

KERRVILLE CITY COUNCIL AGENDA
REGULAR COUNCIL MEETING, SEPTEMBER 11, 2018, 6:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

INVOCATION:

Offered by Judy Eychner, Councilmember Place Three.

PLEDGE OF ALLEGIANCE TO THE FLAG

1. ANNOUNCEMENTS OF COMMUNITY INTEREST:

Announcement of items of community interest, including expressions of thanks, congratulations, or condolences; information regarding holiday schedules; honorary recognitions of city officials, employees, or other citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city officials or employees; and announcements involving imminent threats to the public health and safety of the city. No action will be taken.

2. VISITORS/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must fill out the speaker request form and give it to the City Secretary. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers will be limited to the first ten speakers and each speaker is limited to four minutes.

3. PRESENTATIONS AND RECOGNITION:

3.A Certificate of Recognition for Charvy Tork, Director of Information & Technology for the City of Kerrville, Texas for obtaining the Certified Government Chief Information Officer accreditation.

Attachments:

[Charvy Tork Recognition.pdf](#)

3.B Proclamation recognizing September as Recovery Month.

[Proclamation for Recovery Month.pdf](#)

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services should be made in advance. Please contact the City Secretary's Office at 830-257-8000.

I hereby certify that this notice of meeting was posted on the bulletin board at the Kerrville City Hall, and said notice was posted on the following date and time: September 7, 2018 at 5:30 p.m. and posted continuously for at least 72 hours preceding the scheduled time of meeting.

Cheryl Brown
Interim City Secretary, City of Kerrville, Texas

4. CONSENT AGENDA:

These items are considered routine and can be approved in one motion unless a Councilmember asks for separate consideration of an item. It is recommended that the City Council approve the following items which will grant the Mayor or City Manager the authority to take all actions necessary for each approval:

4.A Minutes for the City Council workshop held on August 21, 2018.

Attachments:

[2018 0821 Workshop.doc](#)



4.B Resolution No. 38-2018 authorizing the closure of a portion of Memorial Highway (Hwy. 27) during certain hours and dates from 2018-2022 for the City of Kerrville's Annual Holiday Lighted Parade and authorizing the Mayor to execute an agreement for the temporary closure of state right-of-way with the Texas Department of Transportation.

Attachments:

[AB_Resolution_for_the_Holiday_Lighted_Parade.docx](#)
[Resolution 38-2018.pdf](#)

4.C Community Service Agreement for funding in support of a youth event at Tivy High School.

Attachments:

[AB_Sponsorship_Annual_Recovery_Awareness_Project.docx](#)
[American Program Bureau Inc_090718.docx](#)

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

5.A Public hearing regarding the annexation of an approximate 5.335 acre tract of land, located within the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas, being generally located adjacent to State Highway 173, and part of the Comanche Trace Residential Subdivision, said tract also known as Comanche Trace Section 15; proposed zoning for the tract is Planned Development (Zoning) District to authorize single family residential.

Attachments:

[AB_Comanche_Trace_Ph_15-annexation-1st_PH.docx](#)
[Annex - Comanche Trace Phase 15 Map - v2.pdf](#)



5.B Public hearing regarding the annexation of an approximate 3.669 acre tract of land, located within the J.D. Leavell Survey No. 1862, Abstract No. 1435, Kerr County, Texas; being known as 884 Farm to Market Road 783 (Harper Highway); proposed zoning for the tract is the Gateway Zoning District.

Attachments:

[AB_884-Harper_Rd-annexation-1.docx](#)
[884_Harper_Rd-Location_Map.pdf](#)



5.C Public hearing regarding the annexation of an approximate 0.885 acre tract of land, being located within both the Jesus Hernandez Survey No. 548, Abstract No. 189 and the M.K. and T.E. Railway Co. Survey No. 1862, Abstract No. 1435, Kerr County, Texas, being

known as 874 Farm to Market Road 783 (Harper Highway); proposed zoning for the tract is the Gateway Zoning District.

Attachments:

[AB_874-Harper_Rd-annexation-1.docx](#)

[874_Harper_Rd-Location_Map.pdf](#)



5.D Public hearing regarding the annexation of an approximate 59.09 acre tract of land, located within both the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County, Texas; being generally located adjacent to State Spur 98 (Thompson Drive), addressed as 1515 Knapp Road S.), proposed zoning for the tract is 7-W Zoning District.

Attachments:

[AB_59_ac_Thompson_Dr_annexation-1.docx](#)

[Boundary Survey-59 Ac Annexation Tract-REV180806.pdf](#)

[Prelim Plat_revised.pdf](#)

6. PUBLIC HEARINGS AND ORDINANCES FIRST READING

6.A Ordinance No. 2018-20 amending the City's "Zoning Code" by changing the Zoning District for property out of the William Watt Survey No. 65, Abstract No. 364, and the William Watt Survey No. 66, Abstract No. 365, specifically Lots 1 through 6 and Lots 22-34, which make up a portion of Comanche Trace, Phase 13, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as those lots addressed as 3001 through 3011 and 2002 through 2024 Club House Drive and 1001 Comanche Hills; by removing the area from a Planned Development Zoning District (PDD) and an "R-1" single Family Residential Zoning District and placing it within a Residential Cluster Zoning District; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); ordering publication; and providing other matters relating to the subject.

Attachments:

[AB_ComancheTrace13-RC.docx](#)

[Ordinance 2018-20.pdf](#)

[2018-062 - Comanche Trace Phase 13 - Location Map.pdf](#)

[CTPh13 Villas-DEVELOPMENT SITE PLAN-180228.pdf](#)

[Final Plat_Recorded_06.22.18.pdf](#)



6.B Ordinance No. 2018-16 amending the City's "Zoning Code" by changing the Zoning District for Lots 52, 53, and 54, Block 14, the Parsons Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as 213, 215, and 221 West Barnett Street; by removing the area from the "R1A" Residential Zoning District and placing it within the 11C Zoning District; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); ordering publication; and providing other matters relating to the subject.

Attachments:

[AB_213-221_Barnett_11-C.docx](#)

[Ordinance No. 2018-16.pdf](#)

[Location Map.pdf](#)
[aerial map.pdf](#)
[Project Summary.pdf](#)
[Exterior Views.pdf](#)
[support-letters-20180501.pdf](#)
[Opposing Letter.pdf](#)

6.C Ordinance No. 2018-15 amending the City's "Zoning Code" by amending article 11-I-3 "Definitions and Interpretations of Words and Phrases" and Articles 11-1-4 through 11-1-11 to amend the land use tables for various zoning districts to add "Parking Structure" and "Parking Lot, Stand Alone", as uses that are either permitted by right or as a conditional use within each specified district; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); and ordering publication.

Attachments:

[AB_CUP_for_parking-zoning_code_amendment_2.docx](#)
[Ordinance No. 2018-15.pdf](#)



6.D Ordinance No. 2018-19 Designating a contiguous geographic area within the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as "Reinvestment Zone No. One, City of Kerrville"; describing the boundaries of the Zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance, providing a severability clause; and providing an effective date.

Attachments:

[AB_Downtown TIRZ.docx](#)
[Ordinance No. 2018-19.pdf](#)
[Legal Description and Map.docx](#)
[TIRZ v3 \(2\).pdf](#)

7. ORDINANCES, SECOND READING:

7.A Ordinance No. 2018-18 levying an ad valorem tax for the use and support of the Municipal Government for the City of Kerrville, Texas, for Fiscal Year 2019; apportioning the levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid.

Attachments:

[AB_Second_Reading_Tax_Rate_Ordinance.docx](#)
[Ordinance No. 2018-18 Levying an ad valorem tax.pdf](#)

7.B Ordinance No. 2018-17 adopting the annual budget for the City of Kerrville, Texas, Fiscal Year 2019; providing appropriations for each City Department and Fund; containing a cumulative clause; and containing a savings and severability clause.

Attachments:

[AB_Second_Reading_Budget_Ordinance.docx](#)

[Ordinance No. 2018-17 Adopting the annual FY2019 City budget.pdf](#)
[Response to Councilmember Baroody's questions.docx](#)

8. CONSIDERATION AND POSSIBLE ACTION:

8.A Resolution No. 37-2018 amending the City of Kerrville Fee Schedule by revising fees charged for various services and uses provided or offered by the City.

Attachments:

[AB_FY2019_Fee_Schedule.docx](#)
[Resolution No. 37-2018.pdf](#)
[FY2019_Fee_Schedule.pdf](#)

8.B Approval of the minutes for the regular City Council meeting held on August 14, 2018 was tabled at the August 28, 2018 meeting, due to requested revisions by Councilmember Baroody. The revisions have been made, and are attached.

Attachments:

[AB_August_14_minutes.docx](#)
[2018 0814 A.docx](#)
[2018 0814 B.docx](#)

9. BOARDS AND COMMISSIONS:

9.A The Kerrville Youth Advisory Committee.

Attachments:

[AB_KYAC_appointments 9-11-18.docx](#)
[Kerrville Youth Advisory Committee.docx](#)

10. CITY MANAGER'S REPORT

No questions or discussion may occur without an item being specifically posted on the agenda.

11. ITEMS FOR FUTURE AGENDAS

12. EXECUTIVE SESSION:

City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

12.A Section 551.087 to discuss an offer of financial or other incentive to a business prospect with whom the City seeks to have, locate, stay or expand in the City as to a prospective hotel/convention center project.

12.B Section 551.072 to deliberate the purchase, exchange, lease, or value of real property; and Section 551.087 to discuss an offer of financial or other incentive to a business prospect with whom the City seeks to have, locate, stay, or expand in the City as to a prospective workforce housing/mixed use project on Loop 534.

12.C Section 551.071 (1)(A) to consult with City Attorney when City Council seeks the advice of its attorney about pending or contemplated litigation regarding: Lotus Peer Recovery LLC. Kacey Paige Williams, Christian Jane Rivers, and Madelyn Rebecca Clark v. City of Kerrville, Texas (Cause No. 5:18-CV-00925; in the United States District Court for the Western District of Texas, San Antonio Division.

13. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY

ADJOURNMENT.

Certificate of Recognition

Is hereby presented to

Charvy Tork
Director of Information & Technology

On receiving the
Certified Government Chief Information Officer accreditation.

The Certification Program is a twelve-month course that lays the foundation for assessing and addressing critical issues facing Information Technology leadership in local government. The Certification equips leaders with the requisite tools to manage and improve Information Technology governance, project management, risk assessment and management.



Hereunto set my hand and caused the
Seal of the City of Kerrville to be affixed
hereto, the 11 day of September, 2018.

Handwritten signature of Mark L. McDaniel in blue ink.

Mark L. McDaniel, City Manager

PROCLAMATION

WHEREAS, Behavioral health is an essential part of health and one's overall wellness; and

WHEREAS, Prevention of mental and substance use disorders works, treatment is effective, and people recover in our area and around the nation; and

WHEREAS, Preventing and overcoming mental and substance use disorders is essential to achieving healthy lifestyles, both physically and emotionally; and

WHEREAS, The impact of mental and substance use disorders is apparent in our local community and through **Recovery Month**, people become more aware and able to recognize the signs of mental and substance use disorders, which can lead more people into needed treatment. Managing the effects of these conditions can help people achieve healthy lifestyles, both physically and emotionally; and

WHEREAS, We must encourage relatives and friends of people with mental and substance use disorders to implement preventive measures, recognize the signs of a problem, and guide those in need to appropriate treatment and recovery support services; and

WHEREAS, The **Recovery Month** observance continues to work to improve the lives of those affected by mental and substance use disorders by raising awareness of these diseases and educating communities about the prevention, treatment, and recovery resources that are available; and

WHEREAS, To help more people achieve and sustain long-term recovery, the U.S. Department of Health and Human Services, the Substance Abuse and Mental Health Services Administration, The White House Office of National Drug Control Policy, and Kerrville Recovery Community Coalition and Facing Addiction with NCADD – Communities Project of Kerrville, invite all residents of Kerrville, Texas to participate in **National Recovery Month, September 2018**; and

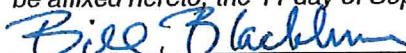
NOW, THEREFORE, I, Bill Blackburn, the Mayor of the City of Kerrville, Texas
do hereby proclaim the month of September 2018 as

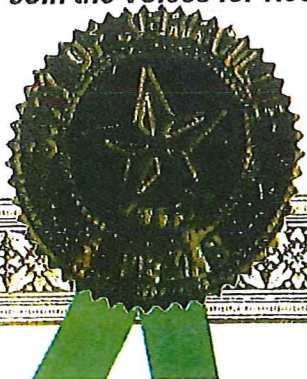
NATIONAL RECOVERY MONTH

in the City of Kerrville, and call upon the citizens of Kerrville to observe this month and support this year's Recovery Month theme,

"Join the Voices for Recovery: Invest in Health, Home, Purpose, and Community".

IN WITNESS WHEREOF, I have Hereunto set my hand and caused the Seal of the City of Kerrville to be affixed hereto, the 11 day of September, 2018.


Bill Blackburn, Mayor



CITY COUNCIL MINUTES

KERRVILLE, TEXAS
AUGUST 21, 2018

On August 21, 2018, the Kerrville City Council workshop was called to order at 10:01 a.m. by Mayor Blackburn in the city hall council chambers at 701 Main Street.

COUNCILMEMBERS PRESENT:

Bill Blackburn	Mayor
George Baroody	Mayor Pro Tem
Vincent C. Voelkel	Councilmember
Judy Eychner	Councilmember
Delayne Sigerman	Councilmember

COUNCILMEMBER ABSENT: None.

CITY STAFF PRESENT:

Mark McDaniel	City Manager
Mike Hayes	City Attorney
E.A. Hoppe	Deputy City Manager
Cheryl Brown	Interim City Secretary
Amy Dozier	Director of Finance
Kim Meismer	Director of General Operations
Stuart Cunyus	Public Information Officer

VISITORS PRESENT: List on file in city secretary's office for the required retention period.

DISCUSSION REGARDING POSSIBLE CREATION OF DOWNTOWN TAX INCREMENT REINVESTMENT ZONE (TIRZ)

Mr. McDaniel reviewed the Kerrville 2050 Early Action Item for a Tax Increment Reinvestment Zone for the downtown area.

David Pettit, with David Pettit Economic Development gave a presentation to cover the following:

- The concept of Tax Increment Financing (TIF);
- Key elements of TIF agreements;
- Key stages for facilitating new investment;
- Case studies; and
- Tasks necessary to create a TIRZ.

Mr. Pettit spoke about the procedures of creating a TIF/TIRZ. He responded to questions from the City Council members.

ADJOURNMENT. The meeting adjourned at 11:55 a.m.

APPROVED: _____

ATTEST:

Bill Blackburn, Mayor

Brenda Craig City Secretary



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

SUBJECT: Resolution No. 38-2018 authorizing the closure of a portion of Memorial Highway (27) during certain hours and dates from 2018-2022 for the City of Kerrville's Annual Holiday Lighted Parade and authorizing the Mayor to execute an agreement for the temporary closure of state right-of-way with the Texas Department of Transportation.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 8/31/2018

SUBMITTED BY: Ashlea Boyle
Director of Parks and Recreation

EXHIBITS: Resolution No. 38-2018

Expenditure Required:	Current 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: ☒	No: ☐
Key Priority Area	P - Parks/Open Space/River Corridor	
Guiding Principle	P8 - Provide recreational opportunities for people of all ages and abilities, both residents and tourists	
Action Item	N/A	

SUMMARY STATEMENT:

The Parks and Recreation Department will be hosting the annual *Holiday Lighted Parade* on Saturday, November 17, 2018. Each year, for pedestrian and vehicular safety, a portion of Highway 27 is closed pursuant to an approved traffic control plan.

The Texas Department of Transportation (TxDOT) requires a resolution approved by the City Council before a state road closure can take place. This resolution provides authorization for the Mayor to execute a road closure agreement with TxDOT for 2018-2022. This is consistent with the former five year agreement that expired in 2017.

RECOMMENDED ACTION:

Approve Resolution No. 38-2018.

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 38-2018**

A RESOLUTION AUTHORIZING THE CLOSURE OF A PORTION OF MEMORIAL HIGHWAY (HWY 27) DURING CERTAIN HOURS AND DATES FROM 2018-2022 FOR THE CITY OF KERRVILLE ANNUAL HOLIDAY LIGHTED PARADE AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY WITH THE TEXAS DEPARTMENT OF TRANSPORTATION

WHEREAS, the Kerrville Parks and Recreation Department seeks to close a portion of Memorial Highway (HWY 27) on various times and dates between 2018 and 2022 for the annual Holiday Lighted Parade; and

WHEREAS, Memorial Highway (HWY 27) is a state controlled highway and as such, the Texas Department of Transportation (TxDOT) requires the City to enter into an agreement to authorize any such closures; and

WHEREAS, pursuant to the agreement between TxDOT and the City, the City agrees to accrue all costs associated with the closures, to include having the Kerrville Police Department provide traffic control; and

WHEREAS, the City Council finds that the annual Holiday Lighted Parade serves a public purpose and that closing the road and entering into an agreement with TxDOT will accomplish this goal;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, TEXAS:

The Mayor is authorized to execute a multiyear agreement with TxDOT to authorize the City's closure and use of Memorial Highway (HWY 27) between Clearwater Paseo and Sidney Baker Street (HWY 16) for various times and dates between 2018-22.

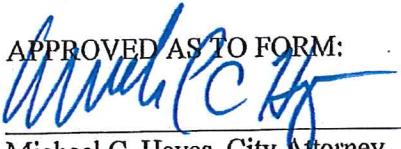
PASSED AND APPROVED ON this the _____ day of _____, A.D., 2018.

ATTEST:

Bill Blackburn, Mayor

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



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

SUBJECT: Community Service Agreement for funding in support of a youth event at Tivy High School.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 9/6/2018

SUBMITTED BY: City Council

EXHIBITS: Community Service Agreement

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

Mayor Blackburn and Councilmember Voelkel requested the City become a sponsor for the Annual Recovery Awareness Project event that will take place on September 14, 2018 at Tivy High School.

RECOMMENDED ACTION:

Authorize agreement.

**COMMUNITY SERVICE AGREEMENT BETWEEN AMERICAN PROGRAM
BUREAU, INC. AND CITY OF KERRVILLE, TEXAS FOR FUNDING IN SUPPORT OF
A YOUTH EVENT**

This Agreement made this day by and between the City of Kerrville, Texas ("City") and American Program Bureau, Inc., a Massachusetts corporation ("APB");

WHEREAS, September 2018 is National Recovery Month, intended to highlight the recovery efforts that persons face with respect to addiction; and

WHEREAS, in conjunction with this month, APB is providing a nationally known speaker to address students and other attendees at a recovery event at Tivy High School on September 14, 2018; and

WHEREAS, City Council believes APB and the event referenced above will accomplish a public purpose and that the City and this community will receive sufficient benefits for the City funds granted;

NOW THEREFORE, the City and APB agree as follows:

1. Event: APB agrees to provide a speaker at the planned event at Tivy School on September 14, 2018, with respect to celebrating national recovery month.
2. Term: The term of this Agreement will be from September 1, 2018, through September 14, 2018.
3. Payment: City will pay APB \$5,000.00 in one payment, to be paid on or before August 31, 2018.
4. Reports and Records: At the request of the City, APB shall furnish information concerning APB's planning and finances of the event to City. APB shall provide such information within 5 days of the City's request.
5. Refund: Where APB fails to provide the speaker as referenced above for whatever reason, this Agreement shall terminate and APB shall return the funds paid by City within 5 days of a request from City.

SIGNED this _____ day of _____, 2018.

CITY OF KERRVILLE, TEXAS

AMERICAN PROGRAM BUREAU

By: _____
Mark L. McDaniel, City Manager

By: _____
_____, _____

ATTEST:

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:

Michael C. Hayes, City Attorney

T:\Legal\Contracts-General\Lotus Peer Recovery_083018.docx

COMMUNITY SERVICE AGREEMENT BETWEEN
CITY AND APB FOR FUNDING IN SUPPORT OF A YOUTH EVENT



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

SUBJECT: Public hearing for City to annex into its incorporated limits and a proposed recommendation for a zoning classification of a "PDD" (Planned Development District), for Comanche Trace Section 15, an approximately 5.335 acre tract of land located in the William Wait survey No. 65, Abstract No. 364, Kerr County, Texas, and being a portion of that certain called 152.61 acre tract recorded in document # 17-03998 official public records of Kerr County, Texas.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 8/6/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Map

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

This is the first of two public hearings required for a petition annexation, pursuant to Texas Local Government Code 43.028, of the subject property. The 5.3 acre tract is part of the 1131.78 acre tract known as Comanche Trace. The applicant's submittal of the preliminary plat of Comanche Trace Phase 15 triggered a request for voluntary annexation, per the development agreement between the City and the developer. The preliminary plat was approved by the Commission on March 1, 2018.

In keeping with the residential nature of the development, staff recommended a zoning classification of Planned Development District – Residential (PDD-Residential), to allow the development of single family lots. This phase of Comanche Trace includes 17 single family lots and a further extension of Comanche Hills from its current terminus on the southeast end at Comanche Trace Section 13.

The Planning and Zoning Commission conducted a public hearing on this item at the April 5, 2018 regular meeting and recommended that the Council annex the subject tract and recommended a zoning designation of Planned Development District – Residential.

This is the first public hearing as required by Chapter 43 of the Texas Local Government Code.

Next steps:

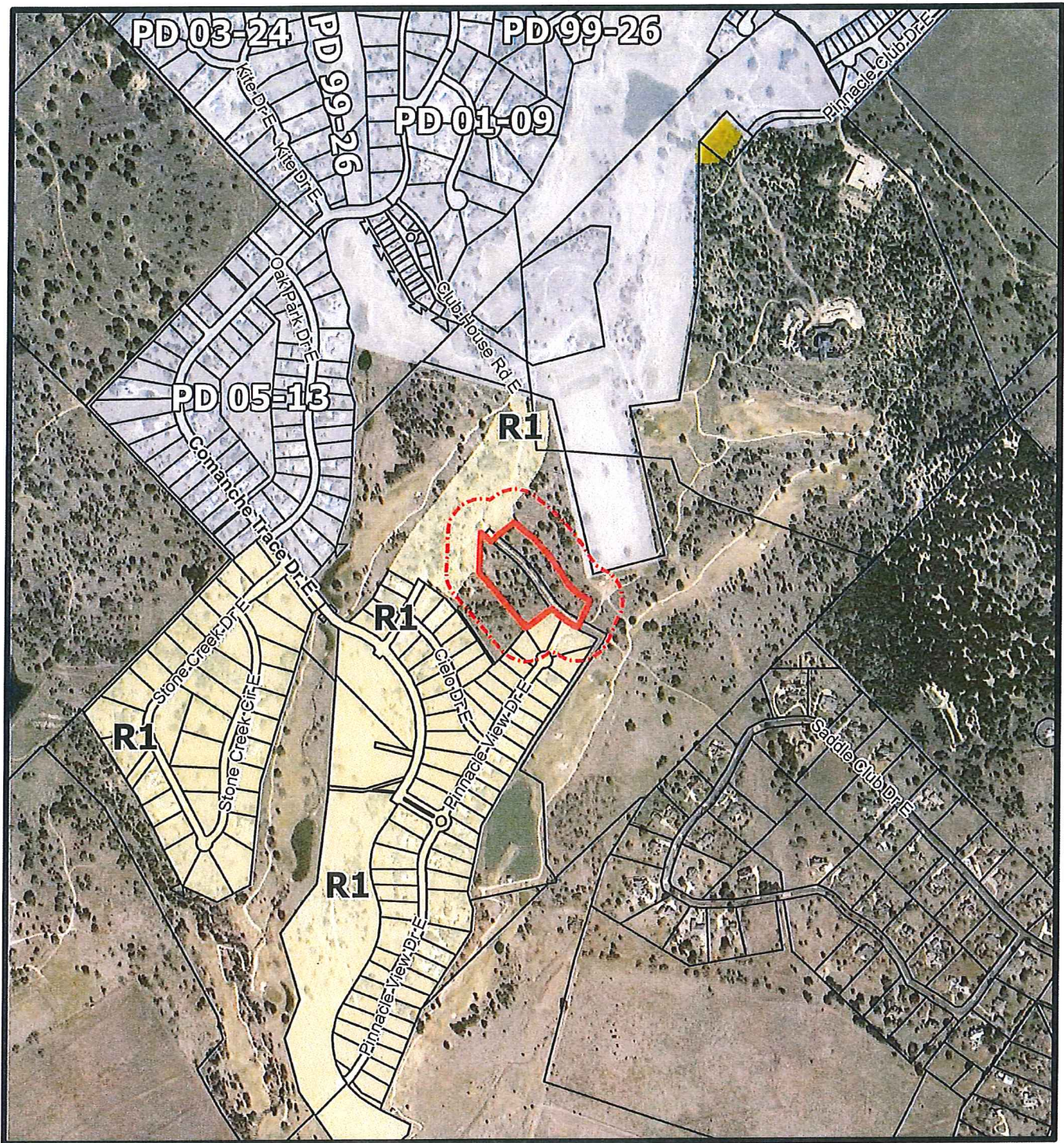
September 18, 2018 - Second public hearing

October 9, 2018 - First reading of the annexation ordinance including a public hearing for the zoning request.

October 23, 2018 - Second reading of annexation ordinance and zoning request.

RECOMMENDED ACTION:

Conduct a public hearing no action required.



Location Map

Case # 2018-007

Location:
Comanche Trace Phase 15

Legend

200' Notification Area
Subject Properties



0 200 400 800

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



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

SUBJECT: Public hearing for City to annex into its incorporated limits and a proposed recommendation for a zoning classification of "GTW" (Gateway District) for approximately 3.669 acre tract of land out of the J.D. Leavell Survey NO. 1862, Abstract NO. 1435, said tract located within Kerr County Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; consisting of the property addressed as 884 Farm to Market Road 783 (Harper Road)

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 8/6/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Map

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A
PAYMENT TO BE MADE TO: N/A			

Kerrville 2050 Item?	Yes: ☒	No: ☐
Key Priority Area	L – Land Use	
Guiding Principle	E\$ - Balance broaden and diversify the City's tax base, shifting the tax burden away from residential property owners	
Action Item	E4.1 – Target strategic growth opportunities that will bring an increase in fiscal revenues (sales and property taxes and water/sewer fees, etc.)	

SUMMARY STATEMENT:

This is the first of two public hearings for a petition annexation, pursuant to Texas Local Government Code 43.028, for the purposes of tying on the City of Kerrville water and sewer services. This property and an adjoining property have both petitioned for annexation.

On August 2, 2018, the Planning and Zoning Commission (P&Z) heard the zoning request for "PDD". Through the discussion during the meeting, the P&Z felt that it was in the best interest of the community to recommend Gateway District (GTW) as Harper Road is a minor gateway into Kerrville. The district is more restrictive than the proposed PDD. Additionally, as the Kerrville 2050 Plan recommends a review of the Zoning Code, the Gateway District may be more in line with future codes and recommendations.

The requested tract of land is located within the Future Land Use Plan Catalyst Area #5 and should be positively considered for annexation to encourage other development within the Harper Road gateway and the Kerrville Sports Complex catalyst area.

The petition was filed, administratively complete on June 28, 2018. City Council heard the petition on July 10th and passed a resolution to accept the petition and direct staff to begin the annexation process.

This is the first public hearing as required by Chapter 43 of the Texas Local Government Code.

Next steps:

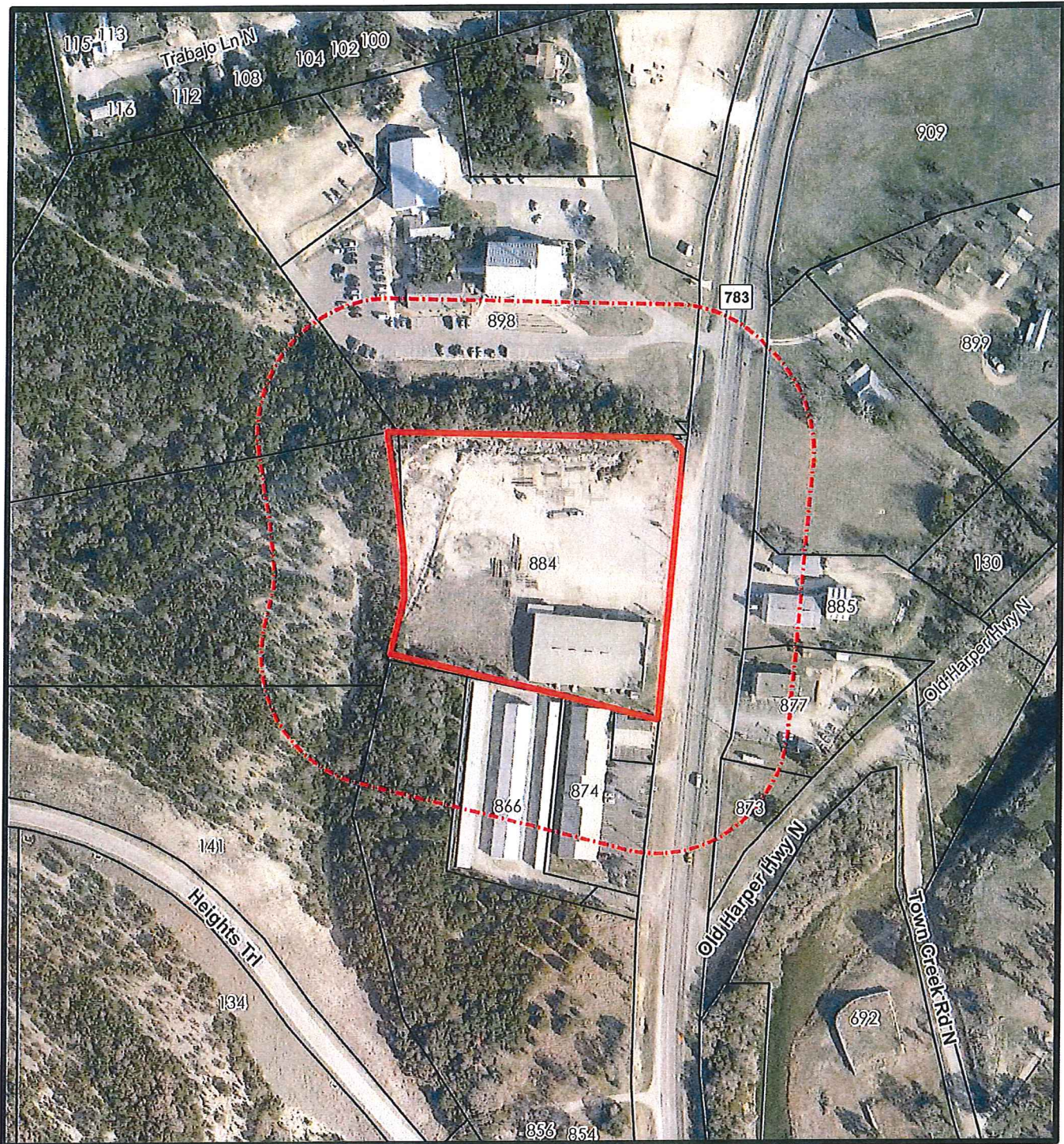
September 18, 2018 - Second public hearing

October 9, 2018 - First reading of the annexation ordinance including a public hearing for the zoning request.

October 23, 2018 - Second reading of annexation ordinance and zoning request.

RECOMMENDED ACTION:

Conduct public hearing no action required.



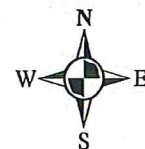
Location Map

Case # 2018-048

Location:
884 Harper Road

Legend

200' Notification Area - - - - -
Subject Properties —————



0 50 100 200
Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



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

SUBJECT: Public hearing for City to annex into its incorporated limits and a recommendation for a zoning classification of "GTW" (Gateway District) for approximately 0.885 acre tract of land, a portion being out of the Jesus Hernandez Survey No. 548, Abstract No. 189 and another part being out of M.K. and T.E. RY. Co. Survey No. 1862, abstract 1435; said tract located within Kerr County, Texas and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; consisting of the property addressed at 874 Farm to Market Road 783 (Harper Road)

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 8/6/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Map

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes: ☐	No: ☒
Key Priority Area	L - Land Use	
Guiding Principle	E4 - Balance, broaden and diversify the City's tax base, shifting the tax burden away from residential property owners	
Action Item	E4.1 - Target strategic growth opportunities that will bring an increase in fiscal revenues (sales and property taxes and water/sewer fees, etc.)	

SUMMARY STATEMENT:

This is the first of two public hearings for a petition annexation, pursuant to Texas Local Government Code 43.028, for the purposes of tying on the City of Kerrville water and sewer services. This property and an adjoining property have both petitioned for annexation.

On August 2, 2018, the Planning and Zoning Commission (P&Z) heard the zoning request for "PDD". Through the discussion during the meeting, the P&Z felt that it was in the best interest of the community to recommend Gateway District (GTW) as Harper Road is a minor gateway into Kerrville. The district is more restrictive than the proposed PDD. Additionally, as the Kerrville 2050 Plan recommends a review of the Zoning Code, the Gateway District may be more in line with future codes and recommendations.

The annexation request is within the Kerrville 2050 Future Land Use Plan in Catalyst Area # 3 and is recommended for annexation in order to encourage other development within the catalyst area.

The petition was filed, administratively complete on June 26, 2018. City Council heard the petition on July 10th and passed a resolution to accept the petition and direct staff to begin the annexation process.

This is the first public hearing as required by Chapter 43 of the Texas Local Government Code.

Next steps:

August 21, 2018 - Second public hearing

September 11, 2018 - First reading of the annexation ordinance including a public hearing for the zoning request.

September 25, 2018 - Second reading of annexation ordinance and zoning request.

RECOMMENDED ACTION:

Conduct a public hearing no action required.



Location Map

Case # 2018-049

**Location:
874 Harper Road**

Legend

200' Notification Area - - - - -
Subject Properties - - - - -



0 50 100 200
Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



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

SUBJECT: Public hearing for City to annex into its incorporated limits and a proposed recommendation for a zoning classification of District 7-W for approximately 59.09 acre tract of land out of the Joseph S. Anderson Survey No. 141, Abstract No. 2 and the J.S. Sayder Survey No. 142, Abstract No. 290, Said tract located within Kerr County, Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; consisting of the Property generally located adjacent to State Spur 98 (Thompson Drive) (addressed as 1515 Knapp Road S.) and between its intersections with James Road and Knapp Road

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 8/6/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Survey, Preliminary plat

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes: ☒	No: ☐
Key Priority Area	L - Land Use	
Guiding Principle	E4 - Balance, broaden and diversify the City's tax base, shifting the tax burden away from residential property owners	
Action Item	E4.1 - Target strategic growth opportunities that will bring an increase in fiscal revenues (sales and property taxes and water/sewer fees, etc.)	

SUMMARY STATEMENT:

This is the first of two public hearings for a petition annexation, pursuant to Texas Local Government Code 43.028, for the purposes of future development. It is approximately 59 acres of land adjacent to Thompson Drive along the Guadalupe River. This area is within Strategic Catalyst Area 3 for development as established in Kerrville 2050.

The applicant has requested W7 zoning, consistent with the area. The zoning request was heard by the Planning and Zoning Commission August 2nd. Utility extensions through the property have been addressed with the preliminary plat, also reviewed by the Planning and Zoning Commission August 2nd.

The requested tract of land is located within the Future Land Use Plan Catalyst Area #5 and should be positively considered for annexation to encourage other development within the Harper Road gateway and the Kerrville Sports Complex catalyst area.

The petition was filed, administratively complete on June 11, 2018. City Council heard the petition on July 10th and passed a resolution to accept the petition and direct staff to begin the annexation process.

This is the first public hearing as required by Chapter 43 of the Texas Local Government Code.

Next steps:

September 18, 2018 - Second public hearing

October 9, 2018 - First reading of the annexation ordinance including a public hearing for the zoning request.

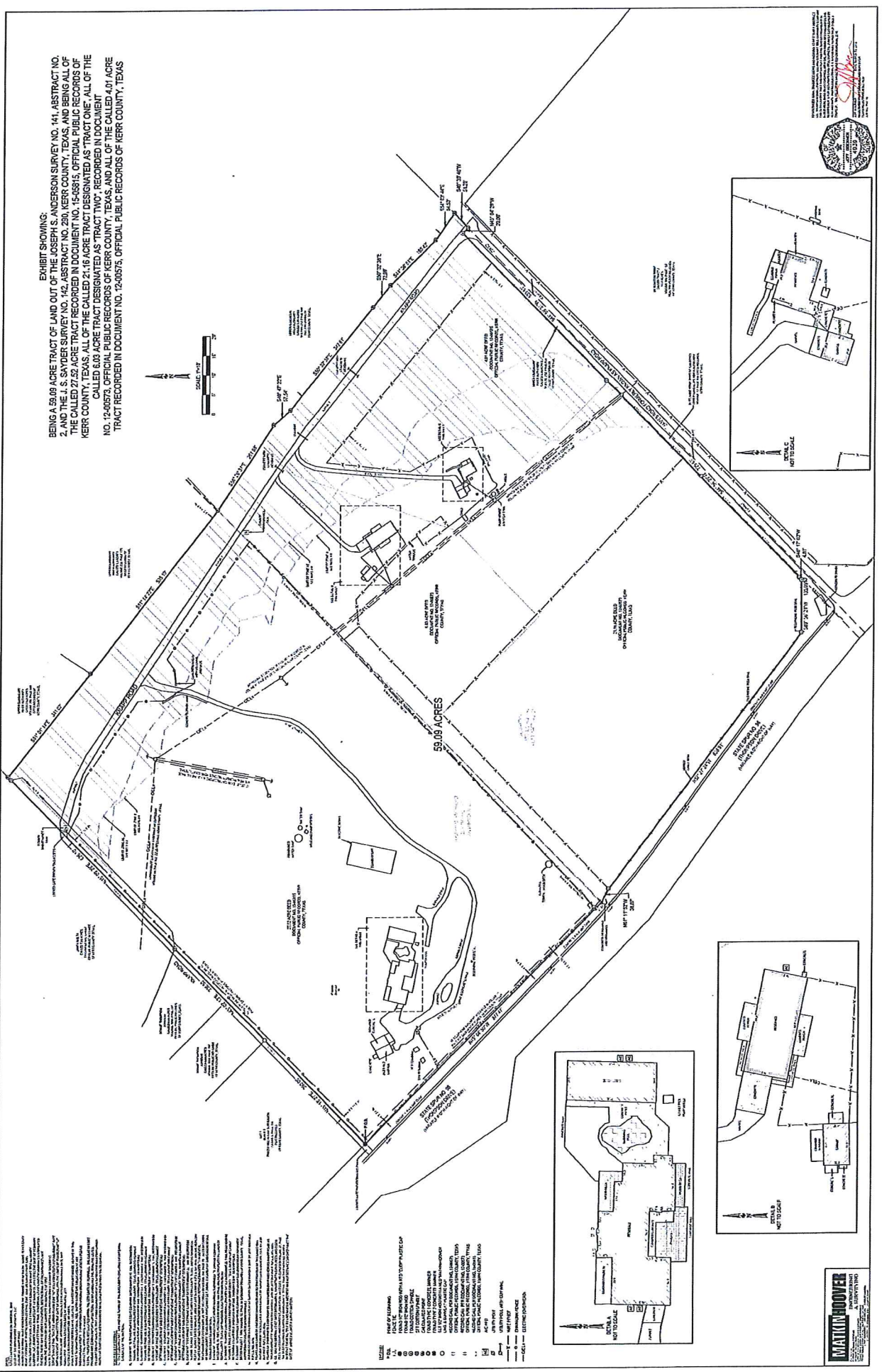
October 23, 2018 - Second reading of annexation ordinance and zoning request.

RECOMMENDED ACTION:

Conduct public hearing no action required.

EXHIBIT SHOWING:

BEING A 59.09 ACRE TRACT OF LAND OUT OF THE JOSEPH S. ANDERSON SURVEY NO. 141, ABSTRACT NO. 2, AND THE J. S. SAYDER SURVEY NO. 142, ABSTRACT NO. 280, KERR COUNTY, TEXAS, AND BEING ALL OF THE CALLED 27.52 ACRE TRACT RECORDED IN DOCUMENT NO. 15-08815, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, ALL OF THE CALLED 21.16 ACRE TRACT DESIGNATED AS "TRACT ONE", ALL OF THE CALLED 6.03 ACRE TRACT DESIGNATED AS "TRACT TWO", RECORDED IN DOCUMENT NO. 15-08815, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, AND ALL OF THE CALLED 4.01 ACRE TRACT RECORDED IN DOCUMENT NO. 12-08875, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

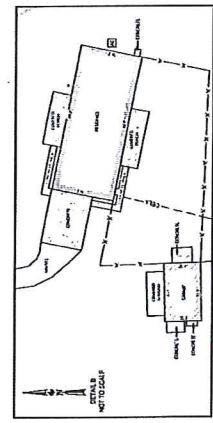
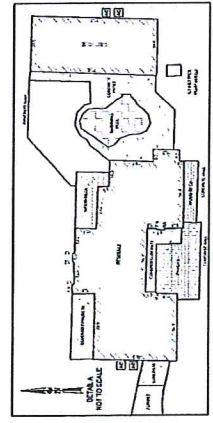


NOTES:

1. THIS PLAT IS A REPRODUCTION OF THE ORIGINAL PLAT AS SUBMITTED TO THE PUBLIC RECORDS OF KERR COUNTY, TEXAS.
2. THE ORIGINAL PLAT WAS SUBMITTED TO THE PUBLIC RECORDS OF KERR COUNTY, TEXAS, ON [DATE].
3. THE ORIGINAL PLAT WAS SIGNED BY [NAME], A SURVEYOR LICENSED IN THE STATE OF TEXAS.
4. THE ORIGINAL PLAT WAS RECORDED IN DOCUMENT NO. [NUMBER], OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.
5. THE ORIGINAL PLAT WAS RECORDED IN DOCUMENT NO. [NUMBER], OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.
6. THE ORIGINAL PLAT WAS RECORDED IN DOCUMENT NO. [NUMBER], OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.
7. THE ORIGINAL PLAT WAS RECORDED IN DOCUMENT NO. [NUMBER], OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.
8. THE ORIGINAL PLAT WAS RECORDED IN DOCUMENT NO. [NUMBER], OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.
9. THE ORIGINAL PLAT WAS RECORDED IN DOCUMENT NO. [NUMBER], OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.
10. THE ORIGINAL PLAT WAS RECORDED IN DOCUMENT NO. [NUMBER], OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

LEGEND:

- 1. BOUNDARY LINE
- 2. EASEMENT
- 3. RIGHT OF WAY
- 4. UTILITY
- 5. FENCE
- 6. ROAD
- 7. RAILROAD
- 8. WATER
- 9. WOOD
- 10. ROCK
- 11. GRAVE
- 12. BUILDING
- 13. CULVERT
- 14. BRIDGE
- 15. DITCH
- 16. FILL
- 17. EXCAVATION
- 18. ELEVATION
- 19. DISTANCE
- 20. BEARING
- 21. AREA
- 22. VOLUME
- 23. PERCENT
- 24. FRACTION
- 25. DECIMAL
- 26. UNIT
- 27. SYMBOL
- 28. MARK
- 29. POINT
- 30. LOCATION
- 31. POSITION
- 32. DIRECTION
- 33. ORIENTATION
- 34. ALIGNMENT
- 35. CURVATURE
- 36. SLOPE
- 37. GRADE
- 38. ELEVATION
- 39. DISTANCE
- 40. BEARING
- 41. AREA
- 42. VOLUME
- 43. PERCENT
- 44. FRACTION
- 45. DECIMAL
- 46. UNIT
- 47. SYMBOL
- 48. MARK
- 49. POINT
- 50. LOCATION
- 51. POSITION
- 52. DIRECTION
- 53. ORIENTATION
- 54. ALIGNMENT
- 55. CURVATURE
- 56. SLOPE
- 57. GRADE
- 58. ELEVATION
- 59. DISTANCE
- 60. BEARING
- 61. AREA
- 62. VOLUME
- 63. PERCENT
- 64. FRACTION
- 65. DECIMAL
- 66. UNIT
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- 74. ALIGNMENT
- 75. CURVATURE
- 76. SLOPE
- 77. GRADE
- 78. ELEVATION
- 79. DISTANCE
- 80. BEARING
- 81. AREA
- 82. VOLUME
- 83. PERCENT
- 84. FRACTION
- 85. DECIMAL
- 86. UNIT
- 87. SYMBOL
- 88. MARK
- 89. POINT
- 90. LOCATION
- 91. POSITION
- 92. DIRECTION
- 93. ORIENTATION
- 94. ALIGNMENT
- 95. CURVATURE
- 96. SLOPE
- 97. GRADE
- 98. ELEVATION
- 99. DISTANCE
- 100. BEARING



MATTHEW DOVER
SURVEYOR
KERR COUNTY, TEXAS



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

SUBJECT: Ordinance No. 2018-20 amending the City's "Zoning Code" by changing the Zoning District for property out of the William Watt Survey No. 65, Abstract No. 364, and the William Watt Survey No. 66, Abstract No. 365, specifically Lots 1 through 6 and Lots 22-34, which make up a portion of Comanche Trace, Phase 13, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as those Lots addressed as 3001 through 3011 and 2002 through 2024 Club House Drive and 1001 Comanche Hills; by removing the area from a Planned Development Zoning District (PDD) and an "R-1" single Family Residential Zoning District and placing it within a Residential Cluster Zoning District; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); ordering publication; and providing other matters relating to the subject.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 9/5/2018

SUBMITTED BY: Drew Paxton, Executive Director of Development Services

EXHIBITS: Ordinance 2018-20
Map
Final Plat
Development Site Plan

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

Phase 13 of Comanche Trace was annexed and zoned in 2017. Through the process of the case, the proposed zoning was for a Planned Development District; however, the final ordinance was approved with the zoning as R-1.

Lots 1-6 are proposed as townhome lots and require the RC zoning and the attached Development Site Plan.

Lots 22-34 are proposed single family dwellings on the smaller lots with reduced setbacks, typical in the RC zoning district.

Lots 7-21 are withdrawn from this request as the R-1 zoning is suitable for the proposed construction.

The request is consistent with the Kerrville 2050 Comprehensive Plan. Staff recommends approval of the case.

The Planning and Zoning recommended approval of the case on September 6, 2018.

RECOMMENDED ACTION:

Approve Ordinance 2018-20 on first reading.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2018-20**

AN ORDINANCE AMENDING THE CITY'S "ZONING CODE" BY CHANGING THE ZONING DISTRICT FOR PROPERTY OUT OF THE WILLIAM WATT SURVEY NO. 65, ABSTRACT NO. 364, AND THE WILLIAM WATT SURVEY NO. 66, ABSTRACT NO. 365, SPECIFICALLY LOTS 1 THROUGH 6 AND LOTS 22 THROUGH 34, WHICH MAKE UP A PORTION OF COMANCHE TRACE, PHASE 13, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; AND MORE COMMONLY KNOWN AS THOSE LOTS ADDRESSED AS 3001 THROUGH 3011 AND 2002 THROUGH 2024 CLUB HOUSE DRIVE AND 1001 COMANCHE HILLS; BY REMOVING THE AREA FROM A PLANNED DEVELOPMENT ZONING DISTRICT (PDD) AND AN "R-1" SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND PLACING IT WITHIN A RESIDENTIAL CLUSTER ZONING DISTRICT; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2000.00); ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, pursuant to Texas Local Government Code Sections 211.006 and 211.007, notice has been given to all parties in interest and citizens by publication in the official newspaper for the City of Kerrville, Texas ("City"), and otherwise, of a hearing which was held before the City Council on September 11, 2018, which considered a report of the City's Planning and Zoning Commission regarding its recommendations on an ordinance, the adoption of which will result in the change of a zoning district for properties more commonly known as 3001 through 3011 and 2002 through 2024 Club House Drive and 1001 Comanche Hills, all of which make up a portion of Phase 13, within the Comanche Trace residential subdivision; and such change to result in the removal of the properties from a Planned Development District (PDD) and an "R-1" Single Family Residential Zoning District to placement within a Residential Cluster (RC) Zoning District; and

WHEREAS, such public hearing was held in the Council Chambers beginning at approximately 6:00 p.m. on September 11, 2018, as advertised; and

WHEREAS, after a full hearing, at which all parties in interest and citizens were given an opportunity to be heard; and after receiving and considering the recommendations of the Planning and Zoning Commission and City staff; and after considering among other things, the character of the various areas of the City and

the suitability of particular uses in each area; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City, the Council finds it to be in the best interest of the health, safety, morals, and general welfare of the City of Kerrville, Texas, to amend the City's Zoning Code to change the zoning district for the properties described below by placing them within a Residential Cluster (RC) Zoning District;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The zoning district for the following properties commonly known as 3001 through 3011 and 2002 through 2024 Club House Drive and 1001 Comanche Hills, all of which make up a portion of Phase 13, within the Comanche Trace residential subdivision, is changed from a Planned Development District (PDD) and an "R-1" Single Family Residential Zoning District to a Residential Cluster (RC) Zoning District:

Being property out of the William Watt Survey No. 65, Abstract No. 364, and the William Watt Survey No. 66, Abstract No. 365, within the City of Kerrville, Kerr County, Texas, and being Lots 1-6 and 22-34, making up a portion of Comanche Trace, Phase 13, a residential subdivision within the City of Kerrville, Kerr County, Texas; said property being more particular described in the plat filed at 18-03892 of the Real Property Records of Kerr County, Texas; and being described and depicted at Exhibit A, attached hereto and made a part hereof for all purposes.

SECTION TWO. The City Manager or designee is authorized and directed to amend the City's official zoning map to reflect the change in districts adopted herein and to take other actions contemplated by and in accordance with Section 11-I-4(c) of the City's Zoning Code.

SECTION THREE. The provisions of this Ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are expressly repealed to the extent of any such inconsistency or conflict. Ordinance No. 2017-16 is repealed.

SECTION FOUR. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding

Ord. No. 2018-20

shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of Kerrville, Texas, declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION FIVE. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Section 1-7, Chapter 1 of the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

SECTION SIX. Pursuant to Texas Local Government Code §52.013(a) and Section 3.07 of the City's Charter, the City Secretary is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

SECTION SEVEN. This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07b. of the City Charter.

PASSED AND APPROVED ON FIRST READING, this the ____ day of _____, A.D., 2018.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ of _____, A.D., 2018.

Bill Blackburn, Mayor

ATTEST:

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



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

SUBJECT: Ordinance No. 2018-16 to recommend a zoning change from "R-1A" (Residential District) to District 11-C on Lots 52, 53, and 54, Block 14 Parsons Addition (213, 215, and 221 West Barnett Street).

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 8/6/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Area maps (2), site plan, exterior rendering, support letters, opposition letter

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes: ☒	No: ☐
Key Priority Area	C - Community/Neighborhood Character and Place making	
Guiding Principle	C6 - Celebrate and honor the character of each neighborhood and its culture. Revitalize neighborhoods and create gathering places within them while avoiding the displacement of citizens and their cultures	
Action Item	N/A	

SUMMARY STATEMENT:

The request is consistent with the Kerrville 2050 Comprehensive Plan in a few ways. Guiding Principle C6, under Community and Neighborhood Character and Placemaking, encourages projects to "Celebrate and honor the character of each neighborhood and its culture; revitalize neighborhoods and create gathering places within them while avoiding the displacement of citizens and their cultures." This is demonstrated through the project description included in the zoning change application:

"This application for a zoning change along Barnett Street within an older Kerrville neighborhood is a path to retaining not only some of our local history but to begin reweaving the fabric that used to sew our neighborhoods together. The Famous Door, "Famous for friends, food and fun," has over the past 90 years been a grocery store, taxi stand, dance hall, restaurant, recreation hall and was the neighborhood anchor for many years. Now vacant, Johnny Barrayo, the "Door's" current owner, is seeking to refurbish the property working within the community and neighborhood, (see attached letters of support from the neighboring property owners), by creating a community center around a soul food restaurant. Bringing friends, food and fun back to where it started all those years ago."

Additionally, the Kerrville 2050 Plan references small amounts of neighborhood serving retail and office uses in carefully chosen locations. The Kerrville 2050 Plan also places an emphasis on re-investment within the city of Kerrville.

This case was brought before the Planning and Zoning Commission in June of this year. The proposal at that time was for a Planned Development District (PDD) zoning request. However, a PDD is required a minimum of 2 acres. Therefore the case was brought back to the P&Z on September.

Staff is recommending District 11-C, which very closely matches the proposed list of uses in the original request.

This existing vacant location is a prime example of both reinvesting into the community and a neighborhood-serving restaurant. The surrounding neighborhood is zoned R-1A and the Doyle Community Center down the street is zoned PDD.

The Planning and Zoning Commission recommended the case for approval on September 5, 2018.

RECOMMENDED ACTION:

Approve Ordinance No. 2018-16 on first reading.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2018-16**

AN ORDINANCE AMENDING THE CITY'S "ZONING CODE" BY CHANGING THE ZONING DISTRICT FOR LOTS 52, 53, AND 54, BLOCK 14, THE PARSONS ADDITION, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 213, 215, AND 221 WEST BARNETT STREET; BY REMOVING THE AREA FROM THE "R-1A" RESIDENTIAL ZONING DISTRICT AND PLACING IT WITHIN THE 11-C ZONING DISTRICT; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2000.00); ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, pursuant to Texas Local Government Code Sections 211.006 and 211.007, notice has been given to all parties in interest and citizens by publication in the official newspaper for the City of Kerrville, Texas ("City"), and otherwise, of a hearing which was held before the City Council on September 11, 2018, which considered a report of the City's Planning and Zoning Commission regarding its recommendations on an ordinance, the adoption of which will result in the change of a zoning district for several properties; said properties more commonly known as 213, 215, and 221 West Barnett Street; and such change to result in the removal of the properties from an "R-1A" Residential Zoning District to placement within the 11-C Zoning District; and

WHEREAS, on June 26, 2018, City Council approved Ordinance 2018-13, which adopted a new Comprehensive Plan for the City ("*Kerrville 2050*"); and

WHEREAS, City Council finds that the zoning change provided for herein complies with *Kerrville 2050* in accordance with Section 211.004 of the Texas Local Government Code; and

WHEREAS, a public hearing was held in the Council Chambers beginning at approximately 6:00 p.m. on September 11, 2018, as advertised; and

WHEREAS, after a full hearing, at which all parties in interest and citizens were given an opportunity to be heard; and after receiving and considering the recommendations of the Planning and Zoning Commission and City staff; and after considering among other things, the character of the various areas of the City and the suitability of particular uses in each area; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City,

the Council finds it to be in the best interest of the health, safety, morals, and general welfare of the City of Kerrville, Texas, to amend the City's Zoning Code to change the zoning district for the properties described below by removing them from an "R-1A" Residential Zoning District and placing them within the 11-C Zoning District;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The findings made above are hereby approved.

SECTION TWO. The zoning district for the following properties commonly known as 213, 215, 221 West Barnet Street, is changed from an "R-1A" Residential Zoning District to the 11-C Zoning District, said properties also being described as follows:

All of Lot Nos. 52, 53, and 54, Block No. 14, of the Parsons Addition, a subdivision within the City of Kerrville, Kerr County, Texas, the plat of which is recorded at Volume P, Page 8, of the Real Property Records of Kerr County, Texas; all of which is described and depicted at Exhibit A, attached hereto and made a part hereof for all purposes.

SECTION THREE. The City Manager or designee is authorized and directed to amend the City's official zoning map to reflect the change in districts adopted herein and to take other actions contemplated by and in accordance with Section 11-I-4(c) of the City's Zoning Code.

SECTION FOUR. The provisions of this Ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are expressly repealed to the extent of any such inconsistency or conflict.

SECTION FIVE. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of Kerrville, Texas, declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION SIX. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Section 1-7, Chapter 1 of the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

SECTION SEVEN. Pursuant to Texas Local Government Code §52.013(a) and Section 3.07 of the City's Charter, the City Secretary is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

SECTION EIGHT. This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07b. of the City Charter.

PASSED AND APPROVED ON FIRST READING, this the ____ day of _____, A.D., 2018.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ of _____, A.D., 2018.

Bill Blackburn, Mayor

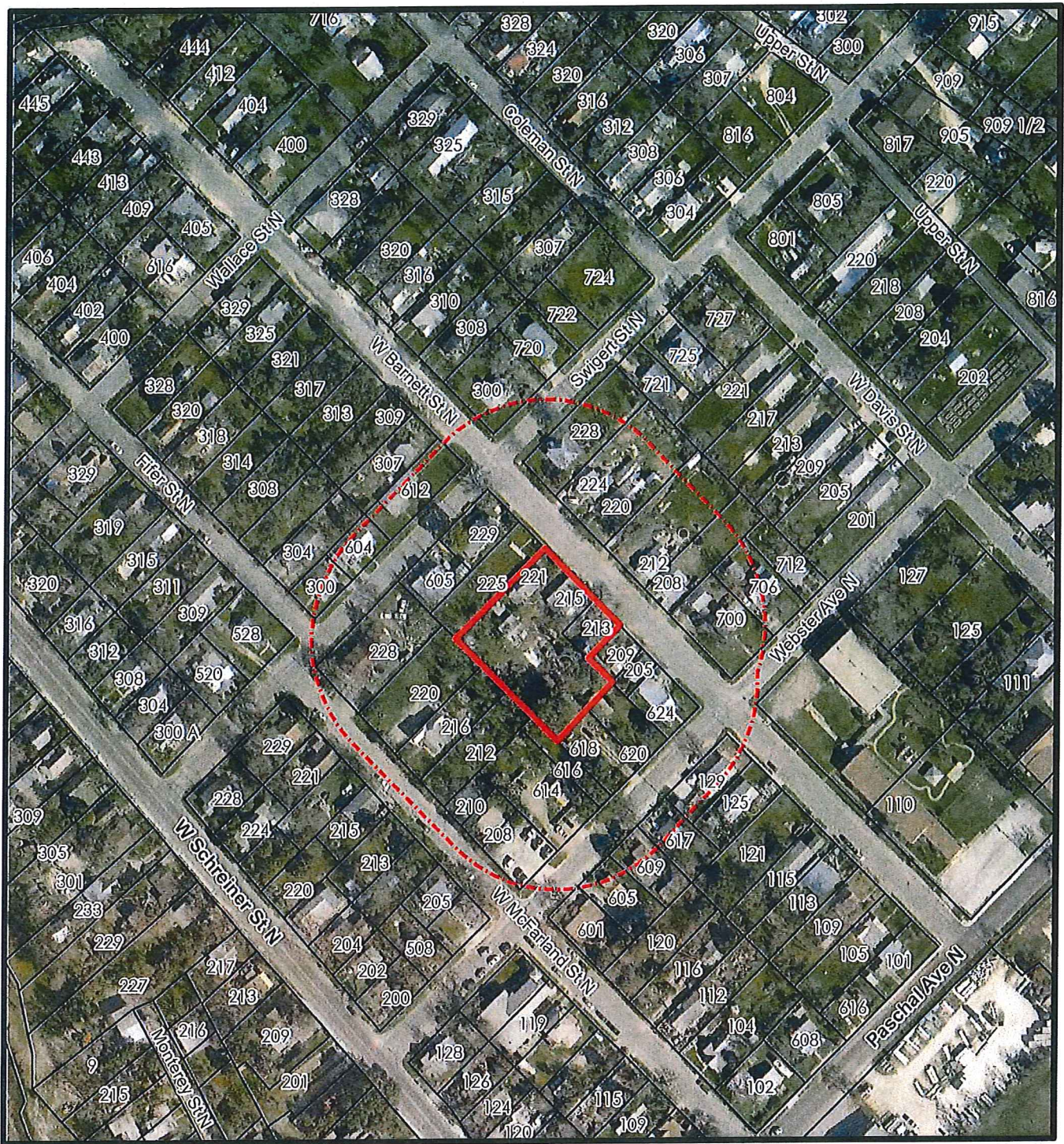
ATTEST:

Cheryl Brown, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



Location Map

Case # 2018-033

Location:

213, 215, 221

West Barnett Street

Legend

200' Notification Area
Subject Properties



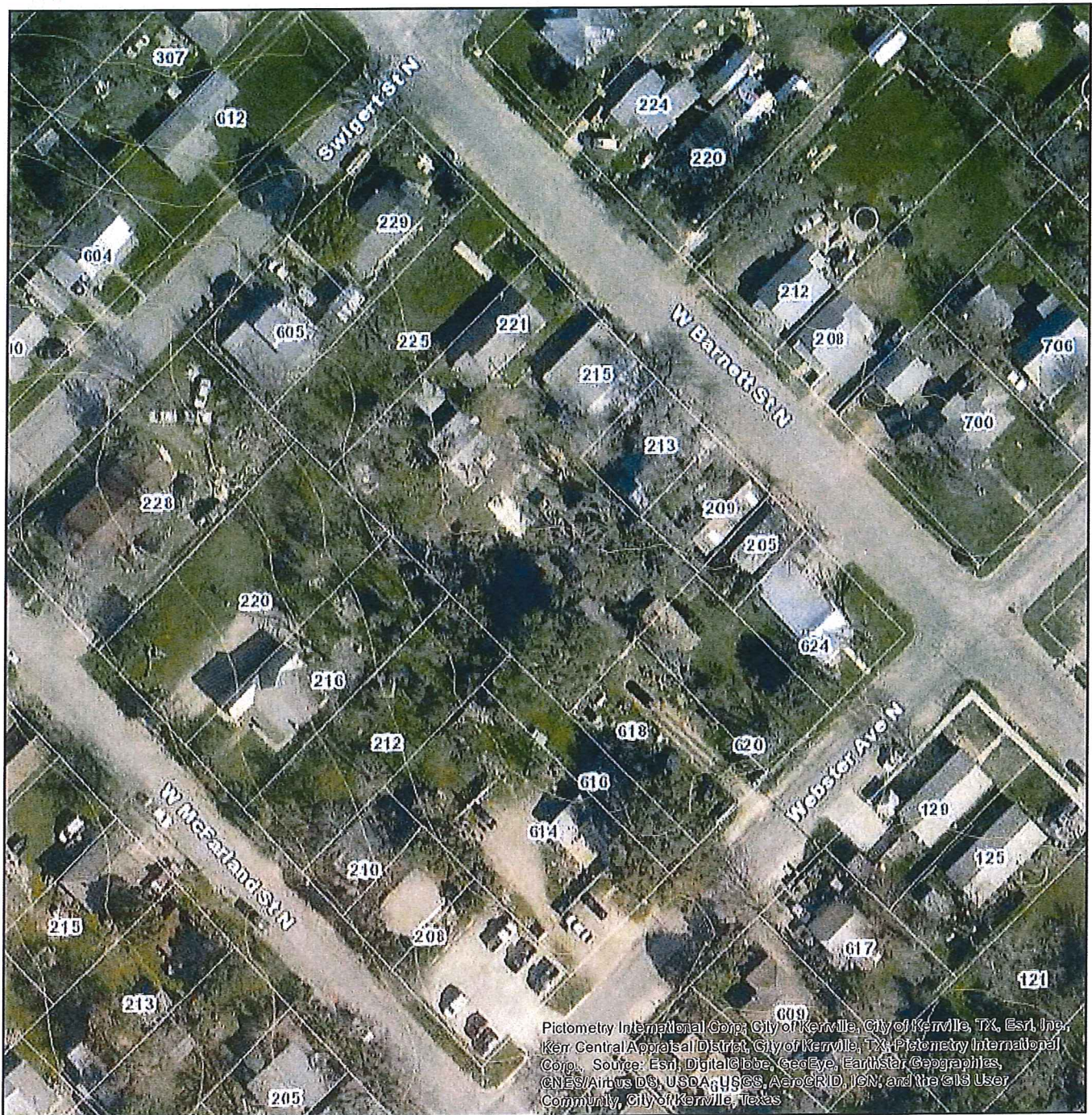
0 50 100 200

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



ArcGIS Web Map

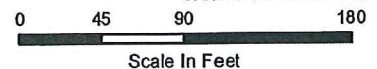


Legend

- Site_Address...
- Tax Parcels
- City Limit
- ETJ Boundaries
- ETJ Areas
- Two_Foot_C...



Development Services
5/9/2018 2:23 PM



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

PROPOSED Plan Development District 14

Famous Door site o Barnett

BARNETT STREET

66 FOOT WIDE PUBLIC STREET

Ref. Volume 8 Page 8

existing water meter

existing curb & sidewalk

existing building outline proposed community center

existing building outline proposed restaurant

proposed curb cut

proposed concrete apron

property line

lot 55, block 14, GR Parsons Addition, Susie Mae Daniels Estate, residential non resident owner

lot 38, 30PT, block 14, GR Parsons Addition, Virgilio Blanca, residential non resident owner

lot 37, block 14, GR Parsons Addition, Virgilio & Blanca Aguilar, residential non resident owner

lot 36, block 14, GR Parsons Addition, Alvaro Aguirre, residential non resident owner

lot 49PT, 50PT, 51PT, block 14, GR Parsons Addition, Juan Velasco & Patricia Duron, residential resident owner

lot 51PT, block 14, GR Parsons Addition, Jesus Espinoza Galvan, Claudia Palacios, residential resident owner

lot 33PT, 34PT, 35PT, block 14, GR Parsons Addition, Christine Padgrew, residential non resident owner

lot 30PT, 40, block 14, GR Parsons Addition, Benito Espinoza & Alejandro Mujica, residential resident owner

proposed stabilized dog parking area

125' to fire hydrant

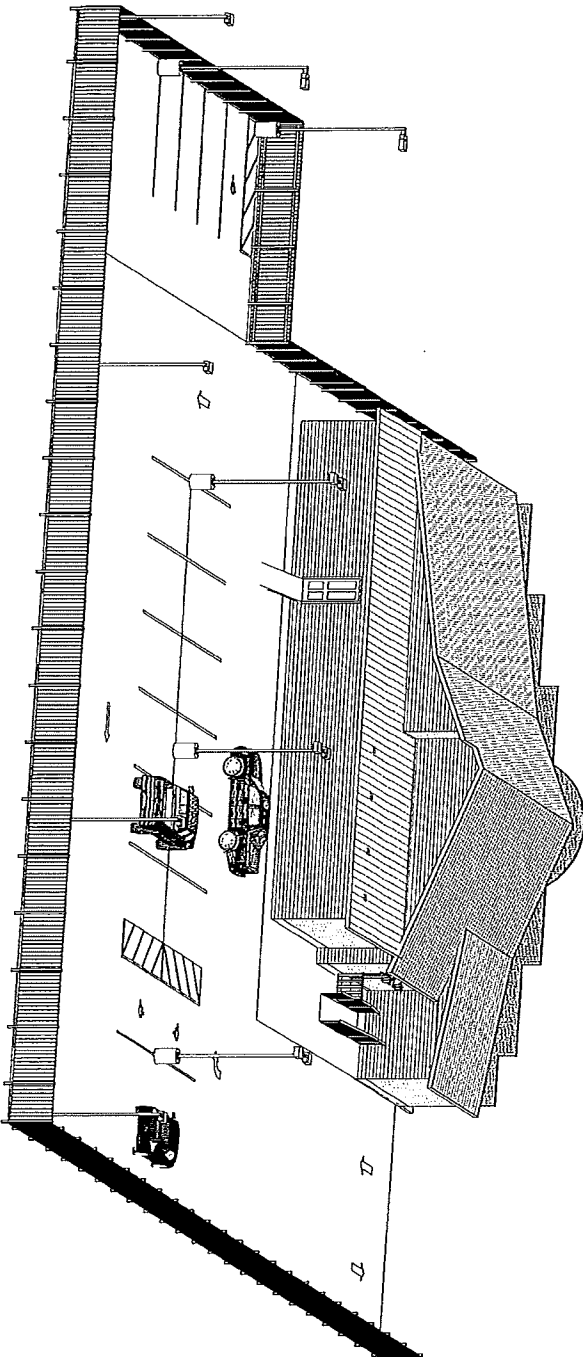
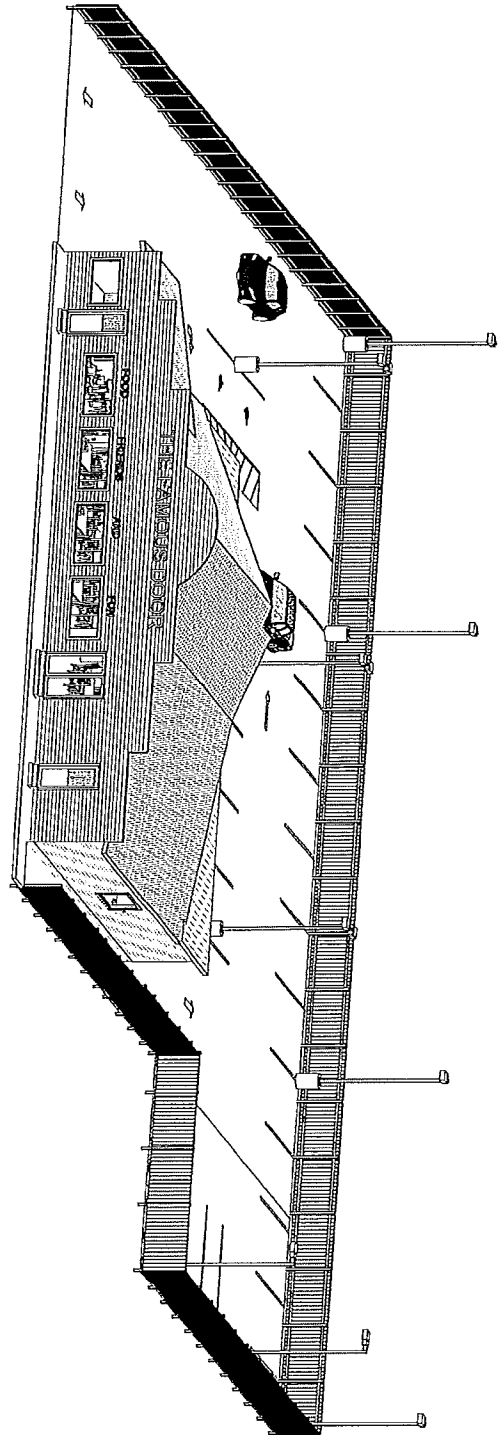
0.60 acres
lots 52, 53, 54
block 14
GR Parsons Addition
Rio Rancho LTD
proposed restaurant & community center

THE CHINESE DIFFERENCE

he-famous-door-1.02 :: CONCEPT LAYOUT - DETAIL :: 2018.05.03

scale: 1" = 30'

Project Summary	Existing Conditioned Space community center restaurant	932 sqft 2,667 sqft
	Parking Area (32 spaces) Stabilized DG Concrete Apron	14,324 sqft 516 sqft
	Building Information	Community Wood Frame ~16' Business Community Center 12 No No
	Building Information	Restaurant Wood Frame ~16' Business Restaurant 60 Yes - Kitchen Yes



REVIT DRAWER:
JESSIE MURKIN
KERRVILLE, TX 78028
PHONE: 509-855-1028
EMAIL: JAMURKIN@YAHOO.COM

BUILDER
OWNER **JOHNNY BARROYO**
ADDRESS **221 WEST BARNETT ST**
CITY/STATE **KERRVILLE, TX, 78028**
DATE **3/26/2018**

EXTERIOR 3D
VIEW

Project number
Date **3/26/2018**
Drawn by
Author
Checked by
Checker

Scale
A40.04

City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 110 W Barnett St in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 110 W Barnett St en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,

Kay Jefferson, Brd Chair
Signature / Firma

Doyle School Community Center

3/12/18
Date / Fecha

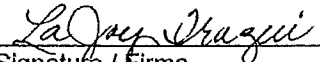
City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 127 W Davis Street in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 127 W Davis Street en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,



Signature / Firma

Estate of Hillie Frazier

2-24-2018

Date / Fecha

City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

Partonage to Mt. Olive Baptist Church
↓

I am the owner of property located at 119 W. McFarland in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 119 W. McFarland en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,

Rev. Mark Allen, Pastor

Signature / Firma

Mt. Olive Baptist Church

2/25/2018

Date / Fecha

City of Kerrville
701 Main Street
Kerrville, TX 78028

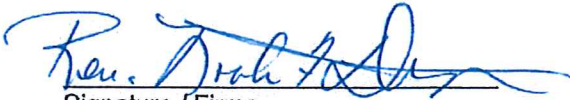
Dear Sir or Madam,

*Mt. Olive Baptist Ch. % Pastor Diego
W 121 McFarland, Kerrville, TX*

I am the owner of property located at 208 McFarland St in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 208 McFarland St en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,


Signature / Firma

Mount Olive Baptist Church

2/25/2018
Date / Fecha

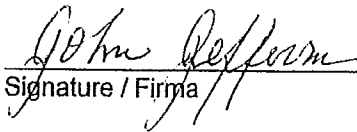
City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 620 Webster in Kerrville. Please accept this letter as an indication of my support for The Borraro's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 620 Webster en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borraro obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,


Signature / Firma

John Gaberel Jefferson

2/22/2018
Date / Fecha

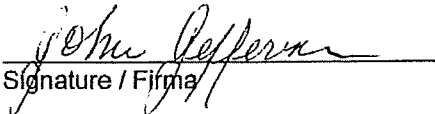
City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 309 W Barnett in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 309 W Barnett en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,


Signature / Firma

John Jefferson

2/22/2018
Date / Fecha

City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 115 W Barnett in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 115 W Barnett en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,

Walter Edmonds

Signature / Firma

Walter & Dorothy Edmonds

2/20/18

Date / Fecha

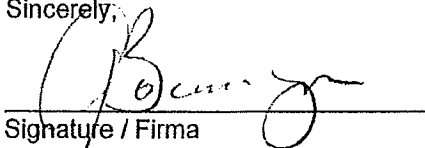
City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 221 W Davis St in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 221 W Davis St en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,



Signature / Firma

Arnulfo Bocanegra

1-30-18
Date / Fecha

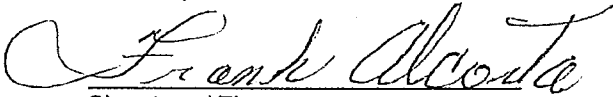
City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 125 W Barnett St in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

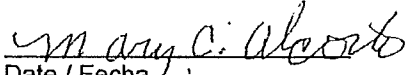
Yo soy el dueño de la propiedad ubicada en 125 W Barnett St en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,



Signature / Firma

Frank & Mary Alcorta



Date / Fecha

1-31-18

City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 721 Swigert in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 721 Swigert en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,

Norman Jackson
Signature / Firma

Norman Jackson

2-1-18
Date / Fecha

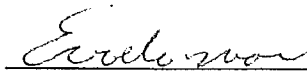
City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 706 Webster in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 706 Webster en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,



Signature / Firma

Evodio C. Medrano



Date / Fecha

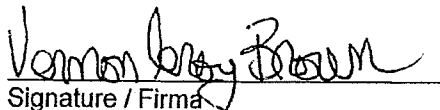
City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 125 W Davis St in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 125 W Davis St en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,


Signature / Firma

Vernon Leroy Brown

1-29-18
Date / Fecha

City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 516 Webster in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

E. Ayala

Yo soy el dueño de la propiedad ubicada en 516 Webster en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,

Signature / Firma

Tobías Garza

Date / Fecha

I AM NOT THE OWNER, TOBIAS S. GARZA WAS
MY GRANDFATHER, MY DAD GERTRUDES A. GARZA
PAID TAXES ON THIS PROPERTY, BECAUSE
MY GRANDPARENTS LEFT NO WILL.

G.A. GARZA MY DAD PAID TAXES SINCE 1964
UNTIL HE DIED IN 2002.

MY MOTHER MARIA A. GARZA PAID TAXES UNTIL
2015.

IN 2016 MOTHER SAID SHE NEEDED HELP WITH
THIS, SO I TOOK OVER IN 2016, THAT IS WHY IT
IS IN MY CARE NOW

Sincerely 11-1-2018
E. Ayala

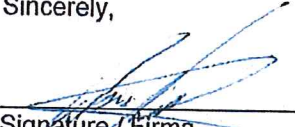
City of Kerrville
701 Main Street
Kerrville, TX 78028

Dear Sir or Madam,

I am the owner of property located at 700 Webster in Kerrville. Please accept this letter as an indication of my support for The Borrayo's application to gain permission to use the property located at 215 W. Barnett in Kerrville as a restaurant.

Yo soy el dueño de la propiedad ubicada en 700 Webster en Kerrville. Por favor acepte esta carta como una indicación de mi soporte para aplicación del Borrayo obtener permiso para utilizar la propiedad situada a 215 w. Barnett en Kerrville como restaurante.

Sincerely,



Signature / Firma

Pedro Claudio

1-30-2018
Date / Fecha

RECEIVED
6-13-18

June 2018

TO Whom it May Concern...

My Name is Virginia Castillo.
I lived at 229 W. Barnett.
In Concern About the Zoning
Change on this Street. my
Questions Are will the Taxes
go up, because I'm disabled
And lived on a fix income.
Can't Afford more Taxes.

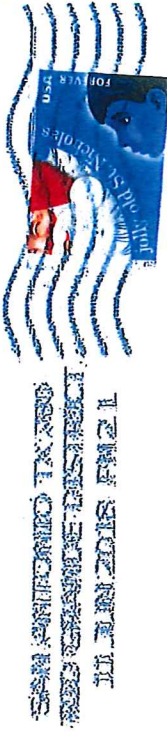
My Other Concern is the parking
for this restaurant. they want
to Open. want to know if they
have enough parking. Cars will
be parking down a up on this
Street. Children play Outside
on thier yard. My Concern is
if this Children will be safe.
Sence we had men trying to pick
up Childrens before. We Call
Police after we yell out to him.
took pictures of the Car & the
men. Call police. that's my
Concern. the people here, just
moved not to long ago. And
I don't know if they understand
about Zoning Change.

Phone #

Thank You

830-377-6566

Mrs. V. Castillo

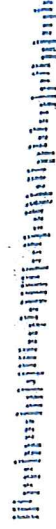


City of Kerrville
Planning Department
200 Sidney Baker St
Kerrville, TX 78028

RECEIVED
6-18-18

Att: Dorothy Miller

78028-535700





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

SUBJECT: Ordinance 2018-15 amending the City's "Zoning Code" by amending Article 11-1-3 "Definitions and Interpretations of Words and Phrases" and Articles 11-1-4 through 11-1-11 to amend the land use tables for various zoning districts to add "Parking Structure" and "Parking Lot, Stand Alone", as uses that are either permitted by right or as a conditional use within each specified district; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); and ordering publication.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 8/6/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Ordinance No. 2018-15, opposition letters

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

This is an amendment to the zoning code to define "Parking Lot, Stand Alone" and "Parking Structure" as well as establish them as permitted and conditional uses in various districts.

The Planning and Zoning Commission (P&Z) held the first public hearing regarding this zoning code amendment on March 1, 2018. The P&Z continued the discussion to April 5th meeting for further discussion. The P&Z held a workshop in order to give staff more direction for the code amendment and discuss the potential implications for each individual zoning district. During the workshop, staff went through the purpose section for each zoning district while the P&Z gave guidance if the parking lot or structure should be permitted, conditionally permitted, or not allowed in each district. Following that workshop, staff scheduled the item and public hearing on the June 21st P&Z meeting during which the P&Z recommended the attached ordinance for approval by City Council.

The P&Z determined that in most zoning districts both Parking Lots and Parking Structures should be Conditional Uses. The P&Z determined that, in general, stand alone parking lots were not appropriate in residential zoning districts. In the R-3 District, a multi-family district, parking lots and structures were recommended as a Conditional Use.

Throughout the balance of the West, Central, North, East, South, and other Zoning Districts, the P&Z particularly gave deference to the proximity to the Guadalupe River, various creeks, key places, and gateways in Kerrville and the potential hazards of merely paving a property without specific consideration to aesthetics, drainage, and landscaping. In most cases, careful consideration would be necessary to determine the direct impacts to the adjacent area and place conditions on each case accordingly to address those concerns.

Below is a list of each set of Zoning Districts with the Land Use Tables.

P indicates the land use is Permitted by right in said district.

C indicate the land use requires a Conditional Use Permit in said district.

If a section is blank, the use is not allowed in said district.

Article 11-I-5 "Zoning Districts-West Side"

LAND USES	1	2	3	4	5	6	7	8	9	10
Parking Structure	C	C	C	C	C	C	C	C	C	C
Parking Lot, Stand Alone	C	C	C	C	C	C	C	C	C	C

Article 11-I-6 "Zoning Districts-Central City"

LAND USES	11	12	13	14	15	16	17	19	20	CBD
Parking Structure	C	C	C	C	C	C	C	C	C	C
Parking Lot, Stand Alone	C	C	C	C	C	P	C	C	C	C

Article 11-I-7 "Zoning Districts-North Side"

LAND USES	21	22	23	24	38
Parking Structure	C	C	C	C	C
Parking Lot, Stand Alone	C	C	C	C	C

Article 11-I-8 "Zoning Districts-East Side"

LAND USES	25	26	27	28	29	30	31	32
Parking Structure	C	C	C	C	C	C	C	C
Parking Lot, Stand Alone	C	C	P	C	C	C	C	C

Article 11-I-9 "Zoning Districts-South Side"

LAND USES	33	34	35	36	37
Parking Structure	C	C	C	C	C
Parking Lot, Stand Alone	C	C	C	C	C

Article 11-I-10 "Residential Zoning Districts"

LAND USES	R1	R-1A	R-3	RC	RM	RT
<u>Parking Structure</u>			<u>C</u>			
<u>Parking Lot, Stand Alone</u>			<u>C</u>			

Article 11-I-11 "Miscellaneous Zoning Districts"

LAND USES	PI	GTW	GR	AD
<u>Parking Structure</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Stand Alone</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

RECOMMENDED ACTION:

Conduct public hearing and approve Ordinance No. 2018-15 on first reading.

JuLee Reeves

853 Clay St.

Kerrville, Texas 78028

City of Kerrville

Planning Department

Kerrville, Texas 78028

Re: Re-Zoning file # 2017-098

I protest Re-Zoning the designated area (bounded by Clay St and Myrta St.)

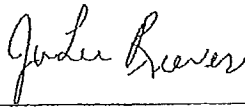
The existing 'R-T' (residential -transitional) designation has been respectfully followed, allowing 'soft commercial' in this otherwise calm and safe residential neighborhood.

'soft commercial ' primarily requires:

- minimal traffic flow
- business establishments to appear and operate 'residential'

Extending Sydney Baker style business activity into our very residential neighborhood is simply an unacceptable change affecting safety and quality of life for citizens.

Signature:



Name legibly printed: JuLee Reeves

address: 853 Clay St. Kerrville, Tx 78028

date: January 15, 2018

Dorothy Miller

From: Julie Reeves <juleereeves@yahoo.com>
Sent: Tuesday, January 16, 2018 3:00 PM
To: Dorothy Miller
Subject: Protest of zoning File No 2017-098

Re File No 2017-098

I oppose the zoning change of the property referred to in File 2017-098.

Some towns are seeking to preserve their old neighborhoods. They wish for children to grow up and come back after college and live in town and contribute to new growth. After all, a town NEEDS people to thrive and grow. The old neighborhoods are full of life and history. People there can tell you what Kerrville was like when it was 80 years younger; before trees were cut down and fences were put up. Houses full of memories of Christmas trees and Easter egg hunts and watermelon on the back porch; before those houses were torn down to make room for a fancy new parking lot or a gas station or fast-food drive through. Old neighborhoods should be the heart of a town. When we seek to destroy the heart, we turn our town into little more than a few businesses and a whole lot of pavement all to benefit the pocket book of a few businessmen who do not live in that neighborhood. People deserve to be able to live and enjoy their home - with waves from their neighbors when walking down the street, and some sense of quiet and privacy when sitting in their back yard. They deserve to hear birds singing and church bells ringing and the laughter of children and old people.

Say NO to rezoning this old neighborhood to commercial. Let us start to save the hearts of our town.

Julie Reeves
853 Clay St
Kerrville, TX 78028

juleereeves@yahoo.com

Dorothy Miller

From: Julee Reeves <juleereeves@yahoo.com>
Sent: Wednesday, April 04, 2018 9:16 PM
To: Dorothy Miller
Subject: Protesting potential Conditional use permit Clay St

Ms. Miller,

Please see that my protest letter is submitted to the proper office.

