



City Council Workshop Agenda
February 11, 2025 at 5:00 PM
City Hall, 701 Main Street, Kerrville, Tx



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.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon on this property.

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:**
 - 2.A Discussion of a policy to periodically update the City's Building Codes. *(D Paxton, Director of Planning & Development)*
 - 2.B Capital Improvement Projects update, including: 2024 Slurry Seal, Knapp Force Main & Gravity Main, TxDOT Transportation Alternatives 2021 Call for Projects, and Hazard Mitigation Grant Program. *(K Burow, Director of Engineering; S Barron, Executive Director)*
 - 2.C Update regarding the Ridgeland (Lennar) housing development. *(J Behrens, Director of Finance)*
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 bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website [January 7, 2025 at 11:30am](http://www.kerrvilletx.gov) and remained posted continuously for at least 72 hours preceding the scheduled time of the workshop.

Shelley McElhannon, City Secretary, City of Kerrville, Texas



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

CAPTION: Discussion of a policy to periodically update the City's Building Codes. (*D Paxton, Director of Planning & Development*)

AGENDA DATE: February 11, 2025

DATE SUBMITTED: 02/04/2025

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

The discussion centers around a proposed policy aimed at ensuring the City's Building Codes remain current, relevant, and aligned with modern construction standards, safety regulations, and environmental considerations. The policy would establish a structured process for reviewing and updating the codes at regular intervals, incorporating best practices, technological advancements, and evolving community needs.

Key topics of discussion include:

1. **Frequency and Scope of Updates** – Determining an appropriate review cycle, such as every three to six years, to balance the need for timely updates with practical implementation challenges. This includes evaluating which sections of the code require periodic revisions and whether updates should be comprehensive or targeted.
2. **Alignment with State and National Standards** – Ensuring that updates reflect changes in state and federal building regulations, as well as industry standards such as those set by the International Code Council (ICC) and National Fire Protection Association (NFPA).
3. **Public and Stakeholder Involvement** – Engaging developers, architects, engineers, business owners, and residents in the review process to gather input and address potential concerns regarding feasibility, costs, and compliance

challenges.

4. **Resilience and Sustainability Considerations** – Integrating modern building techniques that enhance energy efficiency, disaster resilience, and environmental sustainability, aligning with climate action goals and sustainability initiatives.
5. **Economic and Compliance Impact** – Assessing the financial implications of updates for builders, property owners, and the local economy, while ensuring that regulatory changes do not create unnecessary burdens or delays in construction and renovation projects.
6. **Implementation and Enforcement** – Discussing mechanisms for enforcing updated codes, including training for city inspectors, clear guidelines for permit applications, and possible grace periods for compliance with new regulations.

The policy discussion aims to strike a balance between advancing safety and efficiency in the built environment while considering economic, environmental, and practical implications for all stakeholders involved.

RECOMMENDED ACTION:



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

CAPTION: Capital Improvement Projects update, including: 2024 Slurry Seal, Knapp Force Main & Gravity Main, TxDOT Transportation Alternatives 2021 Call for Projects, and Hazard Mitigation Grant Program. (*K Burow, Director of Engineering; S Barron, Executive Director*)

AGENDA DATE: February 11, 2025

DATE SUBMITTED: 01/30/2025

SUBMITTED BY:

EXHIBITS:

1. 20250211 City Council Project Update 2-6-25

Expenditure:

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name:**

Kerrville 2050 Item?

Key Priority Area:

SUMMARY:

RECOMMENDED ACTION:

