

CITY COUNCIL MINUTES  
SPECIAL MEETING

KERRVILLE, TEXAS  
DECEMBER 9, 2010

On December 9, 2010, the Kerrville City Council meeting was called to order by Mayor Wampler at 11:00 a.m. in the city hall council chambers, 800 Junction Highway.

MEMBERS PRESENT:

David Wampler	Mayor
R. Bruce Motheral	Mayor Pro Tem
T. Scott Gross	Councilmember
Stacie Keeble	Councilmember

MEMBER ABSENT:

Gene Allen	Councilmember
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STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Assistant City Manager
Brenda G. Craig	City Secretary
Travis Cochrane	Director of Information Technology
Mindy Wendele	Director of Business Programs
Mike Erwin	Director of Finance
Robert Ojeda	Fire Chief
Kevin Coleman	Director of Development Services
Kim Meismer	Director of General Operations

VISITORS PRESENT: List on file in city secretary's office.

**PRESENTATION BY THE CAILLOUX FOUNDATION REGARDING THE GIFT OF LAND TO THE CITY OF KERRVILLE (FORMER PETERSON HOSPITAL SITE IN THE 700 BLOCK OF WATER STREET)**

Ben Modisett, assistant executive director of the Cailloux Foundation, proposed to gift the City of Kerrville land on the southeast corner of Main Street and Sidney Baker for construction of a new city hall, and two existing areas inside the parking garage and on Clay Street for an additional 7,000 sq. ft. of usable office space; further, to make available the parking garage to the city and the public for use downtown. The Cailloux Foundation would be responsible for renovation of the crosswalk, construction of a clock tower, and design the remaining area of the common grounds for green space. The drawings provided by Mr. Modisett depicted a pathway from Main Street to Water Street and a parking lot for city hall on the south side. The Cailloux Foundation would retain ownership of the green space area for public use. The value of the gift to the city and the community was estimated at \$4.3 million. He also noted the offer was not contingent upon a deadline for construction completion; however, the city should move forward in a timely fashion.

The council expressed appreciation to the Cailloux Foundation for their support of the City of Kerrville through the generous gift; however, the city should study its options and funding availability to ensure that construction funding would be manageable. The generosity of the Cailloux Foundation created a situation whereby the city would not have to purchase land for a new city hall, thereby freeing up funds for infrastructure projects. The current city hall facility was inadequate and the city was looking at having to invest in major renovations. The opportunity to locate city hall in the downtown area would provide an anchor to downtown and bring more potential customers to downtown retail businesses. There had been concerns raised by the public that by the city moving to that location, would keep the property off the tax roll; however, the current city hall property would be sold and would thereby be placed on the tax roll.

The following persons spoke:

- Lyndia Rector discussed the general run down condition of some buildings in the downtown area in the past and noted the renovations and improvements happening now; relocating the city hall downtown would help solidify current momentum. Downtown is the heart of the community, and she encouraged the city to have an active presence in downtown.
- Ed Hamilton, owner of the Schreiner One Center, endorsed this opportunity for the city. He noted six studies had been done and all stated that city hall should be located downtown. He stated that the existing city hall did not cost the city anything because it was given to the city by LCRA. The property had value and could be sold to help pay for the new city hall.

#### **EXECUTIVE SESSION:**

Mr. Motheral moved for the city council to go into executive closed session under Sections 551.072 (deliberation regarding real property), and 551.073 (deliberation regarding gifts), of the Texas Government Code; the motion was seconded by Mr. Gross and passed 4-0 to discuss the following matter:

#### **Sections 551.071, 551.072 and 551.073:**

- Discuss the purchase, exchange, lease, sale, or value of real property for use as a city facility, the public discussion of which would not be in the best interests of the city's bargaining position with third parties.

At 11:14 a.m. the regular meeting recessed and council went into executive closed session at 11:16 a.m. At 11:31 a.m. the executive closed session recessed and council returned to open session at 11:32 a.m. The mayor announced that no action had been taken in executive session.

#### **ACTION ON ITEM DISCUSSED IN EXECUTIVE SESSION**

Councilmembers expressed appreciation for the generous contribution from the Cailloux Foundation, both for their gift of land and their vision for the city.

Mayor Wampler directed staff to work with representatives of the Cailloux Foundation to work out an agreement stating the specific details and parameters of the offer and acceptance of the agreement for consideration by the city council at a future meeting.

**ADJOURNMENT.** The meeting adjourned at 11:33 a.m.

APPROVED: \_\_\_\_\_

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David Wampler, Mayor

ATTEST:

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Brenda G. Craig, City Secretary