I am writing to protest the possible change to allow "conditional use" on Clay St. Many neighbors protested the zoning change to commercial and thankfully, that was denied. Now we are faced with the city government wanting to do something else that allows a parking lot on Clay St in a residential transitional area. Kerrville either has a long range plan or they do not. I fail to see why the city bothered to develop a plan that states a desire to have residential areas near town and then the plan is manipulated or discarded to allow some people to have it their way regardless. I realize the man who owns a Chinese restaurant on Sidney Baker believes he needs more parking. What happens when his restaurant is no longer in business in a few years - we see this over and over in town. I also realize Mr Reeh, who owns a lot next door to our property (we have 853 Clay St.) may have some plan to develop the lot and needed commercial zoning and failing that, now may have a need or desire for a parking lot if nothing else. Seems these men are determined to change the neighborhood for their own needs and it begins to look like the city is going to find a way to allow it. Perhaps the city of Kerrville thought we would all just go along with the commercial zoning and when we protested and got it denied, it threw a kink in some plans. I know so many people who choose to buy in Fredericksburg over Kerrville and it is this type thing that causes it. No trust is the city to protect neighborhoods. People made an investment in the town years ago by purchasing a home, and now that doesn't seem to count.

Julee Reeves
853 Clay St
Kerrville, TX 78028
830-998-0801

JuLee Reeves
juleereeves@yahoo.com

Fwd: Protest letter to submit asap - Through traffic on Clay St???

Julee Reeves <juleereeves@yahoo.com>

Thu 4/5/2018 12:23 PM

To: Mary Lee Stewart <ml.js@hotmail.com>;

Sent this one this morning re through traffic. Maybe someone can read it at the meeting.

JuLee Reeves
juleereeves@yahoo.com

Begin forwarded message:

From: Julee Reeves <juleereeves@yahoo.com>
Subject: Protest letter to submit asap - Through traffic on Clay St???
Date: April 5, 2018 at 11:22:54 AM CDT
To: Dorothy Miller <dorothy.miller@kerrilletx.gov>

Ms. Miller - Here is an addition to my prev letter. I am very distressed to hear from other residents on Clay St that Mr Motherall is trying to get THROUGH TRAFFIC onto Clay St from Sidney Baker. Please submit my letter for tonights meeting.

Planning Commission and City Council,

I protest any ordinance or conditional use permit that would ever allow THROUGH TRAFFIC from a business on Sidney Baker into Clay St. A residential street zoned RT does NOT need and should not suffer through traffic from a busy street such as Sidney Baker even if a businessman who owns property on said street should wish to have more parking. Residents of Clay Street should not suffer for this man's gain in his business. I am sorry he chose to open a restaurant in a strip shopping center that had limited parking but surely he was aware of this when he chose the location. I worry that a conditional use with a limited parking area will next expand into a full parking lot with through traffic. Kerrville seems to have a problem with giving an inch to people and then giving a mile - depending on who you are and who you know.

Perhaps Mr. Motherall (and other other person wanting a parking lot on Clay St.) can explain in person and in public at this meeting why he feels his own needs circumvent the needs of residents who purchased property on Clay St and have made a commitment to the town. He does not live on Clay street so he will not suffer the consequences of his actions. I am very unhappy that Kerrville continues to try to put needs of some business people ahead of other citizens.

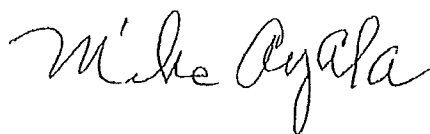
JuLee Reeves
853 Clay St
Kerrville Tx 78028
830-998-0801

JuLee Reeves
juleereeves@yahoo.com

My opposition to the "text amendment" regarding conditional use for parking lots.

We have lived at 700 Clay St for over 50 years & object to changes in the conditional uses of the 800 block of Clay St. Please carefully consider your decision today.

Mike Ayala

A handwritten signature in cursive script that reads "Mike Ayala". The signature is written in black ink and is positioned to the right of the printed name "Mike Ayala".

March 5, 2018

Planning & Zoning Commission

Wilma Teague

Thu 4/5/2018 11:08 AM

To: Dorothy.miller@kerrvilletx.gov <Dorothy.miller@kerrvilletx.gov>;

Planning & Zoning Commission
City of Kerrville
200 Sidney Baker
Kerrville, TX 78028

Sirs,

Please understand that I oppose any changes to the zoning and or conditional uses for the 800 block of Clay Street. Clay Street has always been one of the most beautiful areas of Kerrville---and parking lots mess with the natural beauty and DRAINAGE of that area. Please consider carefully your decision.

Yours truly,
Wilma Teague
wteague@stx.rr.com

Opposing issue clay street

wayne f <roadescholar@gmail.com>

Wed 4/4/2018 7:26 PM

To: roadflks@gmail.com <roadflks@gmail.com>;

Cc: mljs@hotmail.com <mljs@hotmail.com>; Eskridge Janet and larry <jk_e@swbell.net>; gary frankland <franklife44@yahoo.com>;

My name:

wayne frankland

Residing:

916 Remschel Ave.

Kerrville

Also representing

819 and 821 Clay St.

I am strongly opposed to current proposed changes to zoning or nomenclature changes that could lead to this residential neighborhood becoming a thoroughfare to access commercial establishments in the adjoining non residential zone 21.

Sent from my iPhone

City of Kerrville

Planning Department
Kerrville, Texas 78028

Re: Re-Zoning file # 2017-098

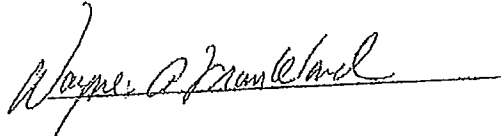
I protest Re-Zoning the designated area (bounded by Clay St and Myrta St)

The existing 'R-T' (residential -transitional) designation has been respectfully followed, allowing 'soft commercial' in this otherwise calm and safe residential neighborhood.

'soft commercial' primarily requires:

- minimal traffic flow
 - business establishments to appear and operate 'residential'
- Extending Sydney Baker style business activity into our very residential neighborhood is simply an unacceptable change.

signature:



name legibly printed: Wayne A. Frankland

address and e-address: 916 Remschel Ave.
Kerrville, Texas
capfrankland@gmail.com

date:

Jan 16, 2018

Micheal Reeves

853 Clay St.
Kerrville, Texas 78028

City of Kerrville
Planning Department
Kerrville, Texas 78028

Re: Re-Zoning file # 2017-098

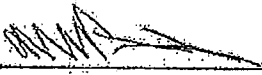
I protest Re-Zoning the designated area (bounded by Clay St and Myrta St.)

The existing 'R-T' (residential -transitional) designation has been respectfully followed, allowing 'soft commercial' in this otherwise calm and safe residential neighborhood.

'Soft commercial' primarily requires:

- minimal traffic flow
- business establishments to appear and operate 'residential'

Extending Sydney Baker style business activity into our very residential neighborhood is simply an unacceptable change affecting safety and quality of life for citizens.

Signature: 

Name legibly printed: Micheal Reeves

address: 853 Clay St. Kerrville, TX 78028

date: January 17, 2018

City of Kerrville

Planning Department

Kerrville, Texas 78028

Re: Re-Zoning file # 2017-098

I protest Re-Zoning the designated area (bounded by Clay St and Myrta St)

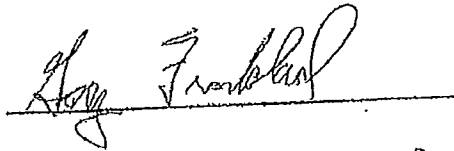
The existing 'R-T' (residential -transitional) designation has been respectfully followed, allowing 'soft commercial' in this otherwise calm and safe residential neighborhood.

'soft commercial' primarily requires:

- minimal traffic flow
- business establishments to appear and operate 'residential'

Extending Sydney Baker style business activity into our very residential neighborhood is simply an unacceptable change.

signature:



name legibly printed:

GARY FRANKLAND

address/e-address:

franklife44@yahoo.com
819 CLAY ST., KERRVILLE

date:

16 JAN 2018

Dorothy Miller

From: Ellen <ellenw60@gmail.com>
Sent: Tuesday, January 16, 2018 7:17 AM
To: Sabine Kuenzel; Dorothy Miller
Subject: Commercial zonnig file No 2017 -098

Dear Ms. Miller and Ms. Kuenzel,

I protest the zoning change for the property referenced in file No 2017-098 because it will be a precedent setting event and will destroy the residential neighborhood and lower the quality of life for residents there.

Sincerely,
Ellen Jobes
Blijenmeent 97
1218GG Hilversum, Netherlands

Sent from my iPad
This email has been checked for viruses by AVG.
<http://www.avg.com>

City of Knoxville

Planning Department

City of Knoxville

Re: R-1A Zoning for Area

I protest Re-Zoning the designated area bounded by Clay St and Myrtle St.
The existing R-T (residential transitional) designation has been respectfully
followed, allowing "soft commercial" in this otherwise calm and safe residential
neighborhood.

- soft commercial primarily requires
 - minimal traffic flow
 - business establishments to appear and operate residential
- Extending Sydney Baker style business activity into our very residential
neighborhood is simply an unacceptable change.

Signature: Michael J. [illegible]

Print Name: [illegible]

Address: 612 W. [illegible] Ave

E-mail: [illegible]@gmail.com

Date: 1-17-18

City of Kerrville

Planning Department

Kerrville, Texas 78028

Re: Re-Zoning file # 2017-088

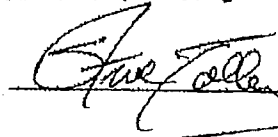
I protest Re-Zoning the designated area (bounded by Clay St and Myrtle St).
The existing 'R-T' (residential-transitional) designation has been respectfully
followed, allowing 'soft commercial' in this otherwise calm and safe residential
neighborhood.

'soft commercial' primarily requires:

- minimal traffic flow
- business establishments to appear and operate 'residential'

Extending Sydney Baker style business activity into our very residential
neighborhood is simply an unacceptable change.

signature:

 TRUSTEE

name legibly printed: STEVE TALLEY, TRUSTEE

address/number: 619 WHELESS

e-address: cstalee@csstaley.com

date:

Jan. 17, 2018

City of Kerrville

Planning Department

Kerrville, Texas 78028

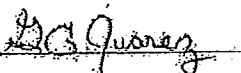
Re: Re-Zoning file # 2017-098

I protest Re-Zoning the designated area (bounded by Clay St and Myrta St.)
The existing 'R-T' (residential -transitional) designation has been respectfully followed,
allowing 'soft commercial' in this otherwise calm and safe residential neighborhood.
'soft commercial' primarily requires:

- Minimal traffic flow
- Business establishments to appear and operate 'residential'

Extending Sydney Baker style business activity into our very residential neighborhoods is simply an unacceptable change affecting safety and quality of life for current and future residents. It would adversely affect the adjacent residential areas through the development of incompatible businesses. And the increased traffic on Clay and Myrta streets (currently classified as "local" streets) would pose safety and "quality-of-life" concerns for the 16 single family residences affected by a zoning change. And as your own staff study indicated, this zoning change will completely isolate the home at 853 Clay Street where "protection for which has incrementally been decreasing with the encroachment of nonresidential uses in the vicinity. "

Therefore, we ask that this re-zoning request be denied.

Signed: 

Gerald C Juarez

1904 Singing wind Dr.

Kerrville, TX 78028

City of Kerrville

Planning Department

Kerrville, Texas 78028

Re: Re-Zoning file # 2017-088

I oppose Re-Zoning the designated area (bounded by Clay St and Myra St).
The existing 'R-T' (residential transitional) designation has been respectfully
followed, allowing 'soft commercial' in this otherwise calm and safe residential
neighborhood.

'soft commercial' primarily requires:

- minimal traffic flow
- business establishments to appear and operate 'residential'

Extending Sydney Baker style business activity into our very residential
neighborhood is simply an unacceptable change.

signature:

Ginette Talley, trustee

name typed/printed:

Ginette Talley, trustee

phone number:

619 444-1155

e-address:

ginette610@cs.talley.com

date:

1/17/18

City of Kerrville

Planning Department

Kerrville, Texas 78028

Re: Re-Zoning file # 2017-098

I protest Re-Zoning the designated area (bounded by Clay St and Myrta St.)
The existing 'R-T' (residential -transitional) designation has been respectfully followed,
allowing 'soft commercial' in this otherwise calm and safe residential neighborhood.
'soft commercial' primarily requires:

- Minimal traffic flow
- Business establishments to appear and operate 'residential'

Extending Sydney Baker style business activity into our very residential neighborhoods is simply an unacceptable change affecting safety and quality of life for current and future residents. It would adversely affect the adjacent residential areas through the development of incompatible businesses. And the increased traffic on Clay and Myrta streets (currently classified as "local" streets) would pose safety and "quality-of-life" concerns for the 16 single family residences affected by a zoning change. And as your own staff study indicated, this zoning change will completely isolate the home at 853 Clay Street where "protection for which has incrementally been decreasing with the encroachment of nonresidential uses in the vicinity. "

Therefore, we ask that this re-zoning request be denied.

Signed:


Jerry M Juarez

1904 Singing wind Dr.

Kerrville, TX 78028

Dorothy Miller

From: Robin M <mellgosa@gmail.com>
Sent: Wednesday, January 17, 2018 7:26 PM
To: Dorothy Miller
Subject: Protest zoning change file #2017-098

I protest zoning change for property referenced in file number 2017-098 as it will destroy the residential neighborhood and lower the quality of life for residents there.

City of Kerrville

Planning Department

Kerrville, Texas 78028

Re: Re-Zoning file # 2017-098

I protest Re-Zoning the designated area (bounded by Clay St and Myrta St.)

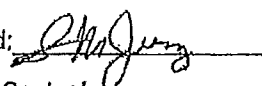
The existing 'R-T' (residential -transitional) designation has been respectfully followed, allowing 'soft commercial' in this otherwise calm and safe residential neighborhood.

'soft commercial' primarily requires:

- Minimal traffic flow
- Business establishments to appear and operate 'residential'

Extending Sydney Baker style business activity into our very residential neighborhoods is simply an unacceptable change affecting safety and quality of life for current and future residents. It would adversely affect the adjacent residential areas through the development of incompatible businesses. And the increased traffic on Clay and Myrta streets (currently classified as "local" streets) would pose safety and "quality-of-life" concerns for the 16 single family residences affected by a zoning change. And as your own staff study indicated, this zoning change will completely isolate the home at 853 Clay Street where "protection for which has incrementally been decreasing with the encroachment of nonresidential uses in the vicinity. "

Therefore, we ask that this re-zoning request be denied.

Signed: 

Santa Juarez

1904 Singing wind Dr.

Kerrville, TX 78028

Dorothy Miller

From: Nancy Brannan <nabrannan54@gmail.com>
Sent: Tuesday, January 16, 2018 6:05 AM
To: Dorothy Miller
Subject: File # 2017-098

I protest the zoning change for the property referenced in file 2017-098 because it will be a precedent setting event and will destroy the residential neighborhood and lower the quality of life for the residents there.

Thank you for your consideration.

Dorothy Miller

From: Chere Conner <chereconner@gmail.com>
Sent: Tuesday, January 16, 2018 1:55 PM
To: Dorothy Miller; Sabine Kuenzel
Subject: Reference: File No 2017-098

Dear Ms. Miller and Ms. Kuenzel,

I protest the zoning change for the property referenced in file No 2017-098 because it will be a precedent setting event and will destroy the residential neighborhood and lower the quality of life for residents there.

Thank you,
Chere Conner
(c) 512.422.2059

Dorothy Miller

From: kctr@verizon.net
Sent: Tuesday, January 16, 2018 2:31 PM
To: Dorothy Miller; sabine.kuenzl@kerrvilletx.gov
Subject: Zoning change

I protest the zoning change for the property referenced in file No 2017-098 because it will be a precedent setting event and will destroy the residential neighborhood and lower the quality of life for residents there."

I do not live in Kerrville, I am still part of it in my heart.

I was born at Sid Petersen Memorial Hospital. I graduated from Tivy High School, as did my sisters and brother, plus my aunts and uncles.

It is a shame you have to tear down homes in order to build something "new" and put down parking lots and another storefront. Sidney Baker and Clay streets, are you serious?

This is one of the most shameful things you can do, not only to the residents who already live there, but to all of the city. This what y'all do, when something gets old you tear it down and build parking lots and what ever store that may not make it.

It is also shameful to tear down the SPMH. For what? To put in another parking lot. Downtown Kerrville is a shell of its former self. Y'all have no vision of possibility's and what you can do to renovate,an already existing building. Your answer would be to tear down and build another parking lot. Seriously I think Kerrville has to many parking lots.

This biggest disgrace besides tearing down the hospital is tearing down the Bluebonnet Hotel, I remember that hotel in it's beautiful glory, and what does the City of Kerrville and those in charge do , is tear it down, SHAME, SHAME, SHAME, on those who decided it wasn't worth saving. The City of Kerrville must very restless people in the council. If the Bluebonnet had been restored to its glory it

would have been the Diamond of the city and would resonate it's history and showplace all of Kerrville.

If the SPMH had been renovated it could have be used for apartments and small boutique, shops. It would have brought visitors from far away. When I saw that, it made me sick.

I could just see Kerrville as a bulimic town wasting away, and the nightmare of bulldozers not to far away.

I read an article where an old building in Providence, Rhode Island has a hot new development in an elegant old building built in 188 years ago

"Arcade Providence was America's first shopping mall, hosting boutiques on all three floors. Now those shops have been transformed into 48 tiny apartments and a mix of businesses, including restaurants, a coffee shop, and a new hair

salon" <http://www.businessinsider.com/americas-first-shopping-mall-is-now-micro-apartments-2016-10>, copied and pasted.

Instead of tearing down a residential neighbor hood why do you not consider building downtown.

I live in Sachse Texas a bedroom community of north east corner of Dallas. The changes and rebuilding using old buildings, it is amazing.

I love the history of Kerrville and I hope you do as well and seriously reconsider your thinking and use down town and start rebuilding and renovating using the already existing buildings, it's on life support, it looks like.

NO MORE PARKING LOTS.

Maybe you all need the help and advice of Chip and Joanna Gaines.

Sincerely,

Christine Horning

Mary Lee Jobes Stewart
600 Myrta St.
Kerrville, TX 78028
January 17, 2018

City of Kerrville
Planning Department
Dorothy A. Miller & Sabine Kuenzel
Kerrville, TX 78028

File No. 2017-098

I protest the rezoning of the above described property.

My family moved into our home in 1940. My Mother, one sister, & three brothers have loved living in this neighborhood. Both Myrta & Remschel were dirt roads then. Our phone number was 407. We were able to keep a horse in our backlot & ride it down Sidney Baker to town occasionally. This is the homeplace for my extended family. It was a wonderful neighborhood to live in & still is. It's possible to be entertained at my kitchen window by the variety of birds, deer, coons, possums, armadillos, & skunks. We have good neighbors all around us. It would be heartbreaking to see this quiet, historic, & peaceful neighborhood change from what it is to a more commercial place with strangers drawn in for Chinese food.

This property's land use designation is Low-Density Residential on the City of Kerrville Land Use Plan. The requested 21-N zoning district is not consistent with the adopted land use designation. In order to approve a zoning district that is not in conformance with the Land Use Plan, there should be findings that there have been changes in the immediate area that would justify a departure from the Plan. There have been no such changes.

Please consider that the rezoning would further isolate the single family home on the southeast corner of Myrta and Clay (853 Clay St.), protection for which has incrementally been decreasing with the encroachment of nonresidential uses in the vicinity.

The results from the *Kerrville 2050* gathering of community leaders highlighted that Affordable/Attainable Housing was a "High Priority" at an 89% rating. I want to stress that your words were that it is a "High Priority". Here is a quote from the *Kerrville 2050* website: "Incentivize improvement of older housing stock; more/smaller options for seniors (besides assisted living), including rentals, housing stock that fits income levels of working people; mixed use housing downtown or within walking distance of retail & services."

Sincerely,

Mary Lee Jobes Stewart
Mary Lee Jobes Stewart

Dorothy Miller

From: Stewart, Linda B CIV USARMY 1 AD (US) <linda.b.stewart.civ@mail.mil>
Sent: Wednesday, January 17, 2018 2:38 PM
To: Dorothy Miller; Sabine Kuenzel
Cc: Stewart, Linda B CIV USARMY 1 AD (US); Linda Stewart
Subject: City of Kerrville Planning & Zoning Commission meeting 18 Jan 18 - opposing rezoning - agenda item 4A/Planning File # 2017-098 (UNCLASSIFIED)

Importance: High

CLASSIFICATION: UNCLASSIFIED

Good afternoon Ms. Miller & Ms. Kuenzel,

My name is Linda Stewart and I am a legal resident of Kerrville, Texas and my mother-in-law, Mary Lee Stewart, resides on 600 Myrta Street, Kerrville, TX 78028. It is my understanding there will be a City of Kerrville Planning & Zoning Commission meeting on Thursday January 18, 2018 4:30 pm at the City Hall where Agenda Item 4A/Planning File # 2017-098 will be addressed (Public hearing, consideration, and action concerning a recommendation of a request for rezoning at 829, 837, and 851 Clay Street, and at 619 Myrta Street, from "RT" (Residential Transition) zoning district to "21-N" (North District 21-N)).

I oppose the potential re-zoning for several reasons:

#1 - The subject neighborhood/area is a well established older area of Kerrville which has historical value.

#2 - The subject neighborhood/area is inhabited of mostly senior citizens who has lived there for a long time and whose mobility at times are limited. Many of the current residents utilize Myrta and Clay Street for walking and/or using permobiles and walkers. Increased through traffic on Myrta Street and Clay Street due to additional business operations would be a safety concern.

#3 - The subject neighborhood/area has small houses and not too large lots, which in the future would continue to be good houses for small families and allow a safe, friendly and historical neighborhood whose residents can enjoy Kerrville and it's small town charm.

Thank you for your consideration.

Respectfully,

Linda

Linda Stewart
600 Myrta Street
Kerrville, TX 78028
915-249-1978
Linda.b.stewart.civ@mail.mil
Lgemmanllsson@hotmail.com

CLASSIFICATION: UNCLASSIFIED

William D. Stewart, COL, USA (Ret.)
600 Myrta St.
Kerrville, TX 78028
(915) 249-1969
W.D.Stewart.40@gmail.com

January 17, 2018

File No. 2017-098

City of Kerrville
Planning Department
Dorothy A. Miller and Sabine Kuenzel
Kerrville, TX 78028

To the Kerrville Planning Department,

I protest the rezoning of the above described property.

My mother, Mary Lee Stewart, lives on 600 Myrta Street and is within 200 feet of the subject property. She is a handicapped widow who I support financially. I reside here with her and I am also a 100% VA rated Permanent and Total Disabled Combat Veteran. Our family has owned this land and its four buildings and toolshed for more than 75 years going back to 1940.

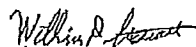
This property's land use designation is Low-Density Residential on the City of Kerrville Land Use Plan. The requested 21-N zoning district is not consistent with the adopted land use designation. To approve a zoning district that is not in conformance with the Land Use Plan, there should be findings that there have been changes in the immediate area that would justify a departure from the Plan.

Also to consider is that the rezoning would further isolate the single family home on the southeast corner of Myrta and Clay (853 Clay St.), protection which has incrementally been decreasing with the encroachment of nonresidential uses in the vicinity. This neighborhood is an older and well established area of Kerrville which has historical value. The rezoning of the subject property would set a precedent for the city to abolish older residential areas, would significantly degrade the property values of this neighborhood and would become a deterrent for other families to reside here.

Additionally, this area is mainly inhabited by senior citizens who have lived here for a very long time and whose mobility at times is limited. Many of the current residents utilize Myrta and Clay Streets for their daily walks and they frequently use powered wheelchairs and walkers in and around this area. Increased traffic on Myrta Street and Clay Street due to additional business operations would be a significant safety concern. The commercialization of this area would most likely cause additional noise and privacy concerns and thus greatly diminish and deprive these elderly residents of their quality of life. Kerrville Oaks apartments will also be notably affected by this proposed change. This is a HUD subsidized 36-unit apartment complex that is classified as a handicapped and disabled accessible, low-cost housing area that is across the street from the subject property.

The results from the Kerrville 2050 gathering of community leaders highlighted that Affordable/Attainable Housing was a "High Priority" with an 89% affirmative rating. The City of Kerrville declared this was a "High Priority" objective and thus should be supported.

Thank you for your consideration and for protecting the interests of the homeowner.



William D. Stewart
Colonel, U.S. Army (Retired)

Dorothy Miller

From: Donna Combs <drcombs33@yahoo.com>
Sent: Wednesday, April 04, 2018 10:03 PM
To: Dorothy Miller
Subject: Clay Strert

To Ms. Miller,

Please see that my letter is submitted to the proper office.

I am writing to protest the "conditional use" on clay street. Many family and friends protested the zoning change to commercial and thankfully that was denied. Now we are faced with the city government wanting to allow parking lots on Clay street since they weren't rewarded with commercial zoning.

My grandmother lives right next to the property in question to turning into a parking lot. This would be a invasion of her privacy, she lost her husband in December and has a difficult time sleeping as it is. As well as the safety and undo stress a parking lot could cause. Please do not allow a parking lot next to her home, her safe place.

Thank you for your time.

Sincerely,

Donna Combs
9723996732

Sent from Yahoo Mail on Android

Dorothy Miller

From: Cheyenne Barnes <cheyennebarnes615@yahoo.com>
Sent: Wednesday, April 04, 2018 9:56 PM
To: Dorothy Miller
Subject: Clay street

To Ms. Miller,

Please see that my letter is submitted to the proper office.

I am writing to protest the "conditional use" on clay street. Many family and friends protested the zoning change to commercial and thankfully that was denied. Now we are faced with the city government wanting to allow parking lots on Clay street since they weren't rewarded with commercial zoning.

My great grandmother lives right next to where these parking lots would be. Not only would that be an invasion of her privacy, it would also keep an 83 year old woman awake at all hours of the night.

Thank you for your time.

Sincerely,

Cheyenne Barnes
Sent from my iPhone

Dorothy Miller

From: Mary Lee Stewart <ml.js@hotmail.com>
Sent: Thursday, April 05, 2018 1:53 PM
To: Dorothy Miller
Subject: Today's P&Z Meeting

My opposition to the text amendment:

I'm here to oppose the action concerning a text amendment adding conditional use regulations for parking lots. This situation opens the way for Bruce Motheral to apply for a parking lot behind his shopping center on Sidney Baker. He's already got the home & the garage apartment at 829 Clay prepared to move from the lot. This will make the 800 block of Clay St. much more open to commercialization. At a recent city council meeting, Mr. Baroody talked about how once a "hole is punched" in the Clay St. vs Sidney Baker wall, it will open the way for this small area to become as business like as Sidney Baker.

I believe that a parking lot at 829 Clay will be less than 200 feet from my property. Shouldn't the city protect me in a R1 zone, from a parking lot with it's trash, varmits, dumpsters, etc?

I moved into 600 Myrta St. in 1940 & this area was totally residential. My house is R1, but it fronts onto Clay which is RT. This has been a very satisfactory zoning use. I think it's unfair for me to have to fight a parking lot this close to my home.

It appears to me that Mr. Motheral has rushed this text amendment. I undertand that "Kerrville 2050" is to be finalized in June of this year which is just a couple of months away.

The results from the "Kerrville 2050" gathering of community leaders highlighted that Affordable/Attainable Housing was a "High Priority" at an 89% rating. I want to stress that your words were that it is a "High Priority". Here is a quote from the Kerrville 2050 website: "Incentivize improvement of older housing stock; more/smaller options for seniors (besides assisted living), including rentals, housing stock that fits income levels of working people; mixed use housing downtown or within walking distance of retail & services." This area fits this definition.

Sincerely,
Mary Lee Jobes Stewart
600 Myrta St
Kerrville, TX 78028

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2018-15**

AN ORDINANCE AMENDING THE CITY'S "ZONING CODE" BY AMENDING ARTICLE 11-I-3 "DEFINITIONS AND INTERPRETATIONS OF WORDS AND PHRASES" AND ARTICLES 11-1-4 THROUGH 11-1-11 TO AMEND THE LAND USE TABLES FOR VARIOUS ZONING DISTRICTS TO ADD "PARKING STRUCTURE" AND "PARKING LOT, STAND ALONE", AS USES THAT ARE EITHER PERMITTED BY RIGHT OR AS A CONDITIONAL USE WITHIN EACH SPECIFIED DISTRICT; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2000.00); AND ORDERING PUBLICATION

WHEREAS, pursuant to Texas Local Government Code Sections 211.006 and 211.007, the City gave legal notice to all parties in interest and citizens by publication in the official newspaper and otherwise, of a hearing held before the City Council on July 24, 2018, wherein Council considered a report from the City of Kerrville Planning and Zoning Commission regarding its recommendations on an ordinance, the adoption of which will result in amendments to Article 11-I-3 and Articles 11-1-4 through 11-1-11 of the City's Zoning Code to add "parking structure" and "parking lot, stand alone" as defined uses which may be permitted by right or as the City conditionally permits within various zoning districts; and

WHEREAS, such public hearing was held in the Council Chambers beginning at approximately 6:00 p.m. on July 24, 2018, as advertised; and

WHEREAS, after a full hearing, at which the Council gave all parties in interest and citizens an opportunity to be heard; and after receiving and considering the recommendations of the Planning and Zoning Commission and City staff; and after considering among other things, the character of the various areas of the City and the suitability of particular uses in each area; and with a view to conserving the value of properties and encouraging the most appropriate use of land throughout the City, the Council finds it to be in the best interest of the health, safety, morals, and general welfare of the City of Kerrville, Texas, to amend the City's Zoning Code to revise Article 11-I-3 and Articles 11-1-4 through 11-1-11 to add "parking structure" and "parking lot, stand alone" as defined uses which may be permitted by right or as the City conditionally permits within various zoning districts;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. Article 11-1-3 "Definitions and Interpretation of Words and Phrases" is amended by adding the following definitions as indicated by the language that is underlined (added):

"(87) Parking Lot, Stand Alone: A parking surface or series of surfaces used or intended to be used for the parking or circulation of vehicles, for which a fee may or may not be charged, and that is located on a site that is independent of the use or uses that it serves. Specifically not included are parking lots located on the same premises as the primary use that they serve.

(88) Parking Structure: A building or interconnected series of buildings used or intended to be used for the parking or circulation of vehicles, for which a fee may or may not be charged, and that is located on a site that is independent of the use or uses it serves. Specifically not included are parking structures located on the same premises as the primary use that they serve."

SECTION TWO. Article 11-I-4 "Zoning Districts-Generally", subsection (g), of the City's Zoning Code is amended by adding the language that is underlined (added) as follows:

"(g) Use of Property Located in One Zoning District to Benefit of the Other: No person shall use property located in one zoning district to provide parking for or access to a use located on property located in another zoning district unless the property being used for said parking or access is also zoned to permit, as a matter of right or permitted upon issuance of a conditional use permit, the use for which such parking or access is desired."

SECTION THREE. Article 11-I-5 "Zoning Districts-West Side", subsection (b), of the City's Zoning Code is amended to add the uses of "parking structure" and "parking lot, stand alone" to the land use table as uses permitted by right or permitted upon the issuance of a conditional use permit, which is effectuated by adding the language that is underlined (added) to the schedule of uses for these zoning districts as follows:

LAND USES	1	2	3	4	5	6	7	8	9	10
<u>Parking Structure</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Stand Alone</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

SECTION FOUR. Article 11-I-6 "Zoning Districts-Central City", subsection (b), of the City's Zoning Code is amended to add the uses of "parking structure" and "parking lot, stand alone" to the land use table as uses permitted by right or permitted upon the issuance of a conditional use permit, which is effectuated by adding the

language that is underlined (added) to the schedule of uses for these zoning districts as follows:

LAND USES	11	12	13	14	15	16	17	19	20	CBD
<u>Parking Structure</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Stand Alone</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

SECTION FIVE. Article 11-I-7 "Zoning Districts-North Side", subsection (b), of the City's Zoning Code is amended to add the uses of "parking structure" and "parking lot, stand alone" to the land use table as uses permitted by right or permitted upon the issuance of a conditional use permit, which is effectuated by adding the language that is underlined (added) to the schedule of uses for these zoning districts as follows:

LAND USES	21	22	23	24	38
<u>Parking Structure</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Stand Alone</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

SECTION SIX. Article 11-I-8 "Zoning Districts-East Side", subsection (b), of the City's Zoning Code is amended to add the uses of "parking structure" and "parking lot, stand alone" to the land use table as uses permitted by right or permitted upon the issuance of a conditional use permit, which is effectuated by adding the language that is underlined (added) to the schedule of uses for these zoning districts as follows:

LAND USES	25	26	27	28	29	30	31	32
<u>Parking Structure</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Stand Alone</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

SECTION SEVEN. Article 11-I-9 "Zoning Districts-South Side", subsection (b), of the City's Zoning Code is amended to add the uses of "parking structure" and "parking lot, stand alone" to the land use table as uses permitted by right or permitted upon the issuance of a conditional use permit, which is effectuated by adding the language that is underlined (added) to the schedule of uses for these zoning districts as follows:

LAND USES	33	34	35	36	37
<u>Parking Structure</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Parking Lot, Stand Alone</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

SECTION EIGHT. Article 11-I-10 "Residential Zoning Districts", subsection (g), of the City's Zoning Code is amended to add the uses of "parking structure" and "parking lot, stand alone" to the land use table as uses permitted by right or permitted upon the issuance of a conditional use permit, which is effectuated by adding the

language that is underlined (added) to the schedule of uses for these zoning districts as follows:

LAND USES	R1	R-1A	R-3	RC	RM	RT
<u>Parking Structure</u>			<u>C</u>			
<u>Parking Lot, Stand Alone</u>			<u>C</u>			

SECTION NINE. Article 11-I-11 "Miscellaneous Zoning Districts", subsection (e), of the City's Zoning Code is amended to add the uses of "parking structure" and "parking lot, stand alone" to the land use table as uses permitted by right or permitted upon the issuance of a conditional use permit, which is effectuated by adding the language that is underlined (added) to the schedule of uses for these zoning districts as follows:

LAND USES	PI	GTW	GR	AD
<u>Parking Structure</u>	<u>C</u>			<u>C</u>
<u>Parking Lot, Stand Alone</u>	<u>C</u>			<u>C</u>

SECTION TEN. The City Manager, or designee, is authorized and directed to amend the City's Zoning Code to reflect the amendments adopted herein and to correct typographical errors and to index, format, and number and letter paragraphs to the existing Code, as appropriate.

SECTION ELEVEN. The provisions of this Ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are expressly repealed to the extent of any such inconsistency or conflict.

SECTION TWELVE. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of Kerrville, Texas, declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION THIRTEEN. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Section 1-9, Chapter 1 of the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

SECTION FOURTEEN. Pursuant to Texas Local Government Code §52.013(a) and Section 3.07 of the City's Charter, the City Secretary is hereby

authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

SECTION FIFTEEN. This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07b. of the City Charter.

PASSED AND APPROVED ON FIRST READING, this the ____ day of _____, A.D., 2018.

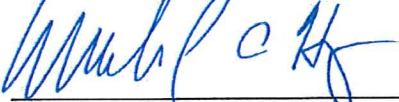
PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ day of _____, A.D., 2018.

Bill Blackburn, Mayor

ATTEST:

Brenda G. Craig, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



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

SUBJECT: Ordinance No. 2018-19 designating a contiguous geographic area within the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as "Reinvestment Zone Number One, City of Kerrville"; describing the boundaries of the Zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 9/3/2018

SUBMITTED BY: E.A. Hoppe
Deputy City Manager

EXHIBITS: Ordinance 2018-19
Legal Description and Map
Preliminary Project and Financing Plan

Expenditure Required:	Current 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: ☒	No: ☐
Key Priority Area	D – Downtown Revitalization	
Guiding Principle	D7 – Encourage reinvestment in Downtown businesses by identifying and addressing regulatory hurdles and providing incentives to attract development consistent with the community's vision	
Action Item	D7.2 – Create a Tax Increment Reinvestment Zone (TIRZ) for the Downtown to support revitalization.	

SUMMARY STATEMENT:

As part of the Kerrville 2050 Comprehensive Planning effort, the revitalization of downtown was identified as a key priority area. Towards this end, the use of incentives was identified as a necessary guiding principle in order to encourage business reinvestment in downtown. A specific action item to create a tax increment reinvestment zone was identified and adopted within the comprehensive plan.

Subsequently, the City Council has had two workshop presentations by outside consultant David Pettit Economic Development to help guide the dialogue around the process of creating a Tax Increment Reinvestment Zone. Essentially, the creation of a Tax Reinvestment zone sets a geographic boundary around an existing area within the City limits. A snap shot of the existing property tax base within that geographic area is evaluated and set. Subsequent increases to the property tax base within that area, due

to increases in existing property values or from new growth within that boundary, are then captured within a designated TIRZ Fund and spent only within that designated boundary. All existing tax revenues from within the boundary from the original snapshot continue to support the general fund services of the entire City.

Of note, there was one key change between the submitted preliminary plan and the previously presented analysis at the recent Council Workshop. Namely, the 100% capture figure over 31 years is now indicated at \$17,065,741 versus the previously stated \$19,274,307. This base was adjusted down as part of a cleanup of the GIS file and updated KCAD property tax base information. That cleanup effort lowered the ultimate TIRZ output level since there was less base to grow over the years, and less increment from the growth of the base to go into the fund.

Mr. Pettit will be on hand to present the TIRZ Number One creation Ordinance as well as their evaluation of the boundary area and the preliminary project and financing plan.

RECOMMENDED ACTION:

Approve Ordinance No. 2018-19 on first reading.

CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2018-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KERRVILLE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS "REINVESTMENT ZONE NUMBER ONE, CITY OF KERRVILLE"; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kerrville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code as amended (known as the Tax Increment Financing Act and herein referred to as the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, City Council desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in Exhibits A and B of this Ordinance (the "Zone"), through the creation of a new reinvestment zone as authorized by and in accordance with the Act; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Kerrville*, attached as Exhibit C (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of Zone was published in a newspaper having general circulation in the City on September 4, 2018, which date is before the seventh (7th) day before the public hearing, held on September 11, 2018; and

WHEREAS, at the public hearing on September 11, 2018, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property within the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on September 11, 2018, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by City Council, the public hearing was closed on September 11, 2018; and

WHEREAS, the City has taken all actions required to create the Zone including taking all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance Plan has been prepared for the proposed reinvestment zone;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, TEXAS:

SECTION ONE. RECITALS INCORPORATED. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION TWO. FINDINGS. City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on creation of the proposed reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in **Exhibits A and B** will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners within the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in **Exhibits A and B**, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located wholly within the City limits of the City; and
 - 2. City Council further finds and declares that the proposed reinvestment zone meets the criteria and requirements of Section 311.005 of the Act because the zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City.
- (d) 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) The total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, if any, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property within the City and in the industrial districts created by the City, if any; and
- (f) The improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) The development or redevelopment of the property within the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION THREE. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, City Council hereby designates the area described and depicted in **Exhibits A and B** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is "Reinvestment Zone Number One, City of Kerrville, Texas" (hereinafter referred to as the "Zone").

SECTION FOUR. BOARD OF DIRECTORS.

A board of directors for the Zone ("Board") is hereby created. The Board shall consist of five (5) members comprised of Councilmembers from Places 1 through 4 and the Mayor. The Mayor shall serve as chair of the Board and the Board may elect a vice chair and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the Board. The number of directors on the Board shall be increased by one for each taxing unit that appoints a director to the Board; provided, that the maximum number of directors shall not exceed fifteen (15). The Board shall make recommendations to City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

SECTION FIVE. DURATION OF THE ZONE.

The Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2049; (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION SIX. TAX INCREMENT BASE AND TAX INCREMENT.

A tax increment fund for the Zone (the "TIF Fund") is hereby established. The TIF Fund may be divided into additional accounts and sub-accounts authorized by resolution or ordinance of City Council. The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Act, that each taxing unit which levies real property taxes in the Zone, other than the City,

has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Act, plus (ii) one-hundred percent (100%) of the City's available portion of the tax increment, as defined by section 311.012(a) of the Act, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment. The TIF Fund shall be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Act.

SECTION SEVEN. TAX INCREMENT FUND. There is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION EIGHT. SEVERABILITY CLAUSE. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof

irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION NINE. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meetings of City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that the meetings were open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION TEN. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

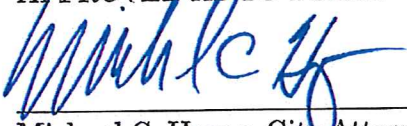
PASSED AND APPROVED ON FIRST READING, this ____ day of _____, 2018.

PASSED AND APPROVED ON SECOND AND FINAL READING, this ____ day of _____, 2018.

Bill Blackburn, Mayor

APPROVED AS TO FORM:

ATTEST:



Michael C. Hayes, City Attorney

Cheryl Brown, Interim City Secretary

EXHIBIT A
BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION

Beginning at the northwest corner of Property ID 14696 at the point it meets the eastern Right-of-Way (ROW) boundary of Paschal Avenue North, thence

Southeast to the point where the eastern ROW boundary of Hays Street North meets the northwest corner of Property ID 36505, thence

South along the eastern ROW boundary of Hays Street North to the point it meets the northwest corner of Property ID 36470, thence

East along the northern boundary of Property ID 36470 to the point it meets the northwest corner of Property ID 36471, thence

East along the northern boundary of Property ID 36471 to the point it meets the northwest corner of Property ID 36472, thence

East along the northern boundary of Property ID 36472 to the point it meets the northwest corner of Property ID 36473, thence

East along the northern boundary of Property ID 36473 to the point it meets the northwest corner of Property ID 36475, thence

East along the northern boundary of Property ID 36473 to the point it meets the northwest corner of Property ID 36475, thence

East along the northern boundary of Property ID 36475 to the point it meets the western ROW boundary of Quinlan Street North, thence

East to the eastern ROW boundary of Quinlan Street North to the point it meets the northwest corner of Property ID 36487, thence

East along the northern boundary of Property ID 36487 to the point it meets the northwest corner of Property ID 36488, thence

East along the northern boundary of Property ID 36488 to the point it meets the northwest corner of Property ID 36489, thence

East along the northern boundary of Property ID 36489 to the point it meets the northwest corner of Property ID 36490, thence

East along the northern boundary of Property ID 36490 to the point it meets the southwest corner of Property ID 36495, thence

North along the western boundary of Property ID 36495 to the northwest corner of Property ID 36495, thence

East along the northern boundary of Property ID 36495 to the point it meets the western ROW boundary of Clay Street North, thence

East to the eastern ROW boundary of Clay Street North to the point it meets the western boundary of Property ID 24204, thence

North along the western boundary of Property ID 24204 to the point it meets the southwest corner of Property ID 24203, thence

North along the western boundary of Property ID 24203 to the point it meets the northern ROW boundary of Barnett Street North, thence

East along the northern ROW boundary of Barnett Street to the point it meets the western ROW boundary of Sidney Baker Street, thence

East to the eastern ROW boundary of Sidney Baker Street to the point it meets the southwest corner of Property ID 24147, thence

North along the northwest boundary of Property ID 24147 to the point it meets the southwest corner of Property ID 24143, thence

North along the northwest boundary of Property ID 24143 to the point it meets the southwest corner of Property ID 24142, thence

North along the northwest boundary of Property ID 24142 to the point it meets the southwest corner of Property ID 24141, thence

North along the northwest boundary of Property ID 24141 to the point it meets the southwest corner of Property ID 29986, thence

North along the northwest boundary of Property ID 29986 to the point it meets the southwest corner of Property ID 29987, thence

North along the northwest boundary of Property ID 29987 to the point it meets the southwest corner of Property ID 29988, thence

North along the northwest boundary of Property ID 29988 to the point it meets the southwest corner of Property ID 29989, thence

North along the northwest boundary of Property ID 29989 to the point it meets the southwest corner of Property ID 29990, thence

North along the northwest boundary of Property ID 29990 to the point it meets the southwest corner of Property ID 24164, thence

North along the northwest boundary of Property ID 24164 to the point it meets the southwest corner of Property ID 24163, thence

North along the northwest boundary of Property ID 24163 to the point it meets the northern ROW boundary of Myrta Street North, thence

East along the northern ROW boundary of Myrta Street North then south to the point it meets the northeast corner of Property ID 24131, thence

South along the eastern boundary of Property ID 24131 to the point it meets the northeast corner of Property ID 24130, thence

South along the eastern boundary of Property ID 24130 to the point it meets the northeast corner of Property ID 24129, thence

South along the eastern boundary of Property ID 24129 to the point it meets the northeast corner of Property ID 24128, thence

South along the eastern boundary of Property ID 24128 to the point it meets the northeast corner of Property ID 24127, thence

South along the eastern boundary of Property ID 24127 to the point it meets the northeast corner of Property ID 24126, thence

South along the eastern boundary of Property ID 24126 to the point it meets the northeast corner of Property ID 24125, thence

South along the eastern boundary of Property ID 24125 to the point it meets the northeast corner of Property ID 24124, thence

South along the eastern boundary of Property ID 24124 to the point it meets the northern ROW boundary of Bulwer Avenue North, thence

South to the southern ROW boundary of Bulwer Avenue North to the point it meets the northeast corner of Property ID 24249, thence

South along the eastern boundary of Property ID 24249 to the point it meets the northeast corner of Property ID 24248, thence

South along the eastern boundary of Property ID 24248 to the point it meets the northeast corner of Property ID 24247, thence

South along the eastern boundary of Property ID 24247 to the point it meets the northeast corner of Property ID 24246, thence

South along the eastern boundary of Property ID 24246 to the point it meets the northeast corner of Property ID 24244, thence

South along the eastern boundary of Property ID 24244 to the point it meets the northeast corner of Property ID 24243, thence

South along the eastern boundary of Property ID 24243 to the point it meets the northern ROW boundary of Barnett Street North, thence

South to the southern ROW boundary of Barnett Street North to the point it meets the northeast corner of Property ID 24231, thence

South along the eastern boundary of Property ID 24231 to the point it meets the northeast corner of Property ID 24229, thence

South along the eastern boundary of Property ID 24229 to the point it meets the northeast corner of Property ID 24228, thence

South along the eastern boundary of Property ID 24228 to the point it meets the northeast corner of Property ID 24227, thence

South along the eastern boundary of Property ID 24227 to the point it meets the northeast corner of Property ID 24226, thence

South along the eastern boundary of Property ID 24226 to the point it meets the northeast corner of Property ID 24225, thence

South along the eastern boundary of Property ID 24225 to the point it meets the northeast corner of Property ID 24224, thence

South along the eastern boundary of Property ID 24224 to the point it meets the northeast corner of Property ID 24223, thence

South along the eastern boundary of Property ID 24223 to the point it meets the northern ROW boundary of North Street North, thence

East along the northern ROW boundary of North Street to the point it meets the eastern boundary of Washington Street North, thence

South along the eastern ROW boundary of Washington Street North to the point it meets the northern ROW boundary of Jefferson Street North, thence

East along the northern ROW boundary of Jefferson Street North to the point it meets the western ROW boundary of Tivy Street North, thence

North along the western ROW boundary of Tivy Street North to the point it meets the northern ROW boundary of Aransas Street North, thence

East along the northern ROW boundary of Aransas Street North to the point it meets the northern ROW boundary of B Street North, thence

West along the northern ROW boundary of B Street North to the point it meets the western ROW boundary of E Main Street North, thence

North along the western boundary of E Main Street North to the point it meets the eastern ROW boundary of Park Street North, thence

South along the eastern ROW boundary of Park Street North to the point it meets the southern ROW boundary of B Street North, thence

West along the southern ROW boundary of B Street North to the point it meets the northeast corner of Property ID 38565, thence

South along the eastern boundary of Property ID 38565 to the point it meets the northeast corner of Property ID 38564, thence

South along the eastern boundary of Property ID 38564 to the point it meets the northeast corner of Property ID 38563, thence

South along the eastern boundary of Property ID 38563 to the point it meets the northeast corner of Property ID 38562, thence

South along the eastern boundary of Property ID 38562 to the point it meets the northern ROW boundary of C Street North, thence

South to the southern ROW boundary of C Street North to the point it meets the northeast corner of Property ID 38575, thence

South along the eastern boundary of Property ID 38575 to the point it meets the northeast corner of Property ID 38574, thence

South along the eastern boundary of Property ID 38574 to the point it meets the northeast corner of Property ID 38573, thence

South along the eastern boundary of Property ID 38573 to the point it meets the northern ROW boundary of D Street North, thence

South to the southern ROW boundary of D Street North to the point it meets the northeast corner of Property ID 38586, thence

South along the eastern boundary of Property ID 38586 to the point it meets the northeast corner of Property ID 38585, thence

South along the eastern boundary of Property ID 38585 to the point it meets the northeast corner of Property ID 38584, thence

South along the eastern boundary of Property ID 38584 to the point it meets the northeast corner of Property ID 38583, thence

South along the eastern boundary of Property ID 38583 to the point it meets the northeast corner of Property ID 38582, thence

South along the eastern boundary of Property ID 38582 to the point it meets the northeast corner of Property ID 38581, thence

South along the eastern boundary of Property ID 38581 to the point it meets the northern ROW boundary of E Street North, thence

South to the southern ROW boundary of E Street North to the point it meets the northeast corner of Property ID 38597, thence

South along the eastern boundary of Property ID 38597 to the point it meets the northeast corner of Property ID 38595, thence

South along the eastern boundary of Property ID 38595 to the point it meets the northeast corner of Property ID 38594, thence

South along the eastern boundary of Property ID 38594 to the point it meets the northeast corner of Property ID 38593, thence

South along the eastern boundary of Property ID 38593 to the point it meets the northeast corner of Property ID 38605, thence

South along the eastern boundary of Property ID 38605 to the point it meets the northeast corner of Property ID 38604, thence

South along the eastern boundary of Property ID 38604 to the point it meets the northeast corner of Property ID 38603, thence

South along the eastern boundary of Property ID 38603 to the point it meets the northeast corner of Property ID 38602, thence

South along the eastern boundary of Property ID 38602 to the point it meets the northeast corner of Property ID 533488, thence

South along the eastern boundary of Property ID 533488 to the point it meets the southeast corner of Property ID 533488, thence

West along the southern boundary of Property ID 533488 to the point it meets the northeast corner of Property ID 38466, thence

South along the eastern boundary of Property ID 38466 to the point it meets the northeast corner of Property ID 38469, thence

South along the eastern boundary of Property ID 38469 to the point it meets the northeast corner of Property ID 38461, thence

South along the eastern boundary of Property ID 38461 to the point it meets the northeast corner of Property ID 38457, thence

South along the eastern boundary of Property ID 38457 to the point it meets the northern ROW boundary of Travis Street North, thence

South to the southern ROW boundary of Travis Street North, thence

South along the southern ROW boundary of Travis Street North to the point it meets the eastern ROW boundary of Memorial Boulevard, thence

West to the western ROW boundary of Memorial Boulevard to the point it meets the southeast corner of Property ID 38452, thence

West along the southern boundary of Property ID 38452 to the point it meets the southwest corner of Property ID 38452, thence

North along the western boundary of Property ID 38452 to the point it meets the southwest corner of Property ID 46766, thence

North along the western boundary of Property ID 46766 to the point it meets the southwest corner of Property ID 47910, thence

North along the western boundary of Property ID 47910 to the point it meets the southwest corner of Property ID 38449, thence

North along the western boundary of Property ID 38449 to the southwest corner of Property ID 38448, thence

North along the western boundary of Property ID 38448 to the point it meets the southwest corner of Property ID 38447, thence

North along the western boundary of Property ID 38447 to the northwest corner of Property ID 38447, thence

North across G Street East to the southwest corner of Property ID 71735, thence

North along the western boundary of Property ID 71735 to the point it meets the southwest corner of Property ID 38430, thence

North along the western boundary of Property ID 38430 to the point it meets the southwest corner of Property ID 528501, thence

North along the western boundary of Property ID 528501 to the point it meets the southwest corner of Property ID 38429, thence

North along the western boundary of Property ID 38429 to the point it meets the southwest corner of Property ID 38428, thence

North along the western boundary of Property ID 38428 to the southwest corner of Property ID 38427, thence

North along the western boundary of Property ID 38427 to the southwest corner of Property ID 38426, thence

Continuing north along the eastern boundary of the Louise Hays Park to the southwest corner of Property ID 23938, thence

North along the western boundary of Property ID 23938 to the point it meets the southwest corner of Property ID 23935, thence

North along the western boundary of Property ID 23935 to the southwest corner of Property ID 533069, thence

North along the western boundary of Property ID 533069 to the point it meets the southwest corner of Property ID 60284, thence

North along the western boundary of Property ID 60284 to the point it meets the southwest corner of Property ID 520082, thence

North along the western boundary of Property ID 520082 to the point it meets the southwest corner of Property ID 520055, thence

North along the western boundary of Property ID 520082 to the point it meets the southwest corner of Property ID 520055, thence

North along the western boundary of Property ID 520055 to the point it meets the southwest corner of Property ID 520014, thence

North along the western boundary of Property ID 520014 to the point it meets the southwest corner of Property ID 520573, thence

North along the western boundary of Property ID 520573 to the point it meets the southwest corner of Property ID 60188, thence

North along the western boundary of Property ID 60188 to the point it meets the eastern ROW boundary of Sidney Baker Street, thence

North to the western ROW boundary of Sidney Baker Street then continuing north to the southwest corner of Property ID 23915, thence

North along the western boundary of Property ID 23915 to the point it meets the southwest corner of Property ID 23916, thence

North along the western boundary of Property ID 23916 to the point it meets the southwest corner of Property ID 23918, thence

North along the western boundary of Property ID 23918 to the point it meets the southwest corner of Property ID 23920, thence

North along the western boundary of Property ID 23920 to the point it meets the southwest corner of Property ID 23913, thence

North along the western boundary of Property ID 23913 to the point it meets the southwest corner of Property ID 534018, thence

North along the western boundary of Property ID 534018 to the point it meets the southwest corner of Property ID 36262, thence

North along the western boundary of Property ID 36262 to the point it meets the southwest corner of Property ID 36265, thence

North along the western boundary of Property ID 36265 to the point it meets the southern corner of Property ID 36267, thence

North along the southwest boundary of Property ID 36267 to the point it meets the southern corner of Property ID 36266, thence

North along the western boundary of Property ID 36266 to the northwest corner, thence

East along the boundary of Property ID 36266 to the southern corner of Property ID 36268, thence

North along the western boundary of Property ID 36268 to the southern corner of Property ID 36276, thence

North along the western boundary of Property ID 36276 to the point it meets the southern ROW boundary of Herzog Street South, thence

West along the southern ROW boundary of Herzog Street South to the point it meets the western ROW boundary of Herzog Street South, thence

North along the western ROW boundary of Herzog Street to the point it meets the southeastern corner of Property ID 36536, thence

West along the southern boundary of Property ID 36536 to the point it meets the southeastern corner of Property ID 36537, thence

West along the southern boundary of Property ID 36537 to the point it meets the southeastern corner of Property ID 36538, thence

West along the southern boundary of Property ID 36538 to the point it meets the southeastern corner of Property ID 36539, thence

West along the southern boundary of Property ID 36539 to the point it meets the southeastern corner of Property ID 36540, thence

West along the southern boundary of Property ID 36539 to the point it meets the eastern ROW boundary of Francisco Lemos Street, thence

West to the western ROW boundary of Francisco Lemos Street to the point it meets the southwest corner of Property ID 36296, thence

North along the boundary of Property ID 36296 to the point it meets the southwest corner of Property ID 31473, thence

North along the eastern boundary of Property ID 31473 to the point it meets the southwest corner of Property ID 532984, thence

North along the eastern boundary of Property ID 532984 to the point it meets the southwest corner of Property ID 69683, thence

North along the eastern boundary of Property ID 69683 to the point it meets the southern ROW boundary of Water Street South, thence

North to the northern ROW boundary of Water Street South to the point it meets the southwest corner of Property ID 31486, thence

North along the southeastern boundary of Property ID 31486 to the point it meets the southern ROW boundary of Main Street, thence

North to the northern ROW boundary of Main Street to the point it meets the west corner of Property ID 36323, thence

North along the northwest boundary of Property ID 36323 to the point it meets the western corner of Property ID 36322, thence

North along the northwest boundary of Property ID 36322 to the point it meets the western corner of Property ID 36320, thence

North along the northwest boundary of Property ID 36320 to the point it meets the western ROW boundary of Jefferson Street North, thence

North to the northern ROW boundary of Paschal Avenue North, thence

North along the northern ROW boundary of Paschal Avenue North to the point it meets the southern corner of Property ID 33874, thence

North along the southern boundary of Property ID 33874 to the eastern corner, thence

East across Paschal Avenue North to the northwest corner of Property ID 14696, which is the point of beginning.

EXHIBIT B
BOUNDARY MAP

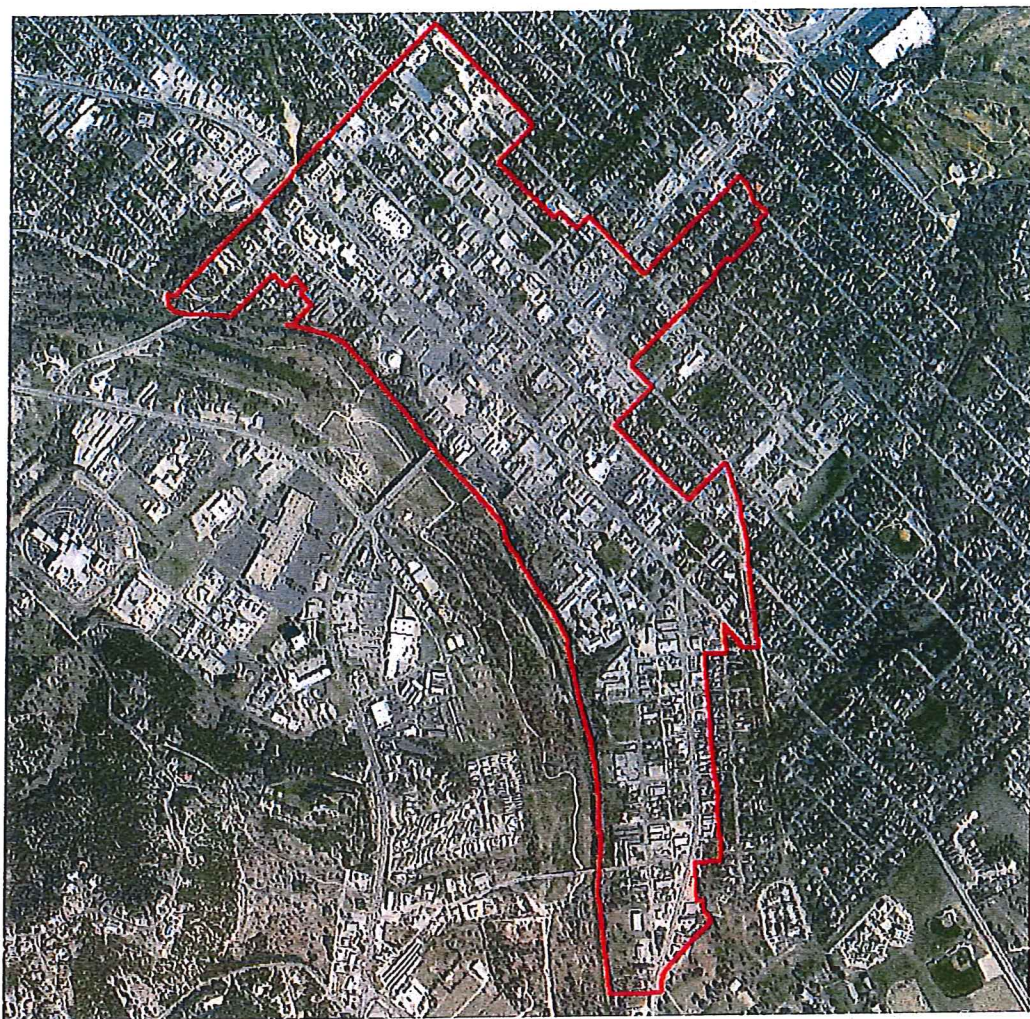


EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #1 City of Kerrville, Texas

PRELIMINARY PROJECT AND FINANCING PLAN
September 2018

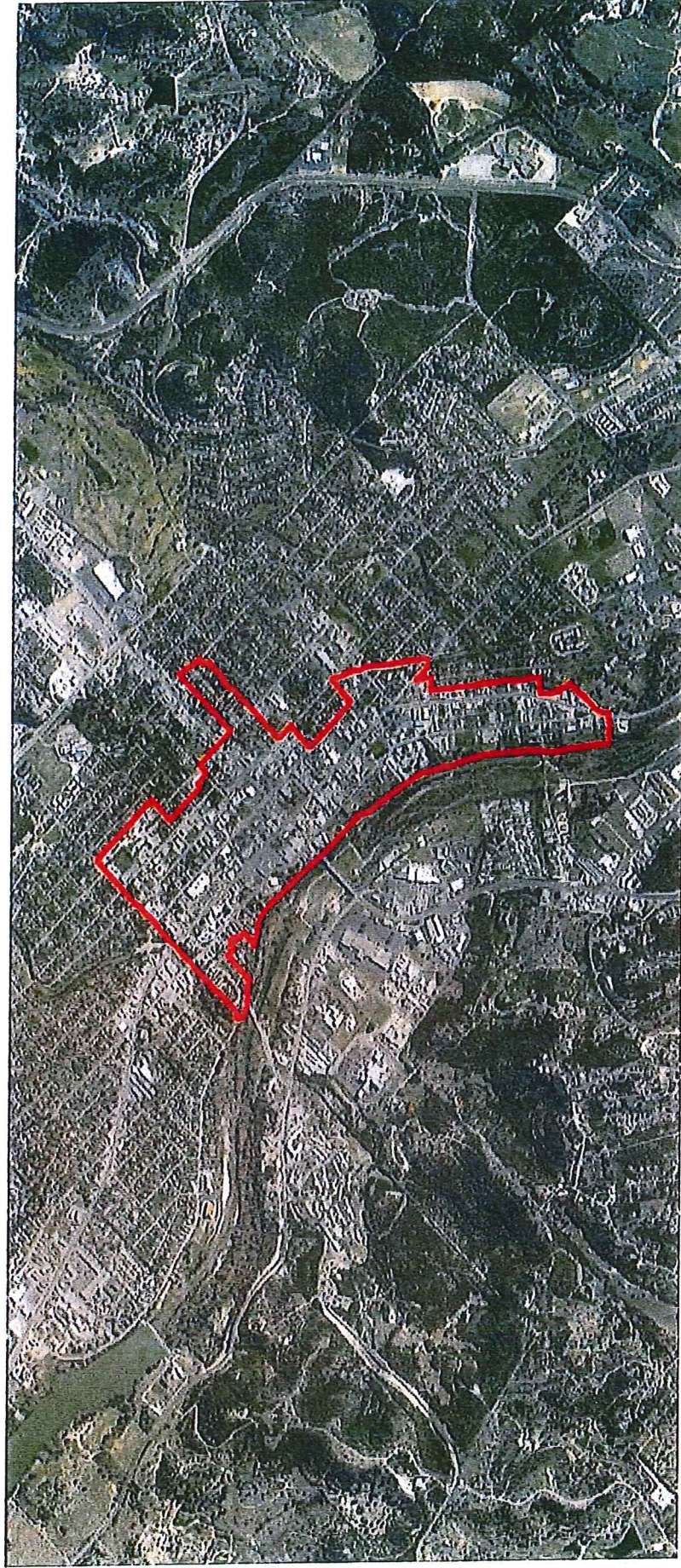


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■ Anticipated Development	12
■ Financial Feasibility Analysis	13
■ Terms and Conditions	26
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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



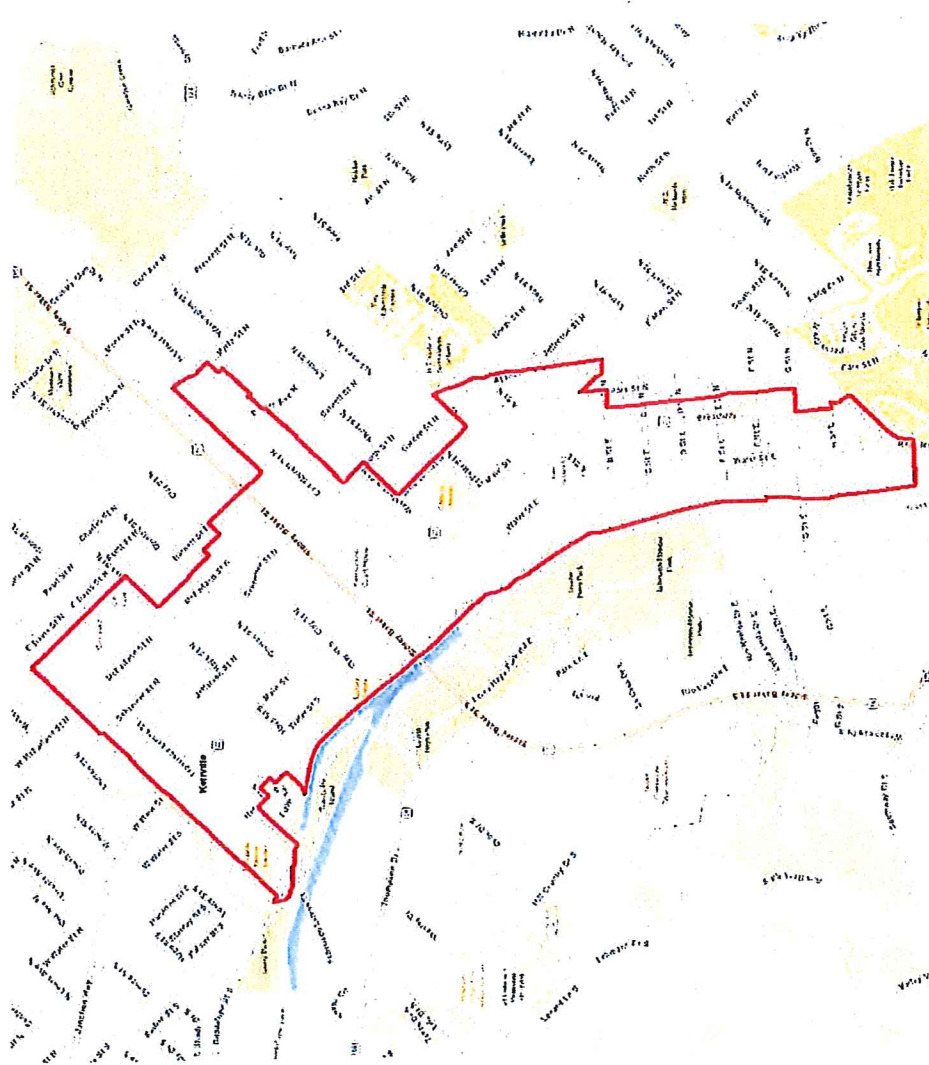
Kerrville, Texas is located approximately 65 miles northwest of San Antonio on U.S. Interstate 10 and nestled in the heart of the Texas Hill Country right along the gorgeous Guadalupe River. In addition, the City of Kerrville is the county seat and principal commercial center of Kerr County, Texas.

Principal industries in the community include hospitality (made up of tourism, youth camps, retreat facilities, RV parks and hunting), higher education (including Schreiner University, a private liberal arts institution), health care, jewelry, retail and manufacturing. Several small manufacturing firms are located in the Kerrville area, as well as a variety of commercial establishments, restaurants, building supply stores, retail shops, banks and supermarkets.

Economic and recreation opportunities continue to expand in Kerrville. In addition to recently renovated parks and a six mile long River Trail, the City opened a youth baseball and soccer complex in January 2018. The Sports Complex will host over 25 tournaments in 2018, resulting in a projected \$1.1 million economic impact to the Kerrville area.



Introduction

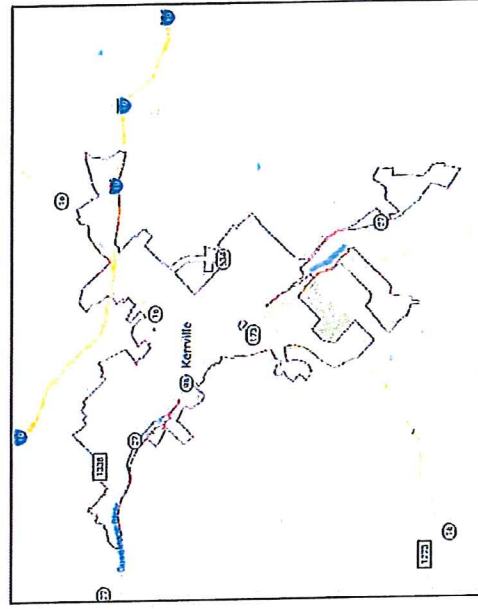


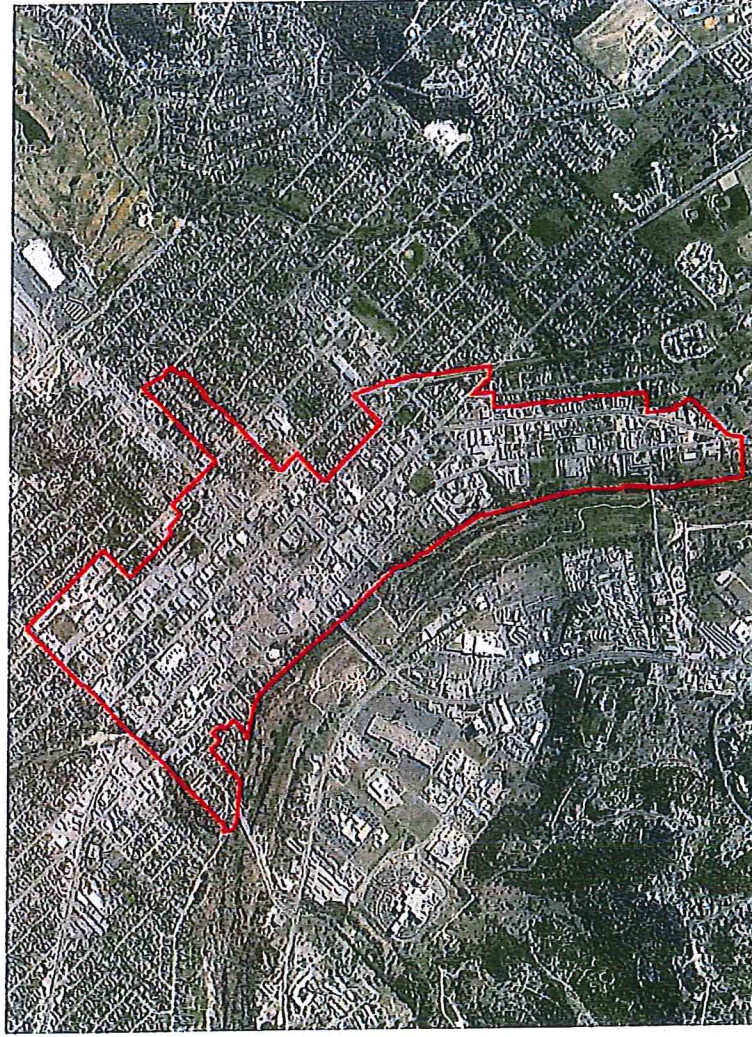
Tax Increment Reinvestment Zone #1, City of Kerville

The goal of Tax Increment Reinvestment Zone #1 (TIRZ) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will promote the creation of commercial development consisting of retail, office, hotel, as well as residential development.

The project and financing plan outlines the funding of \$17,065,741 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City's real property tax increment within the Zone.

Without the implementation of the TIRZ, the specified Property would impair the sound growth of the municipality.





Boundary Description

Kerville TIRZ #1 is located in downtown Kerville encompassing approximately 477 acres. The TIRZ is contiguous, and is generally bound by Paschal Avenue to the northwest, the Guadalupe River to the west, Travis Street to the south, and Barnett Street and Aransas Street to the east.

 TIRZ Boundary

TIRZ Boundary

Legal Description

Beginning at the northwest corner of Property ID 14696 at the point it meets the eastern Right-of-Way (ROW) boundary of Paschal Avenue North, thence

Southeast to the point where the eastern ROW boundary of Hays Street North meets the northwest corner of Property ID 36505, thence

South along the eastern ROW boundary of Hays Street North to the point it meets the northwest corner of Property ID 36470, thence

East along the northern boundary of Property ID 36470 to the point it meets the northwest corner of Property ID 36471, thence

East along the northern boundary of Property ID 36471 to the point it meets the northwest corner of Property ID 36472, thence

East along the northern boundary of Property ID 36472 to the point it meets the northwest corner of Property ID 36473, thence

East along the northern boundary of Property ID 36473 to the point it meets the northwest corner of Property ID 36475, thence

East along the northern boundary of Property ID 36473 to the point it meets the northwest corner of Property ID 36475, thence

East along the northern boundary of Property ID 36475 to the point it meets the western ROW boundary of Quinlan Street North, thence

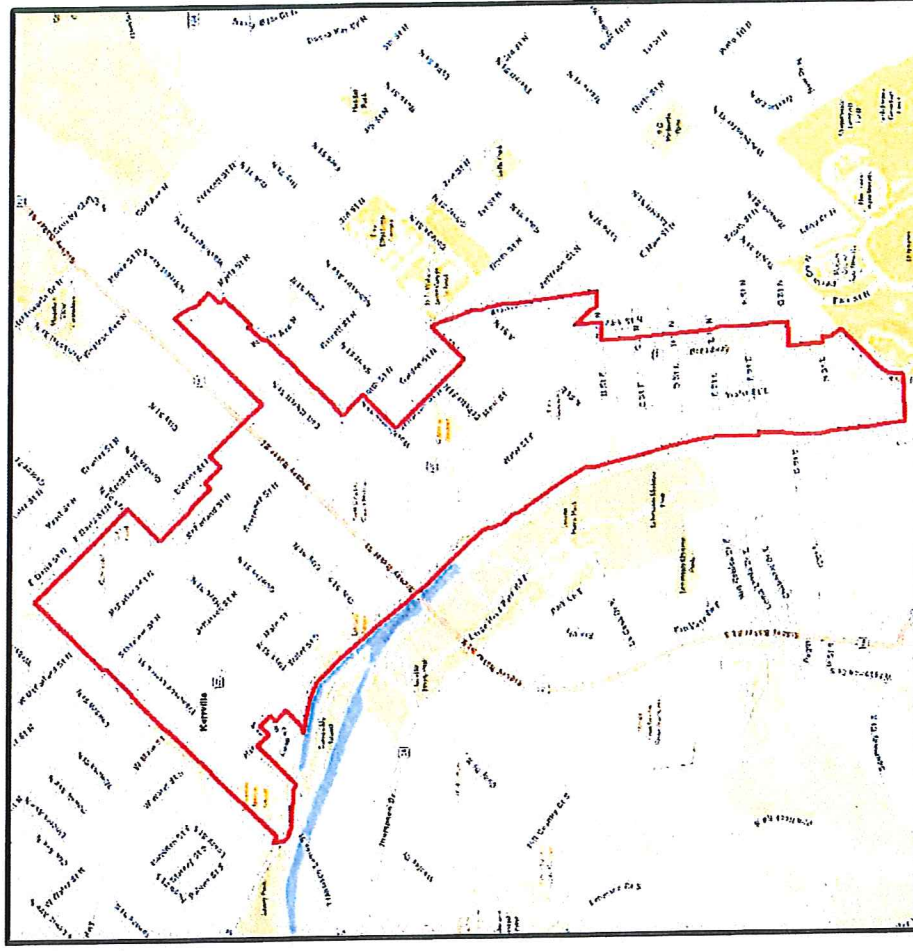
East to the eastern ROW boundary of Quinlan Street North to the point it meets the northwest corner of Property ID 36487, thence

East along the northern boundary of Property ID 36487 to the point it meets the northwest corner of Property ID 36488, thence

East along the northern boundary of Property ID 36488 to the point it meets the northwest corner of Property ID 36489, thence

East along the northern boundary of Property ID 36489 to the point it meets the northwest corner of Property ID 36490, thence

East along the northern boundary of Property ID 36490 to the point it meets the southwest corner of Property ID 36495, thence



TIRZ Boundary

North along the western boundary of Property ID 36495 to the northwest corner of Property ID 36495, thence

East along the northern boundary of Property ID 36495 to the point it meets the western ROW boundary of Clay Street North, thence

East to the eastern ROW boundary of Clay Street North to the point it meets the western boundary of Property ID 24204, thence

North along the western boundary of Property ID 24204 to the point it meets the southwest corner of Property ID 24203, thence

North along the western boundary of Property ID 24203 to the point it meets the northern ROW boundary of Barnett Street North, thence

East along the northern ROW boundary of Barnett Street to the point it meets the western ROW boundary of Sidney Baker Street, thence

East to the eastern ROW boundary of Sidney Baker Street to the point it meets the southwest corner of Property ID 24147, thence

North along the northwest boundary of Property ID 24147 to the point it meets the southwest corner of Property ID 24143, thence

North along the northwest boundary of Property ID 24143 to the point it meets the southwest corner of Property ID 24142, thence

North along the northwest boundary of Property ID 24142 to the point it meets the southwest corner of Property ID 24141, thence

North along the northwest boundary of Property ID 24141 to the point it meets the southwest corner of Property ID 29986, thence

North along the northwest boundary of Property ID 29986 to the point it meets the southwest corner of Property ID 29987, thence

North along the northwest boundary of Property ID 29987 to the point it meets the southwest corner of Property ID 29988, thence

North along the northwest boundary of Property ID 29988 to the point it meets the southwest corner of Property ID 29989, thence

North along the northwest boundary of Property ID 29989 to the point it meets the southwest corner of Property ID 29990, thence

North along the northwest boundary of Property ID 29990 to the point it meets the southwest corner of Property ID 24164, thence

North along the northwest boundary of Property ID 24164 to the point it meets the southwest corner of Property ID 24163, thence

North along the northwest boundary of Property ID 24163 to the point it meets the northern ROW boundary of Myrta Street North, thence

East along the northern ROW boundary of Myrta Street North then south to the point it meets the northeast corner of Property ID 24131, thence

South along the eastern boundary of Property ID 24131 to the point it meets the northeast corner of Property ID 24130, thence

South along the eastern boundary of Property ID 24130 to the point it meets the northeast corner of Property ID 24129, thence

South along the eastern boundary of Property ID 24129 to the point it meets the northeast corner of Property ID 24128, thence

South along the eastern boundary of Property ID 24128 to the point it meets the northeast corner of Property ID 24127, thence

South along the eastern boundary of Property ID 24127 to the point it meets the northeast corner of Property ID 24126, thence

South along the eastern boundary of Property ID 24126 to the point it meets the northeast corner of Property ID 24125, thence

South along the eastern boundary of Property ID 24125 to the point it meets the northeast corner of Property ID 24124, thence

South along the eastern boundary of Property ID 24124 to the point it meets the northern ROW boundary of Bulwer Avenue North, thence

South to the southern ROW boundary of Bulwer Avenue North to the point it meets the northeast corner of Property ID 24249, thence

South along the eastern boundary of Property ID 24249 to the point it meets the northeast corner of Property ID 24248, thence

South along the eastern boundary of Property ID 24248 to the point it meets the northeast corner of Property ID 24247, thence

TRZ Boundary

South along the eastern boundary of Property ID 24247 to the point it meets the northeast corner of Property ID 24246, thence

South along the eastern boundary of Property ID 24246 to the point it meets the northeast corner of Property ID 24244, thence

South along the eastern boundary of Property ID 24244 to the point it meets the northeast corner of Property ID 24243, thence

South along the eastern boundary of Property ID 24243 to the point it meets the northern ROW boundary of Barnett Street North, thence

South to the southern ROW boundary of Barnett Street North to the point it meets the northeast corner of Property ID 24231, thence

South along the eastern boundary of Property ID 24231 to the point it meets the northeast corner of Property ID 24229, thence

South along the eastern boundary of Property ID 24229 to the point it meets the northeast corner of Property ID 24228, thence

South along the eastern boundary of Property ID 24228 to the point it meets the northeast corner of Property ID 24227, thence

South along the eastern boundary of Property ID 24227 to the point it meets the northeast corner of Property ID 24226, thence

South along the eastern boundary of Property ID 24226 to the point it meets the northeast corner of Property ID 24225, thence

South along the eastern boundary of Property ID 24225 to the point it meets the northeast corner of Property ID 24224, thence

South along the eastern boundary of Property ID 24224 to the point it meets the northeast corner of Property ID 24223, thence

South along the eastern boundary of Property ID 24223 to the point it meets the northern ROW boundary of North Street North, thence

East long the northern ROW boundary of North Street to the point it meets the eastern boundary of Washington Street North, thence

South along the eastern ROW boundary of Washington Street North to the point it meets the northern ROW boundary of Jefferson Street North, thence

East along the northern ROW boundary of Jefferson Street North to the point it meets the western ROW boundary of Tivy Street North, thence

North along the western ROW boundary of Tivy Street North to the point it meets the northern ROW boundary of Aransas Street North, thence

East along the northern ROW boundary of Aransas Street North to the point it meets the northern ROW boundary of B Street North, thence

West along the northern ROW boundary of B Street North to the point it meets the western ROW boundary of E Main Street North, thence

North along the western boundary of E Main Street North to the point it meets the eastern ROW boundary of Park Street North, thence

South along the eastern ROW boundary of Park Street North to the point it meets the southern ROW boundary of B Street North, thence

West along the southern ROW boundary of B Street North to the point it meets the northeast corner of Property ID 38565, thence

South along the eastern boundary of Property ID 38565 to the point it meets the northeast corner of Property ID 38564, thence

South along the eastern boundary of Property ID 38564 to the point it meets the northeast corner of Property ID 38563, thence

South along the eastern boundary of Property ID 38563 to the point it meets the northeast corner of Property ID 38562, thence

South along the eastern boundary of Property ID 38562 to the point it meets the northern ROW boundary of C Street North, thence

South to the southern ROW boundary of C Street North to the point it meets the northeast corner of Property ID 38575, thence

South along the eastern boundary of Property ID 38575 to the point it meets the northeast corner of Property ID 38574, thence

South along the eastern boundary of Property ID 38574 to the point it meets the northeast corner of Property ID 38573, thence

South along the eastern boundary of Property ID 38573 to the point it meets the northern ROW boundary of D Street North, thence

TIRZ Boundary

South to the southern ROW boundary of D Street North to the point it meets the northeast corner of Property ID 38586, thence

South along the eastern boundary of Property ID 38586 to the point it meets the northeast corner of Property ID 38585, thence

South along the eastern boundary of Property ID 38585 to the point it meets the northeast corner of Property ID 38584, thence

South along the eastern boundary of Property ID 38584 to the point it meets the northeast corner of Property ID 38583, thence

South along the eastern boundary of Property ID 38583 to the point it meets the northeast corner of Property ID 38582, thence

South along the eastern boundary of Property ID 38582 to the point it meets the northeast corner of Property ID 38581, thence

South along the eastern boundary of Property ID 38581 to the point it meets the northern ROW boundary of E Street North, thence

South to the southern ROW boundary of E Street North to the point it meets the northeast corner of Property ID 38597, thence

South along the eastern boundary of Property ID 38597 to the point it meets the northeast corner of Property ID 38595, thence

South along the eastern boundary of Property ID 38595 to the point it meets the northeast corner of Property ID 38594, thence

South along the eastern boundary of Property ID 38594 to the point it meets the northeast corner of Property ID 38593, thence

South along the eastern boundary of Property ID 38593 to the point it meets the northeast corner of Property ID 38605, thence

South along the eastern boundary of Property ID 38605 to the point it meets the northeast corner of Property ID 38604, thence

South along the eastern boundary of Property ID 38604 to the point it meets the northeast corner of Property ID 38603, thence

South along the eastern boundary of Property ID 38603 to the point it meets the northeast corner of Property ID 38602, thence

South along the eastern boundary of Property ID 38602 to the point it meets the northeast corner of Property ID 533488, thence

South along the eastern boundary of Property ID 533488 to the point it meets the southeast corner of Property ID 533488, thence

West along the southern boundary of Property ID 533488 to the point it meets the northeast corner of Property ID 38466, thence

South along the eastern boundary of Property ID 38466 to the point it meets the northeast corner of Property ID 38469, thence

South along the eastern boundary of Property ID 38469 to the point it meets the northeast corner of Property ID 38461, thence

South along the eastern boundary of Property ID 38461 to the point it meets the northeast corner of Property ID 38457, thence

South along the eastern boundary of Property ID 38457 to the point it meets the northern ROW boundary of Travis Street North, thence

South to the southern ROW boundary of Travis Street North, thence

South along the southern ROW boundary of Travis Street North to the point it meets the eastern ROW boundary of Memorial Boulevard, thence

West to the western ROW boundary of Memorial Boulevard to the point it meets the southeast corner of Property ID 38452, thence

West along the southern boundary of Property ID 38452 to the point it meets the southwest corner of Property ID 38452, thence

North along the western boundary of Property ID 38452 to the point it meets the southwest corner of Property ID 46766, thence

North along the western boundary of Property ID 46766 to the point it meets the southwest corner of Property ID 47910, thence

North along the western boundary of Property ID 47910 to the point it meets the southwest corner of Property ID 38449, thence

North along the western boundary of Property ID 38449 to the southwest corner of Property ID 38448, thence

TIRZ Boundary

North along the western boundary of Property ID 38448 to the point it meets the southwest corner of Property ID 38447, thence

North along the western boundary of Property ID 38447 to the northwest corner of Property ID 38447, thence

North across G Street East to the southwest corner of Property ID 71735, thence

North along the western boundary of Property ID 71735 to the point it meets the southwest corner of Property ID 38430, thence

North along the western boundary of Property ID 38430 to the point it meets the southwest corner of Property ID 528501, thence

North along the western boundary of Property ID 528501 to the point it meets the southwest corner of Property ID 38429, thence

North along the western boundary of Property ID 38429 to the point it meets the southwest corner of Property ID 38428, thence

North along the western boundary of Property ID 38428 to the southwest corner of Property ID 38427, thence

North along the western boundary of Property ID 38427 to the southwest corner of Property ID 38426, thence

Continuing north along the eastern boundary of the Louise Hays Park to the southwest corner of Property ID 23938, thence

North along the western boundary of Property ID 23938 to the point it meets the southwest corner of Property ID 23935, thence

North along the western boundary of Property ID 23935 to the southwest corner of Property ID 533069, thence

North along the western boundary of Property ID 533069 to the point it meets the southwest corner of Property ID 60284, thence

North along the western boundary of Property ID 60284 to the point it meets the southwest corner of Property ID 520082, thence

North along the western boundary of Property ID 520082 to the point it meets the southwest corner of Property ID 520055, thence

North along the western boundary of Property ID 520055 to the point it meets the southwest corner of Property ID 520014, thence

North along the western boundary of Property ID 520014 to the point it meets the southwest corner of Property ID 520573, thence

North along the western boundary of Property ID 520573 to the point it meets the southwest corner of Property ID 60188, thence

North along the western boundary of Property ID 60188 to the point it meets the eastern ROW boundary of Sidney Baker Street, thence

North to the western ROW boundary of Sidney Baker Street then continuing north to the southwest corner of Property ID 23915, thence

North along the western boundary of Property ID 23915 to the point it meets the southwest corner of Property ID 23916, thence

North along the western boundary of Property ID 23916 to the point it meets the southwest corner of Property ID 23918, thence

North along the western boundary of Property ID 23918 to the point it meets the southwest corner of Property ID 23920, thence

North along the western boundary of Property ID 23920 to the point it meets the southwest corner of Property ID 23913, thence

North along the western boundary of Property ID 23913 to the point it meets the southwest corner of Property ID 534018, thence

North along the western boundary of Property ID 534018 to the point it meets the southwest corner of Property ID 36262, thence

North along the western boundary of Property ID 36262 to the point it meets the southwest corner of Property ID 36265, thence

North along the western boundary of Property ID 36265 to the point it meets the southern corner of Property ID 36267, thence

North along the southwest boundary of Property ID 36267 to the point it meets the southern corner of Property ID 36266, thence

North along the western boundary of Property ID 36266 to the northwest corner, thence

TIRZ Boundary

North along the western boundary of Property ID 36266 to the northwest corner, thence

East along the boundary of Property ID 36266 to the southern corner of Property ID 36268, thence

North along the western boundary of Property ID 36268 to the southern corner of Property ID 36276, thence

North along the western boundary of Property ID 36276 to the point it meets the southern ROW boundary of Herzog Street South, thence

West along the southern ROW boundary of Herzog Street South to the point it meets the western ROW boundary of Herzog Street South, thence

North along the western ROW boundary of Herzog Street to the point it meets the southeastern corner of Property ID 36536, thence

West along the southern boundary of Property ID 36536 to the point it meets the southeastern corner of Property ID 36537, thence

West along the southern boundary of Property ID 36537 to the point it meets the southeastern corner of Property ID 36538, thence

West along the southern boundary of Property ID 36538 to the point it meets the southeastern corner of Property ID 36539, thence

West along the southern boundary of Property ID 36539 to the point it meets the southeastern corner of Property ID 36540, thence

West along the southern boundary of Property ID 36539 to the point it meets the eastern ROW boundary of Francisco Lemos Street, thence

West to the western ROW boundary of Francisco Lemos Street to the point it meets the southwest corner of Property ID 36296, thence

North along the boundary of Property ID 36296 to the point it meets the southwest corner of Property ID 31473, thence

North along the eastern boundary of Property ID 31473 to the point it meets the southwest corner of Property ID 532984, thence

North along the eastern boundary of Property ID 532984 to the point it meets the southwest corner of Property ID 69683, thence

North along the eastern boundary of Property ID 69683 to the point it meets the southern ROW boundary of Water Street South, thence

North to the northern ROW boundary of Water Street South to the point it meets the southwest corner of Property ID 31486, thence

North along the southeastern boundary of Property ID 31486 to the point it meets the southern ROW boundary of Main Street, thence

North to the northern ROW boundary of Main Street to the point it meets the west corner of Property ID 36323, thence

North along the northwest boundary of Property ID 36323 to the point it meets the western corner of Property ID 36322, thence

North along the northwest boundary of Property ID 36322 to the point it meets the western corner of Property ID 36320, thence

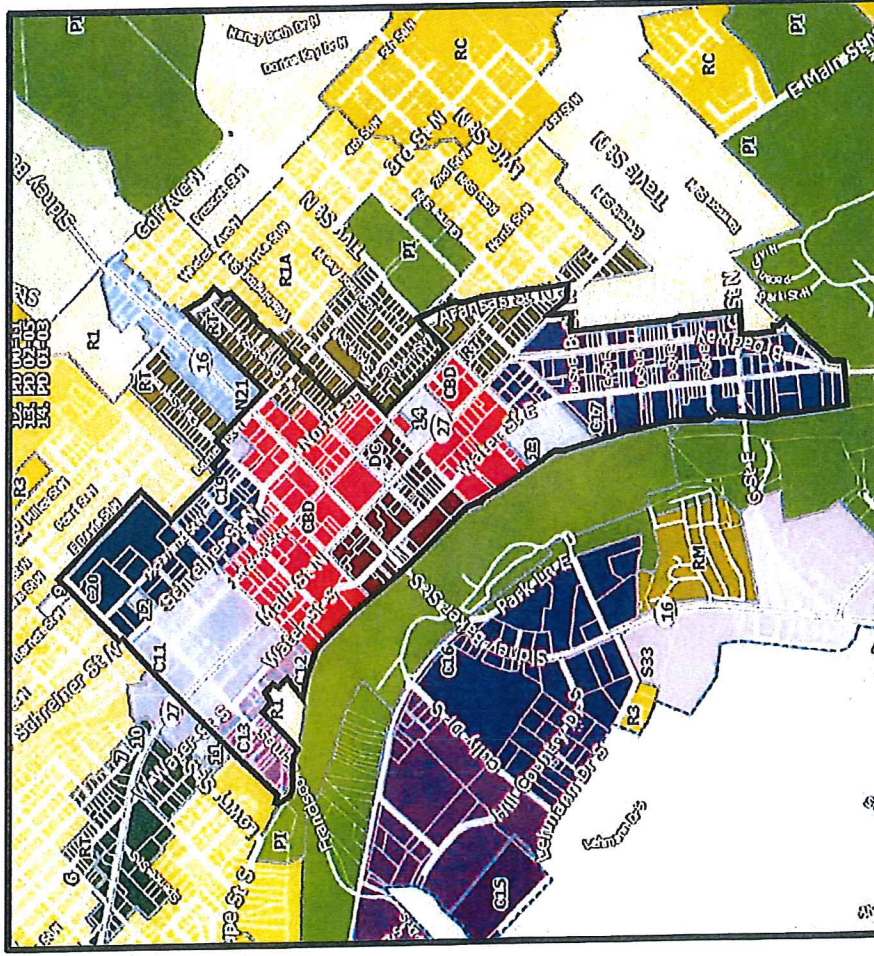
North along the northwest boundary of Property ID 36320 to the point it meets the western ROW boundary of Jefferson Street North, thence

North to the northern ROW boundary of Paschal Avenue North, thence

North along the northern ROW boundary of Paschal Avenue North to the point it meets the southern corner of Property ID 33874, thence

North along the southern boundary of Property ID 33874 to the eastern corner, thence East across Paschal Avenue North to the northwest corner of Property ID 14696, which is the point of beginning.

Current Conditions



Land Use

The TIRZ contains both commercial and residential improvements as well as some vacant land.

Method of Relocating Persons to be Displaced

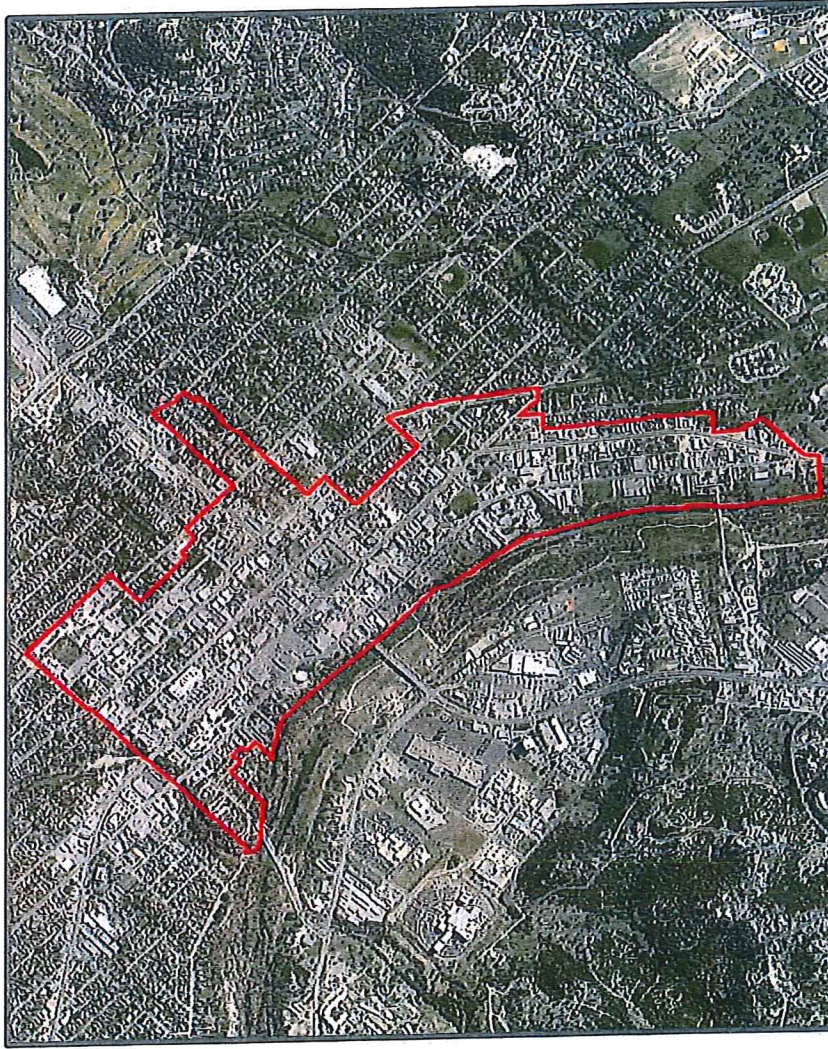
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property within the TIRZ is currently zoned as Central Business District, Downtown Core, Residential Transition, Planned Development District, and Central City Districts – 11, 12, 13, 17, 19, and 20.

It is not anticipated that there will be any changes to the master plan, building codes or other municipal ordinances or subdivision rules and regulations of the City at this time.

Current Conditions



Current Ownership Information

There are currently 574 parcels within Tax Incremental Reinvestment Zone #1.

For further details of the parcel included within the TIRZ see Exhibit A.

The 2018 estimated base taxable value is \$99,221,499.

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Incremental Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 1,706,574	10%
Sanitary Sewer Facilities and Improvements	\$ 1,706,574	10%
Storm Water Facilities and Improvements	\$ 1,706,574	10%
Transit/Parking Improvements	\$ 1,706,574	10%
Street and Intersection Improvements	\$ 2,559,861	15%
Open Space, Park and Recreation Facilities and Improvements	\$ 3,071,833	18%
Economic Development Grants	\$ 4,266,435	25%
Administrative Costs	\$ 341,315	2%
GROSS	\$ 17,065,741	100%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Chapter 311 of the Texas Tax Code, Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs;
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
- (I) the cost of operating the reinvestment zone and project facilities;
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Anticipated Development

Anticipated Development

The proposed TIRZ #1 development is a combination of commercial uses including retail, office, and hotel, as well as residential that is projected to be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Square Feet	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Years 1-10						
Retail Commercial	7,500	2019	\$125	\$937,500	\$350.	\$2,625,000
Retail Commercial	9,500	2020	\$125	\$1,187,500	\$350.	\$3,325,000
Office	12,500	2020	\$125	\$1,562,500	\$0.00	\$0
Residential	54,000	2020	\$95,000	\$5,700,000	\$0.00	\$0
Hotel	27,972	2020	\$95,000	\$7,980,000	\$0.00	\$0
Residential	13,500	2022	\$95,000	\$1,425,000	\$0.00	\$0
Retail Commercial	7,500	2022	\$125	\$937,500	\$350.	\$2,625,000
Residential	13,500	2024	\$95,000	\$1,425,000	\$0.00	\$0
Hotel	19,980	2024	\$95,000	\$5,700,000	\$0.00	\$0
Office	12,500	2024	\$125	\$1,562,500	\$0.00	\$0
Residential	36,000	2026	\$95,000	\$3,800,000	\$0.00	\$0
Retail Commercial	10,000	2024	\$125	\$1,250,000	\$350.	\$3,500,000
Office	10,000	2025	\$125	\$1,250,000	\$0.00	\$0
Hotel	19,980	2026	\$95,000	\$5,700,000	\$0.00	\$0
Residential	22,500	2026	\$95,000	\$2,375,000	\$0.00	\$0
Retail Commercial	7,500	2027	\$125	\$937,500	\$350.	\$2,625,000
Retail Commercial	10,000	2028	\$125	\$1,250,000	\$350.	\$3,500,000
Residential	13,500	2028	\$95,000	\$1,425,000	\$0.00	\$0
Total	307,932	374		\$46,405,000		\$18,200,00
Years 11-20						
Residential	13,500	2030	\$95,000	\$1,425,000	\$0.00	\$0
Residential	9,000	2032	\$95,000	\$950,000	\$0.00	\$0
Office	12,500	2031	\$125	\$1,562,500	\$0.00	\$0
Retail Commercial	7,500	2031	\$125	\$937,500	\$350.	\$2,625,000
Retail Commercial	10,000	2031	\$125	\$1,250,000	\$350.	\$3,500,000
Office	10,000	2032	\$125	\$1,250,000	\$0.00	\$0
Retail Commercial	10,000	2034	\$125	\$1,250,000	\$350.	\$3,500,000
Residential	45,000	2034	\$95,000	\$4,750,000	\$0.00	\$0
Hotel	21,645	2034	\$95,000	\$6,175,000	\$0.00	\$0
Office	20,000	2035	\$125	\$2,500,000	\$0.00	\$0
Retail Commercial	7,500	2036	\$125	\$937,500	\$350.	\$2,625,000
Residential	13,500	2036	\$95,000	\$1,425,000	\$0.00	\$0
Residential	27,000	2038	\$95,000	\$2,850,000	\$0.00	\$0
Total	207,145	185		\$27,262,50		\$12,250,00
Total	51	559		\$73,667.5		\$30,450,00

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Kernville will contribute 100% of its real property increment.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation
City of Kernville	0.55140000	100%
Kerr County	0.46770000	0%
Kerr County Lateral Roads	0.03230000	0%
Kernville ISD	1.18000000	0%
UGRA	0.02350000	0%
HGCD	0.00740000	0%
	2.26230000	0.5514000

Personal Property Tax		Participation
City of Kernville	0.55140000	0%
Kerr County	0.46770000	0%
Kerr County Lateral Roads	0.03230000	0%
Kernville ISD	1.18000000	0%
UGRA	0.02350000	0%
HGCD	0.00740000	0%
	2.26230000	0.0000000

Sales Tax Rate	0.0200000	0.00%
		0.0000000

Financial Feasibility Analysis Participation

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

Category	Sub-Category	Year												Total
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Property Tax	City of Houston	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	County of Harris	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	State of Texas	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	Federal Government	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
Sales Tax	City of Houston	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	County of Harris	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	State of Texas	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	Federal Government	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
Income Tax	City of Houston	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	County of Harris	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	State of Texas	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	Federal Government	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
Other Taxes	City of Houston	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	County of Harris	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	State of Texas	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
	Federal Government	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	1,234,567	12,345,678
TOTAL		12,345,678	12,345,678	12,345,678	12,345,678	12,345,678	12,345,678	12,345,678	12,345,678	12,345,678	12,345,678	12,345,678	12,345,678	123,456,789

Participation ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2%

DISCOUNT RATE 6%

REAL PROPERTY TAX		
CITY OF KERRVILLE	0.5514000	100%
KERR COUNTY	0.4677000	0%
KERR COUNTY LATERAL ROADS	0.0323000	0%
KERRVILLE ISD	1.1800000	0%
UGRA	0.0235000	0%
HGCD	0.0074000	0%
	2.2623000	0.5514000

BUSINESS PERSONAL PROPERTY TAX		
CITY OF KERRVILLE	0.5514000	100%
KERR COUNTY	0.4677000	0%
KERR COUNTY LATERAL ROADS	0.0323000	0%
KERRVILLE ISD	1.1800000	0%
UGRA	0.0235000	0%
HGCD	0.0074000	0%
	2.2623000	0.0000000

SALES TAX		
0.0200000	0.00%	0.0000000

Category	Item	Unit	Q1	Q2	Q3	Q4	YTD	Target	Variance
REVENUE	Net Sales	\$	100.00	100.00	100.00	100.00	400.00	400.00	0.00
	Less: Sales Discounts	\$	2.00	2.00	2.00	2.00	8.00	8.00	0.00
	Less: Sales Returns	\$	1.00	1.00	1.00	1.00	4.00	4.00	0.00
	Net Revenue	\$	97.00	97.00	97.00	97.00	385.00	385.00	0.00
EXPENSES	Cost of Goods Sold	\$	60.00	60.00	60.00	60.00	240.00	240.00	0.00
	Selling Expenses	\$	10.00	10.00	10.00	10.00	40.00	40.00	0.00
	Administrative Expenses	\$	5.00	5.00	5.00	5.00	20.00	20.00	0.00
	Total Expenses	\$	75.00	75.00	75.00	75.00	300.00	300.00	0.00
INCOME	Gross Profit	\$	37.00	37.00	37.00	37.00	145.00	145.00	0.00
	Operating Income	\$	22.00	22.00	22.00	22.00	88.00	88.00	0.00
TAXES	Income Tax	\$	4.00	4.00	4.00	4.00	16.00	16.00	0.00
	Other Taxes	\$	1.00	1.00	1.00	1.00	4.00	4.00	0.00
NET INCOME	Net Income	\$	17.00	17.00	17.00	17.00	68.00	68.00	0.00
	Net Income per Share	\$	1.70	1.70	1.70	1.70	6.80	6.80	0.00

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Total Taxes Generated ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2%

DISCOUNT RATE 6%

REAL PROPERTY TAX			
CITY OF KERRVILLE	0.5514000	100%	0.5514000
KERR COUNTY	0.4677000	100%	0.4677000
KERR COUNTY LATERAL ROADS	0.0323000	100%	0.0323000
KERRVILLE ISD	1.1800000	100%	1.1800000
UGRA	0.0235000	100%	0.0235000
HGCD	0.0074000	100%	0.0074000
	2.2623000		2.2623000

BUSINESS PERSONAL PROPERTY TAX			
CITY OF KERRVILLE	0.5514000	100%	0.5514000
KERR COUNTY	0.4677000	100%	0.4677000
KERR COUNTY LATERAL ROADS	0.0323000	100%	0.0323000
KERRVILLE ISD	1.1800000	100%	1.1800000
UGRA	0.0235000	100%	0.0235000
HGCD	0.0074000	100%	0.0074000
	2.2623000		2.2623000

SALES TAX		
0.0200000	100.00%	0.0200000

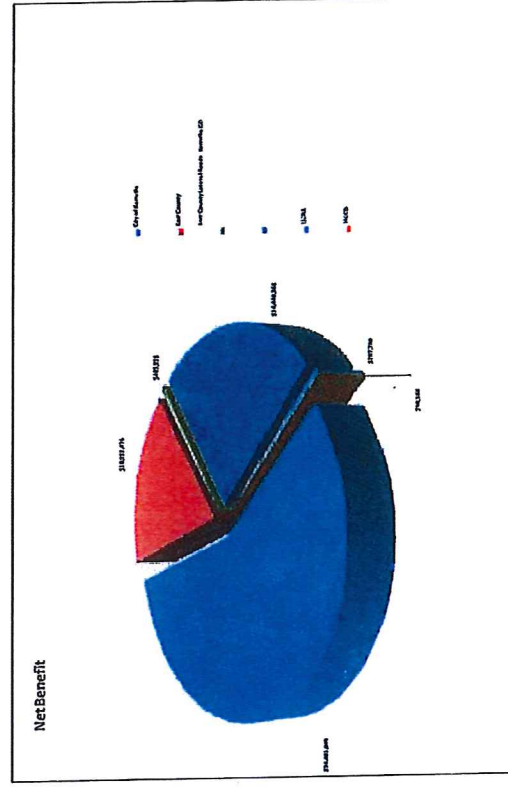
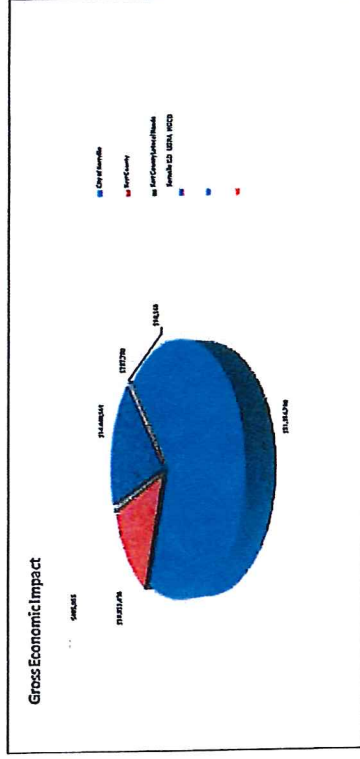
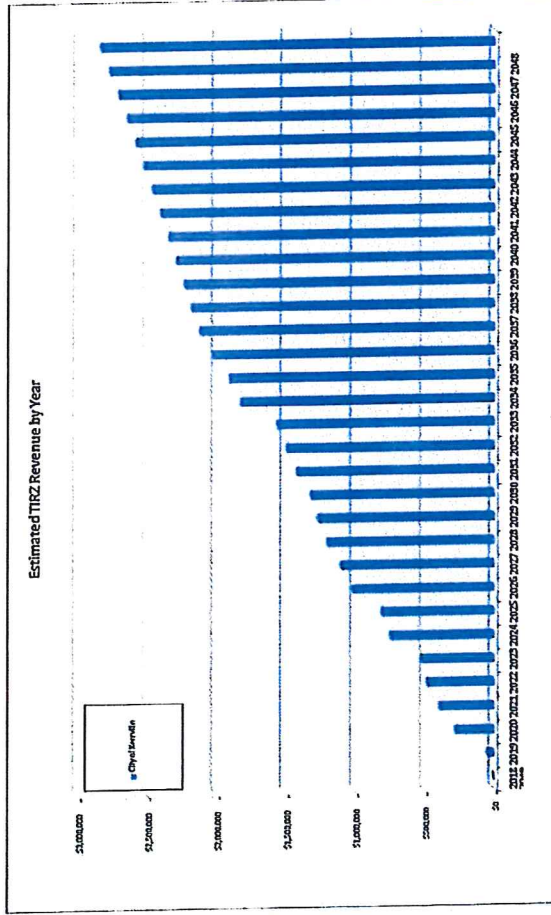
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STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
STATION	DATE	TIME	TYPE	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
STATION	DATE	TIME																																																																																																						

Financial Feasibility Analysis Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Kernville	\$51,156,790	\$17,065,741	\$34,091,049
Kern County	\$10,911,436	\$0	\$10,911,436
Kern County Lateral Roads	\$405,955	\$0	\$405,955
Kernville ISD	\$14,440,565	\$0	\$14,440,565
UGRA	\$287,780	\$0	\$287,780
HGCD	\$90,168	\$0	\$90,168
Total	\$77,292,695	\$17,065,741	\$60,226,954



Terms and Conditions

Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

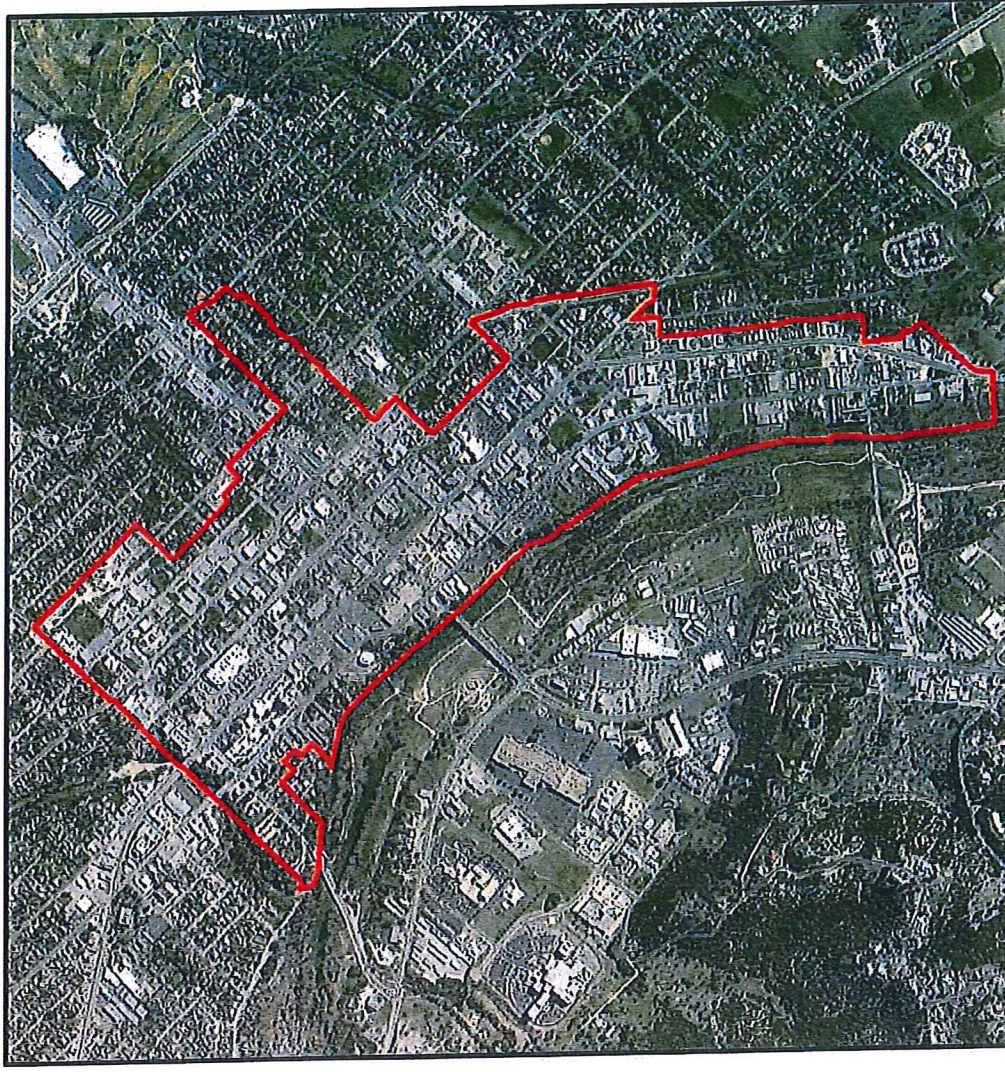
Length of TIRZ #1 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2049.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.



APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Owner	Taxable Value	LEGAL_DESC
502523	CC BUTT GROCERY COMPANY	\$ 4,349,766.00	H-E.B. ADDITION BLK 1 LOT 1 & 2 ACRES 5.473
23932	ONE SCHREINER CENTER MANAGEMENT	\$ 2,458,635.00	BROWN BLK 25 & 26 (ONE SCHREINER CENTER) LOT 3, 4 PT; LITS 1, 2, 3, 4 ACRES 3.1168
23929	CROWMELL STREET, LLC	\$ 2,045,535.00	BROWN BLK 24 & 25 LOT 1PT2.466 (PT TR 1) ACRES 2.129
36324	BROADWAY NATIONAL BANK	\$ 1,898,240.00	SCHREINER BLK 43, BLK 9 LOT 321-324, PTS 325-326, LITS 596-597, 604-605 ACRES 1.606
23780	MILLER, JOHN W JR	\$ 1,509,244.00	BROWN BLK 2 LOT 143-R (REPLAT) ACRES 2.19
66314	CAILLOUX FOUNDATION PROPERTIES, LLC	\$ 1,450,231.00	BROWN BLK 8 (SCHREINER STORE) LOT 112, 113, 114, PTS 101, 102, 106, & 111 ACRES .92
23935	ONE SCHREINER CENTER MANAGEMENT	\$ 1,439,947.00	BROWN BLK 26 PT 25, PT 11, 21 LOT 5, 6 ACRES 2.4971
23791	MESSICK, HUCE GLENN &	\$ 1,439,487.00	BROWN BLK 3 LOT 1 (WALGREENS)
364859	MITI INVESTMENTS, LP	\$ 1,414,246.00	CRENWELGE MOTORS SUBD BLK 1 LOT 1 ACRES 2.452
534323	CVS CORPORATION #7728-01	\$ 1,321,656.00	SCHREINER BLK 37 (A-49 ACS 48ST 37S) LOT 577-582
70025	RIO ALTO PARTNERS, LP	\$ 1,230,563.00	RIVER GUIDE VILLAGE BLK (16.74% COMMON) LOT K
70015	KERRVILLE PROFESSIONAL PROPERTY	\$ 1,009,495.00	RIVER GUIDE VILLAGE BLK (14.08% COMMON) LOT A
23833	CSI TEXAS SYSTEM, LLC	\$ 997,062.00	BROWN BLK 7 LOT 91 PT, 92 PT
36266	RIVER OAKS APARTMENTS	\$ 989,669.00	SCHREINER BLK 32 LOT 1 (RIVER OAKS APTS)
36425	SMY KERRVILLE EDGEWATER, LP	\$ 905,000.00	JA TIVY ADDN BLK 4 (EDGEWATER CARE CTR) LOT 1, 2, 3, 4, 5, 6 PT(1/2), 7 PT(1/2)
50214	CALICHE INVESTMENTS, LTD	\$ 869,695.00	RIVER GUIDE VILLAGE BLK (9.59% COMMON) LOT J
534013	BIG DIAMOND, INC	\$ 855,628.00	VALERO CORNER STORE NO. 1073 BLK 1 LOT 1 ACRES 1.34
24198	PIONEER BANK	\$ 830,264.00	CAGE BLK H LOT 6-R (REPLAT) ACRES .8524
23788	MCDONALD'S REAL ESTATE CO	\$ 823,078.00	BROWN BLK 2 LOT 146, 147, 148
36353	KERR TOWN PLAZA, LLC	\$ 815,395.00	SCHREINER BLK 45 LOT 273, 274, 275, 276, 277 & 278-PT
36469	FINE, HASKELL H ESTATE	\$ 767,857.00	SCHREINER BLK 58 LOT 5 PT
31486	KEMP, ROWLAND & WILKS, JAMES	\$ 766,568.00	LOWRY BLK 3 LOT 3, 4, 5, 6, & PT AB 375
23769	MAINCLAY, LLC	\$ 761,929.00	BROWN BLK 1 LOT 115-116 PTS, 117, 118-122 PTS (TR II) ACRES 1.119
70017	ORION KERRVILLE PROPERTIES, LP	\$ 755,065.00	RIVER GUIDE VILLAGE BLK (6.85% COMMON) LOT C
23806	GRIMES RENTAL CORP., INC	\$ 750,140.00	BROWN BLK 4 (GRIMES FUNERAL HOME) LOT 33, 34
24197	IRVIN FAMILY PARTNERSHIP	\$ 745,618.00	CAGE BLK H LOT 2
36328	RHODEN, ELIZABETH ETAL	\$ 736,301.00	SCHREINER BLK 22 & 44 LOT 588 PT, 589 PT, 590 - 595
534860	MUTI INVESTMENTS, LP	\$ 715,303.00	CRENWELGE MOTORS SUBD BLK 1 LOT 2 ACRES 1.794
24213	STORE PROPERTY KERRVILLE, LLC	\$ 702,596.00	CAGE BLK 1 LOT 5-A (REPLAT) ACRES .99
38429	SEARS, GAIL H	\$ 695,548.00	JA TIVY ADDN BLK 6 LOT 2, 3, 4, 5
36448	CDC DEVELOPMENT, INC	\$ 675,913.00	SCHREINER BLK 55 LOT 570-R (REPLAT 15-118S) ACRES 1.38
71184	KERRVILLE PROFESSIONAL PROPERTY	\$ 669,337.00	RIVER GUIDE VILLAGE LOT B-1
36390	SOUTHERN NEWSPAPERS, INC	\$ 662,499.00	SCHREINER BLK 50 LOT 329, 330, 331
38412	J & K ADVENTURE	\$ 652,028.00	JA TIVY ADDN BLK 1 LOT 1, 2 & 3
70019	RIVERGUIDE UNIT E, LTD	\$ 647,649.00	RIVER GUIDE VILLAGE BLK (3.84% COMMON) LOT E
23837	GRAY, GUY JAMES	\$ 630,350.00	MAIN PLAZA ADDN LOT 1-R (REPLAT) ACRES .47
71735	AB LAY RIVER, LLC	\$ 619,708.00	JA TIVY ADDN BLK 8 LOT 1, 2, 3, PT 4, PT 5, PT 6
36268	RIVER OAKS APARTMENTS	\$ 617,185.00	SCHREINER BLK 33 LOT 1, PT 3, 16 (RIVER OAKS APTS)
36332	KERR PECAN PLAZA, LLC	\$ 594,973.00	SCHREINER BLK 45 LOT 285, 284
24201	STZAK GROUP, LLC	\$ 554,046.00	CAGE BLK H LOT 10, 11
23842	MELUCH, MICHAEL B & DUSTI L	\$ 545,921.00	BROWN BLK 7 LOT 69 PT, 70 PT, 71 PT
73851	2650 BUILDING MANAGEMENT, LLC THE	\$ 536,058.00	BROWN BLK 7 LOT 89 PT, 90 PT
23914	SUTHERLIN, KEVIN	\$ 501,099.00	BROWN BLK 23 (A106 CAGE 5116) LOT 1, 3 PT ACRES .171
43249	JACK IN THE BOX EASTERN	\$ 498,285.00	CAGE BLK H (JACK-IN-THE-BOX) LOT 1 (REPLAT 1-5)
36526	WAGNER, RANDALL L &	\$ 491,499.00	SCHREINER BLK 49 LOT 327 PT, 328
24143	GREEN, GEORGE ROBERT &	\$ 489,129.00	CAGE BLK F LOT 4, 3 PT
36387	FERRIS, R & D FAMILY LIMITED	\$ 488,339.00	SCHREINER BLK 50 LOT 317, 318 PT (COWBOY STEAKHOUSE)
23855	LOVE, ROBERT D	\$ 462,350.00	BROWN BLK 7 LOT PT 93
535801	PACHARZINA PARTNERS, LTD	\$ 460,248.00	PLANT HAUS 2 BLK 1 LOT 1 ACRES 1.19
23823	POLLARD, EDWARD R & SHARON Y TTEES	\$ 444,404.00	BROWN BLK 6 LOT 53, 54 PT
38544	WILSON, EDWARD A & MARJORIE L	\$ 437,360.00	JA TIVY ADDN BLK 24 (PARK HILL APTS) LOT 16, 16A
36303	C K LEASING, LLC	\$ 433,615.00	SCHREINER BLK 35 LOT 210 & 211
70018	KERRVILLE PROFESSIONAL	\$ 429,349.00	RIVER GUIDE VILLAGE BLK (4.66% COMMON) LOT D
24222	ESQUINA, LP	\$ 421,351.00	CAGE BLK 1 LOT 13, 14, 15, 16
36241	MIDTEX OIL, INC	\$ 412,062.00	SCHREINER BLK 9 LOT 598, 599
38457	KERR CO PROPERTIES, LLC	\$ 408,050.00	JA TIVY ADDN BLK 12 LOT 2-5 PTS & PTS 11, 12, 13
502505	ALACRAN PROPERTIES, LLC	\$ 399,356.00	BROWN BLK 7 LOT 89 PT ACRES .041
534861	MUTI INVESTMENTS, LP	\$ 396,594.00	CRENWELGE MOTORS SUBD BLK 1 LOT 3 ACRES 0.859
23790	DEPOT SQUARE SERIES	\$ 387,399.00	BROWN BLK 3 LOT 2-R (REPLAT) ACRES .87
23852	CONRAD, JEFFREY V & NURSSEL	\$ 382,401.00	BROWN BLK 7 LOT 89 PT, 90 PT, 91 PT
36265	BETHEL JAMES B	\$ 379,098.00	SCHREINER BLK 31 LOT 1

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Owner	Legal Desc
36458	POLLARD, EDWARD R & SHARON Y TITEES	SCHREINER BLK 57-A (REPLAT) LOT 1
36459	SHER, KATHY FAMILY LIMITED	SCHREINER BLK 30, BLK 31 LOT 1 PTION THE RIVER RESTAURANT
36460	POLLARD, EDWARD R & SHARON Y TITEES	SCHREINER BLK 57-A (REPLAT) LOT 2
36461	DEAN, EVELYN N TTEE	SCHREINER BLK 50 LOT 315, 316
36462	PRIOR WAREHOUSE, LLC	ABS A0182 HAYS, SUR 117 ACRES 4.05
36463	RIVER OAKS APARTMENTS	SCHREINER BLK 32 LOT 2 (RIVER OAKS APTS)
36464	SERIES 1 OF BIG MAIN ASSOCIATES, LLC	BROWN BLK 2 LOT 145
36465	CLACK, STEVEN L	BROWN BLK 7 LOT 69 PT, 70 PT
36466	LEMONS STREET, LLC	SCHREINER BLK 37 LOT 574-R (REPLAT) ACRES .48
36467	IQ INVESTMENTS	RIVER GUIDE VILLAGE LOT 8-2
36468	WALLACE, EDGAR A &	MAIN PLAZA ADDN LOT 2-R (REPLAT) ACRES .76
36469	WRIGHT-MINTER, LINDA TITEE	SCHREINER HERZOG BLK 33 (7/3 IS BED & BREAKFAST) LOT 13-PT(37.5'), 14.15 & 16
36470	ARCADIA THEATRE, LLC	BROWN BLK 24 (ARCADIA THEATRE) LOT 5 PT
36471	FRITZ FAMILY ENTERPRISES LTD	JA TIVY ADDN BLK 32 LOT 4-5-6
36472	IA-ACTION AUTOMOTIVE, LLC	JA TIVY ADDN BLK 17 LOT 1-R (REPLAT) ACRES .43
36473	PINT AND POW BREWING COMPANY, LLC	SCHREINER BLK 9 LOT 602 PT, 603 PT5 ACRES .3479
36474	THE 1390 BUILDING MANAGEMENT, LLC	BROWN BLK 7 LOT 89 PT, 90 PT
36475	LUT, MALARA	BROWN BLK 1 LOT 118 PT, 119 PT, 120 PT
36476	HUGHES, HAROLD E JR &	SCHREINER BLK 54 LOT 405, 407, 408
36477	LEISSNER, LAYTON L	JA TIVY ADDN BLK 9 (WATER STREET MOTEL) LOT 3 & 4
36478	H2O PROPERTIES, LTD	SCHREINER BLK 46 LOT 254, 253 PT
36479	HERRING FAMILY TRUST, THE	BROWN BLK 23 LOT 2 PT, 3 PT
36480	MUTI INVESTMENTS, LP	CAGE BLK J (HALLMARK II APTS) LOT 9 PT ACRES 0.3375
36481	WILT, PATRICK D & KERI L	JA TIVY ADDN BLK 19 LOT 8-12
36482	THORNTON, MARIANNE TITEE	BROWN BLK 7 LOT 75 PT, 76 PT
36483	RAINS, JOHN WILEY	JA TIVY ADDN BLK 14 LOT 4 PT, 5, 6 ACRES .5104
36484	LESLIE, CRAIG L	JA TIVY ADDN BLK 24 LOT 4 PT, 5 PT
36485	BIGENHO, KEVIN L	JA TIVY ADDN BLK 18 LOT 6 PT, 5 PT
36486	DVAL, MICHAEL & LISA	SCHREINER BLK 47 LOT 291 PT, 292-296
36487	FULLERTON, LUCY &	SCHREINER BLK 58 LOT 4 & PT 5
36488	NUGENT, JAMES E & NUGENT,	JA TIVY ADDN BLK 10 LOT 1-5 PTS FRONT
36489	LZC KERBOE PROPERTIES, LLC	BROWN BLK 17 (JEFFERSON MANOR APTS) LOT R & S PTS
36490	GABBERT, PETER CHARLES TITEE	JA TIVY ADDN BLK 15 LOT 5, 6 ACRES .4361
36491	GARRETT, ANNIE ROSE	JA TIVY ADDN BLK 6 LOT 6
36492	REITER RENTAL PROPERTIES, LLC	JA TIVY ADDN BLK 3 LOT 2 & 5
36493	CALM ON WATER, LLC	SCHREINER BLK 10 LOT 1
36494	THOMPSON, KATHERINE R &	CAGE BLK F (PROF ASSOC CONDO BLDG 8 UNIT 1&2) LOT 5 PT, 6 PT
36495	SPALDING-HUBBLE MANAGEMENT TRUST	RIVER GUIDE VILLAGE BLK (5-48% CONIMON) LOT H
36496	THORNE, GARY A DDS	CAGE BLK E LOT 3
36497	KERRVILLE PROFESSIONAL PROPERTIES, LTD	JA TIVY ADDN BLK 27 LOT 3-R (REPLAT)
36498	WELCH, WHITNEY	JA TIVY ADDN BLK 12 LOT 12 PT 9 & 10, 1/2 CLSD H ST
36499	COON, DUSTIN	SCHREINER BLK 52 LOT 375, 376, 385 PT, 386 PT
36500	REITER RENTAL PROPERTIES, LLC	BROWN BLK 6 LOT 67 PT, 68 PT
36501	PARHODJI, VINITA CONLEE ETAL	CAGE BLK 1 LOT 8
36502	NUGENT FAMILY LIMITED PARTNERSHIP	JA TIVY ADDN BLK 13 LOT 3-4
36503	A&D PROPERTIES #2	INSALL BLK 1 LOT 1, 2
36504	KERR CRAFT DEVELOPMENT, LLC	BROWN BLK 24 (PAMPPELL'S DRUGSTORE) LOT 1-A (REPLAT) ACRES .149
36505	GARDNER WARBIRO, LTD	CAGE BLK F LOT 28 PT
36506	FIRST AID MEDICAL	C GRAY ADDN BLK 1 LOT 1 ACRES .5
36507	LIFESTYLE-HOMES LLC	JA TIVY ADDN BLK 7 LOT 3 PT (E/PT)
36508	417 TIVY ST LLC	SCHREINER BLK 57-A LOT 4 (REPLAT OF 3)
36509	RAYMER, MYERS C & LONDA B	CAGE BLK F (PROF ASSOC CONDO BLDG A UNIT 1&2) LOT 5 PT, 6 PT, 7 PT
36510	DEALERS ELECTRICAL SUPPLY, INC	JA TIVY ADDN BLK 29 LOT 3-R (REPLAT) ACRES .4017
36511	CROZIER, GARY DDS	SCHREINER BLK 10 LOT 595-600-601 ACRES .5669
36512	DEJA MAISON MANAGEMENT, LLC	BROWN BLK 7 LOT 75 PT, 76 PT
36513	PACHARZINA PARTNERS, LTD	SCHREINER BLK 59 LOT 429, 430
36514	MECK, JANET THE TRUST	CAGE BLK F LOT 28 PT
36515	ABERNETHY, GAYLE TITEE	CAGE BLK E LOT 5-7 PT
36516	KERR RESIDENTIAL, LTD	JA TIVY ADDN BLK 12 & 13 PT LOT 2-3-4 PTS
36517	HENDRICKS, CARY BLANE	
36518	BAKER, JOHN R & MAUREEN M	

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Owner	Tractable Value	LEGAL_DESC
36406	WEST FEEDS INC	\$ 217,703.00	SCHREINER BLK 52 LOT 387, 388, 389, 390 PTS ACRES .6299
24219	STEADMAN, ELIZABETH J & CLAY	\$ 217,477.00	CAGE BLK 1 LOT 10
24207	CHEDZOY, ALVAREZ INVESTMENT CO, LP	\$ 217,101.00	CAGE BLK H LOT 16
29987	BOVEE, JACQUELYN	\$ 215,901.00	INSALL BLK 1 (APARTMENTS & RES) LOT 3 & 4
23856	WATER STREET KV, LLC	\$ 212,773.00	BROWN BLK 7 LOT 94 PT ACRES .21
24214	FINLEY, BRYAN	\$ 203,752.00	CAGE BLK 1 LOT 7
36410	KUTKENDALL, DAN	\$ 203,476.00	SCHREINER BLK 53 LOT 363, 364, 365
24129	DAVIS, MICHELLE S	\$ 202,494.00	CAGE BLK E LOT 4
38448	H2O PROPERTIES, LTD	\$ 201,431.00	JA TIVY ADDN BLK 9 LOT 5 & 6
38414	TEXAS TERRA III, LTD	\$ 201,114.00	JA TIVY ADDN BLK 1 LOT 6, 7, 8
29988	GREENLEE, JOHN E &	\$ 200,081.00	INSALL BLK 1 LOT 5, 6
23881	MCCORMICK, KEVIN C &	\$ 199,520.00	BROWN BLK 18 LOT 4
24131	HERRING FAMILY TRUST, THE	\$ 198,507.00	CAGE BLK E LOT 6
36535	POLLARD, THOMAS W & CAROLE	\$ 196,232.00	SCHREINER HERZOG BLK 33 LOT 1, 2, & PT 3 (42)
24199	BAEHRE, GORDON R	\$ 192,690.00	CAGE BLK H LOT 9, 8 PT ACRES .3703
36389	STEHLING, M SCOTT	\$ 190,541.00	SCHREINER BLK 50 LOT 320
23972	RECTOR, LYNDIA & WILLIAM LTD	\$ 189,675.00	BROWN BLK 24 LOT 2 PT
38275	JOHNSON, BETSY JOHNSTON	\$ 189,039.00	JA TIVY ADDN BLK 14 LOT 9 & 10
24228	CONEST, C GEORGE	\$ 187,703.00	JA TIVY ADDN BLK 27 LOT 15 & 16
38460	ABRAHAMIS, ROBERT CARSON	\$ 187,494.00	CAGE BLK J LOT 7
36356	FRITZ FAMILY ENTERPRISES LTD	\$ 186,119.00	JA TIVY ADDN BLK 12 LOT 8 & PT 7
38427	DAVIS, CHARLES H & RANDALL K	\$ 184,277.00	SCHREINER BLK 45 LOT 280
36534	BRINKMAN, L D CORP	\$ 183,150.00	JA TIVY ADDN BLK 5 LOT 1-6 ACRES 2.803
23824	VILLANUEVA, DANNY	\$ 180,405.00	SCHREINER BLK 64 LOT 501-504, 509
36495	APA FAMILY INTERESTS, LTD	\$ 180,404.00	BROWN BLK 6 LOT 54 PT
36452	ZUBER, RUSTIN	\$ 180,238.00	SCHREINER BLK 60 LOT 441, 442
38563	MAXEY FAMILY LIMITED	\$ 180,203.00	SCHREINER BLK 56 PT LOT 3 ACRES 2.04
36334	FERRIS, R & D FAMILY LIMITED	\$ 178,137.00	SCHREINER BLK 45 LOT 278 PT, 279 PT
24231	MORALES, PATRICIA GARZA	\$ 176,730.00	JA TIVY ADDN BLK 28 LOT 2 & 1 PT
38552	DANFORD, HAROLD J & WENDY W	\$ 176,257.00	CAGE BLK J LOT 9 PT ACRES 0.1446
24227	AVILA, ADAM D	\$ 175,207.00	JA TIVY ADDN BLK 27 LOT 1 PT, 2 PT
38477	NOWLIN, DONALD H & PEGGY ANN	\$ 174,443.00	CAGE BLK J LOT 6 ACRES .2295
24218	MILLER, ROBERT COREY	\$ 173,781.00	JA TIVY ADDN BLK 14 LOT 11 PT & 12 ACRES .3012
23776	CDC-KERR LP	\$ 173,287.00	CAGE BLK 1 LOT 9
38519	REITER RENTAL PROPERTIES, LLC	\$ 173,097.00	BROWN BLK 1 LOT 120-122 PTS
36340	GRIMMIDY VENTURES, LLC	\$ 172,363.00	JA TIVY ADDN BLK 18 LOT 7 & 8
24141	LOWE, JOHN M & LAURIE T	\$ 171,592.00	SCHREINER BLK 46 LOT 255, 256 ACRES .332
48500	BOWIE, BEVERLY J	\$ 171,407.00	CAGE BLK E LOT 11 (SW PT), PTS 1A & 1B ACRES 0.35
71186	IQ INVESTMENTS, LTD	\$ 170,919.00	JA TIVY ADDN BLK 24 (BLDG H) LOT PTS 6, 7, 8 ACRES 32
23800	GRIMES RENTAL CORP	\$ 170,701.00	RIVER GUIDE VILLAGE LOT B-300
38533	BERNHARD, WILLIAM ROBERT TTEE	\$ 170,575.00	BROWN BLK 4 LOT 25 & 26
23857	RHODEN, BETSY JOHNSTON	\$ 169,665.00	JA TIVY ADDN BLK 23 PT ACRES 32
48495	BOWIE, BEVERLY J	\$ 168,402.00	BROWN BLK 7 LOT 94 PT, 95
73841	DOITY, BETH	\$ 166,933.00	JA TIVY ADDN BLK 34 (BLDG A) LOT PTS 6, 7, 8 ACRES 28
532908	SCHUPP, RONALD J	\$ 166,200.00	BROWN BLK 7 LOT 69 PT, 70 PT, & 71 PT
38508	Q INVESTMENTS, LTD	\$ 165,890.00	SCHREINER BLK 52 LOT 385 PT, 386 PT
38455	BANNISTER, DEWAYNE &	\$ 165,353.00	RIVER GUIDE VILLAGE LOT B-400
23849	KERR CRAFT DEVELOPMENT, LLC	\$ 164,411.00	JA TIVY ADDN BLK 17 LOT 9
36269	BAEHRE, GORDON R & DENISE A	\$ 164,195.00	JA TIVY ADDN BLK 13 LOT 6 & 5
36466	TRANN, DANNY &	\$ 163,877.00	BROWN BLK 7 LOT 89 PT, 90 PT
23858	CK&A, INC	\$ 161,722.00	SCHREINER BLK 33 LOT 2 ACRES .1791
23875	RHODEN, BETSY JOHNSTON	\$ 161,058.00	SCHREINER BLK 58 PT LOT 3 PT ACRES .364
502525	NEIKIRK, CHARLES MARSHALL	\$ 160,930.00	BROWN BLK 17 (ADOBE HOUSE APTS) LOT 1 ACRES .245
38559	CC BUTT GROCERY COMPANY	\$ 159,121.00	H.E.B. ADDITION BLK 2 LOT 1 & 2 ACRES .67
533069	LOMERIA INC	\$ 156,764.00	JA TIVY ADDN BLK 27 (CIRCLE K CORP STORE #683) LOT 11-32
36529	SHER, KATHY FAMILY LIMITED	\$ 155,277.00	ABS A0106 CAGE, SUR 116 ACRES 0.8997
24204	LONE STAR INVESTMENTS, LLC	\$ 155,072.00	SCHREINER BLK 45 LOT 257 & 258
38511	MORRIS, DOUGLAS RAY	\$ 154,840.00	CAGE BLK H LOT 13 PT, 14 PT ACRES 0.221
			JA TIVY ADDN BLK 13 LOT 1

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Tractable Value	Owner	LEGAL DESC
36434	\$ 154,560.00	STANTON ASSET MANAGEMENT COMPANY, LLC	SCHREINER BLK 54 LOT 401, 402
24223	\$ 153,325.00	NAGLE, FRANK T & CAROL B	CAGE BLK J LOT 1, 2 PT ACRES 0.2801
23825	\$ 153,046.00	REEH, JOSEPH A	BROWN BLK 6 LOT 55
24220	\$ 148,831.00	MORRIS, JAMES M	CAGE BLK I LOT 11
38430	\$ 147,928.00	BINDOCK, RAYMOND BRUCE TTEE	JA TIVY ADDN BLK 7 LOT PTS 1-6
24202	\$ 146,763.00	LONE STAR INVESTMENTS, LLC	CAGE BLK H LOT 12 PT 13 PT 14 PT ACRES .2856
45848	\$ 145,266.00	MALEK, FARIBOZ	BROWN BLK 3 LOT 5 ACRES .191
32923	\$ 144,145.00	RECTOR, LYNDIA & WILLIAM LTD	BROWN BLK 24 LOT 3 PT ACRES .1185
36357	\$ 144,109.00	GRUDZINSKI, ALBERT LEROY TTEE	SCHREINER BLK 48 LOT 257 PT 298 PT 299 PT
45647	\$ 142,092.00	S.A. & A.P. SERIES	BROWN BLK 3 LOT 1-8 REPLAT ACRES .172
24215	\$ 141,047.00	SOFRAN PROPERTIES, LLC	CAGE BLK I LOT 8 PT (REAR) ACRES .228
23778	\$ 140,996.00	PIONEER BANK	BROWN BLK 2 LOT 131 PT 132 PT 133 PT
29989	\$ 137,524.00	PIPPES, KRISTOFOR J	CAGE BLK I LOT 8 PT
533208	\$ 136,914.00	BOERNER, ROBERT W	INSALL BLK 1 LOT 7, 8 PT ACRES .3038
38444	\$ 136,169.00	BULLS BAY, LLC	CULLIGAN ADDN BLK 1 LOT 1 ACRES .7
36443	\$ 135,963.00	GOMEZ, MARIA SOCORRO	JA TIVY ADDN BLK 8 LOT 6 PT (50X150) ACRES .1722
36397	\$ 135,223.00	TOWNSEND, RONALD &	SCHREINER BLK 55 LOT 569 PT
25928	\$ 134,613.00	BAUBLIT, DAYTON L &	SCHREINER BLK 51 LOT 380, 381, 382 PT
44266	\$ 133,095.00	CURRY, E BRUCE	BROWN BLK 24 LOT 5 PT
36396	\$ 133,090.00	FRASER FAMILY LIMITED PARTNERSHIP	CAGE BLK J LOT 5 & PT 4
38428	\$ 133,020.00	SLAGLE, ALLAN MICHAEL &	JA TIVY ADDN BLK 6 LOT 1
24125	\$ 131,811.00	BERNHARD, MILTON J	CAGE BLK E LOT 18
38557	\$ 131,593.00	FOX, DAVID & KATHY A	JA TIVY ADDN BLK 2 LOT 8 & 9
38422	\$ 130,817.00	NICHOLS, ROGER ROWLAND	JA TIVY ADDN BLK 18 LOT PT 12 & ALL 11
38523	\$ 130,701.00	ABERNETHY, MIKE	BROWN BLK 5 LOT 35 PT
23807	\$ 128,147.00	AJUICH-HUNT INVESTMENTS, LTD	SCHREINER BLK 52 LOT 369, 370
36399	\$ 127,643.00	KELLER, BOBBY C	BROWN BLK 7 LOT 72, 73 PT
23845	\$ 127,570.00	CSL TEXAS SYSTEM, LLC	SCHREINER BLK 43 LOT 327 PT, 328 PT
36337	\$ 127,352.00	SCHNEIDER, RICHARD J	CAGE BLK F LOT 5 PT, 6 PT, 7 PT (REAR)
24147	\$ 126,592.00	HEWITT, JOHN M & DEBRA	JA TIVY ADDN BLK 19 LOT 7-7 1/2 PTS
38527	\$ 125,566.00	CORMAN INVESTMENTS INC	BROWN BLK 7 LOT 73 PT, 74
23846	\$ 125,524.00	WINDSTREAM COMM KERRVILLE LP	CAGE BLK E LOT 2 PT (S/2)
24126	\$ 123,802.00	AHHH! LLC	JA TIVY ADDN BLK 16 LOT 12-R 8 (REPLAT) ACRES .2984
38500	\$ 123,487.00	MORRIS, DOUGLAS R	ELMO MAATSCHE ADDN BLK 1 LOT 1 ACRES 1.062
38452	\$ 122,953.00	MEER, MARK E & EVELYN KIM	BROWN BLK 4 (GRIMES FUNERAL HOME) LOT 31, 32
23805	\$ 122,098.00	GRIMES RENTAL CORP., INC	SCHREINER BLK 45 LOT 260, 261, 262
36331	\$ 120,750.00	KERR PECAN PLAZA, LLC	BROWN BLK 4 LOT 21
23797	\$ 120,140.00	TOMKIT, LTD	BROWN BLK 4 LOT 29, 30
23804	\$ 120,098.00	GRIMES RENTAL CORP., INC	SCHREINER BLK 48 LOT 300, 301 PT, 302 PT ACRES .478
36360	\$ 120,046.00	ICC BUTT GROCERY COMPANY	SCHREINER BLK 10 LOT 598
36250	\$ 118,973.00	TOWNSEND, RONALD	SCHREINER BLK 56 PT ACRES .6289
36450	\$ 118,213.00	BLACKBURN, JOHN O TTEE	JA TIVY ADDN BLK 17 LOT 6 PT, 5 PT
38504	\$ 117,976.00	GUZMAN, RUBEN	BROWN BLK 1 LOT 115 PT, 116 PT
23771	\$ 117,629.00	ADAMEK, LILLIE S &	SCHREINER BLK 48 LOT 348 PT & 349 PT ACRES .4598
36373	\$ 115,333.00	CC BUTT GROCERY COMPANY	JA TIVY ADDN BLK 24 LOT 15
38543	\$ 114,969.00	NEUTZE, DEBBIE	JA TIVY ADDN BLK 24 LOT 12 & 13 PT
38541	\$ 114,914.00	JOHNSON, R C	JA TIVY ADDN BLK 15 LOT 10-12 PTS
38487	\$ 112,809.00	KAISER, BRETT A TTEE	JA TIVY ADDN BLK 18 LOT 9 ACRES .2181
38520	\$ 111,364.00	VASQUEZ, RAMON SANCHEZ	ABS A01382 HAYS, SUR 117 ACRES 1.16
14697	\$ 109,591.00	HOMEGROWN ENERGY-MICRYDE LP	JA TIVY ADDN BLK 29 LOT 5-6 ACRES .3214
38575	\$ 109,237.00	IGI PARTNERS, LLC	SCHREINER BLK 53 LOT 361, 362
36409	\$ 109,128.00	AYALA, MANUEL JR	JA TIVY ADDN BLK 7 LOT 6 PT
38437	\$ 109,128.00	NAPPER, TERRY R	JA TIVY ADDN BLK 17 LOT 5 & 6 PTS ACRES .233
38503	\$ 107,913.00	COLDWELL, NEAL IV &	JA TIVY ADDN BLK 15 LOT 2 PT ACRES .1607
38480	\$ 107,554.00	NAPPER, TERRY	SCHREINER BLK 53 LOT 396
36417	\$ 107,371.00	HALL, JEANNETTE	JA TIVY ADDN BLK 9 LOT 1 PT, 2 PT
38446	\$ 107,004.00	H2O PROPERTIES, LTD	JA TIVY ADDN BLK 16 LOT 11 PT
38499	\$ 105,537.00	JARAMILLO, FRANCO	JA TIVY ADDN BLK 23 PT LOT 1
38532	\$ 104,362.00	JIMENEZ, ENRIQUE SR	INSALL BLK 1 LOT 8 PT, 9, 10, 11
29990	\$ 104,242.00	HOLSTER, ROSS S & BARBARA H	

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Taxable Value	Owner	LEGAL DESC
24203	\$ 103,585.00	LOINE STAR INVESTMENTS, LLC	CAGE BLK H LOT 12 PT 13 PT ACRES 0.15
38489	\$ 103,541.00	MAGUIRE, MARILYN G	JA TIVY ADDN BLK 16 LOT 3
38562	\$ 103,133.00	VIGILL, JOSE LONEL & VIGIL, CORALIA H &	JA TIVY ADDN BLK 28 LOT 1 PT, PT ALLEY ACRES .132
24127	\$ 102,460.00	SMITH, CULLEN W	CAGE BLK E LOT 2 PT(NE 1/2) ACRES .318
38492	\$ 102,220.00	DURHAM - HUNT, LTD	JA TIVY ADDN BLK 16 LOT 6
71041	\$ 102,041.00	KEITH, RANDALL D	BROWN BLK 24 LOT 1-8 (UNIT 1)
23799	\$ 101,557.00	KURZ, KEVIN JAMES	BROWN BLK 4 LOT 24 & PT 23
38420	\$ 101,498.00	WILLSON, GARY R	JA TIVY ADDN BLK 2 LOT 6
38449	\$ 100,972.00	RC MC BRYDE OIL COMPANY	SCHREINER BLK 56 PT ACRES 1.0627
38478	\$ 100,786.00	MOBLEY, ALLISON D TTEE	JA TIVY ADDN BLK 15 LOT 1 PT
38506	\$ 100,112.00	MOSTY, HAROLD	SCHREINER BLK 35 LOT 214 & PT 215
38453	\$ 99,682.00	BUTTERKRUST BAKERY, INC	SCHREINER BLK 45 LOT 259
38330	\$ 99,197.00	SHER, KAICHING K &	JA TIVY ADDN BLK 31 LOT 4-5 PTS
38596	\$ 98,710.00	HERNANDEZ, ELIZABETH DE LA ROSA	SCHREINER BLK 59 LOT 425, 426 PT
38470	\$ 98,445.00	ALVARADO, JESUS R	JA TIVY ADDN BLK 13 LOT 1-2 PTS, 11 PT
38462	\$ 97,713.00	MARTIN, BOBBY L	JA TIVY ADDN BLK 16 LOT 7 PT, 8 PT, 9 PT
38494	\$ 97,593.00	RAMOS, JESS J	SCHREINER BLK 50 LOT 319, 318 PT (E1/2)
38388	\$ 97,600.00	FERRIS, R & D FAMILY LIMITED	SCHREINER BLK 22 LOT 588 PT, 589 PT
38524	\$ 96,644.00	SOIS & VOELKE	JA TIVY ADDN BLK 18 LOT 10
38521	\$ 95,274.00	ADERNETH, MIKE	BROWN BLK 6 LOT 51 PT, 52 PT, 59 PT, 60 PT
23820	\$ 94,427.00	COMMISSION TO EVERY	SCHREINER BLK 48 LOT 351 PT, 352 PT ACRES .2227
38579	\$ 92,440.00	ITZ, JEREMY	JA TIVY ADDN BLK 24 LOT 10 PT & 11 PT
38540	\$ 92,007.00	ASHLEY, ERIC N & JACQUELINE	CAGE BLK E LOT 1A
24124	\$ 91,698.00	BERNHARD, MILTON J & BETTY	SCHREINER BLK 50 LOT 333 PT, 334 PT
38392	\$ 91,407.00	GARCIA, RUDY LYN	CAGE BLK 1 LOT 8 PT
24216	\$ 91,375.00	PICKELL, STEVEN J	SCHREINER BLK 53 LOT 397 & PT 398
38418	\$ 90,276.00	BOWEN, R J LEASING, INC	JA TIVY ADDN BLK 17 LOT 3 & 4
38502	\$ 90,110.00	RAMOS, JESS J REV LIV TR	SCHREINER BLK 60 LOT 436 ACRES .1745
38489	\$ 89,686.00	512 MCFARLAND STREET	JA TIVY ADDN BLK 9 LOT 1-2 PTS
38445	\$ 88,224.00	SCHUESSLER, HERBERT HUGH	JA TIVY ADDN BLK 27 LOT 9-10 PTS
38358	\$ 88,122.00	MERRICK FAMILY TRUST	BROWN BLK 6 LOT 59 PT, 60 PT
23829	\$ 87,656.00	POLLARD, EDWARD R & SHARON Y TTEES	JA TIVY ADDN BLK 13 LOT 1-2 PTS
38463	\$ 87,400.00	PRUNEDA, HUMBERTO & DILORES G	BROWN BLK 2 (SHAMROCK PARKING) LOT 144
23786	\$ 86,950.00	SERIES 1 OF BIG MAIN ASSOCIATES, LLC	SCHREINER BLK 36 LOT 582
38308	\$ 86,551.00	SANCHEZ, MARY ANN	SCHREINER BLK 9 LOT 602 PT, 603 PT
38243	\$ 85,872.00	SLETTEN, MATTHEW R &	SCHREINER BLK 52 LOT 391, 392
36408	\$ 84,983.00	POWELL, GEORGE CRAIG &	BROWN BLK 26 LOT 6 PT ACRES 0.2424
23938	\$ 83,592.00	HONEA, TED	JA TIVY ADDN BLK 11 LOT 1 & 2 ACRES 1.062
46766	\$ 83,587.00	GUERRERO, GUS CLEMENT JR	JA TIVY ADDN BLK 8 LOT 4, PT 5 ACRES 0.34
332583	\$ 83,334.00	BINDOCK, RAYMOND BRUCE TTEE	SCHREINER BLK 50 LOT 334-336 PTS
38304	\$ 82,313.00	HIER GROCERY COMPANY, LP	JA TIVY ADDN BLK 1 LOT 9-R (REPLAT) ACRES 32
38415	\$ 82,134.00	I & K ADVENTURE	SCHREINER BLK 10 LOT 4
38249	\$ 81,375.00	KUTKENDALL, DAN &	JA TIVY ADDN BLK 27 LOT 1-2 PTS
38553	\$ 81,291.00	MORRISON, DONALD L & LINDA L	SCHREINER BLK 53 LOT 365 PT 367
38411	\$ 81,195.00	CARDWELL, ERIC R	JA TIVY ADDN BLK 4 LOT 6 PT(1/2), 7 PT(1/2), 8, 9 ACRES 0.2296
38426	\$ 80,826.00	DONAGHE, CAROLYN A	BROWN BLK 4 LOT 27 PT
23801	\$ 80,383.00	TOMKIT, LTD	JA TIVY ADDN BLK 31 LOT 2
38594	\$ 79,350.00	HANCOCK, CAREY P	RIVER GUIDE VILLAGE BLK (10.28% COMMON) LOT G
70021	\$ 78,946.00	POST HOLE VENTURES, LLC	BROWN BLK 6 LOT PT 56 ACRES .039
70373	\$ 78,829.00	WELDER, R H HEIRS, LTD	SCHREINER BLK 37 LOT 574 PT
38320	\$ 78,611.00	AYALA, MIGUEL E & THERESA	JA TIVY ADDN BLK 29 LOT 2 PT, 1 PT
38573	\$ 78,545.00	MILLER, JANE C & ROBERT B	JA TIVY ADDN BLK 12 LOT 5-6 PTS
38458	\$ 78,228.00	FRITZ FAMILY ENTERPRISES LTD	BROWN BLK 4 LOT 22, 23 PT ACRES .459
23798	\$ 76,220.00	ESQUINA, LP	SCHREINER BLK 36 LOT 586
38311	\$ 74,455.00	FAIRWAY RANCHES, LTD	CAGE BLK F LOT 27, 28 PT
24163	\$ 73,636.00	MAHAN, JANE	SCHREINER BLK 52 LOT 374 PT
38403	\$ 73,190.00	FARHOLD, VINNA CONLEE	JA TIVY ADDN BLK 15 LOT 4 PT (SW 13S)
38482	\$ 73,143.00	ABERNETHY, MIKE	SCHREINER BLK 33 LOT 5
38272	\$ 73,120.00	HERRING, JASON L ETAL	JA TIVY ADDN BLK 12 LOT 1 PT & 2 PT (PLUS PT ABANDONED ALLEY)
38453	\$ 72,561.00	BAKER, JOHN R & MAUREEN M	JA TIVY ADDN BLK 7 LOT 2 ACRES .2181
38433	\$ 72,533.00	WILLIS, KATHLEEN A	

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Taxable Value	Owner	LEGAL DESC
36312	\$ 71,958.00	AGUIRRE, ELOISER	SCHREINER BLK 36 LOT 587
36378	\$ 71,329.00	ESPINOZA, JOSE LUIS	SCHREINER BLK 48 LOT 351-PT & 352-PT ACRES .2365
36585	\$ 69,502.00	HOEGEMEYER, W H ETUX	JA TIVY ADDN BLK 30 LOT 5
36605	\$ 68,488.00	FRTZ FAMILY ENTERPRISES LTD	JA TIVY ADDN BLK 1 PT ADJ TO BLK 32
36271	\$ 68,419.00	HERRING, JASON L ETAL	SCHREINER BLK 33 LOT 4
36583	\$ 67,259.00	STOREY, KIRK A	JA TIVY ADDN BLK 30 LOT 3
36562	\$ 66,986.00	ALEMAN, CRUZA JR & BRENDA R	JA TIVY ADDN BLK 30 LOT 2 ACRES .1607
23838	\$ 65,932.00	SUTHERLIN, KEVIN	BROWN BLK 7 LOT 69 PT, 70 PT, 71 PT
36602	\$ 65,409.00	LANDGREBE, D H ESTATE	JA TIVY ADDN BLK 32 LOT 1-2
36468	\$ 65,036.00	KERR CRAFT DEVELOPMENT, LLC	JA TIVY ADDN BLK 13 LOT 7.8.9 & 10 PTS
36431	\$ 64,986.00	BK INDEPENDENT PRODUCTION, LLC -	JA TIVY ADDN BLK 7 LOT 1 PT
36431	\$ 64,986.00	CO-NEKUS COMMUNICATION	BROWN BLK 24 LOT 1-8 (UNIT 2)
36356	\$ 63,969.00	GRUDZINSKI, ALBERT LEROY TTEE	SCHREINER BLK 48 LOT 297 PT, 298 PT
36466	\$ 63,787.00	STAMMBERGER, ERICE L &	JA TIVY ADDN BLK 13 LOT 7-10 PTS
36434	\$ 63,314.00	METRAM, LLC	JA TIVY ADDN BLK 23 PT LOT 3
36495	\$ 62,239.00	GARCIA, JUAN T & ESTHELA G	JA TIVY ADDN BLK 16 LOT 8 & 9 PTS
36495	\$ 61,641.00	SALUBRIA - CLAY SERIES, LLC	CAGE BLK H LOT 17
24708	\$ 61,633.00	STAMMBERGER, ERICE L &	JA TIVY ADDN BLK 17 LOT 7 & 8 PTS
36469	\$ 60,977.00	REITER RENTAL PROPERTIES, LLC	JA TIVY ADDN BLK 16 LOT 10 PT
36506	\$ 59,236.00	BK INDEPENDENT PRODUCTION, LLC - SERIES FOUR	JA TIVY ADDN BLK 24 LOT 13 PT & 14
36496	\$ 58,089.00	STEWART, JIM	JA TIVY ADDN BLK 18 LOT 5 PT & 6 PT
36542	\$ 58,810.00	GRAYSON, BILLIE J	SCHREINER BLK 36 LOT 583 & 584
36518	\$ 58,678.00	NUGENT FAMILY LIMITED PARTNERSHIP	JA TIVY ADDN BLK 7 LOT 5 PT
36509	\$ 57,920.00	TORRES, ANGELITA C	SCHREINER BLK 50 LOT 332 PT, 333 PT
36236	\$ 57,764.00	SOUTHERN NEWSPAPERS, INC	SCHREINER BLK 60 LOT 435, PT 434
36291	\$ 57,000.00	MORQUECHO, GREGORIA	JA TIVY ADDN BLK 15 LOT 1 PT, 2 PT, 3 PT
36488	\$ 56,051.00	AGUERO, MANUEL & MARIA L	SCHREINER HERZOG BLK 33 LOT 10 PT, 11, 12 PT
36479	\$ 55,842.00	ALCORTA, MANUEL & MARIA L	SCHREINER BLK 55 LOT 568 1/2
36538	\$ 55,173.00	VALDERAZ, MARY HELEN	SCHREINER BLK 60 LOT 433-434 PTS
36442	\$ 55,151.00	ALCORTA, PAULA	JA TIVY ADDN BLK 7 LOT 1 PT
36487	\$ 54,698.00	BK INDEPENDENT PRODUCTION, LLC -	SCHREINER BLK 48 LOT 350
36432	\$ 53,692.00	GONZALES, LYDIA	JA TIVY ADDN BLK 30 LOT 1
36377	\$ 53,510.00	MURRAY, JOHN	SCHREINER BLK 48 LOT 351 PT, 352 PT ACRES .1148
36581	\$ 53,392.00	ESPINOZA, JOSE LUIS	JA TIVY ADDN BLK 18 LOT 4, 3
43439	\$ 52,584.00	KING, STEPHEN W	JA TIVY ADDN BLK 24 LOT 9 PT, 10 PT, 11 PT
531631	\$ 52,013.00	ASHLEY, ERIC N & JACQUELINE	SCHREINER BLK 54 LOT 358
36539	\$ 51,557.00	LARA, DANIEL	JA TIVY ADDN BLK 14 LOT 7 PT & 8 PT
36430	\$ 51,430.00	JEREMY BARNES INTERESTS, LLC	BROWN BLK 7 LOT 69 PT, 70 PT, 71 PT
36474	\$ 51,408.00	BK INDEPENDENT PRODUCTION, LLC - SERIES ONE	JA TIVY ADDN BLK 29 LOT 1 PT, 2 PT
36509	\$ 51,403.00	DOTY, BETH J	MAIN COMMERCIAL CONDOMINIUMS LOT 12
23839	\$ 51,143.00	HI-HO, INC	SCHREINER BLK 54 LOT 353 PT, 354 PT ACRES .0842
36572	\$ 50,736.00	KERRVILLE DEVELOPMENT	SCHREINER BLK 54 LOT 404
528945	\$ 50,008.00	CONSTANTE, JESSE L & RACHEAL A	CAGE BLK H LOT 15 PT
36425	\$ 49,410.00	SALAZAR, CELIA O	CAGE BLK 1 LOT 12 ACRES 0.3444
36436	\$ 48,369.00	SANCHEZ, FLORIN B	BROWN BLK 7 LOT 92 PT
24206	\$ 48,302.00	ESQUINA, LP	BROWN BLK 24 LOT 4
24221	\$ 48,150.00	WINDSTREAM COMM KERRVILLE LP	JA TIVY ADDN BLK 16 LOT 4
23854	\$ 47,702.00	RECTOR, LYNDIA & WILLIAM LTD	CAGE BLK H LOT 15 PT, 14 PT
23925	\$ 47,672.00	LEWIS, JAMIE B (SCI)	SCHREINER BLK 53 LOT 400
36490	\$ 47,280.00	RICO, MARIA FLORINDA	JA TIVY ADDN BLK 30 LOT 6
24205	\$ 46,640.00	GARZA, MARIA AYALA	SCHREINER BLK 59 LOT 426 PT & ALL 427
36421	\$ 45,782.00	ROJO, ISAIAS & ERIKA	SCHREINER BLK 54 LOT 357
36586	\$ 45,702.00	AGUERO, MANUEL & MARIA L	SCHREINER BLK 57 REPLAT 57-A1 LOT 3
36471	\$ 45,148.00	GONZALES, LYDIA	SCHREINER BLK 58 LOT 1 PT ACRES 0.3388
36429	\$ 44,523.00	ROLLARD, EDWARD R & SHARON Y TTEES	SCHREINER BLK 59 LOT 431-432 PTS
36460	\$ 44,268.00	FINE, HASKELL H ESTATE	SCHREINER HERZOG BLK 33 LOT 16, 7
36462	\$ 43,320.00	RODRIGUEZ, LAWRENCE	CAGE BLK J LOT 2 PT, 3 PT ACRES 0.308
36476	\$ 43,189.00	DARNELL, LARRY	SCHREINER BLK 35 LOT 8 (PLUS 4-S & PT 3, HERZOG)
36536	\$ 43,054.00	THOMAS, JAMIE R	
36524	\$ 43,054.00	BE SQUARED REAL ESTATE, LLC	
24224	\$ 42,372.00	HERRING FAMILY TRUST, THE	
36275	\$ 42,115.00		

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Taxable Value	Owner	LEGAL DESC
36411	\$ 41,990.00	CDC DEVELOPMENT INC	SCHREINER BLK 55 LOT 568
36416	\$ 41,525.00	HERRING FAMILY TRUST - THE	BROWN BLK 23 LOT 3 PT
36434	\$ 41,283.00	DOUVILLE, MARY SUE STOV	JA TIVY ADDN BLK 7 LOT 4
36435	\$ 40,775.00	AYALA, FLORENCE	SCHREINER BLK 57 PT ACRES 0.35
36434	\$ 40,242.00	BROWN, LYDIA	MAIN COMMERCIAL CONDOMINIUMS LOT 14
36454	\$ 39,950.00	KERRVILLE DEVELOPMENT	JA TIVY ADDN BLK 1 LOT 11, 12 & 13
36416	\$ 38,745.00	J & K ADVENTURE	SCHREINER BLK 57 LOT 1 (BROWN OIL CO) ACRES 0.441
36455	\$ 38,420.00	BROWN, LYDIA	JA TIVY ADDN BLK 30 LOT 4
36584	\$ 37,910.00	TEAGUE, WILLIAM C	SCHREINER BLK 48 LOT 297 PT, 298 PT, 299 PT ACRES 0.1722
36558	\$ 37,500.00	ITZ, JEREMY D	SCHREINER BLK 33 LOT 6
36273	\$ 37,360.00	HERRING, JASON L ETAL	SCHREINER BLK 53 LOT 398 PT
36419	\$ 36,895.00	RODRIGUEZ, GUADALUPE GALVAN H	BROWN BLK 3 LOT 1-A REPLAT
36419	\$ 36,590.00	S A & A P SERIES	JA TIVY ADDN BLK 23 LOT 4 PT
36535	\$ 36,466.00	KURZ, JAMES M & DARLENE R	SCHREINER BLK 53 LOT 399
36420	\$ 36,407.00	RODRIGUEZ, GUADALUPE GALVAN H	BROWN BLK 4 LOT 27 PT, 28 PT
36420	\$ 36,400.00	TOMKIT, LTD	SCHREINER BLK 60 LOT 433 PT
36486	\$ 36,215.00	PEREZ, RAMIRO	SCHREINER BLK 54 LOT 406 PT
36539	\$ 35,993.00	PRICE, THOMAS S & ELIZABETH M	BROWN BLK 24 LOT 3 PT
36439	\$ 35,759.00	HUGHES, HAROLD E JR &	MAIN COMMERCIAL CONDOMINIUMS LOT 5
36439	\$ 35,759.00	RECTOR, LYNDA & WILLIAM LTD	SCHREINER BLK 59 LOT 428
36472	\$ 35,441.00	DOUVILLE, MARY SUE STOV	JA TIVY ADDN BLK 17 LOT 11-12
36510	\$ 35,409.00	CASTILLO, FELIPE S	SCHREINER BLK 58 LOT 2 PT ACRES 0.2525
36464	\$ 35,000.00	KING, STEPHEN W	MAIN PLAZA ADDN LOT 4 (REPLAT) ACRES .16
36464	\$ 34,848.00	FINE, HASKELL ESTATE	MAIN PLAZA ADDN LOT 3 (REPLAT) ACRES .16
36465	\$ 34,848.00	WALLACE, EDGAR A &	RIVER GUIDE VILLAGE BLK (4.45% COMMON) LOT 1
36465	\$ 34,848.00	WALLACE, EDGAR A &	BROWN BLK 26 LOT 6 PT ACRES .1234
36465	\$ 34,658.00	1001 WATER ST, LTD	SCHREINER BLK 35 LOT 212
36465	\$ 34,493.00	HONEA, TED	JA TIVY ADDN BLK 1 LOT 14-15-16 PT ACRES .3
36304	\$ 33,060.00	CK LEASING, LLC	MAIN COMMERCIAL CONDOMINIUMS LOT 4
36167	\$ 32,984.00	J & K ADVENTURE	JA TIVY ADDN BLK 31 LOT 4-6 PT
36393	\$ 32,936.00	MGRAN, MICHAEL & PATRICIA G	MAIN COMMERCIAL CONDOMINIUMS LOT 9
36597	\$ 32,588.00	GARCIA, RUDY	SCHREINER BLK 54 LOT 355 PT
36597	\$ 32,588.00	KERRVILLE DEVELOPMENT	CAGE BLK E LOT 11 (SW PT), PTS 1A & 1B ACRES 0.35
36270	\$ 32,486.00	HERRING FAMILY TRUST, THE	CAGE BLK K LOT 2 ACRES 0.2293
36270	\$ 32,592.00	LEMONS, RAMON G JR	SCHREINER BLK 54 LOT 355 PT
36427	\$ 32,100.00	GREEN, GEORGE ROBERT &	SCHREINER BLK 60 LOT 439 ACRES 0.1785
36465	\$ 32,100.00	FINE, HASKELL H ESTATE	SCHREINER BLK 10 LOT 2
36465	\$ 32,068.00	H E BUTT FOUNDATION	SCHREINER BLK 54 LOT 437
36426	\$ 31,445.00	LEMONS, RAMON G JR	MAIN COMMERCIAL CONDOMINIUMS LOT 13
36493	\$ 31,104.00	DYSON, SHANE & CORRIE	SCHREINER BLK 54 LOT 356 PT, 357 PT
36494	\$ 31,102.00	FINE, HASKELL H ESTATE	JA TIVY ADDN BLK 18 LOT 2 PT ACRES .04
36424	\$ 30,561.00	SPALDING, E CHARLENE	JA TIVY ADDN BLK 15 LOT 7, 8
36424	\$ 30,561.00	GUTIERREZ, ROBERT	SCHREINER BLK 52 LOT 373, PT 372, PT 374
36490	\$ 30,400.00	FINE, HASKELL H ESTATE	SCHREINER BLK 36 LOT 585
36490	\$ 30,362.00	KERRVILLE DEVELOPMENT	JA TIVY ADDN BLK 17 LOT 7 PT & 8 PT
36428	\$ 30,053.00	PRICE, THOMAS S & ELIZABETH M	RIVER GUIDE VILLAGE BLK (3.84% COMMON) LOT F
36512	\$ 29,899.00	LACKEY, WILLIAM H	MAIN COMMERCIAL CONDOMINIUMS LOT 11
36485	\$ 29,728.00	ARD, WALTER	SCHREINER BLK 48 LOT 301 PT, 302 PT
36402	\$ 29,250.00	KELLER, BOBBY C &	CAGE BLK K LOT 4 PT ACRES .1148
36310	\$ 28,960.00	NUGENT, JAMES E	SCHREINER BLK 37 LOT 574 PT, 575 PT
36310	\$ 28,834.00	ELIZARRAS, JOSE L & ALMA	JA TIVY ADDN BLK 1 LOT 14-15-16 PT ACRES .182
70020	\$ 27,386.00	KERRVILLE PROFESSIONAL PROPERTIES, LTD	BROWN BLK 7 LOT 71 PT
528944	\$ 27,259.00	KERRVILLE DEVELOPMENT	SCHREINER BLK 37 LOT 574 PT
36365	\$ 27,095.00	CC BUTT GROCERY COMPANY	MAIN COMMERCIAL CONDOMINIUMS LOT 10
24246	\$ 26,984.00	H E BUTT FOUNDATION	SCHREINER BLK 52 LOT 373
36319	\$ 26,781.00	SANCHEZ, RICHARD A	
36417	\$ 26,650.00	J & K ADVENTURE	
36415	\$ 26,152.00	NAPPER, TERRY R	
36444	\$ 25,064.00	CLACK, STEVEN R	
528943	\$ 25,038.00	KERRVILLE DEVELOPMENT	
36400	\$ 22,800.00	KELLER, BOBBY C	

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Taxable Value	Owner	LEGAL DESC
528431	\$ 22,650.00	HEB GROCERY COMPANY, LP	SCHREINER BLK 54 LOT 359
528935	\$ 21,498.00	MCBAIN, MICHAEL & PATRICIA G	MAIN COMMERCIAL CONDOMINIUMS LOT 2
36748	\$ 21,000.00	KUYENDALL, DAN &	SCHREINER BLK 10 LOT 3
36463	\$ 20,832.00	FINE, HASKELL H ESTATE	SCHREINER BLK 58 LOT 1 PT ACRES 0.1594
36735	\$ 20,563.00	DAVIS, CHARLES H & RANDALL K	SCHREINER BLK 45 LOT 279 NW 2 PT
528936	\$ 19,589.00	MCBAIN, MICHAEL & PATRICIA G	MAIN COMMERCIAL CONDOMINIUMS LOT 3
528932	\$ 19,584.00	CASON, ROBERT ALLEN	SCHREINER BLK 60 LOT 438 PT ACRES 0.1124
36401	\$ 19,152.00	KELLER, BOBBY C &	SCHREINER BLK 52 LOT 372 PT
36415	\$ 17,605.00	GUERRERO, PEDRO JR	SCHREINER BLK 53 LOT 395 PT ACRES .1347
36433	\$ 17,550.00	HEB GROCERY COMPANY, LP	SCHREINER BLK 54 LOT 360 PT
36436	\$ 17,528.00	ARD, WALTER	JA TIVY ADDN BLK 15 LOT 9
36491	\$ 17,528.00	HCE MANAGEMENT, LLC	JA TIVY ADDN BLK 16 LOT 5
36414	\$ 17,289.00	A & D PROPERTIES #2	SCHREINER BLK 53 LOT 393 PT, 394 PT
36438	\$ 17,100.00	HUGHES, HAROLD & BRENDA	SCHREINER BLK 54 LOT 406 PT
528939	\$ 16,808.00	MECHLER, DONALD JOSEPH &	MAIN COMMERCIAL CONDOMINIUMS LOT 6
36415	\$ 16,800.00	GOVEA, JESSE & SONIA	SCHREINER BLK 53 LOT 394 PT, 395 PT
36474	\$ 16,350.00	FINE, STEPHEN P & DAVID H FINE	SCHREINER BLK 59 LOT 431 PT
36475	\$ 16,350.00	FINE, STEPHEN P & DAVID H FINE	SCHREINER BLK 59 LOT 432 PT
24245	\$ 16,050.00	H E BUTT FOUNDATION	CAGE BLK K LOT 4 PT ACRES 0.1148
36593	\$ 15,498.00	HANCOCK, CAREY P	JA TIVY ADDN BLK 31 LOT 11+10 FT OF F 51
528940	\$ 15,449.00	MECHLER, DONALD JOSEPH &	MAIN COMMERCIAL CONDOMINIUMS LOT 7
520573	\$ 15,200.00	RECTOR, LYNDA & WILLIAM LTD	BROWN BLK 24 (RIVER WALK) LOT PTS 2-3 ACRES .0872
528941	\$ 14,983.00	MECHLER, JOYCE DIANE &	MAIN COMMERCIAL CONDOMINIUMS LOT 8
36513	\$ 14,465.00	LACKY, WILLIAM H	JA TIVY ADDN BLK 18 LOT 2 PT ACRES .18
36413	\$ 13,500.00	NAPPER, CLAY WYCHE	SCHREINER BLK 53 LOT 393 PT, 394 PT, 395 PT
36595	\$ 12,915.00	HANCOCK, CAREY P	JA TIVY ADDN BLK 31 LOT 3
56359	\$ 12,500.00	HILL COUNTRY BILLBOARD LEASING	SCHREINER BLK 48 LOT 289 PT
36603	\$ 12,000.00	FRITZ FAMILY ENTERPRISES LTD	JA TIVY ADDN BLK 33 LOT 3
36407	\$ 11,787.00	C K LEASING, LLC	SCHREINER BLK 35 LOT 208 & 209
36491	\$ 11,520.00	POWELL, GEORGE CRAIG &	SCHREINER BLK 52 LOT 350 PT ACRES .0902
36423	\$ 10,950.00	ZUBER, RUSTIN	SCHREINER BLK 60 LOT 438 PT ACRES 0.0661
535451	\$ 10,491.00	HEB GROCERY COMPANY, LP	SCHREINER BLK 54 LOT 360 PT
69683	\$ 9,627.00	KTC VILLAGE LTD	JA TIVY ADDN BLK 14 LOT 4 PT ACRES .0348
36423	\$ 8,655.00	MOSS, LESLYE AMICK	TOWN CREEK VILLAGE LOT 3 ACRES 1.3
520055	\$ 8,120.00	ARCADIA THEATRE, LLC	SCHREINER BLK 54 LOT 353 PT, 354 PT ACRES 0.0663
36422	\$ 6,786.00	MOSS, LESLYE AMICK	BROWN BLK 24 (RIVER WALK) LOT 5 PT
36505	\$ 6,000.00	MOSS, HAROLD	SCHREINER BLK 54 LOT 353 PT, 354 PT ACRES 0.0519
36276	\$ 6,000.00	HERRING FAMILY TRUST, THE	SCHREINER BLK 33 LOT 9
38483	\$ 5,996.00	ABERNETHY, MIKE	JA TIVY ADDN BLK 15 LOT 4 PT (NE 65')
38529	\$ 5,000.00	KERRVILLE APOSTOLIC CHURCH, INC	JA TIVY ADDN BLK 20 ALL
36517	\$ 4,813.00	VILLARREAL, DANIEL	SCHREINER BLK 37 LOT 574 PT, 575 PT
38497	\$ 2,768.00	BK INDEPENDENT PRODUCTION, LLC - SERIES FOUR	JA TIVY ADDN BLK 16 LOT 10 PT
529287	\$ 2,091.00	UNKNOWN	SCHREINER BLK 53 LOT 393 PT, 394 PT ACRES 0.016
520014	\$ 720.00	RECTOR, LYNDA & WILLIAM LTD	BROWN BLK 24 (RIVER WALK) LOT 3 PT
14713	\$ 82.00	LCRA TRANSMISSION SVCS CORP	ABS A0182 HAYS, SUR 117 BLOCK (INV OF MCBRIDE PROP) ACRES 0.137
38481	\$	- WATSON, FREDDIE R	JA TIVY ADDN BLK 15 LOT 3 PT ACRES .1607
38545	\$	- THOMPSON, JOHN E & MARILYN	JA TIVY ADDN BLK 25 LOT 1 & 2
532984	\$	- RIVERSIDE NATURE CENTER	LOWRY BLK 1 LOT 1 PT ACRES 0.39
23803	\$	- KERRVILLE ISD	BROWN BLK 4 LOT 28 PT
23870	\$	- SCHREINER BUILDINGS - A SERIES	BROWN BLK 6 (KSDO TAX OFFICE) LOT 52
23857	\$	- ST PETERS EPISCOPAL CHURCH	BROWN BLK 8 LOT 102-104, 105, 112-114 (PTS OF ALL EXEMPT)
23859	\$	- ST PETERS EPISCOPAL CHURCH	BROWN BLK 7 LOT C, D, E, F, G, H, J PT
23871	\$	- ST PETERS EPISCOPAL CHURCH	BROWN BLK 17 LOT L, M
23879	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 18 LOT 2
23880	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 18 LOT 3
23882	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 18 LOT 5
23885	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 18 LOT 8
23887	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 19 LOT 77, 78, 79, 80, 81, 82, 83, 84

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Tranable Value	Owner	LEGAL DESC
23888	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 19 LOT 85 PT, 86 PT
23890	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 19 LOT 87, 88
23892	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 19 LOT X, Y
24225	\$	- H E BUTT FOUNDATION	CAGE BLK J LOT 3 PT, 4 PT ACRES .312
36299	\$	- RIVERSIDE NATURE CENTER	SCHREINER BLK 34 LOT 204 PT, 205 PT
36307	\$	- CITY OF KERRVILLE	SCHREINER BLK 35 LOT 215 PT, 216
36313	\$	- CITY OF KERRVILLE	SCHREINER BLK 36 LOT 588
36412	\$	- KERRVILLE BOARD OF REALTORS	SCHREINER BLK 53 LOT 368
38454	\$	- CITY PARK	JA TIVY ADDN BLK 12 LOT 1-2-3 PTS
38505	\$	- KERR COUNTY CHRISTIAN ACTION COUNCIL	JA TIVY ADDN BLK 17 LOT 7 PT & 8 PT
47473	\$	- CITY OF KERRVILLE	BROWN BLK 1 (RADIATION THERAPY UNIT) LOT 118-130 PTS
14696	\$	- CITY OF KERRVILLE	ABS 00182 HAYS, SUR 112 BLOCK (ADJACENT 7/BLK 64) ACRES 9.24
23774	\$	- CITY OF KERRVILLE	BROWN BLK 1 LOT 118-130 PTS
23777	\$	- CITY OF KERRVILLE	BROWN BLK 1 LOT 123-124 PTS
23796	\$	- CITY OF KERRVILLE	BROWN BLK 1 LOT 123-124 PTS
23808	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 4 (POLICE STATION) LOT 17, 18, 19, 20 ACRES .9912
23809	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 35 PT (REAR)
23810	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 36
23811	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 37, 38
23812	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 39 PT, 40 PT (SE)
23813	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 40 PT
23815	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 (ALLEY ADJ TO LITS) LOT 35-38 & 39-42 ACRES .0801
23816	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 41
23817	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 42
23818	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 43, 44, 45, 46, 47, 48
23819	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 5 LOT 49 PT, 50 PT
23821	\$	- AMERICAN NATIONAL RED CROSS	BROWN BLK 5 LOT 49 PT, 50 PT
23821	\$	- KERR ARTS & CULTURAL CENTER INC	BROWN BLK 6 (EXEMPT 5.17.95) LOT 51 PT, 52 PT
23862	\$	- CAILLOUX FOUNDATION PROPERTIES, LLC	BROWN BLK 8 (US POST OFFICE) LOT 101 PT, 102 PT, 103 PT, 104 PT
23868	\$	- ST PETERS EPISCOPAL CHURCH	BROWN BLK 1 & 8 LOT PTS LITS ACRES 2.2538
23870	\$	- ST PETERS EPISCOPAL CHURCH	BROWN BLK 17 LOT K, J PT
23872	\$	- ST PETERS EPISCOPAL CHURCH	BROWN BLK 17 LOT N
23878	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 17 LOT R & S PTS
23883	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 18 LOT 1
23884	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 18 LOT 5 ACRES .48
23886	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 18 LOT 7
23889	\$	- FLORES, PATRICK - ARCHBISHOP	BROWN BLK 18 LOT 8, C, R
23913	\$	- NOTRE DAME CHURCH & SCHOOL	BROWN BLK 19 LOT 85 PT, 86 PT, 87 PT
23926	\$	- CITY OF KERRVILLE	BROWN BLK 22A PT LOT 2 ACRES 1.32
24242	\$	- H E BUTT FOUNDATION	BROWN BLK 24 LOT 5 PT
36300	\$	- RIVERSIDE NATURE CENTER	CAGE BLK K LOT 1
36301	\$	- RIVERSIDE NATURE CENTER	SCHREINER BLK 35 LOT 206
36395	\$	- SALVATION ARMY	SCHREINER BLK 51 LOT 377, 378
36398	\$	- SALVATION ARMY	SCHREINER BLK 51 LOT 383, 384 & PT 382 ACRES .3696
38488	\$	- SID PETERSON MEMORIAL HOSPITAL	JA TIVY ADDN BLK 16 LOT 1, 2
38525	\$	- SID PETERSON VINCENIAN	JA TIVY ADDN BLK 19 (ST VINCENT DE PAUL SOCIETY) LOT 1-4
38536	\$	- K-STAR, INC	JA TIVY ADDN BLK 19 LOT 5-6 & PTS 7-7 1/2
38548	\$	- NON-PROFIT CAMPUS, A SERIES OF	JA TIVY ADDN BLK 24 (SUNSHINE DAY CARE) LOT 1.2, 3.4, 5.6 PT + .027 AC OF CLOSED GILMER ST/ABST1
38556	\$	- ST PETERS EPISCOPAL CHURCH	JA TIVY ADDN BLK 26 LOT 1-A (REPLAT)
38560	\$	- K-STAR, INC	JA TIVY ADDN BLK 27 LOT 9 PT & 10 PT
38598	\$	- DELAROSA, ALEX, PABLO CASTILLO	JA TIVY ADDN BLK 27 LOT 13 & 14
47472	\$	- CITY OF KERRVILLE	JA TIVY ADDN BLK 31 LOT 5-6 PTS (IGLESIA DE CRISTO/LATIN AM CHURCH)
47910	\$	- RAPHAEL COMMUNITY FREE	BROWN BLK 1 (CARDIAC THERAPY UNIT-IMP ONLY) LOT 118-130 PTS
60284	\$	- CITY OF KERRVILLE	JA TIVY ADDN BLK 30 LOT 6-10
62435	\$	- PETERSON FOUNDATION, HAL &	BROWN BLK 24 LOT (PT RIVER WALK TRAIL) ACRES 0.9
520082	\$	- CITY OF KERRVILLE	SCHREINER BLK 43 LOT PTS 325-326 ACRES .63
520126	\$	- FIRST PRESBYTERIAN CHURCH	BROWN BLK 24 & 25 (RIVER WALK) LOT 1, 2, 4, & 6 PTS (OUT 3.0 AC TR I) ACRES .8826
531724	\$	- FIRST ASSEMBLY OF GOD CHURCH	BROWN BLK 5 LOT 39 PT, 40 PT ACRES .16
531725	\$	- PLAYHOUSE 2000, INC	CAILLOUX CENTER ADDN BLK 1 LOT 1 ACRES 0.59
	\$		CAILLOUX CENTER ADDN BLK 1 LOT 2 ACRES 0.97

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPID	Taxable Value	Owner	LEGAL_DESC
53726	\$	- PLAYHOUSE 2000, INC	CAILLOUX CENTER ADDN BLK 1 LOT 3 ACRES 0.32
531727	\$	- CITY OF KERRVILLE	CAILLOUX CENTER ADDN BLK 1 LOT 4 ACRES 2.83
531808	\$	- UNITY CHURCH OF THE HILL COUNTRY	UNITY CHURCH OF THE HILL COUNTRY BLK 1 LOT 1 ACRES 1.25
533469	\$	- CITY OF KERRVILLE	BROWN BLK 8 LOT 97-R (REPLAT) (CITY HALL BLDG) ACRES .77
534018	\$	- CITY OF KERRVILLE	BUTT-HOLDSWORTH MEMORIAL LIBRARY BLK 1 LOT 1 ACRES 3.009
534098	\$	- CITY OF KERRVILLE	BROWN BLK 1 & 8 LOT PTS LITS ACRES 0.0562
23919	\$	- CAILLOUX FOUNDATION PROPERTIES, LLC	BROWN BLK 23 PT LOT 3 PT (AKA B C PARSONS HS) ACRES .0516
23920	\$	- CAILLOUX FOUNDATION PROPERTIES, LLC	BROWN, BLOCK 23 (KERRVILLE TOWN HOUSE), LOT 3 PT, ACRES 1.067 (PORTION EXEMPT)
24244	\$	- H E BUTT FOUNDATION	CAGE BLK K LOT 3 ACRES .2296
24247	\$	- H E BUTT FOUNDATION	CAGE BLK K LOT 5 & PT 6 ACRES 0.2304
24248	\$	- H E BUTT FOUNDATION	CAGE BLK K LOT 6 PT ACRES 0.2713
24249	\$	- H E BUTT FOUNDATION	CAGE BLK K (HALLMARK TAPTS) LOT 7 ACRES 0.43
36296	\$	- RIVERSIDE NATURE CENTER	SCHREINER BLK 34 LOT 1
36297	\$	- RIVERSIDE NATURE CENTER	SCHREINER BLK 35 LOT 201, 202, 203
36298	\$	- RIVERSIDE NATURE CENTER	SCHREINER BLK 35 LOT 204 PT, 205 PT
36451	\$	- ALAMO AREA COUNCIL OF GOVERNMENTS	SCHREINER BLK 56 PT ACRES 1.2515
36456	\$	- CITY OF KERRVILLE	SCHREINER BLK 57 (REPLAT) LOT 1 PT ACRES .56
36457	\$	- KERR COUNTY	SCHREINER HERZOG BLK 33 LOT 8, 9, 10 PT
36537	\$	- ALCORTA, INDALISIO (LIFE ESTATE)	SCHREINER BLK 57 PT LOT (COUNTY RECYCLING YARD)
38418	\$	- CITY OF KERRVILLE	JA TIVY ADDN BLK 2 LOT 1
38419	\$	- CITY OF KERRVILLE	JA TIVY ADDN BLK 2 LOT 2, 3, 4 & 5
38421	\$	- CITY OF KERRVILLE	JA TIVY ADDN BLK 2 LOT 7 (FIRE DEPT #1)
38423	\$	- CITY OF KERRVILLE	JA TIVY ADDN BLK 2 LOT 10 (FIRE DEPT/ADMIN BLDG)
38564	\$	- SUNRISE BAPTIST CHURCH, INC	JA TIVY ADDN BLK 28 LOT 3
38565	\$	- SUNRISE BAPTIST CHURCH, INC	JA TIVY ADDN BLK 28 LOT 4-5-6 (+ 1/2 ADJ ALLEY)



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

SUBJECT: Ordinance No. 2018-18 levying an ad valorem tax for the use and support of the Municipal Government for the City of Kerrville, Texas, for Fiscal Year 2019; apportioning the levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 9/2/2018

SUBMITTED BY: Amy Dozier, CFO

EXHIBITS: Ordinance No. 2018-18

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A		
Guiding Principle	N/A		
Action Item	N/A		

SUMMARY STATEMENT:

This is the second reading of Ordinance No. 2018-18 to adopt an ad valorem tax rate of \$0.5514 per \$100 of assessed value. This rate is lower than the effective rate of \$0.5538.

City Council voted to set the proposed tax rate at \$0.5514 on August 14, 2018. The proposed tax rate notice was published in the Kerrville Daily Times on August 18, 2018 and proposed tax rate information is published on the City's website. Because the proposed tax rate is lower than the effective tax rate, no public hearings on the tax rate are required. This Ordinance was passed on first reading with a 5-0 vote on August 28, 2018.

The tax rate has two components. A maintenance and operations rate of \$0.4779 will support general municipal government operations. A debt rate of \$0.0735 will support principal and interest payments on the City's tax supported debt.

RECOMMENDED ACTION:

Approve Ordinance No. 2018-18 on second reading using the following motion:

"I move that Ordinance 2018-18 be adopted setting the property tax rate at \$0.5514 per \$100 of assessed value, which is lower than the effective rate of \$0.5538 and raises less revenue from property taxes than last year's budget."

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2018-18**

**AN ORDINANCE LEVYING AN AD VALOREM TAX FOR THE
USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT FOR
THE CITY OF KERRVILLE, TEXAS, FOR FISCAL YEAR 2019;
APPORTIONING THE LEVY FOR SPECIFIC PURPOSES; AND
PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN
SAME SHALL BECOME DELINQUENT IF NOT PAID**

WHEREAS, City Council finds that an ad valorem tax must be levied to provide for current expenses and improvements for the City of Kerrville, Texas, during the fiscal year 2019; and

WHEREAS, City Council further finds that an ad valorem tax must be levied to provide for the payment of principal and interest on outstanding debt maturing in the fiscal year 2019; and

WHEREAS, after due deliberation, study, and consideration of the proposed tax rate for the fiscal year 2019, City Council has determined that adoption of the rate is in the best interest of the taxpayers of the City and it should be adopted in accordance with law;

**NOW, THEREFORE, BE IT ORDAINED BY CITY COUNCIL OF THE
CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

SECTION ONE. There is hereby levied and there shall be collected for the use and support of the municipal government of the City of Kerrville, Texas, and to provide interest and sinking funds for the fiscal year 2019, a tax of **\$0.5514** on each one hundred dollars (\$100.00) valuation of all property, real, personal, and mixed, within the corporate limits of the City subject to taxation, for the specific purposes herein set forth:

(A) For the current expenditures of the City of Kerrville and for the general improvement, use, and support of the City and its property, there is hereby levied and ordered to be assessed and collected for the fiscal year 2019 on all property situated within the corporate limits of the City, and not exempt from taxation by law, an ad valorem tax rate of **\$0.4779** on each one hundred dollars (\$100.00) valuation of such property.

(B) For the purpose of paying principal and interest and providing payments into various debt service funds for each issue of tax supported debt, there is hereby levied and ordered to be assessed and collected for the fiscal year 2019 on all property situated within the corporate limits of the City and not exempt from taxation by law, an ad valorem tax for each issue

of debt described in this Section, the sum of such levies being \$0.0735 on each one hundred dollars (\$100.00) valuation of such property.

SECTION TWO. The ad valorem taxes levied are due on October 1, 2018, and may be paid up to and including January 31, 2019, without penalty; but if not paid, such taxes are delinquent on February 1, 2019, provided, however, in accordance with Section 31.03(a) of the Texas Tax Code, the ad valorem taxes due hereunder may, at the option of the taxpayer, be paid in two payments without penalty or interest so long as the first payment of one-half of the taxes levied is paid before December 1, 2018, and the remaining one-half is paid before July 1, 2019.

SECTION THREE. No discounts are authorized on property tax payments made prior to January 31, 2019.

SECTION FOUR. All taxes become a lien upon the property against which assessed and the designated City tax collector for the City is authorized and empowered to enforce the collection of such taxes according to the Constitution and Laws of the State of Texas and ordinances of the City, and shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty, and interest. All delinquent taxes shall bear interest and other charges from date of delinquency as prescribed by state law.

PASSED AND APPROVED ON FIRST READING, this the ____ day of _____, A.D., 2018.

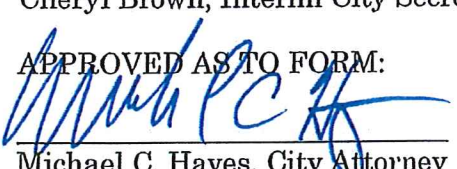
PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ day of _____, A.D., 2018.

Bill Blackburn, Mayor

ATTEST:

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



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

SUBJECT: Ordinance No. 2018-17 adopting the annual budget for the City of Kerrville, Texas, Fiscal Year 2019; providing appropriations for each City department and fund; containing a cumulative clause; and containing a savings and severability clause.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 9/2/2018

SUBMITTED BY: Amy Dozier, CFO

EXHIBITS: Ordinance No. 2018-17

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

This is the second reading of Ordinance No. 2018-17 to adopt the annual budget for Fiscal Year 2019 with a record vote.

Budget workshops with City Council, staff and public attendance were held on June 19, 2018 and July 17, 2018. The Fiscal Year 2019 Proposed Budget was filed with the City Secretary, placed on the City website and at the Butt-Holdsworth Memorial Library for public viewing on July 31, 2018. The City Manager presented the Fiscal Year 2019 Proposed Budget to City Council during the regular City Council meeting on August 14, 2018. A public hearing on the budget was held on August 28, 2018 prior to the first reading and vote on this ordinance. This ordinance was passed on first reading with a 5-0 record vote on August 28, 2018.

The Fiscal Year 2019 Proposed Budget is balanced for major funds and advances many of the guiding principles of Kerrville 2050 as articulated by our community over the last year. It contains revenues of \$68.4 million and expenditures of \$75.1 million. The General Fund is balanced with revenues and expenditures of \$27.2 million. The proposed property tax rate remains unchanged at \$0.5514 per \$100 of assessed value. This rate is LOWER than the effective rate of \$0.5538. The Water and Sewer Fund is balanced with revenues and expenditures of \$12.5 million and includes volumetric rate increases of 4% for water and 2% for sewer.

The Fiscal Year 2019 Proposed Budget document includes the following previously approved policies:

- Financial Management Policy
- Investment Policy
- Purchasing Policy
- Real Estate Policy
- Travel Policy
- Vehicle and Equipment Replacement Policy

Some of the policies include amendments that Council is approving as part of the budget approval ordinance.

RECOMMENDED ACTION:

Approve Ordinance No. 2018-17 with a **RECORD** vote on second reading using the following motion:

"I move to approve Ordinance No. 2018-17 to adopt the City's budget for fiscal year 2019 on second reading."

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2018-17**

**AN ORDINANCE ADOPTING THE ANNUAL
BUDGET FOR THE CITY OF KERRVILLE, TEXAS,
FISCAL YEAR 2019; PROVIDING
APPROPRIATIONS FOR EACH CITY
DEPARTMENT AND FUND; CONTAINING A
CUMULATIVE CLAUSE; AND CONTAINING A
SAVINGS AND SEVERABILITY CLAUSE**

WHEREAS, in accordance with Section 8.01 of the City Charter and Section 102.005 of the Texas Local Government Code, the City Manager prepared and filed with the City Secretary by July 31, 2018, a proposed budget for the City of Kerrville, Texas, for the fiscal year beginning October 1, 2018, and ending September 30, 2019; and

WHEREAS, in accordance with Section 8.04 of the City Charter and Sections 102.006 and 102.065 of the Texas Local Government Code, and after providing the required public notice in the City's official newspaper not less than two weeks prior to the date of the public hearing, a public hearing was duly held on August 28, 2018, at the time and place set forth in the public notice, said date being more than fifteen days subsequent to the filing of the proposed budget by the City Manager, at which time all interested persons were given an opportunity to be heard for or against any item within the proposed budget; and

WHEREAS, after due deliberation, study, and consideration of the proposed budget, and after making such amendments to the budget proposed by the City Manager that the City Council has determined are (1) warranted by law or (2) in the best interest of the taxpayers of the City, the City Council is of the opinion that the Official Budget for the Fiscal Year 2019, with the amendments described and discussed, should be approved and adopted, in accordance with Section 8.06 of the City Charter and Section 102.007 of the Texas Local Government Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

SECTION ONE. The Official Budget of the City of Kerrville, Texas, a copy of which is on file in the office of the City Secretary, referenced by the date and number of this Ordinance, and incorporated herein by reference as if fully set out herein, is adopted, in accordance with Section 8.06 of the City Charter and Chapter 102 of the Texas Local Government Code.

SECTION TWO. The appropriations by department, fund, or other organization unit and the authorization and allocation for each program or activity are hereby deemed to provide a complete financial plan of City funds and activities

for the Fiscal Year 2019, in accordance with Section 8.05 of the City Charter and Chapter 102 of the Texas Local Government Code.

SECTION THREE. The following policies, which City Council has previously approved, are included within the budget document referenced in Section One. Some of the policies include amendments, as indicated, which City Council hereby approves. City Council may revise a policy(s) before the adoption of next year's budget, by the adoption of a resolution indicating the revisions. The policies are as follows:

- Financial Management Policy
- Investment Policy
- Purchasing Policy
- Real Estate Policy
- Travel Policy
- Vehicle and Equipment Replacement Policy
- Fee Schedule

SECTION FOUR. The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FIVE. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. City Council of the City of Kerrville, Texas, hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

FIRST READING:

City Secretary to take record vote as follows:

	YES	NO
Bill Blackburn, Mayor	_____	_____
Vincent C. Voelkel, Place 1	_____	_____
George Barooddy, Place 2	_____	_____
Judy Eychnner, Place 3	_____	_____

Delayne Sigerman, Place 4 _____

PASSED AND APPROVED ON FIRST READING, this the ____ day of _____, A.D., 2018.

SECOND READING:

City Secretary to take record vote as follows:

	YES	NO
Bill Blackburn, Mayor	_____	_____
Vincent C. Voelkel, Place 1	_____	_____
George Barood, Place 2	_____	_____
Judy Eychner, Place 3	_____	_____
Delayne Sigerman, Place 4	_____	_____

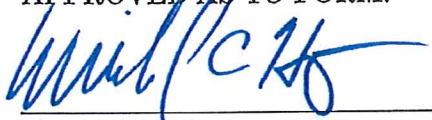
PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ day of _____, A.D., 2018.

Bill Blackburn, Mayor

ATTEST:

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

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FY2019 Budget Questions from George Baroody:

1. It was stated at the presentation last meeting that our volumetric rates are 'conservation rates' where the per gallon rate increases as the volume of use increases. Why do we use the opposite approach within our reuse water pricing where the per gallon rate is actually lower for the highest volume users?

The largest reuse customers have rates previously set through contracts and for purposes approved by City Council, such as economic development. The City is also a large customer. The municipal rate was set by Council and is in line with other golf course rates so that the City facilities have a comparable cost structure to private golf courses. Rates can be adjusted when contracts expire and are renegotiated.

Just to clarify, all reuse customers have one rate, such as \$0.38 per thousand gallons (the rate may differ depending on the contract) for all levels of usage. There is not a lower rate for higher levels of usage. Depending on the customer, there may or may not be a monthly account fee of up to \$12.00.

2. We were told that one justification for the increase of volumetric water rates is to offset the increase in maintenance and operations costs which have increased by over \$2 million dollars since our last rate increase. Because our water department has been running a surplus over the same time period, is it not accurate to say that the increase costs of maintenance and operations have been sufficiently covered by the unchanged rates?

As you know, water systems are very expensive to build and maintain. We do not change rates on an annual basis according to operating and capital projects occurring that year. We run our system and set our rates by looking at the system as whole and all projected expenditures over time. If we are doing a project (such as the Legion Lift Station) that benefits one part of town, we do not change the rates only for the customers using that improvement. Accordingly, when we have years with surplus, we use the funds to pay cash for capital items and reduce our future borrowing cost. Note that not all years have a surplus (see \$224K loss in FY2016), but when we do, that surplus is factored into our long range capital plans and borrowing needs (see p. 117 and p. 137 of FY2019 Proposed Budget). The bottom line is that our costs are increasing each year, we have large capital projects underway, and more are needed over the coming years. In order to make the Water and Sewer Fund and our water supply and infrastructure sustainable for years to come, we need to increase the rates. We prefer to increase the rates in small increments so that customers are better able to plan and afford the increases over time.

3. It has been said that the legion lift station upgrade project is a driving force for the increased water rates. This is not accurate because if we were not doing the legion project right now, we still would have had to raise the water rates in order to cover the debt service of the reuse water delivery system, since that service is being subsidized through a gift of service, correct?

Please see the rate explanation in question #2. Our rates are not set based on one factor alone. Instead, we look at the entire system and all of its costs, including reuse water as part of the water and sewer system. No, there is no gift of service.

4. We have compared Kerrville water bills to other city's water bills in an effort to explain why we should not feel bad about raising our rates? Comparing water bills misses the point because it does not take into account water volume usage trends in other cities. What are the water rates, base and volumetric in these same 'comparable' cities?

The comparison is for the purpose of demonstrating that our rates are reasonable and very competitive. We do not have information about consumption volume and usage trends in the comparison cities, but several cities referenced are of comparable size, with some smaller and some larger. Please see the attached comparison water rate documentation.

5. We were told the need for the two new KSC positions was two to two main factors, the KSC director currently having to mow fields and non-KSC parks employee being pulled off their regular duties to assist at KSC.
 - a. What is the supporting documentation to show how many hours have been spent working on KSC by parks employees that are not assigned to KSC?
 - b. What services normally provided by those 'pull-away' employees went undone because of their work on KSC and how many man-hours does that involve?
 - c. Because DBAT manages the operations on the baseball side, and the city is apparently not actively pursuing soccer tournaments directly, what are the duties the KSC director will be doing if not hands on maintenance of the fields?
 - d. Since KSC and Schreiner Parks are both within the broader Parks Department, does it even make sense to silo the parks workforce or would we be more efficient if they are all seen as on parks department?
- a. Non-KSC staff hours spent at the Sports Complex (March 2018-August 2018): 2,398
This includes custodial staff, parks maintenance worker, and a pool manager working at the complex on a regular basis. The pool manager will fill one of the new maintenance worker positions in FY2019 if approved. The two additional staff members won't just be utilized for mowing. They will be utilized for maintenance of the entire complex.
- b. Our service levels have decreased throughout the parks maintenance division such as general downtown maintenance including the parking garage, and custodial and building maintenance services.
- c. The Sports Complex Manager will still be doing "hands on" maintenance on a regular basis in addition to running the division. As stated before, the soccer side of the complex was not designed to host soccer tournaments. Unfortunately, it's not big enough and there are not enough large fields to attract tournaments. Soccer organizations typically pursue tournaments, rather than staff. The baseball side is the tournament / league facility. Still, we do attempt to reach out to groups that can best utilize the soccer side. Shane, even with the two additional staff, does not have much administrative time at all.
- d. We assign resources by division for tracking purposes, but ultimately adjust resources as needed across divisions to provide the highest quality of services. In addition, our FY2019 budget does

include a reorganization that brings KSP maintenance under the supervision of the Parks Maintenance division.

6. It was explained that the EMS write-offs and charge back projections is just us clearing bad charges off the books essentially from prior year? The projections are for over 25% (approx. \$800K) increase of charge-backs and write-offs combined. This needs a more detailed explanation to support this number.

See analysis below. I think it is most helpful to look at disallowed and write-offs as a percentage of billed revenue. For FY2019, we are using slightly more conservative than historical averages for disallowed and write-offs as a percent of billed revenue. You can see that in FY2017 there was almost a swap between the historical disallowed and write-off percentages due to the change to Intermedix and the clean-up adjustment that you referenced above. Our 2019 budget goes back to more average numbers, but is slightly conservative as we are still trying to determine what our new normal is with Intermedix. We changed to Intermedix in December 2017, however, we moved a lot of old accounts over at conversion, resulting in skewed numbers during the first year of their billing operations.

Account	Name	FY2015	%	FY2016	%	FY2017	%	YTD FY2018	%	2019 Budget	%
01-6470	EMS - MEDICAL RECORDS	1,125		1,175		1,350		1,473		1,200	
01-6471	EMS - BASE RATE	3,390,365		3,467,124		4,296,135		3,504,781		4,580,000	
01-6472	EMS - MILEAGE	1,381,601		1,356,737		1,775,032		1,298,434		1,680,000	
01-6474	EMS - TRANSFER AGREEMENT	9,093		6,553		3,284		2,729		4,000	
01-6475	EMS - ON-SITE STANDBY	9,570		10,470		16,325		3,783		16,000	
01-6476	EMS - AID ONLY	8,170		4,880		29,130		33,322		18,000	
01-6477	EMS - RESPONSE FEE	37,275		45,975		55,500		40,950		48,000	
	TOTAL REVENUE	4,837,198		4,892,914		6,176,756		4,885,470		6,347,200	
01-6480	EMS - CHARGES DISALLOWED	(1,664,757)	34%	(1,792,409)	37%	(1,618,638)	26%	(1,890,065)	39%	(2,296,664)	36%
01-6481	EMS - BAD DEBT WRITE-OFF	(888,520)	18%	(1,063,211)	22%	(2,211,529)	36%	(1,045,538)	21%	(1,551,800)	24%
	TOTAL CONTRA REVENUE	(2,553,277)	53%	(2,855,620)	58%	(3,830,167)	62%	(2,935,603)	60%	(3,848,464)	61%
	NET REVENUE	2,283,921		2,037,294		2,346,589		1,949,868		2,498,736	
	Disallowed Avg (FY15-FY18)		34%								
	Write-off Avg (FY15-FY18)		24%								
	Contra Rev Avg (FY15-FY18)		58%								

7. Personnel across the board is being projected as a 3% average merit increase. I do not have a problem with this budget however how can we prevent using contingency funds to support merit increases of any personnel, which apparently occurred in FY2018?

Per the Financial Policy and City Charter, the City Manager is authorized to make line item transfers within a fund as long as expenditures for the fund are not increased in total. With personnel costs being most of the expense in all operating budgets, it is necessary to have the flexibility to shift funding for actual costs as a result of personnel changes.

8. We have been told that part of the justification for 6 new positions in the overall budget is that we are essentially building back up to levels of FY2010 prior to economic downturn. This type of

justification for budget increases is entirely too arbitrary, we need to see details of the service level increases that are requiring these additional positions.

Please see the attached presentation from the City Council workshop in June and the City Manager's budget presentation in August regarding the duties for the new positions.

9. I am still concerned by the fact our general fund expenses are increases by almost \$2 million while our property tax revenue is actually going to go down. I need a more detailed picture of how that is going to be a sustainable model moving forward. It appears we are growing government service levels without a sustainable plan of revenue growth.

Sustainability is certainly one of the staff's primary goals as well, which is why it is important to exercise fiscal discipline in good times and bad and take a long-term view. Please see our 5 year forecast on page 21 of the FY2019 Proposed Budget. Our conservative assumptions for this forecast are:

1. Property tax revenue grows at 2.5% annually – this did not happen for FY2019, but based on historical averages and development plans, we think it is a reasonable assumption.
2. Sales tax revenue growth at 2.0% annually
3. Other revenues grow at 2.5% annually
4. Personnel expenses grow at 3.0% annually
5. Other expenses grow by 1.5% annually



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

SUBJECT: Resolution No. 37-2018 amending the City of Kerrville Fee Schedule by revising fees charged for various services and uses provided or offered by the City.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 9/2/2018

SUBMITTED BY: Amy Dozier, CFO

EXHIBITS: Fee Schedule
Resolution No. 37-2018

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A		
Guiding Principle	N/A		
Action Item	N/A		

SUMMARY STATEMENT:

The fee schedule is reviewed and updated annually. Proposed updates to the Fiscal Year 2019 fee schedule have been reviewed with City Council as follows:

- During the June 19, 2018 budget workshop
- During the July 17, 2018 budget workshop
- Included in the Proposed Fiscal Year 2019 Budget Book that was filed with the City Secretary and distributed to City Council on July 31, 2018
- On August 14, 2018 during the City Manager's presentation of the Fiscal Year 2019 Proposed Budget at a regular City Council meeting
- On August 28, 2018 in the presentation before the public hearing on the budget held during a regular City Council meeting

The attached fee schedule shows both the current FY2018 fee schedule and the proposed Fiscal Year 2019 fee schedule. Changes are highlighted in yellow.

RECOMMENDED ACTION:

Approve Resolution No. 37-2018.

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 37-2018**

**A RESOLUTION AMENDING THE CITY OF KERRVILLE FEE
SCHEDULE BY REVISING FEES CHARGED FOR VARIOUS
SERVICES AND USES PROVIDED OR OFFERED BY THE CITY**

WHEREAS, the City Council of the City of Kerrville adopted a Fee Schedule by Resolution No. 91-138 on September 24, 1991, and has amended said document on a number of occasions; and

WHEREAS, City staff recommends fees charged for various services and uses provided or offered by the City be changed, and the City Council has determined it is in the public interest of the citizens of Kerrville to revise such fees;

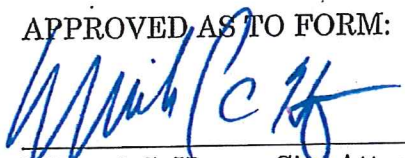
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

The Fee Schedule of the City of Kerrville, Texas, is amended as set forth in **Exhibit A**, attached hereto and incorporated herein by reference, such changes to be effective October 1, 2018.