Monthly CIP Project Status Report

		Description	Design		Construction			Comments	
			Firm	Contract Amount	Estimated Completion	Contractor	Contract Amount		Estimated Completion
1	A.C. Schreiner House/Heart of the Hills Heritage Center	Repurposing of house and grounds located at 529 Water Street on BHML Campus	Fischer Heck Architects	N/A	Complete	Marksmen	\$5,250,000.00	Oct-2025	Design complete. Contract amendment for GMP approved by City Council. Construction commenced October, 2024 with Estimated construction completion in October 2025.
2	Public Safety Facility	Multi-department Public Safety Facility proposed on Clearwater Paseo	Beaty-Palmer Architects	N/A	Complete	Byrne Construction	\$39,967,931.00	Jun-2025	Design complete. City Council approved 3rd amendment to contract for entire facility and site work. Construction commenced January, 2024 with substantial completion anticipated May 2025. Council approved change orders to include covered parking and memorial plaza upgrades.
3	2024 Slurry Seal	Slurry seal of selected roads/streets	6S Engineering	\$98,750.00	Complete	Viking Construction	\$565,337.90	Mar-2025	Slurry seal of selected streets as a part of street maintenance programs. Council awarded contract to Viking Construction at October 8, 2024 meeting. Construction commencement anticipated in March, 2025.
4	Al Mooney Road reconstruction	Reconstruction of Al Mooney Road	6S Engineering	\$216,462.00	Early 2025	TBD	TBD	Spring 2025	Interlocal agreement with Kerr County executed November, 2023. Design in progress with construction commencement early 2025.
5	KUTS - Clay Street South	Kerville Urban Trail System (KUTS) pilot trail project to improve walkability and sense of place along Clay Street from Schreiner Street to Water Street	OLA	Partnership	Concept Complete	N/A	N/A	N/A	The City has partnered with KUTS to coordinate the place making efforts along the Clay St. South corridor. Preliminary concepts have been developed. Decorative lighting installed on Clay Street near Jefferson Street with additional lighting to be installed on Clay Street near Water Street.
6	Knapp Force Main & Gravity Main	Installation of force main and gravity main between Knapp and Jefferson lift stations	Freese & Nichols	\$518,317.00	Complete	M&C Fonseca Construction	\$4,895,585.00	Mar-2025	Construction in progress with completion anticipated in Spring 2025.
7	Lois Tank Site Improvements	Replace aging water tank built in 1962 and pump system	Walker Partners LLC	\$231,186.00	Complete	TBD	TBD	TBD	Design contract awarded June 2022 with design in progress. Remaining THM project funds approved by TWDB to be used for construction. Construction commencement anticipated Spring 2025, pending approvals from TCEQ and design completion.
8	Lift Station Rehabs	Rehabilitation of the Broadway and Airport lift stations as well as pump, electrical and SCADA component replacement at the Airport lift station.	Utility Engineering Group	\$170,015.00	Feb-25	TBD	TBD	TBD	Design agreement with Utility Engineering Group executed October, 2023. Design in progress with exploration of site analysis and alternative designs. Construction commencement anticipated for summer 2025.
9	WWTP Clarifier #3 Rehabilitation	Rehabilitation of Water Reclamation Plant clarifier #3, including replacement of existing clarifier mechanism, structural modifications and electrical improvements to accommodate proposed equipment.	Freese & Nichols	\$165,000.00	Complete	RGV	\$991,800.00	Summer 2025	Design complete. City Council awarded construction contract in May with construction completion anticipated for Summer 2025.
10	First Street manhole replacement	Replace approximately 14 existing fiberglass manholes on 1st Street between Gilmer street and the existing Quinlan lift station.	Freeland/Turk	\$45,000.00	Complete	RAM Utilities LLC	\$248,524.10	May-2025	Design complete. Construction anticipated for completion in Spring 2025.
11	Travis Street Pump upsizing	Increase distribution capacity of the Travis St. pump station to meet TCEQ requirements for future developments.	Freese & Nichols	\$123,000.00	TBD	TBD	TBD	TBD	Project approved by City Council March 26, 2024. Staff and engineer currently in communication with TCEQ regarding design requirements for the pump station upgrades. Construction completion anticipated for 2026.
12	Galbraith and Quinlan Street water line replacement	Replacement of 12" cast iron water line on Galbraith Street from Florence to Culberson Streets; 10" cast iron water line on Quinlan Street from Stadium Tanks to Main.	Schaumburg & Polk	\$328,655.00	Mar-2025	TBD	TBD	TBD	Utilization of revenue bonds to replace of the portion of 12" cast iron water line on Galbraith Street from Florence to Culberson Streets and portions of the 10" cast iron water line on Quinlan Street from Stadium Tanks to Main. Design in progress with construction commencement anticipated early 2026.
13	Scott Schreiner Golf Course bridges	Replacement of selected bridges/culverts on golf course along Quinlan creek.	Hewitt Engineering	\$61,500.00	Complete	M&C Fonseca Construction	\$438,395.00	Jul-2025	EIC and City Council approvals for funding complete. Design complete. Construction in progress, with construction completion anticipated for Summer 2025
14	Scott Schreiner Golf Course renovations	Renovation of the golf course surface and irrigation facilities.	Troon Golf LLC	\$25,000.00	Complete	XGD	\$1,435,696.75	Jul-2025	Renovations to the golf course including bunkers, greens, fairways and irrigation systems as required with construction completion anticipated for Summer 2025. Construction in progress with a closure to the entire golf course.
15	Olympic Pool renovations	Renovations to the Olympic pool	Marmon-Mok	\$683,036.00	Mar-2025	TBD	TBD	TBD	EIC and City Council approvals for funding complete. Design anticipated to complete March 2025 with construction completion anticipated Spring 2026.
16	TxDOT Transportation Alternatives 2021 Call for Projects	Federal funding assistance for pedestrian enhancements for sidewalks improvements	KSA Engineers	\$259,599.00	Complete	J3	\$755,218.00	May-2025	TX DOT Commission awarded project for sidewalk improvements along Hill Country Drive, Cully Drive, and Wesley Drive. Design complete. Construction in progress.
17	Cailloux Theater Improvements	Repair of HVAC and roof systems	Peter Lewis & Associates	\$128,060.00	Complete	Guido Construction	\$2,937,875.00	Aug-2025	EIC and City Council approvals for funding complete. Design complete and project awarded by City Council at October 22, 2024 meeting. Construction to begin in March of 2025. Theater to close during construction.
18	Hazard Mitigation Grant Program	Federal funding assistance for backup electrical generator installation at critical infrastructure sites	TBD	TBD	TBD	TBD	TBD	TBD	Official award received for 26 generators and associated electrical work to maintain continuous power supply to critical infrastructure during power outages. City Council to consider design contract and grant administration contract for award in late February, 2025.

