



**TAX INCREMENT REINVESTMENT ZONE (TIRZ #1)**  
**MEETING AGENDA**

**WEDNESDAY, SEPTEMBER 18, 2024, 3:00 PM**

**Kerrville City Hall, City Council Chambers**

**701 Main Street, Kerrville, Texas**



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1. **CALL TO ORDER:**
  2. **INVOCATION:**
  3. **VISITORS / CITIZENS FORUM:**
  4. **APPROVAL OF MINUTES:**
    - 4.A Minutes from the regular Tax Increment Reinvestment Zone (TIRZ) meeting held on August 14, 2024. (*K Franchina, Deputy City Secretary*)  
Attachment: [TIRZ Minutes 8-14-2024.pdf](#)
  5. **MONTHLY REPORTS:**
    - 5.A Kerrville 2050 Comprehensive Plan Update. (*D Paxton, Director of Planning & Development*)
  6. **INFORMATION AND DISCUSSION:**
    - 6.A Proposed engineering/design scope and fee for a roundabout at the intersection of Schreiner Street and Clay Street. (*M Hornes, Assistant City Manager*)
  7. **EXECUTIVE SESSION:**
  8. **POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.**
  9. **ITEMS FOR FUTURE AGENDAS:**
  10. **ADJOURN.**
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**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT  
ZONE  
CITY OF KERRVILLE, TEXAS**

**SUBJECT:** Minutes from the regular Tax Increment Reinvestment Zone (TIRZ) meeting held on August 14, 2024. (*K Franchina, Deputy City Secretary*)

**AGENDA DATE OF:** September 18, 2024      **DATE SUBMITTED:** August 15, 2024

**SUBMITTED BY:** Kesha Franchina, Deputy City Secretary

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

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

**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve minutes as presented.

**ATTACHMENTS:**

[TIRZ Minutes 8-14-2024.pdf](#)

**CITY OF KERRVILLE, TAX INCREMENT REINVESTMENT ZONE BOARD OF DIRECTORS REGULAR MEETING, August 14, 2024 3:00PM**

On Wednesday, August 14, 2024, the City of Kerrville, Texas TIRZ Board of Directors regular meeting was called to order at 3:00pm by Kenneth Early, Chair, in the Council Chambers at City Hall, at 701 Main Street, Kerrville, Texas.

**Members Present:**

Kenneth Early, Chair  
Fred Gamble  
Katherine Howard  
Bruce Stracke

**Members Absent:**

Pat Murray

**City Executive Staff Present:**

Michael Hornes, Assistant City Manager  
Kesha Franchina, Deputy City Secretary  
Julie Behrens, Director of Finance  
Jacob Bogusch, Finance Compliance Coordinator  
Janelle Chapman, Procurement Coordinator  
Drew Paxton, Director of Development Services  
Trina Sanchez, Assistant Director of Development Services  
Anello Zaroni, Management Intern

**CALL TO ORDER:** Chair Kenneth Early called the meeting to order at 3:00pm, and led the Invocation.

**INVOCATION:**

**1 VISITORS / CITIZENS FORUM:**

There were no citizen speakers.

**2 APPROVAL OF MINUTES:**

2.A Minutes from the Tax Increment Reinvestment Zone (TIRZ) meeting held on June 5, 2024.

Fred Gamble motioned to approve the meeting minutes as presented, and Bruce Stracke seconded. The motion passed 4-0.

**3 INFORMATION AND DISCUSSION:**

3.A Kerrville 2050 Comp Plan Update.

Drew Paxton presented the K2050 Comp Plan update, and responded to questions.

3.B Proposed engineering/design scope and fee for a roundabout at the intersection of Schreiner Street and Clay Street.

Michael Hornes requested to push this item to after 4.A. Chari Early moved to Item 4.A.

Michael Hornes presented the design scope, and responded to questions. Discussion ensued. Chair Early took consensus to move ahead with the next step to obtain engineering costs for the roundabout at the intersection of Schreiner Street and Clay Street as presented.

**4 CONSIDERATION AND POSSIBLE ACTION:**

4.A Tax Increment Reinvestment Zone (TIRZ) #1 Proposed Budget for Fiscal Year 2025.

Jacob Bogusch presented the proposed Fiscal Year 2025 Budget. He, Julie Behrens, and Michael Hornes responded to questions.

Katherine Howard motioned to approve the proposed Fiscal Year 2025 Budget as presented, and Fred Gamble seconded. The motion passed 4-0.

4.B Creation of the Tax Increment Reinvestment Zone (TIRZ) #1 Go Team.

Chair Early presented information on the creation of a TIRZ GO Team. He and Michael Hornes responded to questions.

Katherine Howard motioned to approve the proposed Fiscal Year 2025 Budget as presented, and Fred Gamble seconded. The motion passed 4-0.

4.C Tax Increment Reinvestment Zone (TIRZ) Board Procedures.

Julie Behrens presented TIRZ Board Procedures, and responded to questions. Fred Gamble motioned to approve the TIRZ Board Procedures as presented, and Katherine Howard seconded. The motion passed 4-0.

**5 EXECUTIVE SESSION:** None.

**6 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.** None.

**7. ITEMS FOR FUTURE AGENDAS:**

- Appoint members to the TIRZ GO Team
- Schedule a Special-Called TIRZ meeting for September 2024

**ADJOURN.** Chair Early adjourned the meeting at 3:48pm.

**DATE APPROVED:** \_\_\_\_\_

**APPROVED:** \_\_\_\_\_ Kenneth Early, Chairman

**ATTEST:** \_\_\_\_\_ Kesha Franchina, Deputy City Secretary



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT  
ZONE  
CITY OF KERRVILLE, TEXAS**

**SUBJECT:** Kerrville 2050 Comprehensive Plan Update. *(D Paxton, Director of Planning & Development)*

**AGENDA DATE OF:** September 18, 2024      **DATE SUBMITTED:** August 15, 2024

**SUBMITTED BY:** Kesha Franchina, Deputy City Secretary

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

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

**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Information only; no action.



**TO BE CONSIDERED BY THE TAX INCREMENT REINVESTMENT  
ZONE  
CITY OF KERRVILLE, TEXAS**

**SUBJECT:** Proposed engineering/design scope and fee for a roundabout at the intersection of Schreiner Street and Clay Street. *(M Hornes, Assistant City Manager)*

**AGENDA DATE OF:** September 18, **DATE SUBMITTED:** August 15, 2024

**SUBMITTED BY:** Michael Hornes, Assistant City Manager

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
discussion only	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

<b>Kerrville 2050 Item?</b>	Yes
<b>Key Priority Area</b>	C - Community / Neighborhood Character and Place Making
<b>Guiding Principle</b>	N/A
<b>Action Item</b>	C4.9 - Consider the installation of a roundabout at Clay and Schreiner with a design that incorporates the history of the city and/or sense of place

**SUMMARY STATEMENT:**

City Council has asked staff for additional information regarding the rough cost of this project before making any decisions to fund design engineering. The largest unknown construction cost for this project is centered around drainage needs. Additionally, there is a feeling among the Council that any project consideration should pause until the downtown plan is complete in the summer of 2025. Staff will bring this information back to City Council in October for their consideration. and recommendation on next steps.

**RECOMMENDED ACTION:**

Information only, no action.