



City Council Workshop Agenda
November 18, 2025 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas



Citizens may view and hear City Council workshops on Spectrum Channel 2 or by live-stream via the [City's website \(www.kerrvilletx.gov\)](http://www.kerrvilletx.gov). City Council workshops are recorded, and recordings posted on the City's website. Citizens wishing to speak during a workshop shall submit a completed "speaker request form" to the City Secretary before the workshop begins. Each speaker is limited to four minutes.

CALL TO ORDER:

1. **PUBLIC COMMENTS:** *A member of the public may address City Council regarding an item on this agenda. Comments must be relevant to the agenda item. This is not intended to be a question and answer session. Citizens wishing to speak during a workshop shall submit a completed "speaker request form" to the City Secretary before the workshop begins. Each speaker is limited to four minutes.*
2. **INFORMATION AND DISCUSSION:** *These items are not expected to require action by City Council and are generally for information only. However, all items listed in this section may become action items on request of any Councilmember, and City Council may take action on any item listed in this section without further notice.*
 - 2.A Louise Hays and Lehman Monroe Park Reimagining. *(J Brimhall, Director Parks & Recreation)*
 - 2.B Guadalupe Park Reconstruction. *(J Brimhall, Director Parks & Recreation)*
 - 2.C Kerrville Sports Complex Operator. *(J Brimhall, Director Parks & Recreation)*
 - 2.D Quality of Life Sales Tax Bond Project Update: Scott Schreiner Golf Course, Kathleen C. Cailloux Theater, A.C. Schreiner House, Olympic Pool, Guadalupe and Kerrville Schreiner Park playscapes, and Granger MacDonald Park. *(M Hornes, Asst City Manager)*
3. **EXECUTIVE SESSION:** *City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if items meet the qualifications in Chapter 551 of the Texas Government Code.*
4. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.**

ADJOURN.

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the City Hall bulletin board and on the City's website November 12, 2025 at 2:30pm, and remained posted continuously for at least 3 business days preceding the scheduled time of the workshop.

Shelley McElhannon, TRMC, City Secretary, City of Kerrville, Texas



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

CAPTION: Louise Hays and Lehman Monroe Park Reimagining. (*J Brimhall, Director Parks & Recreation*)

AGENDA DATE: November 18, 2025

DATE SUBMITTED: 10/15/2025

SUBMITTED BY:

EXHIBITS:

1. LHP Playground Project Deck Draft 2 Council_1

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Key Priority Area:

E – Economic Development, P –
Parks/Open Space/River Corridor

SUMMARY:

Following the July flood disaster, staff was directed in August to reassess the overall design and function of Louise Hays and Lehman-Monroe Parks. The revised concept emphasizes ecological recovery, community usability, and long-term resilience.

Key adjustments include establishment of designated areas for ecological and riparian restoration efforts led by community partners, allowing native tree planting and biome rehabilitation within appropriate river corridors. Shade and picnic areas have been expanded and redistributed throughout both parks to enhance comfort and usability. Several amenities previously located within the flood way have been relocated to higher ground or less-impacted areas to improve durability and safety.

Staff has developed multiple iterations of the revised concept, which have been reviewed internally and with the Parks and Recreation Advisory Board. A visual presentation and preliminary cost estimates will be available for discussion at the November 18 meeting.

RECOMMENDED ACTION:

Direction and consensus to move forward planning elements of the rebuild.



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

CAPTION: Guadalupe Park Reconstruction. (*J Brimhall, Director Parks & Recreation*)

AGENDA DATE: November 18, 2025

DATE SUBMITTED: 10/15/2025

SUBMITTED BY:

Jay Brimhall, Director of Parks & Recreation

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Key Priority Area:

E – Economic Development, P –
Parks/Open Space/River Corridor

SUMMARY:

City Council is asked to consider authorizing the City Manager to execute a Memorandum of Understanding (MOU) between the City of Kerrville, the Texas Hill Country Foundation, and the Dallas Mavericks, Houston Rockets, and San Antonio Spurs for the reconstruction of Guadalupe Park. The project will include the construction of an inclusive playground and two pickleball courts with a total estimated cost of \$750,000.

Under the terms of the MOU, the Texas Hill Country Foundation will contribute fifty percent (\$375,000) of the total project cost. The remaining fifty percent (\$375,000) will be contributed in equal parts by the Dallas Mavericks, Houston Rockets, and San Antonio Spurs. The NBA partners' contributions will be made in two installments, with the first half to be paid to the City upon City Council acceptance of the agreement in November and the balance to be remitted upon completion of construction.

Staff will follow all adopted purchasing, development, and permitting processes for the project.

The Parks and Recreation Department Director, with assistance from the Texas Hill Country Foundation, will serve as liaison between the City and the participating NBA teams, coordinating communication, marketing, and project timelines. Construction is scheduled to begin following execution of the agreement and design approval, with substantial completion anticipated within twelve months of project commencement.

RECOMMENDED ACTION:

Staff recommends approval of the Memorandum of Understanding and authorization for the City Manager to execute the agreement.



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

CAPTION: Kerrville Sports Complex Operator. (*J Brimhall, Director Parks & Recreation*)

AGENDA DATE: November 18, 2025

DATE SUBMITTED: 10/15/2025

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Key Priority Area:

SUMMARY:

The City of Kerrville issued a Request for Proposals seeking qualified entities to manage, operate, and program the Kerrville Sports Complex. Three proposals were received: **Sports Facilities Companies (SFC)**, **BTP Baseball Ventures LLC**, and **Riverhill Country Club**.

SFC emphasized national tournament recruitment, performance reporting, and a municipal partnership model retaining City ownership. BTP Baseball Ventures focused on regional experience with youth sports operations and existing public contracts. Riverhill Country Club proposed a locally based management model featuring capital reinvestment in lieu of rent, phased improvements, and defined performance expectations.

City Council will review the proposals and provide direction regarding the potential negotiation of a management and operation agreement for the Kerrville Sports Complex.

RECOMMENDED ACTION:

Discussion.

