citizens of the City of Kerrville;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

In accordance with Section 8.07 of the City Charter, the Official Budget for Fiscal Year 2014 is amended as set forth in **Attachment A**.

PASSED AND APPROVED ON FIRST READING, this the 24th day of June, A.D., 2014.

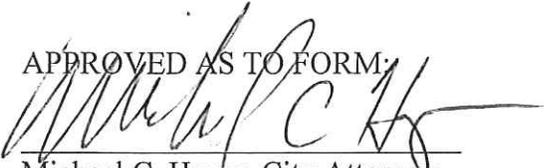
PASSED AND APPROVED ON SECOND AND FINAL READING, this the _____ day of _____, A.D., 2014.

Jack Pratt, Jr., Mayor

ATTEST:

Brenda G. Craig, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

Attachment A - Budget Amendment - June 2014

Fund Name	Account Number	Adjustment description	Amount
General Fund	01-870-202	Repair roof and mechanical at Police department building	\$ (200,000.00)
General Fund	01-800-970	Repair roof and mechanical at Police department building	\$ 200,000.00
General CIP Fund	70-7001	Repair roof and mechanical at Police department building - Project #B12	\$ 200,000.00
		<i>Move funds to CIP Fund - job will not be completed by 9/30/14</i>	
General Fund	01-870-202	Repair roof and painting at City Garage	\$ (30,000.00)
General Fund	01-800-901	Repair roof and painting at City Garage	\$ 30,000.00
General CIP Fund	70-7001	Repair roof and painting at City Garage - Project #B13	\$ 30,000.00
		<i>Move funds to CIP Fund - job will not be completed by 9/30/14</i>	
General Fund	01-870-502	Building design - UTC/Purchasing building	\$ (37,000.00)
General Fund	01-800-971	Building design - UTC/Purchasing building	\$ 37,000.00
Water and Sewer Fund	02-890-502	Building design - UTC/Purchasing building	\$ (113,000.00)
Water and Sewer Fund	02-800-971	Building design - UTC/Purchasing building	\$ 113,000.00
W/S CIP Fund	71-7001	Building design - UTC/Purchasing building - Project #U04	\$ 37,000.00
W/S CIP Fund	71-7002	Building design - UTC/Purchasing building - Project #U04	\$ 113,000.00
		<i>Move funds to CIP Fund - job will not be completed by 9/30/14</i>	
Water and Sewer Fund	02-890-502	Wastewater building finish out	\$ (70,000.00)
Water and Sewer Fund	02-800-971	Wastewater building finish out	\$ 70,000.00
W/S CIP Fund	71-7002	Wastewater building finish out - Project #U05	\$ 70,000.00
		<i>Move funds to CIP Fund - job will not be completed by 9/30/14</i>	
W/S Asset Replac Fund	19-800-503	Camera truck for utilites	\$ 80,000.00
		<i>Use a portion of surplus balance in fund to increase line item in FY14 budget</i>	
Landfill Closure Fund	26-800-970	Landfill Permitting #B14	\$ 500,000.00
	70-7026	Landfill Permitting #B14	\$ 500,000.00
		<i>Direction from City Council at workshop 6/10/14</i>	

Agenda Item:

5A. Ordinance No. 2014-11 annexing an approximate 308 acre tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, M.K. and T.E.R.R. Survey No. 1861, Abstract No. 1242, and the J.D. Leavell Survey No. 1862, Abstract No. 1435, such annexation to occur on January 18, 2015; said property being adjacent to the corporate limits of the City of Kerrville, Texas, and consisting of a residential subdivision to be known as The Heights of Kerrville and located west of Harper Road (FM 783) and between its intersection with Holdsworth Drive and Interstate 10; describing the property, adopting a service plan, and establishing the zoning for the property to be annexed. (staff)

**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Annexation & Zoning Ordinance, 1st Ordinance Reading: - 1st ordinance reading concerning a voluntary annexation & zoning establishment of The Heights of Kerrville Subdivision, consisting of a 308.841 acre tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, M.K. & T.E. R.R. Survey No. 1861, Abstract No. 1242 and the J.D. Leavell Survey No. 1862, Abstract No. 1435, Kerr County, Texas.

FOR AGENDA OF: July 8, 2014 **DATE SUBMITTED:** June 27, 2014

SUBMITTED BY: Jason Lutz **CLEARANCES:** Dieter Werner

EXHIBITS: Location Map & Ordinance

AGENDA MAILED TO: Kerrville Heights, LLC, 2100 Ross Ave., Suite 2900, Dallas, Texas 75201

APPROVED FOR SUBMITTAL BY CITY MANAGER: 

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$ NA	\$ NA	\$ NA	NA

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

This is the 1st ordinance reading for the annexation and establishment of an R1 zoning district for The Heights of Kerrville subdivision.

The Heights of Kerrville is a 57 lot rural residential subdivision platted in 2009. All lots in the subdivision are greater than 5 acres and are approved for private septic systems. The subdivision is currently connected to and served by municipal water. All streets located in the subdivision are private streets with access easements for utilities and access for emergency services. The subdivision has been developed in accordance with the City of Kerrville's Subdivision Ordinance as a Rural Residential Subdivision.

This property is governed via a development agreement enacted in 2007(resolution # 034-2007). The property is to be developed and zoned as an R1 district upon annexation. The development agreement requires that the property begin the annexation process upon the submittal for the first building permit located in the subdivision. The owner has submitted 2 permits for the construction of single family homes. Once the annexation process is complete, the development agreement establishes that the effective date of annexation be 180 days after the 2nd and final ordinance reading.

The Local Government Code requires Council to hold two public hearings prior to the initiation of the annexation proceedings.

The following timeline will be followed to complete the annexation process:

June 10, 2014

Second public hearing on the requested annexation by the City Council.
(20 days prior to 1st ordinance reading)

July 8, 2014

First ordinance reading by the City Council.

July 22, 2014

Second and final ordinance reading by the City Council.

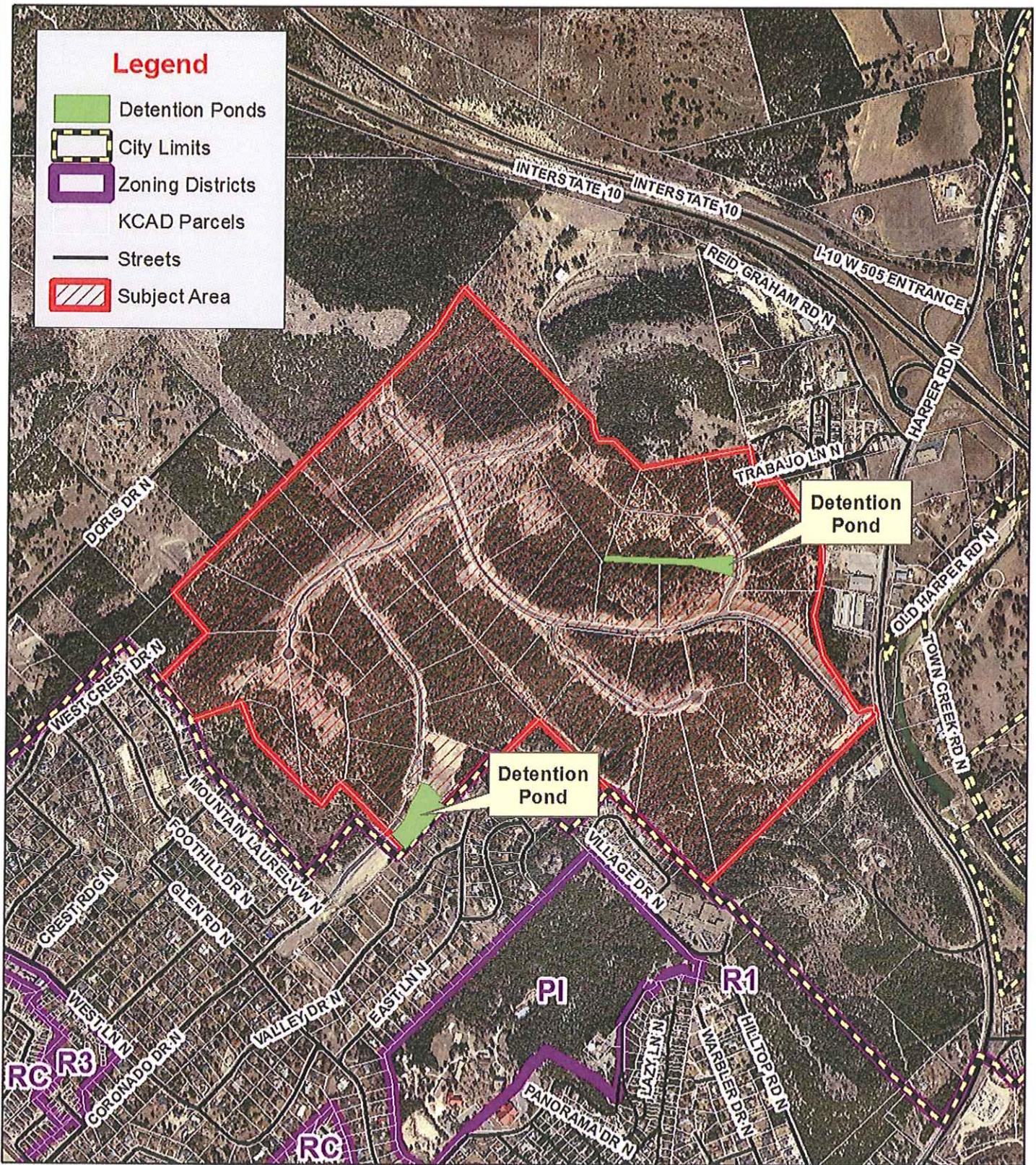
The Kerrville City Council held a public hearing on May 27, 2014 and several citizens had questions concerning the proposed development. The first issue raised by the public was concerning run-off. Two detention ponds were constructed and provided for the subdivision.