Monthly EIC Project Status Report

	Project Name	Description	Estimated Design Completion	Estimated Construction Completion	Comments
1	Downtown Area Streetscape	Relocate overhead utility lines to underground; improved beautification of the garage with limestone influences, LED light upgrades and wrought iron railing.	N/A	Summer 2025	KPUB portion is complete for underground utility work. Stop signs installed, masonry and wrought iron railing installed. Street lighting installed on Water Street. Decorative lighting to be installed on Clay St. near Downtown Parking Garage.
2	Scott Schreiner Golf Course improvements	Improvements to the existing golf course	Complete	Summer 2025	EIC and City Council approvals for funding complete. Design complete. Construction in progress, with construction completion anticipated for Summer 2025
3	Olympic Pool renovations	Renovations to the Olympic pool	Feb-2025	Spring 2026	EIC and City Council approvals for funding complete. Design anticipated to complete March 2025 with construction completion anticipated Spring 2026.
4	Cailloux Theater Improvements	Repair of HVAC and roof systems	Complete	Fall 2025	EIC and City Council approvals for funding complete. Design complete and project awarded by City Council at October 22, 2024 meeting. Construction to begin in March of 2025. Theater to close during construction.
5	Travis Street Pump Station Upsizing	Increase distribution capacity of the Travis St pump station to meet TCEQ requirements for future developments.	TBD	TBD	Project approved by City Council March 26, 2024. Staff and engineer currently in communication with TCEQ regarding design requirements for the pump station upgrades. Construction completion anticipated for 2026.
6	A.C Schreiner House/HHHC	Repurposing of house and grounds located at 529 Water Street on BHML Campus	Complete	Fall 2025	Design complete. Contract amendment for GMP approved by City Council. Construction commenced October, 2024 with Estimated construction completion in October 2025.
7	Granger McDonald Park	Creation of a new city park along Nimitz Lake in the landing subdivision	Early 2025	TBD	Currently in design phase with Hewitt Engineering. The City of Kerrville submitted a grant application with Texas Parks and Wildlife. Construction schedule will follow based on the outcome of the grant application. GRC has contracted with a grant writer to assist in the City’s submission.
8	Megacrete	New autoclave aerated concrete plant	TBD	TBD	Megacrete permit application with TCEQ currently under review.
9	Habitat for Humanity	Infrastructure funding for the new Mariposa subdivision	Complete	TBD	Infrastructure construction in progress with completion anticipated in April, 2025.
10	Schreiner University CTWD and Edington Gym Upgrades	New Center for Talent and Workforce Development and renovations to the Edington Gym	Complete	Fall 2025	Schreiner has hired a director for the CTWD and is currently renovating the Edington Gym Space
11	James Avery Traffic signal	TBD	TBD	TBD	TBD



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

CAPTION: Update regarding the Ridgeland (Lennar) housing development. (*J Behrens, Director of Finance*)

AGENDA DATE: February 11, 2025

DATE SUBMITTED: 01/30/2025

SUBMITTED BY:

EXHIBITS:

None

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Kerrville 2050 Item?

Yes

Key Priority Area:

H – Housing

SUMMARY:

RECOMMENDED ACTION: