



KERRVILLE CITY COUNCIL WORKSHOP AGENDA
SEPTEMBER 24, 2024, 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-streaming via the City's website (www.kerrvilletx.gov). City Council workshops are recorded and the recordings are posted on the City's website.

CALL TO ORDER: *By Mayor Joe Herring, Jr.*

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. Prior to speaking, each speaker must fill out the speaker request form and submit it to the City Secretary. The speaker request form must be submitted before the meeting is called to order. Each speaker is limited to four minutes.*
2. **INFORMATION AND DISCUSSION:**
 - 2.A Presentation regarding the City's Proposed Priorities for the 89th Texas Legislative Session. (*M Hayes, City Attorney*)
 - 2.B Presentation of Tree Preservation regulations. (*D Paxton, Director of Zoning and Development*)
 - 2.C Update on the A.C. Schreiner House renovation project (529 Water); Heart of the Hills Heritage Center (HHHC). (*M Hornes, Assistant City Manager*)
 - 2.D Update on the Public Safety Facility. (*M Hornes, Assistant City Manager*)
 - 2.E Capital Improvement Project update, including: 2024 Street Maintenance, Knapp Force Main & Gravity Main, Schreiner Golf Course improvements, and TxDOT Transportation Alternatives 2021 Call for Projects. (*K Burow, Director of Engineering*)
Attachment: [20240924_Report_CIP Project Update.pdf](#)
3. **EXECUTIVE SESSION:** *City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if meeting qualifications in Chapter 551 of the Texas Government Code.*
4. **ACTION, IF ANY, ON ITEMS DISCUSSED IN EXECUTIVE SESSION.**

ADJOURN.



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

SUBJECT: Presentation regarding the City's Proposed Priorities for the 89th Texas Legislative Session. (*M Hayes, City Attorney*)

AGENDA DATE OF: September 24, 2024 **DATE SUBMITTED:** September 12, 2024

SUBMITTED BY: Mike Hayes, City Attorney

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Presentation supporting Resolution No. 41-2024 during the Council regular meeting.



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

SUBJECT: Presentation of Tree Preservation regulations. (*D Paxton, Director of Zoning and Development*)

AGENDA DATE OF: September 24, 2024 **DATE SUBMITTED:** August 15, 2024

SUBMITTED BY: Drew Paxton, Planning Director

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	C - Community / Neighborhood Character and Place Making
Guiding Principle	N/A
Action Item	C4.3 - Consider a tree preservation ordinance

SUMMARY STATEMENT:

Presentation of the draft Tree Preservation ordinance.

RECOMMENDED ACTION:

Provide consensus and direction for staff to create a draft ordinance.



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

SUBJECT: Update on the A.C. Schreiner House renovation project (529 Water); Heart of the Hills Heritage Center (HHHC). *(M Hornes, Assistant City Manager)*

AGENDA DATE OF: September 24, 2024 **DATE SUBMITTED:** September 13, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	D - Downtown Revitalization
Guiding Principle	N/A
Action Item	D2.7 - Consider funding a Downtown heritage center

SUMMARY STATEMENT:

Staff will give a brief update on the A.C. and Myrta Schreiner house renovation project.

RECOMMENDED ACTION:

Information only, no action.



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

SUBJECT: Update on the Public Safety Facility. (*M Hornes, Assistant City Manager*)

AGENDA DATE OF: September 24, 2024 **DATE SUBMITTED:** September 13, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area F - Public Facilities and Services

Guiding Principle N/A

Action Item F2.4 - Consider bond funding for a new public safety building/complex

SUMMARY STATEMENT:

Staff will give an update on the progress of the new Public Safety Facility.

RECOMMENDED ACTION:

Information only, no action.



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

SUBJECT: Capital Improvement Project update, including: 2024 Street Maintenance, Knapp Force Main & Gravity Main, Schreiner Golf Course improvements, and TxDOT Transportation Alternatives 2021 Call for Projects. *(K Burow, Director of Engineering)*

AGENDA DATE OF: September 24, 2024 **DATE SUBMITTED:** September 18, 2024

SUBMITTED BY: Kyle Burow, Director Engineering

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Information only; no action.

ATTACHMENTS:

[20240924_Report_CIP Project Update.pdf](#)

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	Sep-2024	Marksmen	\$401,000.00	Dec-2025	First amendment approved by City Council January, 2024 for completion of design. Design completion anticipated in September. Mrksman receiving bids from sub-contractors.
2	Public Safety Facility	Multi-department Public Safety Facility proposed on Clearwater Paseo	Beaty-Palmer Architects	N/A	Complete	Byrne Construction	\$39,565,359.00	May-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.
3	2024 Street Maintenance	Execution of annual street maintenance program	6S Engineering	\$98,750.00	Complete	Bennett Paving	\$1,125,015.00	Oct-2024	Design complete. Construction completion anticipated October, 2024.
4	Al Mooney Road reconstruction	Reconstruction of Al Mooney Road	6S Engineering	\$216,462.00	Fall 2024	TBD	TBD	TBD	Interlocal agreement with Kerr County executed November, 2023. Design in progress.
5	Facility Condition Assessment	Request for proposal to perform facilities conditions assessment of various City-owned facilities and prepare a ten (10) year maintenance plan.	Matrix	\$115,000.00	Complete	N/A	N/A	Sep-2024	Kickoff held November, 2023. Site assessments completed December, 2023 with draft report in review. Unconstrained assessment received May, 2024. Final report due September, 2024.
6	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. Presentation to Council made in workshop on July 23, 2019. Decorative lighting installed on Clay Street near Jefferson Street.
7	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	Nov-2024	Construction in progress with completion anticipated in November 2024.
8	Lois Tank Site Improvements	Replace aging water tank built in 1962 and pump system	Walker Partners LLC	\$231,186.00	Oct-2024	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 Fall 2024, pending approvals from TCEQ.
9	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	\$96,245.00	Fall 2024	TBD	TBD	TBD	Design agreement with Utility Engineering Group executed October, 2023. Design in progress with exploration of site analysis and alternative designs.
10	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.
11	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	TBD	Design complete. Construction anticipated for completion in early 2025.
12	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	Sep-2024	TBD	TBD	TBD	Project approved by City Council March 26, 2024. Project is in the design phase with bid commencement anticipated for September, 2024. Variance exception letter sent to TCEQ June 26, 2024.
13	Scott Schreiner Golf Course improvements	Improvements to the existing golf course	Hewitt Engineering/Troon Golf LLC	\$52,500.00	Sep-2024	TBD	TBD	TBD	EIC and City Council approvals for funding complete. Design in progress. Course renovations to begin in January of 2025, with construction completion anticipated for Summer 2025
14	Olympic Pool renovations	Renovations to the Olympic pool	Marmon-Mok	\$683,036.00	Feb-2025	TBD	TBD	TBD	EIC and City Council approvals for funding complete. Design contract with Marmon Mok executed. Design anticipated to complete February 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	Aug-2024	TBD	TBD	TBD	TX DOT Commission awarded project for sidewalk improvements along Hill Country Drive, Cully Drive, and Wesley Drive. Design with TxDOT for review and approval. Construction commencement anticipated Fall 2024.
17	TxDOT Traffic Signal Improvements and Synchronization	Traffic signal synchronization to occur on SH 16 and SH 27 and replacement of some signaled intersections	N/A	N/A	N/A	N/A	N/A	N/A	TX DOT continuing traffic signal improvements to update systems for synchronization. City staff requested their future planned schedule of improvements. Software and hardware improvements continuing. SH27 @ VA signal improvements complete.
18	Cailloux Theater Improvements	Repair of HVAC and roof systems	Peter Lewis & Associates	\$128,060.00	Complete	TBD	TBD	TBD	EIC and City Council approvals for funding complete. Design complete. Construction to begin in March of 2025. Theater to close during construction.
19	Downtown Community Development Block Grant Program	Funding assistance to improve pedestrian safety and signalization in the Main Street District	Kimley-Horn	\$78,810.00	Complete	Elecnor	\$308,313.40	Sep-2024	Grant funding approved for downtown infrastructure improvements at the intersection of Earl Garrett & Water Street. TIRZ board approval of grant match at their September 2022 meeting. Contractor working on punch list items; city staff working with consultant on project closeout documentation.

Monthly CIP Project Status Report

		Description	Design		Construction			Comments
			Firm	Contract Amount	Estimated Completion	Contractor	Contract Amount	
20	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	Fall 2024	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 2025.
21	Hazard Mitigation Grant Program	Federal funding assistance for backup electrical generator installation at critical infrastructure sites	TBD	TBD	TBD	TBD	TBD	Preliminary award off 2021 application received for backup generators and electrical work to maintain continuous power supply to critical infrastructure during power outages. Official approval of funding for 26 sites anticipated in 2024. Application submitted Summer 2022 for two additional site generators.

Monthly EIC Project Status Report

	Project Name	Description	Estimated Design Completion	Estimated Construction Completion	Comments
1	Peterson Medical Center Campus Infrastructure Improvements	Campus improvements including extension of public utilities and roadway	Private	2024	Partnership Agreement approved January 2022. Construction in progress for Surgery Center. Construction is substantially complete. First payment to Peterson had been paid for \$800,000 and request made for remaining funds. Certificate of occupancy issued for 1st floor of surgery center.
2	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 2024	KPUB portion is complete for underground utility work. Stop signs installed, masonry and wrought iron railing installed. Landscaping contract is signed with anticipated completion July, 2024.
3	Downtown River Trail extension	River Trail extension from G Street to Tranquility Island	Complete	2025	#REF!
4	Scott Schreiner Golf Course improvements	Improvements to the existing golf course	TBD	Summer 2025	EIC and City Council approvals for funding complete. Design in progress. Course renovations to begin in January of 2025, with construction completion anticipated for Summer 2025
5	Olympic Pool renovations	Renovations to the Olympic pool	Feb-2025	Spring 2026	EIC and City Council approvals for funding complete. Design contract with Marmon Mok executed. Design anticipated to complete February 2025 with construction completion anticipated Spring 2026.
6	Cailloux Theater Improvements	Repair of HVAC and roof systems	Complete	Fall 2025	EIC and City Council approvals for funding complete. Design complete. Construction to begin in March of 2025. Theater to close during construction.
7	Travis Street Pump Station Upsizing	Increase distribution capacity of the Travis St pump station to meet TCEQ requirements for future developments.	Sep-2024	TBD	Project approved by City Council March 26, 2024. Project is in the design phase with bid commencement anticipated for September, 2024. Variance exception letter sent to TCEQ June 26, 2024.