The second issue raised by the public was that of subdividing of property. While state law mandates that any subdivision of land be approved if it meets all requirements found in a municipality's subdivision ordinance, it should be noted that this would be highly unlikely. The existing water infrastructure was designed for a maximum of 60 connections in the subdivision. If a land owner would seek to subdivide their property it would be likely that substantial and costly improvements to the existing infrastructure would need to be completed and additional septic permits would be required, after a study is performed to determine if an additional building site would be permitted to install additional septic systems. These type of infrastructure upgrades tend to be cost-prohibitive, but it could be possible to subdivide property in this subdivision.

The Kerrville City Council held the 2nd required public hearing on June 10, 2014 and no citizens spoke on the issue.

RECOMMENDED ACTION

1. Approve the annexation and zoning of the subject area as outlined in the attached ordinance on the 1st reading.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

0 500 1,000 2,000 Feet

1 inch = 1,000 feet



**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2014-11**

AN ORDINANCE ANNEXING AN APPROXIMATE 308 ACRE TRACT OF LAND OUT OF THE FLORENTINE LARA SURVEY NO. 123, ABSTRACT NO. 225, M.K. AND T.E.R.R. SURVEY NO. 1861, ABSTRACT NO. 1242, AND THE J.D. LEAVELL SURVEY NO. 1862, ABSTRACT NO. 1435, SUCH ANNEXATION TO OCCUR ON JANUARY 18, 2015; SAID PROPERTY BEING ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF KERRVILLE, TEXAS, AND CONSISTING OF A RESIDENTIAL SUBDIVISION TO BE KNOWN AS THE HEIGHTS OF KERRVILLE AND LOCATED WEST OF HARPER ROAD (FM 783) AND BETWEEN ITS INTERSECTION WITH HOLDSWORTH DRIVE AND INTERSTATE 10; DESCRIBING THE PROPERTY, ADOPTING A SERVICE PLAN, AND ESTABLISHING THE ZONING FOR THE PROPERTY TO BE ANNEXED

WHEREAS, pursuant to the provisions of the *Annexation and Development Agreement by and between the City of Kerrville, Texas, and Phoenix Summit, Ltd.*, as adopted by Resolution No. 34-2007, and effective on or before March 7, 2007, and specifically, Section III of said agreement regarding annexation, the owner of the property described in Section One, below, has previously petitioned that the property be annexed into the corporate limits of the City of Kerrville, Texas; and

WHEREAS, having provided all required public notices, held all required public hearings at which people with an interest in the matter were provided an opportunity to be heard, and heard all of the arguments related to the petitions submitted, the City Council of the City of Kerrville, Texas, finds it to be in the public interest to approve an ordinance annexing the subject property, adopt a service plan as required by state law, and establish zoning regulations for the area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The property described and depicted in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property"), is hereby annexed and incorporated into the corporate limits of the City of Kerrville, Texas, for all legal purposes, said annexation to be effective on January 18, 2015.

SECTION TWO. The service plan regarding the provision of public services set forth in **Exhibit B**, attached hereto and incorporated herein by reference, is hereby adopted for the Property described in Section One, above, as required by Texas Local Government Code §43.056.

SECTION THREE. Upon the adoption of this Ordinance and the expiration of 180 days, said date being January 18, 2015, the Property described in Section One, above, shall be subject to the use and development regulations of an "R-1" Single Family Residential District.

PASSED AND APPROVED ON FIRST READING, this the ____ day of _____, A.D., 2014.

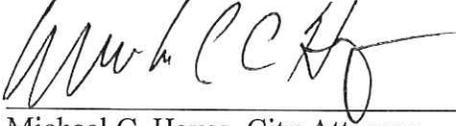
PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ day of _____, A.D., 2007.

Jack Pratt, Jr., Mayor

ATTEST:

Brenda G. Craig, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

Domingues & Assoc.

Professional Land Surveying
Subdivision Design

Re: description of 0.39 acres, Wenzel, Kerr County, Texas.

All that certain tract or parcel of land, lying and being situated in the County of Kerr; State of Texas; comprising 0.39 acre, more or less; out of original Survey No. 1861, M. K. & T. E. R. R., Abstract No. 1242; being adjacent to the northwest line of original Survey No. 123, Florentino Lara, Abstract No. 225, Patent by Lewis Nath, dated November 29, 1848; and subject tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at the north corner of that 460 acre tract which was conveyed from Mrs. Elizabeth Ann Marks and husband, Norman L. Marks, to Walter A. Wenzel, by deed dated 5th October, 1948, of record in Volume 85, page 107, of the Deed Records of Kerr County, Texas, which tract was previously conveyed from W. C. Pawcett, et. ux., to Elizabeth Ann Marks by deed of record in Volume 79, page 328, Deed Records of Kerr County, Texas, [deed 85/107- the north corner of Survey No. 123, at fence] being in a southwest line of that 61.38 acre tract which was conveyed from Elaine H. Byrd, to Charles P. Johnson & Marilyn Johnson, by deed of record in Volume 804, at page 238, of the Real Property Records of Kerr County, Texas, which tract is stated to be part of that 69.423 acre tract which was conveyed from C. V. Berryman, et.ux., to Elaine H. Byrd, by deed dated 9th July, 1970, of record in Volume 144, at page 498, of the Deed Records of Kerr County, Texas;

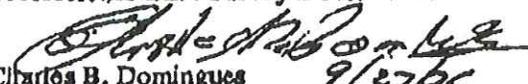
THENCE with the northwest line of said Wenzel tract recorded in Volume 85, page 107, being the approximate northwest line of said original Survey No. 123, an approximate southeast line of said original Survey No. 1861, not along a fence, a direction of S.44°47'43"W., for a distance of 388.44 feet to a fence corner post, a corner of that 162.99 acre tract which was conveyed from C. G. Abbott, et.ux, to Thomas W. Wren & wife Sylvia Wren, by deed dated 24th August 1962, of record in Volume 113, at page 214, of the Deed Records of Kerr County, Texas;

THENCE with a southeast line of said 162.99 acre Wren tract, along a fence line, a direction of N.31°50'39"E., for a distance of 342.15 feet [deed 113/214 calls for this line to be "with fence"] [deed 113/214- S.31°45'W. 123.7 varas (343.6')] to a fence corner post, and continuing a direction of N.39°43'26"E., for a distance of 55.70 feet [deed 113/214- S.43°00'W. 20 varas (55.6')] to a 1/2" iron stake at a fence corner post, found marking a corner of said 162.99 acre Wren tract, and the west corner of said 61.38 acre Johnson tract;

THENCE with the southwest line of said 61.38 acre Johnson tract, along a high new fence line, a direction of S.44°52'03"E., for a distance of 81.61 feet to the place of beginning.

Bearings based on Global Positioning System grid north observation.

Surveyed on the und and field notes prepared by, Charles B. Domingues, Registered Professional Land Surveyor No. 1713.


Charles B. Domingues

Registered Professional Land Surveyor No. 1713 Job No. 5709
Only those prints containing the raised seal should be considered official and rolled upon by the user.

Domingues & Assoc.

609 Sidney Baker - Kerrville, Tx. 78028 Tel. 830/896 6900 Fax 830/896 6901

cal 7007.72

Domingues & Assoc.

Professional Land Surveying
Subdivision Design

Re: description of 13.64 acres, Wenzel, Kerr County, Texas.

All that certain tract or parcel of land, lying and being situated in the County of Kerr; State of Texas; comprising 13.64 acres, more or less; being approximately 12.3 acres out of original Survey No. 123, Florentine Lara, Abstract No. 225, Patent by Lewis Nath, dated November 29, 1848; approximately 0.97 acre out of original Survey No. 1862, J. D. Leavell, Abstract No. 1435, Patent to S. R. Whitworth, dated October 17, 1904, Patent No. 64, Volume 26; and approximately 0.37 acre out of original Survey No. 1861, M. K. & T. E. R. R., Abstract No. 1242; and subject tract is part of that 14.01 acre tract which was conveyed from Elaine H. Byrd, to Charles P. Johnson and Marilyn Johnson, by Quitclaim Deed of record in Volume 804, at page 235, of the Real Property Records of Kerr County, Texas; and subject tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at a fence corner post, the northeast corner of said 14.01 acre Johnson tract, the most northerly northeast corner of that 129.7631 acre tract which was conveyed from Hazel Everton, to Walter A. Wenzel, by deed dated 5th October 1971, of record in Volume 152, at page 118, of the Deed Records of Kerr County, Texas, being the southeast corner of that 61.38 acre tract which was conveyed from Elaine H. Byrd, to Charles P. Johnson & Marilyn Johnson, by deed of record in Volume 804, at page 238, of the Real Property Records of Kerr County, Texas, [deed 804/238- fence corner in the northeast line of 69.423 acre tract] [deed 152/118- a fence corner in an old fence line in the Southwest Line of Survey No. 627, H. W. Johnson] said corner being in the west line of that 8.52 acre tract which was conveyed to Robert Nickel, by deed of record in Volume 470, at page 18, of the Real Property Records of Kerr County, Texas;

THENCE with an east line of said 14.01 acre Johnson tract, a direction of $S.15^{\circ}32'10''E.$, for a distance of 24.80 feet [QCD 804/235- $S.13^{\circ}44'E.$ 24.56'] to a 1/2" iron stake [QCD 804/235- iron stake set] found marking the southeast corner of said 14.01 acre Johnson tract;

THENCE with the south line of said 14.01 acre Johnson tract, a direction of $S.75^{\circ}04'13''W.$, passing a southwest line of said 129.7631 acre Wenzel tract, the northeast line of that 460 acre tract which was conveyed from Mrs. Elizabeth Ann Marks and husband, Norman L. Marks, to Walter A. Wenzel, by deed dated 5th October, 1948, of record in Volume 85, page 107, of the Deed Records of Kerr County, Texas, for a distance of 1120.70 feet [804/235- $S.75^{\circ}07'W.$ 1119.81'] to a 1/2" iron stake found pulled but rocks holding it up are still existing [QCD 804/235- iron stake set] marking the south or southwest corner of said 14.01 acre Johnson tract;

THENCE with the southwest line of said 14.01 acre Johnson tract, a direction of $N.45^{\circ}27'22''W.$, passing the northwest line of said 460 acre Wenzel tract, for a distance of 1790.30 feet [QCD 804/235 total- $N.45^{\circ}26'W.$ 1827.78'] to its intersection with a southeast line of that 162.99 acre tract which was conveyed from C. G. Abbott, et.ux, to Thomas W. Wren & wife Sylvia Wren, by deed dated 24th August 1962, of record in Volume 113, at page 214, of the Deed Records of Kerr County, Texas, being located a distance of 37.63 feet, a direction of $S.45^{\circ}27'22''E.$ from a 1/2" iron stake [QCD 804/235- iron stake set] found marking the west corner of said 14.01 acre Johnson tract;

THENCE with a southeast line of said 162.99 acre Wren tract, along a fence line, a direction of $N.31^{\circ}50'39''E.$, for a distance of 256.17 feet [deed 113/214 calls for this line to be "with fence"] [deed 113/214 total- $S.31^{\circ}45'W.$ 123.7 varas (343.6')] to a fence corner post, and continuing a direction of $N.39^{\circ}43'26''E.$, for a distance of 55.70 feet [deed 113/214- $S.43^{\circ}00'W.$ 20 varas (55.6')] to a 1/2" iron stake at a fence corner post, found marking a corner of said 162.99 acre Wren tract, the west corner of said 61.38 acre Johnson tract;

Page 2 of 2 - description of 13.64 acres, Wenzel, Kerr County, Texas.

THENCE with the southwest line of said 61.38 acre Johnson tract, a northeast line of said 14.01 acre Johnson tract, along a high new fence line, a direction of S.44°52'03"E., for a distance of 81.61 feet to the north corner of said Wenzel tract recorded in Volume 85, page 107, [deed 85/107- the north corner of Survey No. 123, at fence]

THENCE with the northeast line of said Wenzel tract recorded in Volume 85, page 107, the southwest line of said 61.38 acre Johnson tract, a northeast line of said 14.01 acre Johnson tract, along the occupied northeast line of said original Survey No. 123, a southwest line of said original Survey No. 1862, J. D. Leavell, along a high new fence line, a direction of S.44°52'37"E., for a distance of 1326.49 feet [deed 85/107 total- S.45°E. 950 varas (2639')] [deed 804/238- with fence, upon over and across 69.423 acres S.44°51'E. 1926.52'] to a fence corner post;

THENCE with a high new fence a direction of S.20°48'52"E., for a distance of 33.99 feet to a fence corner post, continuing a direction of S.10°28'49"E., for a distance of 94.87 feet to a fence corner post, continuing a direction of S.29°25'13"E., for a distance of 63.99 feet to a fence corner post, continuing a direction of N.88°30'57"E., for a distance of 104.21 feet to a fence corner post, and continuing a direction of S.59°50'05"E., for a distance of 34.25 feet to a fence corner post, in said northeast line of said Wenzel tract recorded in Volume 85, page 107, the southwest line of said 61.38 acre Johnson tract, a northeast line of said 14.01 acre Johnson tract;

THENCE with said northeast line of said Wenzel tract recorded in Volume 85, page 107, the southwest line of said 61.38 acre Johnson tract, a northeast line of said 14.01 acre Johnson tract, along a high new fence line, a direction of S.44°48'17"E., for a distance of 242.45 feet [deed 85/107 total- S.45°E. 950 varas (2639')] [deed 804/238- with fence, upon over and across 69.423 acres S.44°51'E. 1926.52'] to a fence corner post, the northwest corner of said 129.7631 acre Wenzel tract, [deed 152/118- to a fence corner] and the southwest corner of said 61.38 acre Johnson tract, [deed 804/238- corner post marked with an iron stake] and said corner is located a distance of 802.31 feet, a direction of N.45°35'42"W. [deed 152/118- with northeast line Survey No. 123- N.44°26'W. 792.35'], from a fence corner post, which appears to be the same corner stated in deed Volume 85, page 107, as being "the east corner of No. 123, at fence corner" and stated in deed Volume 152, page 118, "fence corner, the East Corner of Survey No. 123";

THENCE with the most northerly north line of said 129.7631 acre Wenzel tract, the south line of said 61.38 acre Johnson tract, a north line of said 14.01 acre Johnson tract, along a high new fence line, a direction of N.78°53'27"E., for a distance of 838.22 feet [deed 152/118- with fence line N.79°12'E. 841.50'] [deed 804/238- with fence, upon over and across 69.423 acres N.78°56'E. 837.71'] to the place of beginning.

Bearings based on Global Positioning System grid north observation.

Surveyed on the ground and field notes prepared by, Charles B. Domingues, Registered Professional Land Surveyor No. 1713.

Charles B. Domingues
Charles B. Domingues
Registered Professional Land Surveyor No. 1713

Job No. 5709

Only those prints containing the raised seal should be considered official and relied upon by the user.

Domingues & Assoc.

609 Sidney Baker - Kerrville, Tx. 78028 Tel. 830/896 6900 Fax 830/896 6901

Domingues & Assoc.

Professional Land Surveying
Subdivision Design

Re: description of 301.4 acres, Wenzel, Kerr County, Texas.

All that certain tract or parcel of land, lying and being situated in the County of Kerr; State of Texas; comprising 301.4 acres, more or less; being approximately 207.1 acres out of original Survey No. 123, Florantine Lara, Abstract No. 225, Patent by Lewis Nath, dated November 29, 1848; and approximately 94.3 acres out of original Survey No. 1862, J. D. Leavell, Abstract No. 1435, Patent to S. R. Whitworth, dated October 17, 1904, Patent No. 64, Volume 26; subject tract is part of that 460 acre tract which was conveyed from Mrs. Elizabeth Ann Marks and husband, Norman L. Marks, to Walter A. Wenzel, by deed dated 5th October, 1948, of record in Volume 85, page 107, of the Deed Records of Kerr County, Texas; which tract was previously conveyed from W. C. Fawcett, et. ux., to Elizabeth Ann Marks by deed of record in Volume 79, page 328, Deed Records of Kerr County, Texas; and being part of that 129.7631 acre tract which was conveyed from Hazel Evertson, to Walter A. Wenzel, by deed dated 5th October 1971, of record in Volume 152, at page 118, of the Deed Records of Kerr County, Texas; which tract is part of that 159 acre tract which was conveyed from E. C. Flak, to G. L. Richeson and C. V. Berryman, by deed dated April 29, 1942, of record in Volume 69, page 413, of the Deed Records of Kerr County, Texas; and subject tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at a 1/2" iron stake found marking the north corner of Lot No. 1, Block 6, of Village Glen, Section Two, according to plat recorded in Volume 6, at page 240, of the Plat Records of Kerr County, Texas, being in the northwest fence line of said Wenzel tract recorded in Volume 85, page 107, also being in the southeast fence line of that 8.0 acre tract which was conveyed to Robin L. Jones, being indicated as Tax ID R15604, being the approximate northwest line of said original Survey No. 123, the approximate southeast line of original Survey No. 124, Francisco Martinez, Abstract No. 247;

THENCE with the northwest fence line of said Wenzel tract recorded in Volume 85, page 107, the southeast fence line of said 8.0 acre Jones tract, and the southeast fence line of that 11.0 acre tract which was conveyed to Barbara Livengood, by deed of record in Volume 937, at page 336, of the Real Property Records of Kerr County, Texas, being the approximate northwest line of said original Survey No. 123, the approximate southeast line of said original Survey No. 124, along an old fence line, a direction of N.44°42'12"E., for a distance of 963.62 feet a 1/2" iron stake found marking the east corner of said 11.0 acre Livengood tract, for the south corner of that 12.3 acre tract which was conveyed to Thomas L. Terrell & Pamela A. Terrell, by deed, of record in Volume 829, at page 623, of the Real Property Records of Kerr County, Texas, and continuing with the northwest fence line of said Wenzel tract recorded in Volume 85, page 107, the southeast fence line of said 12.3 acre Terrell tract, a direction of N.44°50'33"E., for a distance of 729.55 feet [deed 829/623- with Wenzel S.45°12'W. with old fence 729.48'] to a 5/8" iron stake [deed 829/623- 5/8" iron stake set in old fence] found marking the east corner of said 12.3 acre Terrell tract, being in a southwest line of that 162.99 acre tract which was conveyed from C. G. Abbott, et. ux., to Thomas W. Wren & wife Sylvia Wren, by deed dated 24th August 1962, of record in Volume 113, at page 214, of the Deed Records of Kerr County, Texas, [deed 829/623- states that its east corner is 8.22 feet, N.60°18'W. from a fence corner post, called to be the occupied east corner of Survey No. 124];

THENCE with a south line of said 162.99 acre Wren tract, a direction of S.59°38'E., for a distance of 8.0 feet to a fence corner post, [Wren deed- to a fence corner the south corner Survey No. 1861 & east corner of Survey No. 124]

Page 2 of 6 - description of 301.4 acres, Wenzel, Kerr County, Texas.

THENCE continuing with the northwest line of said Wenzel tract recorded in Volume 85, page 107, a southeast line of said 162.99 acre Wren tract, being the approximate northwest line of said original Survey No. 123, an approximate southeast line of original Survey No. 1861, M. K. & T. B. R. R., Abstract No. 1242, being along an old fence line, a direction of $N.44^{\circ}47'43''E.$, for a distance of 1570.0 feet [deed 113/214- with fence $S.45^{\circ}W.$ 569.0 varas (1580.6')] [deed 85/107 total- $N.45^{\circ}E.$ 2473 varas] to a fence corner post, a corner of said 162.99 acre Wren tract,

THENCE continuing with the northwest line of said Wenzel tract recorded in Volume 85, page 107, being the approximate northwest line of said original Survey No. 123, an approximate southeast line of said original Survey No. 1861, not along a fence, the southeast line of a 0.39 acre tract part of said Survey No. 186, fenced into Wenzel property, a direction of $N.44^{\circ}47'43''E.$, for a distance of 388.44 feet to the north corner of said Wenzel tract recorded in Volume 85, page 107, [deed 85/107- to the north corner of Survey No. 123, at fence] being in a southwest line of that 61.38 acre tract which was conveyed from Blaine H. Byrd, to Charles P. Johnson & Marilyn Johnson, by deed of record in Volume 804, at page 238, of the Real Property Records of Kerr County, Texas, which tract is stated to be part of that 69.423 acre tract which was conveyed from C. V. Borryman, et ux., to Blaine H. Byrd, by deed dated 9th July, 1970, of record in Volume 144, at page 498, of the Deed Records of Kerr County, Texas, being located a distance of 81.61 feet, a direction of $S.44^{\circ}52'03''E.$, from a $1/2''$ iron stake at a fence corner post, found marking the west corner of said 61.38 acre Johnson tract, being a corner in said southeast line of said 162.99 acre Wren tract, and also being located a distance of 310.08 feet, a direction of $N.55^{\circ}22'E.$, from a $1/2''$ iron stake found marking the west corner of that 14.01 acre tract which was conveyed to Charles P. Johnson & Marilyn Johnson, by Quitclaim Deed of record in Volume 804, page 236, of the Real Property Records of Kerr County, Texas, which the surveyor of said Quitclaim Deed states the iron stake was set for the most westerly corner 69.423 acre tract, the common northwesterly corner Survey No. 123, and Survey No. 1862;

THENCE with the northeast line of said Wenzel tract recorded in Volume 85, page 107, the southwest line of said 61.38 acre Johnson tract, along the occupied northeast line of said original Survey No. 123, a southwest line of said original Survey No. 1862, J. D. Leavell, along a high new fence line, a direction of $S.44^{\circ}52'37''E.$, for a distance of 1326.49 feet [deed 85/107 total- $S.45^{\circ}E.$ 950 varas (2639')] [deed 804/238- with fence, upon over and across 69.423 acres $S.44^{\circ}51'E.$ 1926.52'] to a fence corner post;

THENCE with a high new fence a direction of $S.20^{\circ}48'52''E.$, for a distance of 33.99 feet to a fence corner post, continuing a direction of $S.10^{\circ}28'49''E.$, for a distance of 94.87 feet to a fence corner post, continuing a direction of $S.29^{\circ}25'13''E.$, for a distance of 63.99 feet to a fence corner post, continuing a direction of $N.88^{\circ}30'57''E.$, for a distance of 104.21 feet to a fence corner post, and continuing a direction of $S.59^{\circ}50'05''E.$, for a distance of 34.25 feet to a fence corner post, in said northeast line of said Wenzel tract recorded in Volume 85, page 107, the southwest line of said 61.38 acre Johnson tract;

THENCE with said northeast line of said Wenzel tract recorded in Volume 85, page 107, the southwest line of said 61.38 acre Johnson tract, along a high new fence line, a direction of $S.44^{\circ}48'17''E.$, for a distance of 242.45 feet [deed 85/107 total- $S.45^{\circ}E.$ 950 varas (2639')] [deed 804/238- with fence, upon over and across 69.423 acres $S.44^{\circ}51'E.$ 1926.52'] to a fence corner post, the northwest corner of said 129.7631 acre Wenzel tract, [deed 152/118- to a fence corner] and the southwest corner of said 61.38 acre Johnson tract, [deed 804/238- corner post marked with an iron stake] and said corner is located a distance of 802.31 feet, a direction of $N.45^{\circ}35'42''W.$ [deed 152/118- with northeast line Survey No. 123- $N.44^{\circ}26'W.$ 792.35'], from a fence corner post, which appears to be the same corner stated in deed Volume 85, page 107, as being "the east corner of No. 123, at fence corner" and stated in deed Volume 152, page 118, "fence corner, the East Corner of Survey No. 123" said property corner fence corner is also located a distance of 295.3 feet, a direction of $N.59^{\circ}13'E.$, from found stakes pulled but rocks holding it up are still existing, [which said Quitclaim Deed 804/236 states "to an iron stake set for the most southerly corner of 69.423 acre tract in the common line between Survey No. 1862, and Survey No. 123"]

Page 3 of 6 - description of 301.4 acres, Wenzel, Kerr County, Texas.

THENCE with the most northerly north line of said 129.7631 acre Wenzel tract, the south line of said 61.38 acre Johnson tract, along a high new fence line, a direction of $N.78^{\circ}53'27''E.$, for a distance of 838.22 feet [deed 152/118- with fence line $N.79^{\circ}12'E.$ 841.50'] [deed 804/238- with fence, upon over and across 69.423 acres $N.78^{\circ}56'E.$ 837.71'] [deed 69/413- $N.75^{\circ}E.$ 360 varas (1000')] to fence corner post, the most northerly northeast corner of said 129.7631 acre Wenzel the southeast corner of said 61.38 acre Johnson tract, [deed 804/238- fence corner in the northeast line of 69.423 acre tract] [deed 152/118- to a fence corner in an old fence line in the Southwest Line of Survey No. 627, H. W. Johnson] said corner being in the west line of that 8.52 acre tract which was conveyed to Robert Nickel, by deed of record in Volume 470, at page 18, of the Real Property Records of Kerr County, Texas, and being located a distance of 24.8 feet, a direction of $N.15^{\circ}32'W.$ from a $1/2''$ iron stake found [marking corner which said Quitclaim Deed 804/236 states "iron stake set for southeast corner of 69.423 acre tract"] (this corner appears to have been established by using the deed distance of 80 varas from the south corner of original Survey No. 627)

THENCE with an east line of said 129.7631 acre Wenzel tract, the west line of said 8.52 acre Nickel tract, along an old fence line, and along the west line of said original Survey No. 627, H. W. Johnson, Abstract No. 779, Patent to H. W. Johnson, dated April 4, 1881, a direction of $S.13^{\circ}43'48''E.$, for a distance of 274.56 feet [deed 152/118- $S.13^{\circ}30'E.$ 275.20] [deed 69/413- $N.15^{\circ}E.$ 90 varas] to a $1/2''$ iron stake [deed 152/118- south corner Survey No. 627 reentrant corner of Survey No. 1862] found marking a reentrant corner of said 129.7631 acre Wenzel tract, the south corner of said 8.52 acre Nickel tract;

THENCE with a north line of said 129.7631 acre Wenzel tract, a south line of said 8.52 acre Nickel tract, along an old fence line, and along the south line of said original Survey No. 627, H. W. Johnson, [deed 152/118- with line Survey 627] a direction of $N.75^{\circ}04'03''E.$, for a distance of 156.15 feet [deed 152/118- $N.75^{\circ}05'E.$ 155.93'] to a fence corner post marking a northeast corner of said 129.7631 acre Wenzel tract, being the northwest corner of that 5.391 acre & 1 acre tracts which were conveyed to Kerrville Bible Church, by deed of record in Volume 1275, at page 579, of the Real Property Records of Kerr County, Texas, which tract is part of that tract which was conveyed from E. C. Fisk, to Fritz Radeloff, by deed of record in Volume 67, at page 75, of the Deed Records of Kerr County, Texas;

THENCE with a northeast line of said 129.7631 acre Wenzel tract, the southwest line of said Kerrville Bible Church tract, the southwest line of said tract conveyed to Fritz Radeloff, along an old fence line, a direction of $S.36^{\circ}04'21''E.$, for a distance of 563.54 feet [deed 152/118- $S.35^{\circ}56'E.$ 565.80'] [deed 67/75- $N.35^{\circ}E.$ 210 varas] to a $1/2''$ iron stake found marking the southwest corner of said Kerrville Bible Church tract, and the southwest corner of said tract conveyed to Fritz Radeloff, for the northwest corner of that 3.71 acre tract which was conveyed to Kroneal, Inc., by deed of record in Volume 1394, at page 929, of the Real Property Records of Kerr County, Texas, which tract is part of that tract which was conveyed from E. C. Fisk to James T. West, by deed of record in Volume 81, at page 614, of the Deed Records of Kerr County, Texas;

Page 4 of 6 - description of 301.4 acres, Wenzel, Kerr County, Texas.

THENCE with an east line of said 129.7631 acre Wenzel tract, a west line of said 3.71 acre Kroncal tract, along a cable fence line, a direction of $S.9^{\circ}21'32''E.$, for a distance of 115.20 feet [deed 152/118- $S.7^{\circ}22'E.$ 93.60'] to a metal fence corner post marking corner, continuing a direction of $S.6^{\circ}10'55''E.$, for a distance of 72.96 feet [deed 152/118- $S.6^{\circ}47'E.$ 80.79'] to a metal fence corner post marking corner, continuing a direction of $S.1^{\circ}51'44''E.$, for a distance of 63.39 feet [deed 152/118- $S.3^{\circ}01'E.$ 76.18] [deed 81/614- $N.8^{\circ}55'W.$ 226.8'] to a metal fence corner post marking corner, continuing a direction of $S.13^{\circ}19'03''W.$, at a distance of 84.3 feet [deed 81/614- $N.13^{\circ}45'W.$ 105.5'] to a fence corner post the southwest corner of said 3.71 acre Kroncal tract, for the northwest corner of that tract which was conveyed from Robert Louis McShan, to Clarence Hunter McShan, by deed of record in Volume 174, at page 718, of the Deed Records of Kerr County, Texas, which was subsequently conveyed to Mrs. Josefa McShan, continuing with a west line of said McShan tract, along an old fence line, a total distance of 342.35 feet [deed 152/118- $S.14^{\circ}03'W.$ 334.21'] [deed 174/718- with existing old fence $S.12^{\circ}46'W.$ 252'] to a Cedar fence corner post marking corner, continuing a direction of $S.14^{\circ}41'04''E.$, for a distance of 317.47 feet [deed 152/118- $S.14^{\circ}19'E.$ 326.53'] [deed 174/718- $S.15^{\circ}38'E.$ 324.5'] to a 1/2" iron stake at a fence corner post, found marking corner, continuing a direction of $S.32^{\circ}48'04''E.$, for a distance of 106.50 feet [deed 174/718- with existing old fence $S.33^{\circ}45'E.$ 106.5'] to a 1/2" iron stake with cap marked Domingues 1713 set to mark corner, continuing not along fence which has been removed, a direction of $S.33^{\circ}11'04''E.$, for a distance of 181.00 feet [deed 152/118- $S.32^{\circ}31'E.$ 279.21'] [deed 174/718- with existing old fence $S.34^{\circ}08'E.$ 181'] to a 1/2" iron stake with cap marked Domingues 1713 set to mark corner, and continuing not along fence, a direction of $S.35^{\circ}19'04''E.$, for a distance of 200.00 feet [deed 152/118- $S.33^{\circ}22'E.$ 208.55'] [deed 174/718- with existing old fence $S.36^{\circ}16'E.$ 200'] to a 1/2" iron stake with cap marked Domingues 1713 set to mark the southwest corner of said McShan tract, being a reentrant corner of said 129.7631 acre Wenzel tract;

THENCE with a north line of said 129.7631 acre Wenzel tract, a south line of said McShan tract, not along a fence, a direction of $N.70^{\circ}37'00''E.$, for a distance of 74.46 feet [deed 152/118- $N.68^{\circ}12'E.$ 79.70'] [deed 174/718- continuing with existing old fence $N.69^{\circ}40'E.$ 80'] to a 1/2" iron stake with cap marked Domingues 1713 set to mark corner, and continuing a direction of $N.89^{\circ}03'00''E.$, at a distance of 30.6 feet to a 1" square steel stake found, which appears to be on the property line, continuing a total distance of 38.64 feet [deed 152/118- $N.85^{\circ}04'E.$ 31.38'] [deed 174/718 total - East 53.8'] to a 1/2" iron stake with cap marked Domingues 1713 set to mark where said south line of said McShan tract intersects a west line of 120 foot wide State F. M. Highway No. 783, Harper Road, being the west line of that 0.124 acre tract which was conveyed from B. D. Powell, to State of Texas, by deed of record in Volume 125, at page 638, of the Deed Records of Kerr County, Texas, said intersection is located 60 feet right and normal from engineers centerline station 210+85.9 [State right of way indicates 60' right from station 210+86.0] and located a distance of 1760.08 feet, a direction of $N.80^{\circ}02'30''E.$ from the radius point of the curve of said highway right of way;

THENCE with along the arc of said circular curve to the left (counter-clockwise), having a radius of 1970.08 feet, the long chord bears a direction of $S.10^{\circ}37'04''E.$, a distance of 45.34 feet, for a distance along said curve of 45.34 feet to the end of curve; [deed 152/118- $S.13^{\circ}47'E.$ 53.82'] to a 1/2" iron stake with cap marked Domingues 1713, in the bottom of a draw, set to mark an east corner of said 129.7631 acre Wenzel tract, the north corner of that 4.33 acre tract which was conveyed to Lorena & Tiffany Powell, by deed of record in Volume 857, at page 119, of the Real Property Records of Kerr County, Texas, the corner is located a distance of 56.45 feet, a direction of $N.12^{\circ}43'25''W.$, from a concrete right of way marker on said highway right of way line;

Page 5 of 6 - description of 301.4 acres, Wenzel, Kerr County, Texas.

THENCE with a southeast line of said 129.7631 acre Wenzel tract, the northwest line of said 4.33 acre Powell tract, a direction of S.44°54'42"W., for a distance of 968.43 feet [deed 152/118- S.45°12'W. 965.46'] [deed 857/119- N.43°52'E, 1006'] to a 1/2" iron stake found at a fence corner post, [deed 152/118- 1/2 iron stake at old stake] [deed 246/131- unmarked corner] marking a north corner of that 34.06 acre tract which was conveyed from Walton J. Wenzel, et.al., to Jack L. Reynolds, by deed of record in Volume 246, at page 131, of the Deed Records of Kerr County, Texas, which was subsequently conveyed to William R. Renfro, by deed recorded in Volume 945, page 230, of the Real Property Records of Kerr County, Texas;

THENCE with the northwest line of said 34.06 acre Renfro tract, along a recent fence line, a direction of S.45°09'16"W., for a distance of 846.60 feet [deed 246/131- upon, over & across 129.7631 acre tract N.45°12'E, 847.69'] a 1/2" iron stake with cap marked Domingues 1713 set at a fence corner post, [deed 246/131- unmarked corner] to mark the west corner of said 34.06 acre Renfro tract, the most easterly south corner of subject tract, being in a southwest line of said 129.7631 acre Wenzel tract, the northeast line of Hilltop Village Subdivision according to plat dated 22 May 1970, recorded in Volume 3, at page 54, of the Plat Records of Kerr County, Texas;

THENCE with a southwest line of said 129.7631 acre Wenzel tract, the northwest line of said Hilltop Village Subdivision, and northwest line of Hilltop Village Subdivision according to plat dated 18 March 1963, recorded in Volume 3, at page 31, of the Plat Records of Kerr County, Texas; partly along old fence and partly along chain link fence, a direction of N.45°26'37"W., for a distance of 1002.94 feet [deed 152/118 total- with old fence line - N.44°34'W, 1201.70'] [deed 69/413 total- N.45°W, 701 varas (1947')] to a chain link fence corner post, [deed 152/118 1/2" iron stake set at base fence corner] [deed 943/723- chain link fence corner in concrete] the north corner of said Hilltop Village Subdivision, and the surveyed and described east corner of that 7.3 acre tract which was conveyed to Copper Love, by deed of record in Volume 943, page 723, of the Real Property Records of Kerr County, Texas;

THENCE with the northeast line of said 7.3 acre Love tract, along the remains of an old fence line, a direction of N.46°04'56"W., for a distance of 739.90 feet [deed 152/118- with fence line- S.45°12'W. 22.40' to a 1/2" iron stake set at base of fence corner] and [deed 152/118- with new fence- N.44°31'W. 745.21'] [deed 943/723- along fence S.46°01'E, 740.00'] [deed 69/413 total- N.45°W, 701 varas (1947')] to a 1/2" iron stake found at a fence corner post, [deed 152/118- 1/2" iron stake at new and old fence line] [deed 943/723- 1/2" iron stake at a 3 way fence corner] marking the most westerly west corner of said 129.7631 acre Wenzel tract, for the north corner of said 7.3 acre Love tract, being in the southeast line of said Wenzel tract recorded in Volume 85, page 107, the approximate southeast line of said original Survey No. 123, the approximate northwest line of original Survey No. 295, Killer, Abstract No. 1996;

THENCE with a southeast line of said Wenzel tract recorded in Volume 85, page 107, the northwest line of said 7.3 acre Love tract, the approximate southeast line of said original Survey No. 123, the approximate northwest line of said original Survey No. 295, partly along old fence and partly along chain link fence, a direction of S.45°10'58"W., for a distance of 421.48 feet [deed 85/107 total - S.45°W, 743 varas (2064')] [deed 943/723- along fence N.45°11'E, 421.52'] to a fence corner post, [deed 943/723- 1/2" iron stake at 3 way fence corner] marking a corner of said Wenzel tract recorded in Volume 85, page 107, being the west corner of said 7.3 acre Love tract, and in the northeast line of Lot No. 36, of The Highlands according to plat dated May 15, 1949, recorded in Volume 2, at page 8, of the Plat Records of Kerr County, Texas;

THENCE with a southwest line of said Wenzel tract recorded in Volume 85, page 107, the northeast line of said Lot No. 36, of The Highlands, a direction of N.46°00'58"W., for a distance of 39.43 feet [deed 85/107- N.45°00'W. 18 varas] to a fence corner post, [deed 85/107- rock mound] marking a reentrant corner of said Wenzel tract recorded in Volume 85, page 107, for the north corner of said Lot No. 36, of The Highlands;

Page 6 of 6 - description of 301.4 acres, Wenzel, Kerr County, Texas.

THENCE with a southeast line of said Wenzel tract recorded in Volume 85, page 107, the northwest line of said Lot No. 36, and Lot No. 37, of The Highlands, along an old fence, a direction of S.45°08'32"W., for a distance of 353.06 feet to a 1/2" iron stake found marking the west corner of said Lot No. 37, being the north corner of a 50 foot wide strip between lots, marked roadway on said recorded plat of The Highlands, and continuing with said southeast line of said Wenzel tract recorded in Volumes 85, page 107, the north line said 50 foot wide strip, and north line of Lots No. 13 through No. 18, of said The Highlands, a direction of S.45°04'11"W., for a distance of 629.44 feet [deed 85/107 total- S.45°W. 2289 varas] to a 1/2" iron stake with cap marked Domingues 1713 set to mark the most westerly south corner of subject tract, located a distance of 8.4 feet, a direction of S.45°01'29"S. from a 1/2" iron stake found marking the east corner of that 25 acre tract which was conveyed from Erma M. Wenzel, Walton Jennings Wenzel, et.al, to Suzanne B. Hartman, by deed dated 16th December, 1996, of record in Volume 881, at page 261, of the Real Property Records of Kerr County, Texas;

THENCE with the northeast line of said 25 acre Hartman tract, a direction of N.45°01'29"W., for a distance of 1321.02 feet [deed 881/261- S.44°56'E. 1312.5'] to a 1/2" iron stake found marking corner, and continuing a direction of N.26°52'50"W., for a distance of 133.28 feet [deed 881/261- S.26°48'E. 133.3'] to a 1/2" iron stake found marking the northeast corner of said 25 acre Hartman tract, a reentrant corner of subject tract;

THENCE with the north line of said 25 acre Hartman tract, a direction of N.72°45'29"W., for a distance of 207.38 feet [deed 881/261- S.72°40'E. 207.4'] to a 1/2" iron stake found marking corner, and continuing a direction of S.70°09'26"W., for a distance of 456.98 feet [deed 881/261- N.70°15'E. 457.0'] to a 1/2" iron stake found marking the most westerly corner of said 25 acre Hartman tract, being in the northeast line of Lot No. 6, Block 7, of said Village Glen, Section Two;

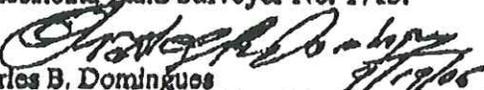
THENCE with the northeast line of said Lot No. 6, Block 7, the northeast line of Lots No. 1 through No. 5, of said Block 7, Village Glen, Section Two, a direction of N.19°50'34"W., for a distance of 60.00 feet [plat- S.19°45'E.] to a 1/2" iron stake found marking corner, and continuing a direction of N.39°30'34"W., for a distance of 548.90 feet [plat- S.39°25'E. 548.9'] to a 1/2" iron stake found marking the north corner of said Lot No. 1, Block 7, of Village Glen, Section Two, being in a southeast line of street Westcrest Drive of said Village Glen, Section Two;

THENCE with said southeast line of Westcrest Drive, a direction of N.44°31'24"E., for a distance of 16.17 feet [plat- S.44°37'W. 16.2'] to a 1/2" iron stake found marking an east corner of the end of said Westcrest Drive;

THENCE with the northeast line of or the end of said Westcrest Drive, a direction of N.45°38'34"W., for a distance of 60.00 feet [plat- S.45°33'E. 60.0'] to a 1/2" iron stake found marking the north corner of said Westcrest Drive, the east corner of said Lot No. 1, Block 6, of said Village Glen, Section Two, and continuing with the northeast line of said Lot No. 1, Block 6, a direction of N.45°38'34"W., for a distance of 128.70 feet [plat- S.45°33'E. 128.7'] to the place of beginning.

Bearings based on Global Positioning System grid north observation.

Surveyed on the ground and field notes prepared by, Charles B. Domingues, Professional Land Surveyor No. 1713.


Charles B. Domingues

Registered Professional Land Surveyor No. 1713 Job No. 5709

Only those prints containing the raised seal should be considered official and relied upon by the user.

609 Sidney Baker - Kerrville, Tx. 78028 Tel. 830/896 6900 Fax 830/896 6901

EXHIBIT B

ANNEXATION SERVICE PLAN

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Animal Control	The provisions of animal control services shall be in effect following annexation of the property on January 18, 2015	Immediately following annexation
Code Enforcement	The provisions of Code Enforcement services, including the application and enforcement of building, electrical, plumbing, zoning, and other related code requirements adopted by the City of Kerrville shall be made immediately to the area upon adoption of Ord. 2014-11, pursuant to the <i>Annexation and Development Agreement by and between the City of Kerrville, Tx., and Phoenix Summit, Ltd.</i>	Immediately following adoption of Ord. 2014-11
Fire Protection and Suppression	Fire protection and suppression personnel and equipment from the Kerrville Fire Department will be provided to the area as needed.	Immediately following annexation
Fire Prevention	The services of the City of Kerrville Fire Marshall shall be provided to the area.	Immediately following annexation.
Library	Residents of the area will be entitled to utilize the City's Library.	Immediately following annexation.
Parks and Recreation	The City's Parks and Recreation services will available to the residents.	Immediately following annexation
Police Protection	Police protection personnel and equipment shall be provided upon annexation.	Immediately following annexation

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Public Services - Street Department	The City will maintain public streets under its jurisdiction.	Immediately following annexation
Sanitation (Refuse Collection)	Refuse collection shall be available to residents of the annexed area at the same costs and procedures as required of City residents and businesses.	Immediately following annexation
Traffic Engineering	The City will install traffic control devices and street markers where it deems necessary and pursuant to law.	Immediately following annexation
Utilities (Water Distribution and Wastewater Collection)	Extension of utilities shall be in accordance with the City of Kerrville's Subdivision Ordinance and the <i>Annexation and Development Agreement by and between the City of Kerrville, Tx., and Phoenix Summit, Ltd.</i>	Subject to the provisions of the development agreement, as the property develops.

Agenda Item:

6A. Discussion regarding Appraisal Review Board hearing and the impact of the results on the taxpayers. (Kerr County Commissioner's Court)

TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS

SUBJECT OF REQUEST: Appraisal Review Board Hearing

AGENDA DATE: * 7/8/14

DATE SUBMITTED: * 7/3/14

REQUESTED/SUBMITTED BY: Judge Tom Pollard PHONE: (830) 792-2211

ORGANIZATION REPRESENTING: KERR COUNTY COMMISSIONERS COURT

MAILING ADDRESS: 700 MAIN ST., STE 101
KERRVILLE, TX 78028

EMAIL ADDRESS: TPOLLARD@CO.KERR.TX.US

EXHIBITS/INFORMATION: N/A

APPROVED FOR SUBMITTAL BY CITY MANAGER: *[Signature]*

WILL THIS ITEM REQUIRE CITY COUNCIL TO AUTHORIZE THE
EXPENDITURE OF CITY FUNDS? YES: NO: X

IF YES, STATE AMOUNT REQUESTED: \$ N/A

DESCRIPTION OF REQUEST

Discussion regarding Appraisal Review Board hearing and the impact of the results on the tax payers.

RECOMMENDED COUNCIL ACTION **

* The deadline for submission of items is 5:00 p.m. on the Wednesday preceding the city council meeting.

** If no action is requested, the citizens have the option of addressing the council under the "Visitors/ Citizens Forum" section of the agenda, which is open for anyone to speak on items not scheduled on the posted agenda.

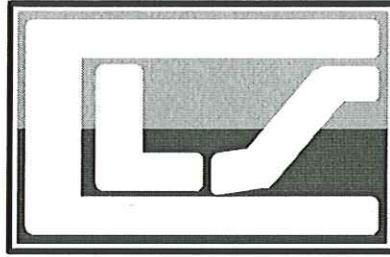
Agenda Item:

7A. Purchase of a closed circuit television pipeline inspection unit through the Houston-Galveston Area County Purchasing Cooperative in the amount of \$174,870.00. (staff)

local governments nationwide, by virtue of a public competitive process that consistently produces very favorable governmental pricing. Under the terms of this H-GAC contract, the City of Kerrville price for the pipeline inspection van is \$174,870. In accordance with the Purchasing Policy Manual Section 3 (E), city policy permits the City to participate in a cooperative purchasing program with another local government or a local cooperative organization. A city that makes purchases under such a program satisfies all state competitive bidding laws. Depending on expenditure levels, appropriate approvals are still required for this type of purchase. (see Ch. 271, Subch. F, TX. Local Gov't Code).

RECOMMENDED ACTION

Recommend approval of purchase.



CLS Equipment Co.

North Service Center
726 South Sherman Street
Richardson, Texas 75081
Office: 972-479-1335
Fax: 972-479-1336

South Service Center
15103 Mintz Lane
Houston, TX 77014
Office: 281-440-1881
Fax: 281-440-1879

Mr. Donovan Banta
City of Kerrville
Kerrville, TX

Mr. Banta:

CLS is pleased to provide pricing for a truck mounted pipeline video inspection system through the HGAC cooperative purchasing system. The chassis is a courtesy quote from Chastang Ford.

F-550 Gas, Chassis XL	\$32,587.00
CUES TV System,	\$142,283.00

Grand Total **\$174,870.00**

I have attached a list of equipment to be included. The reel upgrade will be completed by CLS Equipment in Houston and installed in the new truck. We are including two days of field training by CLS Equipment Company, Inc. in addition to the ESRI configuration assistance provided by CUES.

Please review the attached documents and if this meets with your approval, we will complete the HGAC forms and provide them to you.

Rich Stubbs
361-542-6060
rich@sewertools.com



June 03, 2014

Mr. Rich Stubbs
CLS Equipment
Houston, Texas

Re: The 2015 Ford F-550 Chassis XL

Dear Mr. Stubbs,

Attached are specs and HGAC pricing for Kerrville. Price includes the HGAC fee. They will need to have a Ford Govt fleet number to get this price.

Add \$7435 for the 6.7L Powerstroke diesel and 6-speed automatic.

Please feel free to call me if you have any questions. Thanks again for giving me the opportunity to earn your business.

Sincerely,

Ed Miller
Fleet & Commercial Sales
713-678-5007
emiller@chastangford.com

Prepared For: Mr. Rich Stubbs
Prepared By: Ed Miller
Dealership:



Vehicle Profile

2015 Ford F-550 Chassis

4x2 SD Regular Cab 201" WB DRW XL (F5G)

Powertrain

Triton 6.8L V-10 SOHC SMPI 30 valve engine * 175 amp alternator * 750 amp 78 amp hours (Ah) HD battery with run down protection * Transmission oil cooler * 5-speed electronic automatic transmission with overdrive, lock-up, driver selection * Rear-wheel drive * Limited slip differential, driveline traction control, power take-off provision * 4.88 axle ratio * Stainless steel exhaust

Steering and Suspension

Hydraulic power-assist re-circulating ball steering * 4-wheel disc brakes with front and rear vented discs * Firm ride suspension * Mono-beam non-independent front suspension * Front anti-roll bar * Front coil springs * HD front shocks * Rigid rear axle * Rear leaf suspension * Rear anti-roll bar * HD rear leaf springs * HD rear shocks * Front and rear 19.5" x 6.00" argent steel wheels * LT225/70SR19.5 BSW AS front and rear tires * Frame mounted mounted full-size steel spare wheel

Safety

4-wheel anti-lock braking system * Dual airbags, passenger side front-impact cancellable airbag, seat mounted driver and passenger side-impact airbags, curtain 1st row overhead airbag * Front height adjustable seatbelts

Comfort and Convenience

Air conditioning * AM/FM stereo, clock, seek-scan, 2 speakers, fixed antenna * 2 12V DC power outlets * Analog instrumentation display includes tachometer, oil pressure gauge, engine temperature gauge, transmission fluid temp gauge, engine hour meter, exterior temp, systems monitor, trip odometer * Warning indicators include oil pressure, engine temperature, battery, lights on, key, low fuel, door ajar, service interval, brake fluid * Steering wheel with tilt and telescopic adjustment * Manual front windows with light tint * Variable intermittent front windshield wipers * Passenger side vanity mirror * Day-night rearview mirror * Interior lights include dome light with fade, front reading lights * Glove box, front cupholder, instrument panel bin, dashboard storage * Upfitter switches

Seating and Interior

Seating capacity of 3 * 40-20-40 split-bench front seat with adjustable head restraints, center armrest with storage * 4-way adjustable driver seat includes lumbar support * 4-way adjustable passenger seat * Vinyl faced front seats with vinyl back material * Full cloth headliner, full vinyl/rubber floor covering, urethane gear shift knob, chrome interior accents

Exterior Features

Side impact beams, front license plate bracket, fully galvanized steel body material * Black fender flares * Black side window moldings, black front windshield molding * Black door handles * Black grille * 2 doors * Trailer harness * Driver and passenger manual black folding manual extendable trailer outside mirrors * Front black bumper with front tow hooks * Aero-composite halogen headlamps * Additional exterior lights include cab clearance lights, underhood light * Clearcoat monotone paint

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05207968 5/1/2014

Vehicle Profile Continued

Prepared For: Mr. Rich Stubbs
Prepared By: Ed Miller
Dealership:

Warranty

Basic	36 month/36,000 miles	Powertrain	60 month/60,000 miles
Corrosion Perforation	60 month/unlimited mileage	Roadside Assistance	60 month/60,000 miles

Dimensions and Capacities

Output	362 hp @ 4,750 rpm	Torque	457 lb.-ft. @ 3,250 rpm
1st gear ratio	3.110	2nd gear ratio	2.220
3rd gear ratio	1.550	4th gear ratio	1.000
5th gear ratio	0.710	Reverse gear ratio	2.880
Curb weight	7,211 lbs.	GVWR	19,500 lbs.
Front	6,500 lbs.	Rear GAWR	14,706 lbs.
Payload	12,410 lbs.	Front curb weight	4,028 lbs.
Rear curb weight	3,183 lbs.	Front axle capacity	7,000 lbs.
Rear axle capacity	14,706 lbs.	Front spring rating	6,500 lbs.
Rear spring rating	15,000 lbs.	Front tire/wheel capacity	7,500 lbs.
Rear tire/wheel capacity	15,000 lbs.	Towing capacity	16,000 lbs.
5th-wheel towing capacity	17,900 lbs.	Front legroom	41.1 "
Front headroom	40.7 "	Front hiproom	67.6 "
Front shoulder room	68.0 "	Passenger area volume	65.9 cu.ft.
Length	286.5 "	Body width	93.9 "
Body height	80.9 "	Wheelbase	201.0 "
Cab to axle	120.0 "	Axle to end of frame	47.6 "
Front track	74.8 "	Rear track	74.0 "
Turning radius	29.0 '	Fuel tank	40.0 gal.
Rear frame height loaded	28.0 "	Rear frame height unloaded	33.2 "

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Prepared For: Mr. Rich Stubbs
 Prepared By: Ed Miller
 Dealership:



Selected Options

2015 Ford F-550 Chassis

4x2 SD Regular Cab 201" WB DRW XL (F5G)

Vehicle Snapshot	Engine: 6.8L 3-Valve SOHC EFI NA V10 Transmission: TorqShift 5-Speed Automatic Rear Axle Ratio: Limited Slip w/4.88 GVWR: 19,500 lb Payload Plus Upgrade Package
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Code	Description	Class
F5G	Base Vehicle Price (F5G)	STD
Packages		
660A	Order Code 660A <i>(99Y) Engine: 6.8L 3-Valve SOHC EFI NA V10; (44T) Transmission: TorqShift 5-Speed Automatic; (X48) 4.88 Axle Ratio; (STDGV) GVWR: 18,000 lbs Payload Package; (TFB) Tires: 225/70Rx19.5G BSW AS (6); (64Z) Wheels: 19.5" Argent Painted Steel (6); (A) HD Vinyl 40/20/40 Split Bench Seat : Includes driver side manual lumbar support, center armrest, cupholder and storage.; (587) Radio: AM/FM Stereo w/Digital Clock : Includes 2 speakers.</i>	OPT
Powertrain		
99Y	Engine: 6.8L 3-Valve SOHC EFI NA V10 <i>Torque: 457 ft.lbs. @ 3250 rpm.</i>	INC
44T	Transmission: TorqShift 5-Speed Automatic	INC
X8L	Limited Slip w/4.88 Axle Ratio	OPT
68M	GVWR: 19,500 lb Payload Plus Upgrade Package <i>Includes upgraded frame, upgraded springs and low deflection/high capacity. Increases max RGAWR to 14, 706. NOTE: See Order Guide Supplemental Reference for further details on GVWR.</i>	OPT
Wheels & Tires		
TFB	Tires: 225/70Rx19.5G BSW AS (6)	INC
64Z	Wheels: 19.5" Argent Painted Steel (6)	INC
512	Spare Tire & Wheel <i>(61J) 6-Ton Hydraulic Jack. Excludes carrier. REQUIRED in Rhode Island.</i>	OPT

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05207968 5/1/2014

Selected Options Continued

Prepared For: Mr. Rich Stubbs
Prepared By: Ed Miller
Dealership:

Code	Description	Class
Seats & Seat Trim		
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes driver side manual lumbar support, center armrest, cupholder and storage.</i>	INC
Other Options		
PAINT	Monotone Paint Application	STD
201WB	201" Wheelbase/120" Cab to Axle	STD
61J	6-Ton Hydraulic Jack <i>REQUIRED in Rhode Island.</i>	INC
62R	Transmission Power Take-Off Provision	OPT
587	Radio: AM/FM Stereo w/Digital Clock <i>Includes 2 speakers.</i>	INC
Interior Colors For : Primary w/XL (regs)		
AS	Steel	OPT
Primary Colors For : Primary w/XL (regs)		
Z1	Oxford White	OPT
Accessories and Aftermarket Options		
30 DEL	30 DAYS FLOOR PLAN FROM TIME OF DELIVERY	
HGAC2	HGAC FEE	
120	120 DAYS FLOOR PLAN	

Vehicle Subtotal

Destination

Vehicle Subtotal (including Destination)

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Prepared For: Mr. Rich Stubbs
Prepared By: Ed Miller
Dealership:



Quotation

2015 Ford F-550 Chassis

4x2 SD Regular Cab 201" WB DRW XL (F5G)

	MSRP
Base Vehicle Price	37,005.00
Factory Options	2,145.00
Accessories & Other Items	1,770.00
<u>Destination</u>	<u>1,195.00</u>
Vehicle Total	42,115.00
Pre-Tax Adjustments	
<u>DEALER DISCOUNT AND CONCESSION</u>	<u>-9,528.00</u>
Total Pre-Tax Adjustments	-9,528.00
Grand Total	32,587.00

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Prepared For: Mr. Rich Stubbs
Prepared By: Ed Miller
Dealership:



Warranty

2015 Ford F-550 Chassis

4x2 SD Regular Cab 201" WB DRW XL (F5G)

Description	Months/Distance
Basic	36 month/36,000 miles
Powertrain	60 month/60,000 miles
Corrosion Perforation	60 month/unlimited mileage
Roadside Assistance	60 month/60,000 miles

Prices and content availability as shown, are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information. Reference CT05207968 5/1/2014

Specifications For: Kerrville, TX

Equipment to be supplied: MULTI CONDUCTOR CCTV INSPECTION SYSTEM

Component List:

" Each camera, camera transporter, and external light head to be supplied on this specification must be labeled and listed as a minimum by a Nationally Recognized Testing Laboratory (NRTL) to the applicable Standard for Safety for Closed Circuit Television Equipment, UL 2044, 2nd edition, 11/9/01. A listing report must be supplied that certifies the aforementioned equipment is acceptable as defined by 29 CFR 1910.339 and required by 29 CFR 1910.303(a). Self certification or certification by a laboratory that is not an NRTL will be deemed unacceptable. NRTL labeled and listed equipment shall be supplied as required by the FEDOSHA memorandum, dated September 25, 2005, page 3, Section on Compliance, prepared by John L Henshaw, Assistant Secretary of Occupational Safety and Health."

- 1 **FORD F-550 GAS 19500 GVWR [CUSTOMER SUPPLIED]**
- 1 **16' CARGO BOX**
 - 1 2" X 6" Dense Pine Flooring
 - 1 LED Light Package Includes Body Clearance and Stop / Tail / Turn
 - 1 Full Width Barn Doors with CAM (Pipe) Locks on Each Door
 - 2 Laminated Steel Lock
 - 1 Kemlite Covering on Inside Rear Doors
 - 1 Back up Alarm
- 1 **SAFE ENTRY/EXIT BUMPER**
 - 1 Three (3) Steps Evenly Spaced
 - 1 Bottom Steps Fold Up for Ground Clearance
 - 1 One (1) Fold - Away Safety Grab Handles
- 1 **TRANSPORTER/CAMERA LOCKABLE STORAGE COMPARTMENT WITH NOTCH IN REAR DOOR THRESHOLD OF BODY FOR TV CABLE TO PASS THROUGH TO TRANSPORTER STORAGE DRAWER**
 - 1 Lockable Storage Compartment for Camera and Transporter
 - 1 Sliding Drawer
 - 1 Notch in rear door threshold of body for TV cable to pass through to transporter storage drawer
- 1 **KICKPLATE 2 DRAWER ALUMINUM STORAGE**
- 1 **FLOOR MOUNTED PEDESTAL CRANE**
- 1 **BULKHEAD WALL BETWEEN CAB AND CONTROL ROOM**
 - 1 Door
- 1 **TV HIGH CUBE VAN EXTERIOR LIGHTING & CONTROL ROOM - EVO 3.0 TO INCLUDE:**
 - 2 Amber LED Strobe Warning Beacons
 - 2 Adjustable LED Floodlights Rear of Vehicle Area Illumination
 - Control Room Interior:
 - 1 Lonseal Lonplate Flooring
 - 1 Kemlite Wall & Ceiling Covering
 - 1 Bulkhead Wall with Passage Door from Control Room to Equipment Room
 - 1 Tinted Viewing Window in Bulkhead Wall
 - 1 Tinted Viewing Window in Bulkhead Door
 - 1 Above Desk Control Console with Rack Mount for Electronic Equipment
 - 1 Desktop / Work Area
 - 1 12V High Intensity LED Light Fixture
 - 2 Electrical Outlet with Dual Receptacles
 - 1 Fire Extinguisher with Bracket, 10BC Rating

Specifications For: Kerrville, TX

- 1 Operators Chair, Swivel with Casters
- 1 Breaker Box Storage Area with Locking Positive Latch
- 1 Battery Powered Carbon Monoxide Alarm

- 1 **ROOF TOP AIR CONDITIONER, 13,500 BTU WITH HEAT STRIP**
- 1 **CURBSIDE DOOR WITH FOLD-DOWN STEPS**
- 1 **STORAGE CABINET UNDER CONTROL ROOM DESKTOP**
- 1 **BENCH SEAT IN CONTROL ROOM**
- 1 **TV HI-CUBE VAN EQUIPMENT ROOM INTERIOR - EVO 3.0 TO INCLUDE:**
 - 1 Lonseal Lonplate Flooring
 - 1 Kemlite Wall & Ceiling Covering
 - 1 Electrical Outlet with Dual Receptacles
 - 1 12V High Intensity LED Light Fixture
 - 1 15 Minute Courtesy Timer Located at Rear Door Area for 12V LED Interior Lights
- 1 **20-GALLON WASHDOWN SYSTEM TO INCLUDE:**
 - 1 20-Gallon Fresh Water Tank
 - 1 Electric Water Pump
 - 1 Retractable Hose Reel with 25' Water Hose and Nozzle
- 1 **UPPER AND LOWER STORAGE CABINET IN EQUIPMENT ROOM**
 - 1 Lower Storage Cabinet / Work Top with Sink and Faucet
 - 1 Upper Wall Mounted Storage Cabinet
- 1 **ADDITIONAL LIGHT AND OUTLET**
 - 1 Fluorescent Light and Fixture Mounted Above Work Top
 - 1 Dual Receptacle Outlet above Work Top
- 1 **24" REAR FLAT SCREEN MONITOR MOUNTED IN BULKHEAD WALL**
 - 1 Flat Screen Monitor
 - 1 Cable Assembly - Video Monitor to Monitor in Control Room
 - 1 Electrical Outlet
- 1 **7000 WATT GAS ONAN GENERATOR**
 - 1 120 Volt 60 HZ 7000 Watt EFI (Electronic Fuel injection) Commercial Grade Generator
 - 1 Gasoline Powered
 - 1 Electric Start
 - 1 Air Cooled
 - 1 Generator Remote Start/Stop Cable assembly
- 1 **GENERATOR COMPARTMENT [UNDER CHASSIS MOUNT]**
 - 1 Generator Storage Compartment with Lockable External Access Door
 - 1 Commercial Power Supply Receptacle, 25' Cord, and Plug
 - 1 Electrical Supply Center with Circuit Breaker Box
 - 1 Commercial power and Generator Power Connectors
 - 1 Automatic Power Transfer Switch
- 1 **SYSTEM ENGINEERING PANEL, FOR POWER INFORMATION AND GENERATOR FUNCTIONS, RACK MOUNTED, TO INCLUDE:**
 - 1 Four Function AC Power Meter displaying Critical Power Information including:
 - 1 Voltage
 - 1 Hertz
 - 1 Amperage
 - 1 Active Power (Watts)
 - 1 Front panel Selector Switch for two modes of operation:

Specifications For: Kerrville, TX

- 1 Fixed reading
- 1 Continuous Auto-cycling
- 1 Generator Battery Meter to Display Starting and Charging Voltage
- 1 Generator Hour Meter
- 1 Generator Remote Start/Stop Control Switch
- 1 On/Off Switch for Emergency Warning beacons (Switch to Illuminate When On)

- 1 **RETRO KIT FOR REEL CONTROLLER**
- 1 **AUTO PAYOUT RETROFIT KIT [GOLD]**
- 1 **PICK UP REEL FOR RETRO**
- 1 **8" STEEL 10/12 GRIT WHEEL KIT**
- 1 **10" - 15" STEEL 10/12 GRIT WHEEL KIT**
- 2 **19" (MINIMUM) FLATSCREEN COLOR INDUSTRIAL TV MONITOR NTSC / PAL COLOR STANDARDS**
- 1 **PCU ASSEMBLY [RACK MOUNT]**
- 1 **CCU ASSEMBLY [RACK MOUNT]**
 - 1 Alpha Numeric Information Display, with Multi Paging and Defect Coding
 - 1 Remote "QWERTY" Keyboard for Data Entry
 - 1 On Screen Footage Display
 - 1 WRC and PACP Codes

- 1 **TEST CABLE**

- 1 **WIRED & WIRELESS USB CONTROLLER**
 - 1 Joystick Control for Pan and Tilt Zoom Camera to Include:
 - 1 360 Degree Rotate
 - 1 330 Degree Optical Pan
 - 1 Joystick Control for All Steering Functions & Forward / Reverse Directions for Transporter
 - 1 Camera Lift Control for Optional Electronic Camera Lift
 - 1 All Other Controls for Camera to Include:
 - 1 Camera Iris and Focus Override & Zoom
 - 1 Camera Lights & Shutter Control for Light Enhancement
 - 1 Camera Diagnostics & Auto Home
 - 1 Cruise Control to Set Speed of the Transporter for Hands off Operation
 - 1 All Reel Controls to Include: Retrieve, Release, and Variable Speed

- 1 **8.7" MINI KEYBOARD**

- 1 **COMPUTER ONLY [NO Granite XP SOFTWARE] TO INLCUDE (MINIMUM):**
 - 1 Motherboard with 1155 Socket and Intel Z87 Chipset
 - 1 Intel Core i7-4770K Has well 3.5 GHz Quad-Core Processor
 - 1 8GB (2x4GB) 240-pin of DDR3 1600 SDRAM
 - 2 LAN, On Board Network Connections, 10 / 100 / 1000 Mbps
 - 6 USB 2.0 Ports (4 on Rear, 2 on Front)
 - 6 USB 3.0 Ports (6 on Rear)
 - 2 RS232 Serial Com Ports
 - 1 Bluetooth v4.0 / v3.0 + HS
 - 1 WiFi IEEE 802.11 a/b/g/n
 - 1 On Board Sound
 - 1 DVD +/- RW DVD Burner 20x / CD - RW 40x Internal
 - 1 1 TB (7,200 RPM) SATA Hard Drive
 - 1 120 GB Solid State Drive, SATA3
 - 1 400 Watt 1UEPS 80 PLUS Server ATX Power Supply

Specifications For: Kerrville, TX

- 1 USB Video Capture Device for MPEG 1 / 2 / 4 / WMV
 - 1 1GB 64-bit DDR3 PCI Express Video Card
 - 1 Industrial Hardened Case Slim 2U Design for 19" Rack
 - 1 Windows 7 Professional 64-bit Operating System
- 1 REINSTATEMENT FOR GRANITE XP SOFTWARE**
- 1 ENHANCED SUPPORT PLAN FOR GRANITE XP SOFTWARE**
- 1 ESRI GIS MODULE SOFTWARE WITH ARCGIS RUNTIME ENGINE**
- 1 ESRI Module
 - 1 ARC Runtime Engine
 - 1 Data GIS Systems Remote Online Implementation Assistance GXP
- 1 UPS TO INCLUDE THE FOLLOWING:**
- 1 Input 120-Volt / Output 120-Volt
 - 1 Cord Management Straps
- 1 TEST CABLE**
- 1 MANHOLE TOPROLLER ASSEMBLY, TV ONLY**
- 1 MANHOLE ADAPTER CLAW HOOK**
- 6 RETRIEVAL/DOWNHOLE POLE ASSEMBLY**
- 1 INVERT ROLLER ASSEMBLY**
- 1 RETRIEVAL HOOK**
- 1 MULTI CONDUCTOR TV ONLY TOOL KIT**
- 1 Milliamp meter Tool
 - 1 Electrical Tape
 - 1 Needle Nose Pliers
 - 1 Six-In-One Screwdriver
 - 1 6" Adjustable Wrench
 - 1 Anti Seize Grease
 - 1 9-Piece Allen Wrench kit
 - 1 Solder Iron Kit
 - 1 Industrial Pliers
 - 1 5/32 T-Handle Hex Wrench
 - 1 Multi Conductor TV Only Operation Manual
 - 1 Parts Catalog
 - 1 Cable Repair Kit DVD
 - 1 TV Only Training DVD
- 1 TRUCK DELIVERY-TEXAS**

Agenda Item:

8A. Appointment to the main street advisory board. (staff)

**BUSINESS OF THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Appointment to the Main Street Advisory Board

FOR AGENDA OF: July 8, 2014 **DATE SUBMITTED:** July 2, 2014

SUBMITTED BY: Brenda Craig *BC* **CLEARANCES:**
City Secretary

EXHIBITS: Board List

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *W*

SUMMARY STATEMENT

Consider appointment to the following board:

Main Street Advisory Board: One term due to expire June 30, 2016.

RECOMMENDED ACTION

Consider appointment.

MAIN STREET ADVISORY BOARD

	<u>Telephone</u>	<u>Orig. Appt.</u>	<u>Re-Appt. Date</u>	<u>Exp. Date</u>
FRANKLIN, MINDI Chairperson 118 Methodist Encampment	830-928-9357 (H) 792-6200 (W)	07-23-13		06-30-16
BOLTON, SCOTT Vice-Chairperson 1207 Virginia Dr.	792-7089 (H) 896-0098 (W) 832-978-3949 (C)	07-23-13		06-30-17
COBBS, STAN 521 Guadalupe St. #1202	895-8771 (O) 257-4236 (H) 459-5831 (C)	01-24-12	01-28-14	06-30-16
EDWARDS, TAMI 134 Kodiak Trail	367-2012 (H) 210-827-9938 (C)	01-28-14		06-30-17
MARTIN, DAVID 1717 Foothills Dr.	895-1313 (O) 895-1857 (H) 830-459-9747 (C)	05-08-12	01-28-14	06-30-17
RECTOR, WILLIAM 705 Water Street	257-3348 (H) 896-6622 (W) 739-2519 (C)	08-13-13	01-28-14	06-30-17
VACANT				06-30-16
COUNCIL LIAISON:				
Gene Allen 2106 Vista Ridge Dr. 1221 Junction Hwy	895-5111 (O) 792-4651 (H)			
CITY STAFF:				
Ashlea Boyle Special Projects Manager	258-1153			

Powers and Duties: To encourage participation in the Main Street Revitalization Program; to establish goals and priorities for the Main Street Program; to review design appropriateness for the purpose of participation in the main street low-interest loan program and incentive grant projects; and to advise and support the main street program manager.

Term of Office: Two years with a maximum of two full successive terms (Bylaws)

Quorum: Four members
Number of Members: Seven
Absences: Any member who misses 25% of the regular meetings or three consecutive regular meetings may be replaced by City Council.
Meeting Time & Place: Fourth Thursday at 3:30 p.m., City Hall, 701 Main Street
Established by: Resolution No. 12-2014
Resolution No. 1994-133(Repealed 5-27-14)
Revised: July 2, 2014