**PASSED AND APPROVED ON this the ____ day of _____ A.D.,
2018.**

Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Cheryl Brown, Interim City Secretary

Exhibit A

City of Kerrville Fee Schedule

ADMINISTRATION DEPARTMENT		Current Fee	Proposed 10/1/2018
COPIES OF PUBLIC INFORMATION:			
Standard size paper copy		per page \$0.10	per page \$0.10
Non-standard size copy:			
Computer diskettes		each \$1.00	each \$1.00
Computer magnetic tape		each \$10.00	each \$10.00
Audio cassette		each \$1.00	each \$1.00
Oversized paper copy		per page \$0.50	per page \$0.50
Other		Actual Cost	Actual Cost
Labor charge (per hour and if applicable under state law)		per hour \$15.00	per hour \$15.00
Overhead charge (if applicable under state law)		20% of Personnel Charge	20% of Personnel Charge
Microfiche or microfilm charge:			
Paper copy		per page \$0.10	per page \$0.10
Fiche or film copy		Actual Cost	Actual Cost
Remote document retrieval		Actual Cost	Actual Cost
FAX TRANSMISSIONS:			
Local		per page \$0.10	per page \$0.10
Long distance, same area code		per page \$0.50	per page \$0.50
Long distance, different area code		per page \$1.00	per page \$1.00
Other costs		Actual Cost	Actual Cost
NATURAL GAS TRANSPORTED THROUGH PIPELINE:			
NOTE: Fee is equal to 5% of purchase price of gas transported or delivered within the City during the preceding month for consumption or use within the city.		see note	see note
VEHICLE FOR HIRE PERMIT:			
CODE COMPLIANCE			
GROUP AND BOARDING HOMES:			
Permit		each \$25.00	each \$25.00
Permit renewal			
Re-Inspection fees			
Variance Fee for distance			
JUNK YARD OPERATION LICENSE:			
PEDDLERS AND SOLICITORS FEES:			
Base Charge			
For Each Additional Person			
For Each Additional Person			
Deposit (refundable)			
Exemptions			
- Temporary special events, sales and festivals sponsored by charitable organizations (recognized by Internal Revenue Service), governmental subdivisions, school districts, Chamber of Commerce or Convention and Visitor's Bureau and other special events, approved by Council, provided the organizer/operator of said events provides the information required for an open air market. - Traveling salesman or solicitor calling only upon commercial businesses. - Garage sales. - A business with a separate business location in the City that furnishes proof of payment to the City of all ad valorem and personal property taxes then due. - Six or more businesses that are organized in a sales show, convention, or similar sale by an indoor shopping mall, hotel, or similar sponsor. - Businesses conducted in an open air market in compliance with all laws and applicable zoning regulations. - Sale of fresh produce (fruit, nuts, and vegetables). - Sale of firewood.			
SEXUALLY ORIENTED BUSINESSES:			
Annual License		per business \$500.00	per business \$500.00
Annual Fee per Employee		per employee \$50.00	per employee \$50.00
TRAVELING SHOW AND EXHIBITION LICENSE:			
Exceptions			
Carnivals, circuses, travel shows, tent shows, exhibits, menagerie which are actually operated by volunteers of a public school, bona fide charity, or a service organization located in Kerr County.		30 days \$100.00	30 days \$100.00
DOWNTOWN AND MAIN STREET			
DOWNTOWN RESTROOM AFTER HOURS USE (Between 5:30 PM and 9:30 AM):			
User Fee Per Day			
More than 4 hours (deposit required)		+ 4 hrs./Day \$50.00	+ 4 hrs./Day \$50.00
Less than 4 hours (deposit required)		- 4hrs/Day \$25.00	- 4hrs/Day \$25.00
Deposit		per event \$100.00	per event \$100.00
HOLIDAY PARADE:			
PERSONALIZED BRICKS:			
SIDEWALK CAFÉ:			
		per entry \$20.00	per entry \$20.00
		per brick \$50.00	per brick \$50.00
		per table \$50.00	per table \$50.00

City of Kerrville Fee Schedule

	Current Fee	Proposed 10/1/2018
EMERGENCY MEDICAL SERVICES		
NON EMERGENCY AMBULANCE LICENSE:		
Annual License	per year \$400.00	per year \$400.00
Annual Ambulance Permit	per unit \$150.00	per unit \$150.00
Re-issue for Lost Permit	per unit \$50.00	per unit \$50.00
Inspection Reschedule Fee	per unit \$50.00	per unit \$50.00
NON EMERGENCY TRANSFER AGREEMENT:		
Local Transport	per person \$168.00	per person \$168.00
Local Mileage	per loaded mile \$9.00	per loaded mile \$9.00
RESPONSE/TRANSPORTATION:		
Basic Life Support - Non Emergency	per person \$430.00	per person \$430.00
Basic Life Support - Emergency	per person \$687.00	per person \$687.00
Advanced Life Support 1 - Non Emergency	per person \$536.00	per person \$536.00
Advanced Life Support 1 - Emergency	per person \$837.00	per person \$837.00
Advanced Life Support 2 - Emergency	per person \$1,181.00	per person \$1,181.00
Specialty Care Transport	per person \$1,181.00	per person \$1,181.00
Aid Only - No Transport	per person \$195.00	per person \$195.00
Dedicated Standby	per hour \$100.00	per hour \$100.00
Response Fee	per person \$75.00	per person \$75.00
Local Transport - No Supplies Used	no supplies \$150.00	no supplies \$150.00
Mileage	per loaded mile \$22.00	per loaded mile \$22.00
ENGINEERING DEPARTMENT		
CAPACITY ANALYSIS:		
Existing Water Capacity Analysis	per analysis \$500.00	per analysis \$500.00
Existing Sewer Capacity Analysis	per analysis \$500.00	per analysis \$500.00
Additional Capacity Analysis	per analysis To be Determined	per analysis To be Determined
CONSTRUCTION INSPECTION OVERTIME: (minimum of 4 hours on weekend)	per hour \$50.00	per hour \$50.00
FLOODPLAIN DEVELOPMENT PERMIT:	each \$25.00	each \$25.00
LAND RECORD FILING FEES:*		
First page	each \$5.00	each \$5.00
Second page and each additional	each \$4.00	each \$4.00
Names in excess of 5 names to be indexed	each \$0.25	each \$0.25
Records Management Fees per document	each \$5.00	each \$5.00
Courthouse Security Fee per document	each \$1.00	each \$1.00
Records Archive Fee per document	each \$5.00	each \$5.00
<i>* Fees are subject to change based on the County's fee schedule and will be charged accordingly</i>		
MAPPING INFORMATION:		
Subdivision Specifications	each \$25.00	each \$25.00
City Survey Coordinate System Book	each \$30.00	each \$30.00
B & W	each \$3.00	each \$3.00
Color	each \$5.00	each \$5.00
B & W	each \$5.00	each \$5.00
Color	each \$7.00	each \$7.00
B & W	each \$10.00	each \$10.00
Color	each \$25.00	each \$25.00
36" x 54" ETJ Maps	each \$25.00	each \$25.00
Digital Map on Disk	each \$30.00	each \$30.00

City of Kerrville Fee Schedule

	Current Fee		Proposed 10/1/2018	
FIRE DEPARTMENT				
ACCESS-CONTROLLED EGRESS DOORS, ETC.:	per device	\$20.00	per device	\$20.00
ALL OTHER FIRE PROTECTION/DETECTION SYSTEMS: (electric controlled security gates, delay egress locks, security grills)	per system	\$50.00	per system	\$50.00
AMUSEMENT BUILDING PERMIT:	per site	\$50.00	per site	\$50.00
APPEAL TO BUILDING BOARD OF ADJUSTMENTS AND APPEALS:	per appeal	\$150.00	per appeal	\$150.00
BLASTING PERMIT:	per site	\$150.00	per site	\$150.00
BULK STORAGE AND DISPENSING OF LP GAS:	Annual	\$100.00	Annual	\$100.00
CHANGE OF OCCUPANCY INSPECTION:	per site	\$20.00	per site	\$20.00
COMMERCIAL BAR-B-QUE PIT:	per site	\$20.00	per site	\$20.00
COOKING HOOD FIRE SUPPRESSION SYSTEM:	per system	\$50.00	per system	\$50.00
EVENT PERMIT (carnivals and fairs):	per event	\$75.00	per event	\$75.00
EXHIBIT OR TRADE SHOW PERMIT:	per site	\$50.00	per site	\$50.00
FALSE FIRE ALARM FEE: More than 3 times but less than 6 in preceding 12 months More than 5 times but less than 8 in preceding 12 months Eight (8) or more times in preceding 12 months	per offense per offense per offense	\$50.00 \$75.00 \$100.00	per offense per offense per offense	\$50.00 \$75.00 \$100.00
FIRE ALARM INSTALLATION (new, repair, remodel, or addition):	per system/floor	\$50.00	per system/floor	\$50.00
FIRE INSPECTIONS REQUESTED/SCHEDULED - NON BUSINESS HOURS: Non-Holiday (2 hour minimum, paid in advance) City recognized holiday (2 hour minimum, paid in advance)	per hour per hour	\$60.00 \$80.00	per hour per hour	\$60.00 \$80.00
FIRE PUMP ACCEPTANCE TEST:	per test	\$100.00	per test	\$100.00
FIRE PUMP/EQUIPMENT INSTALLATION/ MODIFICATION:	per system	\$50.00	per system	\$50.00
FIRE SPRINKLER: Above ground - new installation, repair, remodel, or addition Underground - new installation, repair, remodel, or addition Standpipe system - new installation, repair, remodel, or addition	per system/floor per system per system	\$50.00 \$50.00 \$50.00	per system/floor per system per system	\$50.00 \$50.00 \$50.00
FLAMABLE/COMBUSTIBLE LIQUIDS - STORAGE/HANDLING/DISPENSING:	per incident	\$75.00	per incident	\$75.00
HAZARDOUS MATERIALS PERMIT:	per incident	\$50.00	per incident	\$50.00
HIGH PILE STORAGE PERMIT:	per site	\$50.00	per site	\$50.00
HOT WORK PERMIT:	per site	\$20.00	per site	\$20.00
INDUSTRIAL OVEN PERMIT:	per unit	\$25.00	per unit	\$25.00
INVESTIGATION FEE: If Permit is issued after constructions is started without an approved permit	per site	Permit Fee Amt	per site	Permit Fee Amt
LIQUID PROPANE TANK INSTALLATION:	per tank	\$75.00	per tank	\$75.00
MISCELLANEOUS COMBUSTIBLE STORAGE:	per site	\$75.00	per site	\$75.00
OUTDOOR BURN PERMITS: Ceremonial Fire Permits (Bonfires) Controlled burns Recreational fire (less than 3 feet diameter and 2 feet in height)	per site per site N/C for permit	\$250.00 \$150.00 N/C for permit	per site per site N/C for permit	\$250.00 \$150.00 N/C for permit
OTHER PERMIT: Any other permit designated by the <i>International Fire Code</i>	per incident	\$20.00	per incident	\$20.00
PLAN REVIEW FEE (credited toward permit when permit is approved):	per review	50% of Permit Fee	per review	50% of Permit Fee
PROFESSIONAL PYROTECHNICAL DISPLAY:	per event	\$250.00	per event	\$250.00
PUBLIC SAFETY STAFFING: Personnel (minimum 2 hours per fire department staff) Vehicle (minimum 2 hours per vehicle)	per hour per hour	\$40.00 \$25.00	per hour per hour	\$40.00 \$25.00
RE-INSPECTION FEE REQUESTED/SCHEDULED (excludes annual fire inspection): First inspection list(s) is/are not completed on first and subsequently thereafter Not ready for inspection on arrival Contractor fails to keep appointment No access to site or building	per scheduled per scheduled per scheduled per scheduled	\$50.00 \$50.00 \$50.00 \$50.00	per scheduled per scheduled per scheduled per scheduled	\$50.00 \$50.00 \$50.00 \$50.00

City of Kerrville Fee Schedule

REQUEST FOR PUBLIC INFORMATION:

Hard Copy (Paper) Format or Electronic Format - See Administrative Fee Schedule

SPRAY ROOM, DIP TANK OR BOOTH:

(used for flammable or combustible finishes)

STATE MANDATED OCCUPANCY INSPECTION - OUTSIDE CITY LIMITS:

Daycare, Foster Care, Adoption
Daycare, Halfway Houses, Group Care, MHMR
Youth Camps and Day Camps
Schools and Instructional Facilities
Hospital, Nursing Home, Assisted Living Facility Inspection
All Other

STORAGE OF PORTABLE LP GAS CONTAINERS:

(awaiting use or resale)

STORAGE OR HANDLING OF COMPRESSED GASES:

(in excess of amounts listed in Table 105.6.9 of the 2006 International Fire Code)

TENT, CANOPY, MEMBRANE STRUCTURE PERMIT:

UNDERGROUND FUEL STORAGE TANK REMOVAL:

UNDER/ABOVE GROUND FUEL STORAGE TANK:

New Installation
Repair/replace existing tank
Repair/replace existing product line

WATER FLOW TEST:

Current Fee		Proposed 10/1/2018	
per space	\$50.00	per space	\$50.00
7 or fewer children	\$50.00	7 or fewer children	\$50.00
7 or more children	\$75.00	7 or more children	\$75.00
per site	\$150.00	per site	\$150.00
per site	\$150.00	per site	\$150.00
per site	\$150.00	per site	\$150.00
per site	\$100.00	per site	\$100.00
per site	\$20.00	per site	\$20.00
per site	\$50.00	per site	\$50.00
per item	\$20.00	per item	\$20.00
per site	\$75.00	per site	\$75.00
per tank	\$75.00	per tank	\$75.00
per tank	\$40.00	per tank	\$40.00
per site	\$40.00	per site	\$40.00
per test	\$75.00	per test	\$75.00

City of Kerrville Fee Schedule

		Current Fee		Proposed 10/1/2018	
GOLF: SCOTT SCHREINER MUNICIPAL GOLF COURSE					
CART RENTAL:					
Full Cart		9 Hole / 18 Hole	\$14.00/\$28.00	9 Hole / 18 Hole	\$14.00/\$28.00
Half Cart		9 Hole / 18 Hole	\$7.00/\$14.00	9 Hole / 18 Hole	\$7.00/\$14.00
CART STORAGE:					
Annual		per year	\$420.00	per year	\$420.00
Quarterly		per quarter	\$140.00	per quarter	\$140.00
NOTE: The City can only accept payments up to ONE period (quarter or annual) in advance.					
GREEN FEES:					
Regular					
	Weekday	9 Hole / 18 Hole	\$13.00/\$22.00	9 Hole / 18 Hole	\$14.00/\$24.00
	Weekend and holidays*	9 Hole / 18 Hole	\$19.00/\$29.00	9 Hole / 18 Hole	\$20.00/\$30.00
Member					
	Weekday	9 Hole / 18 Hole	\$5.00/\$7.00	9 Hole / 18 Hole	\$5.00/\$7.00
	Weekend and holidays*	9 Hole / 18 Hole	\$6.00/\$8.00	9 Hole / 18 Hole	\$6.00/\$8.00
Junior					
	Weekday	9 Hole / 18 Hole	\$2.75/\$6.00	9 Hole / 18 Hole	\$4.00/\$7.00
	Weekend and holidays*	9 Hole / 18 Hole	\$5.50/\$8.00	9 Hole / 18 Hole	\$6.00/\$9.00
MEMBER DUES:					
Annual Golf - First family member		per year	\$550.00	per year	\$550.00
Annual Golf - Second family member		per year	\$450.00	per year	\$450.00
Quarter Golf - First family member		per quarter	\$200.00	per quarter	\$200.00
Annual Private Cart		per year	\$220.00	per year	\$220.00
NOTE: All annual fees shall expire on the same date. Should a second annual fee be required, it shall be prorated to expire on the same date as the first annual fee will al subsequent payments due and payable at the same time.					
SPECIAL GOLF FEES:					
Senior rate (65 or older) - green fees only		per player	\$14.00	per player	\$14.00
Twilight Fees					
Starts at 2:00 PM (green fees only)					
	Member - Weekday	weekday only	\$4.00	weekday only	\$5.00
	Member - Weekend *	weekend only	\$5.00	weekend only	\$6.00
	Non-Member - Weekday	weekday only	\$13.00	weekday only	\$14.00
	Non-Member - Weekend *	weekend only	\$16.75	weekend only	\$18.00
Tournament/Promotion Fees (minimum - 25 individual players)					
Standard group rate for 25+ players Weekday/ Weekend afternoons		per player	\$30.00	per player	\$30.00
Standard group rate for 25+ players Weekend mornings		per player	\$40.00	per player	\$40.00
Driving Range Fees					
	Small Bucket	per bucket	\$4.00	per bucket	\$4.00
	Large Bucket	per bucket	\$8.00	per bucket	\$8.00
Driving Range Membership - Annual		per year	\$300.00	per year	\$300.00
Driving Range Membership - Quarterly		per quarter	\$100.00	per quarter	\$100.00
Rental Clubs		9 Hole / 18 Hole	\$15.00/\$25.00	9 Hole / 18 Hole	\$15.00/\$25.00
Pull Carts		9 Hole / 18 Hole	\$3.00/\$6.00	9 Hole / 18 Hole	\$3.00/\$6.00
* WEEKEND RATES APPLY FRIDAY THROUGH SUNDAY.					
TRAIL FEE:					
Member Private Cart w/annual Private Cart Fee		9 Hole / 18 Hole	\$4.00/\$7.00	9 Hole / 18 Hole	\$4.00/\$7.00
Non-member Private Cart		9 Hole / 18 Hole	\$6.00/\$11.00	9 Hole / 18 Hole	\$6.00/\$11.00
Private Cart Passenger w/annual Private Cart Fee		9 Hole / 18 Hole	\$4.00/\$7.00	9 Hole / 18 Hole	\$4.00/\$7.00
Private Cart Passenger w/o annual Private Cart Fee		9 Hole / 18 Hole	\$5.50/\$12.00	9 Hole / 18 Hole	\$5.50/\$12.00

City of Kerrville Fee Schedule

HEALTH DEPARTMENT

SEMI PUBLIC POOLS/SPAS (single pool facilities):
ADDITIONAL SEMI PUBLIC POOLS/SPAS (single pool facilities):

AFTER HOURS INSPECTION - EMERGENCY (4 hr minimum):

BARS AND LOUNGES - FREE STANDING:

0 < 1,000
1,000 - 1,999
2,000 - 2,999
3,000 - 3,999
4,000 - 4,999
5,000 - 10,000
>10,000

Exemptions: Taxing authorities, non-profit organizations

CATERING ESTABLISHMENT PERMITS:

0 < 1,000
1,000 - 1,900
2,000 - 2,900
3,000 - 3,999
4,000 - 4,999
5,000 - 10,000
> 10,000

CATERING LICENSE:

CERTIFICATE OF OCCUPANCY INSPECTION:

FOOD ESTABLISHMENT PLAN REVIEW:

GENERAL SERVICE CATERING VEHICLE:

HEALTH PERMITS (by total floor area - square footage):

0 < 1,000
1,000 - 1,900
2,000 - 2,900
3,000 - 3,999
4,000 - 4,999
5,000 - 10,000
> 10,000

HEALTH PERMIT - LATE FEE (after October 15 in addition to original permit):

HOTEL PERMIT (Tourist Courts, Hotels, Inns, and Rooming Houses):

First complaint inspection fee
Subsequent complaint inspection fee

MOBILE FOOD ESTABLISHMENT PERMITS:

UNRESTRICTED Mobile Food Establishment (peddlers permit required also):
RESTRICTED Mobile Food Establishment (peddlers permit required also):

NON-PROFIT ORGANIZATION:

PEDDLERS PERMIT:

REINSPECTION FEES:

First Reinspection
Second Reinspection
Subsequent Reinspection

REPLACE LOST, STOLEN, DAMAGED PERMIT OR CERTIFICATE:

SANITATION AND ENVIRONMENTAL INSPECTIONS (foster homes, day care, pools):

SEMI PUBLIC POOLS/SPAS (single pool facilities):

SEASONAL PERMITS:

SEASONAL (non-hazardous foods)
SEASONAL (non-hazardous foods)
SEASONAL (potentially hazardous foods)
SEASONAL (potentially hazardous foods)

TEMPORARY FOOD SERVICE ESTABLISHMENT - SPECIAL EVENT:

Current Fee		Proposed 10/1/2018	
single	\$75.00	single	\$75.00
per unit	\$25.00	per unit	\$25.00
per hour	\$50.00	per hour	\$50.00
square footage	\$70.00	square footage	\$70.00
square footage	\$85.00	square footage	\$85.00
square footage	\$100.00	square footage	\$100.00
square footage	\$125.00	square footage	\$125.00
square footage	\$150.00	square footage	\$150.00
square footage	\$200.00	square footage	\$200.00
square footage	\$350.00	square footage	\$350.00
square footage	\$70.00	square footage	\$70.00
square footage	\$85.00	square footage	\$85.00
square footage	\$100.00	square footage	\$100.00
square footage	\$125.00	square footage	\$125.00
square footage	\$150.00	square footage	\$150.00
square footage	\$200.00	square footage	\$200.00
square footage	\$350.00	square footage	\$350.00
annual	\$70.00	annual	\$70.00
per site	\$50.00	per site	\$50.00
per site	\$25.00	per site	\$25.00
each	\$75.00	each	\$75.00
square footage	\$70.00	square footage	\$70.00
square footage	\$85.00	square footage	\$85.00
square footage	\$100.00	square footage	\$100.00
square footage	\$125.00	square footage	\$125.00
square footage	\$150.00	square footage	\$150.00
square footage	\$200.00	square footage	\$200.00
square footage	\$350.00	square footage	\$350.00
per permit	\$50.00	per permit	\$50.00
annual permit	\$50.00	annual permit	\$50.00
per inspection	\$100.00	per inspection	\$100.00
per inspection	\$150.00	per inspection	\$150.00
per unit	\$150.00	per unit	\$150.00
per unit	\$50.00	per unit	\$50.00
per event	\$10.00	per event	\$10.00
See Code Compliance Fee Schedule		See Code Compliance Fee Schedule	
No charge		No charge	
same violation	\$100.00	same violation	\$100.00
same violation	\$150.00	same violation	\$150.00
each	\$5.00	each	\$5.00
per site	\$40.00	per site	\$40.00
single	\$75.00	single	\$75.00
10 month	\$50.00	10 month	\$50.00
per event	\$10.00	per event	\$10.00
10 months	\$100.00	10 months	\$100.00
per event	\$15.00	per event	\$15.00
14 day	\$35.00	14 day	\$35.00

City of Kerrville Fee Schedule

INSPECTION DEPARTMENT		Current Fee	Proposed 10/1/2018
PROFESSIONAL AND OCCUPATIONAL LICENSES:			
General Contractor License		initial issue \$500.00	initial issue \$500.00
General Contractor License Renewal		annual \$100.00	annual \$100.00
General Contractor License / Single Project (currently charged at GC rate)		per project \$100.00	per project \$100.00
BUILDING, CONSTRUCTION, DEMOLITION PERMITS (single family by value):			
Basic Permit (value up to \$1,000) plus		per permit \$25.00	per permit \$25.00
\$1,001 - \$50,000		per \$1,000 \$5.00	per \$1,000 \$5.00
\$50,001 - \$100,000		per \$1,000 \$4.00	per \$1,000 \$4.00
\$100,001 - \$500,000		per \$1,000 \$3.00	per \$1,000 \$3.00
\$500,001 and up		per \$1,000 \$2.00	per \$1,000 \$2.00
NOTE: Value of construction is the greater of value quoted by contractor or calculated value using the ICC project valuation table:			
DEMOLITION AND MOVING DEPOSIT:		per structure \$500.00	per structure \$500.00
BUILDING, CONSTRUCTION, DEMOLITION PERMITS (commercial by value):			
Basic Permit (value up to \$1,000) plus		per permit \$25.00	per permit \$25.00
\$1,001 and greater		per \$1,000 \$5.00	per \$1,000 \$5.00
\$500,000 and greater (approval of City Manager, fees may be determined by actual cost)		per permit TBD	per permit TBD
DEMOLITION AND MOVING DEPOSIT:		per structure \$500.00	per structure \$500.00
BUILDING, CONSTRUCTION, DEMOLITION PLAN REVIEW:			
Plan review fee is due at permit application		50% of Building Permit Fee	50% of Building Permit Fee
ELECTRICAL PERMITS:			
Circuits		per permit \$40.00	per permit \$40.00
Fixtures		per unit \$2.00	per unit \$2.00
Motors (1 hp or smaller)		per unit \$0.50	per unit \$0.50
Motors (over 1 to 10 hp)		per unit \$2.00	per unit \$2.00
Motors (over 10 to 25 hp)		per unit \$2.50	per unit \$2.50
Motors (over 25 hp)		per unit \$3.00	per unit \$3.00
Services		per unit \$5.00	per unit \$5.00
Services (per additional meter)		per unit \$7.50	per unit \$7.50
Appliances (range, water heater, dishwasher, disposal, dryer)		per unit \$2.00	per unit \$2.00
Equipment (welder)		per unit \$3.00	per unit \$3.00
Equipment (transformers)		per unit \$5.00	per unit \$5.00
Equipment (other)		per unit \$3.00	per unit \$3.00
Signs		per unit \$5.75	per unit \$5.75
Neon signs for transformer		per unit \$1.00	per unit \$1.00
PLAN REVIEW FEE:			
First Review (due at permit application, includes review of minor changes)		per review 50% of permit fee	per review 50% of permit fee
Subsequent Review (due to substantial submittal or project changes)		per hour \$60.00	per hour \$60.00
REINSPECTION FEE:			
First reinspection fee		same permit \$0.00	same permit \$0.00
Second reinspection fee		same permit \$100.00	same permit \$100.00
Subsequent reinspection		same permit \$150.00	same permit \$150.00
CHANGE OF CONTRACTOR ON ACTIVE PERMIT:			
Administrative fee		same permit \$100.00	same permit \$100.00
NOTE: Regular permit fees and requirements apply to new contractor for changes to original plans			
SPECIAL INSPECTION FEE:			
During business hours		per permit \$50.00	per permit \$50.00
After business hours - scheduled		per hour/2 min \$50.00	per hour/2 min \$50.00
After business hours - emergency		per hour/4 min \$50.00	per hour/4 min \$50.00
IRRIGATION SYSTEM PERMITS (landscape systems):			
City water customer		per \$1,000 \$3.00	per \$1,000 \$3.00
Permit - \$30.00 plus		50% of permit fee	50% of permit fee
Plan review			
Non-city water customer		per inspection \$100.00	per inspection \$100.00
Permit - \$45.00, plus minimum of 2 inspections		50% permit fee	50% permit fee
Plan review			
PLUMBING AND GAS PERMITS:			
Permit		per permit \$30.00	per permit \$30.00
Fixtures		per unit \$2.20	per unit \$2.20
Building drain		per unit \$7.50	per unit \$7.50
Water heater and/or Vent		per unit \$10.00	per unit \$10.00
Gas Piping (1 - 5 outlets)		per unit \$10.00	per unit \$10.00
Piping for water treatment		per unit \$7.50	per unit \$7.50
Replace sewer yard line		per unit \$10.00	per unit \$10.00
MECHANICAL PERMITS:			
Permit		per permit \$30.00	per permit \$30.00
First \$1,000.00 value, or part thereof		up to \$1,000 \$15.00	up to \$1,000 \$15.00
Each additional \$1,000.00 value over first \$1,000.00		per \$1,000 \$3.00	per \$1,000 \$3.00
INSPECTION FEE:			

City of Kerrville Fee Schedule

	Current Fee	Proposed 10/1/2018
Add or replace electrical wiring or panel	per unit \$15.00	per unit \$15.00
Replacement equipment	per unit \$15.00	per unit \$15.00
New equipment	per unit \$15.00	per unit \$15.00
Alter existing equipment	per unit \$10.00	per unit \$10.00
CHANGE OF OCCUPANCY (existing structure):	per structure \$20.00	per structure \$20.00
BUILDING REPORTS (not for resale):	per report \$5.00	per report \$5.00
ISSUANCE OF PERMIT (building, electrical, mechanical, plumbing, Irrigation, etc.): After construction project is started, first occurrence by contractor	Greater of double the original permit fee or	Greater of double the original permit fee or
ISSUANCE OF PERMIT (building, electrical, mechanical, plumbing, Irrigation, etc.): After construction project is started, subsequent occurrences by contractor	Greater of double the original permit fee or	Greater of double the original permit fee or
APPEAL TO BUILDING BOARD OF ADJUSTMENTS AND APPEALS FEE: Mechanics Board of Adjustments and Appeals; Plumbing Board of Adjustments and Appeals; Electrical Board of Adjustments and Appeals	per appeal \$150.00	per appeal \$150.00

City of Kerrville Fee Schedule

LIBRARY: BUTT-HOLDSWORTH MEMORIAL LIBRARY		Current Fee	Proposed 10/1/2018
RENTALS:			
Conference Room			per hour \$10.00
Meeting Room (2 hr. minimum)	per day	\$20.00	per hour \$15.00
Full day use (operating hours only)			per day \$100.00
Gazebo	per day	\$30.00	per day \$50.00
In-House AV Equipment (Set p and Use)			per day \$20.00
Repairs of damages to furniture, equipment or facility	Actual Cost		Actual Cost
COPIES/PRINTING (Library and History Center)			
Photocopier - black and white	per page	\$0.10	per page \$0.10
Photocopier - color	per page	\$0.25	per page \$0.25
Computer/Internet - black and white	per page	\$0.10	per page \$0.10
Computer/Internet - color	per page	\$0.25	per page \$0.25
CIRCULATION CHARGES:			
Resident card	No charge		No charge
Non-resident materials checkout only	per year	\$35.00	per year \$35.00
Non-resident computer use only	per year	\$35.00	per year \$35.00
Non-resident temporary use	per month	\$8.00	per month \$8.00
Non-resident full use	per year	\$65.00	per year \$65.00
Library card replacement	per card	\$1.00	per card \$1.00
OVERDUE FINES:			
Fines/fees \$5.00 and above - Borrowing privileges suspended			
Books - Adult patrons (\$15.00 maximum)	item per day	\$0.10	item per day \$0.10
Books - Children patrons (\$5.00 maximum)	item per day	\$0.10	item per day \$0.10
Audiobooks and CDs (\$15.00 maximum)	item per day	\$0.10	item per day \$0.10
DVDs and Blu-ray (\$15.00 maximum)	item per day	\$1.00	item per day \$1.00
Story Time Kits (\$15.00 maximum)	item per day	\$5.00	item per day \$5.00
Other Kits (\$15.00 Maximum)	item per day	\$1.00	item per day \$1.00
PROCESS FEE:			
Lost or damaged items - non electric device (plus replacement cost)	per item	\$5.00	per item \$5.00
Collection agency submission for non-payment of fine	per fine	\$10.00	per submission \$10.00
ELECTRONIC DEVICE FEES:			
Personal Earbuds	per set	\$2.00	per set \$2.00
LOST/DAMAGED ITEMS:			
Patrons who have failed to return library material with a total value over \$50.00 may receive a citation for violation of City of Kerrville, Code of Ordinance, Section 66-39(g) for failure to return property to the library.			
Books (BHML - all ages - actual cost plus)	per item	\$5.00	per item \$5.00
Books (History Center - rare, out of print - lesser of appraised value plus)	per item	\$100.00	per item \$100.00
CDs (Book, music, MP3 - actual cost plus)	per item	\$5.00	per item \$5.00
Individual CD in a set when available (book, music, MP3 - \$10.00 per disc plus)	per item	\$5.00	per item \$5.00
DVD (all ages - Includes set - actual cost plus)	per item	\$5.00	per item \$5.00
Kits (all ages - actual cost)	per item	\$5.00	per item \$5.00
INTERLIBRARY LOAN:			
Any additional fees or charges to be determined by the lending library are the patron's responsibility.			
Any overdue item (\$15.00 maximum)	item per day	\$1.00	item per day \$1.00
Lost or damaged item - cost assessed by lending library plus	per item	\$5.00	per item \$5.00
Return postage	per item	\$3.00	per item \$3.00
REPLACEMENT OF MISCELLANEOUS PARTS:			
CD/DVD case (single)	per item	\$1.00	per item \$1.00
DVD case (multiple)	per item	\$4.00	per item \$4.00
Book on CD case (multiple up to 12 CDs)	per item	\$10.00	per item \$10.00
Book on CD case (multiple up to 24 CDs)	per item	\$15.00	per item \$15.00
CD Jewel case (multiple, 2 disc)	per item	\$3.00	per item \$3.00
AV storage bags	per item	\$1.00	per item \$1.00
RESEARCH FEES (requested from outside of service area):			
Handling fee/postage	per request	\$3.00	per request \$3.00
Photocopy	per page	\$0.10	per page \$0.10

City of Kerrville Fee Schedule

	Current Fee		Proposed 10/1/2018	
MUNICIPAL COURT FEES				
ONLINE TRANSACTION FEE:	per transaction	\$1.50	per transaction	\$1.50
MUNICIPAL COURT TECHNOLOGY FEE:	per conviction	\$4.00	per conviction	\$4.00
BUILDING SECURITY FEE:	per conviction	\$3.00	per conviction	\$3.00
PARKS AND RECREATION				
Kerrville-Schreiner Park				
DAILY ENTRANCE FEES:				
Adult (13 and over), not to exceed \$15.00 per vehicle	per person	\$4.00	per person	\$6.00
Veteran's with 60% or greater service-connected disability or loss of lower extremity	per person	No Charge	per person	No Charge
Child (12 and under)	per person	\$1.00	per person	\$2.00
Senior (over 65)	per person	\$2.00	per person	\$2.00
Commercial vehicles	per vehicle	\$20.00	per vehicle	\$20.00
School sponsored trip (ages 13 - 18 - not overnight)	per person	\$0.50	per person	\$0.50
ANNUAL DAY USE PASS:				
Valid ONLY at Kerrville-Schreiner Park (excludes commercial vehicles)	per vehicle	\$25.00	per vehicle	\$50.00
Second vehicle registered at the same address	per vehicle	\$15.00	per vehicle	\$25.00
FACILITY USE FEES:				
Camping fees cover entrance for up to 4 people per site. Camp sites accommodate up to 8 people. Guests 5 - 8 must pay daily entrance fee.				
Tent site w/ water - not all site have water spigots	per night	\$15.00	per night	\$20.00
RV sites - Mountain View Loop (30 amp w/water, no sewer)	per night	\$23.00	per night	\$25.00
RV sites - October-February	per month	\$413.00	per month	\$450.00
RV sites Pecan Loop (Riverside) (30 amp w/water and sewer)	per night	\$26.00	per night	\$28.00
RV sites - October-February	per month	\$490.00	per month	\$540.00
RV sites Deerfield Loop (30 amp water and sewer)	per night	\$26.00	per night	\$28.00
RV sites - October-February	per month	\$528.00	per month	\$570.00
RV sites Sycamore Circle (Riverside) (50 amp w/water and sewer)	per night	\$28.00	per night	\$30.00
RV sites - October-February	per month	\$561.00	per month	\$600.00
Mini-Cabin - beds for 4 people (NO PETS); hotel/motel tax additional	per night	\$50.00	per night	\$55.00
Cabins have air-conditioning, heating, table and chairs, picnic table, and campfire pit/grill. No linens provided. Cleaning deposit required.	deposit	\$25.00	deposit	\$25.00
Park Cabin - beds for 6 people (NO PETS); hotel/motel tax additional	per night	\$110.00	per night	\$115.00
Cabin has air-conditioning, heating, table and chairs, picnic table, and campfire pit/grill. Linens provided. Covers entrance up to 6 people. Excess of 6 people subject to daily entrance. Cleaning deposit required.	deposit	\$50.00	deposit	\$50.00
Ranch House - beds for 8 people (NO PETS); hotel/motel tax additional	per night	\$190.00	per night	\$190.00
House has air-conditioning, heating, table and chairs, picnic table with fire ring and grill. Linens provided. Covers entrance up to 8 people. Excess of 8 people subject to daily entrance fee. Cleaning deposit required.	deposit	\$150.00	deposit	\$150.00
Bunk House (only rented with Ranch House) Cleaning deposit required. Linens not provided.	per night	\$50.00	per night	\$50.00
	deposit	\$50.00	deposit	\$50.00
Group Dining Hall - capacity 100 people (NO PETS)	per day	\$145.00	per day	\$145.00
Screened building is NOT AIR-CONDITIONED, includes deep sinks, hot water, two microwave ovens, and refrigerator/freezer. Full width serving bar and table with seating for approximately 100 people. Outside has large charcoal grill. Includes entrance fee up to 100 people. Cleaning deposit required.	deposit	\$50.00	deposit	\$50.00
Group Recreation Hall - day capacity 100 people (NO PETS)	per day	\$300.00	per day	\$300.00
overnight capacity 50 people, no beds provided, requires 2 day rental	deposit	\$100.00	deposit	\$100.00
Air-conditioned, heated, restrooms inside. Full kitchen with 2 microwave ovens, and refrigerator/freezer, 8 folding tables with 50 chairs. Large charcoal grill outside. Includes entrance fee up to 100 people. Security deposit required.				
Amphitheater only - capacity 220 people	per day	\$100.00	per day	\$100.00
CANCELLATION FEE (applies to each site, facility reservation, activity registration, etc.):	per reservation	\$20.00	per reservation	\$20.00
RV/TRAILER DUMP FEE (if not camping in park - no entrance fee):	per vehicle	\$25.00	per vehicle	\$25.00
EXCESS VEHICLE PARKING (all vehicles over 2 vehicles per site):	per vehicle	\$5.00	per vehicle	\$5.00
BUTTERFLY GARDEN (private events only - does not include entrance fee):	per event	\$50.00	per event	\$50.00
EXTRA PERSON OCCUPANCY FEE (applies to each site and facility):	per person	\$3.00	per person	\$6.00

Other Parks and Recreation

City of Kerrville Fee Schedule

	Current Fee		Proposed 10/1/2018	
RIVER TRAIL (trailheads) - security deposit required:				
KSP Trailhead	per day	\$200.00	per day	\$200.00
G Street Trailhead	per day	\$200.00	per day	\$200.00
LHP West Trailhead	per day	\$200.00	per day	\$200.00
Lowry Trailhead	per day	\$200.00	per day	\$200.00
Dietert Center			per day	\$200.00
Riverside Nature Center			per day	\$200.00
All Trailheads	per day	\$800.00	per day	\$1,200.00
	deposit	total rental amt	deposit	total rental amt
SWIMMING POOL RENTAL FEES:				
Olympic Pool - private rental during non-operating hours, 200 person max, includes lifeguards	2 hours	\$200.00	2 hours	\$200.00
			deposit	\$100.00
SWIMMING POOL PAVILION FEES (does not include pool admission or rental):				
during operational hours only	2 hours	\$20.00	2 hours	\$20.00
SWIMMING POOL PICNIC AREA: (does not include pool admission or rental):				
during operational hours only	full day	\$20.00	full day	\$20.00
AQUATICS PROGRAMS:				
Group Swim Lessons	per person	\$35.00	per person	\$45.00
Private Swim Lessons	per person	\$100.00	per person	\$100.00
Semi-Private Lessons (2 people)			for 2 people	\$150.00
Junior Lifeguard Camp			per person	\$60.00
KERRVILLE SPORTS COMPLEX:				
Little League - 2018 season	annually	\$0.00	annually	\$0.00
Soccer Field (without lights) subject to availability	per hour	\$50.00	per hour	\$50.00
Soccer Field (with lights) subject to availability	per hour	\$60.00	per hour	\$60.00
Soccer Tournament Fee (residents)			per day	\$250.00
Soccer Tournament Fee (non-residents)			per day	\$450.00
PLANNING DEPARTMENT				
CONCEPT PLANS:	each	\$500.00	each	\$500.00
PRELIMINARY PLANS:	\$300.00 plus the greater of	\$20.00 per lot or \$10.00 per acre	\$300.00 plus the greater of	\$20.00 per lot or \$10.00 per acre
FINAL, MINOR, VACATING, DEVELOPMENT, AMENDING PLATS, REPLATS:	\$150.00 plus the greater of	\$10.00 per lot	\$150.00 plus the greater of	\$10.00 per lot
ZONING MAP AMENDMENT (Planned development, special use permit):	per amendment	\$300.00	per amendment	\$300.00
TEXT AMENDMENT:	per amendment	\$300.00	per amendment	\$300.00
ZONING VARIANCE:	each	\$150.00	each	\$150.00
APPEAL TO CITY COUNCIL OR PLANNING & ZONING COMMISSION:	each	\$15.00	each	\$15.00
ADMINISTRATIVE APPEAL:	each	\$150.00	each	\$150.00
LAND USE PERMIT:	each permit	\$25.00	each permit	\$25.00
In case, where legal notice of public hearing is required and applicant defers schedule action, reapplication is required based on fee on original application.				

City of Kerrville Fee Schedule

	Current Fee		Proposed 10/1/2018	
POLICE DEPARTMENT				
ACCIDENT REPORTS:	per report	\$6.00	per report	\$6.00
ALARM SERVICE (Police):	each service	\$25.00	each service	\$25.00
FALSE ALARM FEE:				
More than 3 times but fewer than 6 in preceding 12 month period	per violation	\$50.00	per violation	\$50.00
More than 6 times but fewer than 8 in preceding 12 month period	per violation	\$75.00	per violation	\$75.00
More than 8 or more times in preceding 12 month period	per violation	\$100.00	per violation	\$100.00
FINGERPRINTING:	per person	\$10.00	per person	\$10.00
OVERSIZE LOAD ESCORT SERVICE:				
Large load - EXCEEDS ANY of the small load criteria			per load	\$350.00
Small load - 10'-16' wide AND under 110' long AND under 16'6" high			per load	\$100.00
FUNERAL ESCORT SERVICE:				
(minimum of 2 officers with 2 hours per officer)	per event	\$160.00	per event	\$160.00
LETTERS OF CLEARANCE:	per person	\$10.00	per person	\$10.00
OFFENSE/INCIDENT REPORTS:	per page	\$0.10	per page	\$0.10
PARADE DEPOSITS:				
Deposit - Class A (Less than 50 entries)	per event	\$250.00	per event	\$250.00
Deposit - Class B (More than 50 entries)	per event	\$750.00	per event	\$750.00
Deposit - Class C (motorcades, marches, etc.)	per event	\$100.00	per event	\$100.00
PARADE FEES:				
Class A	per event	\$50.00	per event	\$50.00
Class B	per event	\$100.00	per event	\$100.00
Class C	per event	\$25.00	per event	\$25.00
PUBLIC SAFETY STAFFING:				
Personnel (minimum 2 hours per police department staff)	per hour	\$40.00	per hour	\$40.00
Vehicle (minimum 2 hours per vehicle)	per hour	\$5.00	per hour	\$5.00
STOCK DRIVER PERMIT:	per event	\$5.00	per event	\$5.00
ALARM SERVICE PERMIT FEE:				
Residential	per location	\$50.00	per location	\$50.00
Commercial	per location	\$100.00	per location	\$100.00
PUBLIC WORKS				
TRAFFIC CONTROL FEE:				
Labor	per hour/person	\$27.50	per hour/person	\$27.50
Materials/equipment	To be determined by job		To be determined by job	
BANNER PERMIT:	per banner	\$60.00	per banner	\$60.00
BANNER PERMIT ADMINISTRATION FEE:	per banner	\$25.00	per banner	\$25.00
STREET SIGNS:	per sign	\$250.00	per sign	\$250.00
SIDEWALK CAFÉ:	per table	\$50.00	per table	\$50.00
SOLID WASTE				
SOLID WASTE DISPOSAL SERVICE:				
Municipal Solid Waste - Compacted (plus surcharge)	per ton	\$57.21	per ton	\$58.50
Municipal Solid Waste - Compacted minimal	less than 360lbs	\$20.34	less than 1 ton	\$58.50
Municipal Solid Waste - Loose (plus surcharge)	per ton	\$57.21	per ton	\$58.50
Municipal Solid Waste - Loose minimal (plus surcharge)	less than 360lbs	\$20.70	less than 360lbs	\$21.17
Surcharge	per ton	\$11.00	per ton	\$13.00
Special waste - Liquids (plus surcharge)	per gallon	\$0.26	per gallon	\$0.27
Small Animal (plus surcharge)	each	\$9.01	each	\$9.21
Large Animal (plus surcharge)	each	\$34.66	each	\$35.43
Weight/Scale	each	\$1.24	each	\$1.27
Ticket/Copy	each	\$2.47	each	\$2.53
Loads not covered with tarp or net	per occurrence	\$5.00	per occurrence	\$12.00
Residential Garbage Collection	per month	\$8.09	per month	\$8.27
Disposal Pass Through	per month	\$4.85	per month	\$4.96
Mobile Home Service	per month	\$6.60	per month	\$6.75
Disposal Pass Through	per month	\$4.85	per month	\$4.96
Composting	per month	\$2.20	per month	\$2.25
Recycling	per month	\$3.61	per month	\$3.69
Environment Fee	per month	\$0.40	per month	\$0.40
Toter Exchange	per tote	\$25.00	per tote	\$25.00
Replacement Toter (damaged or lost by customer)	per tote	\$50.00	per tote	\$50.00
Extra Tote	per month	\$5.09	per month	\$5.20
Out of Cycle Brush or Bulk Trash Pickup	first 2 cubic yards	\$50.00	first 2 cubic yards	\$50.00
Additional Out of Cycle Brush or Bulk Trash Pickup	subsequent yard	\$25.00	subsequent yard	\$25.00
Animal pickup (greater than 10 pounds)	per animal	\$50.00	per animal	\$50.00

City of Kerrville Fee Schedule

	Current Fee		Proposed 10/1/2018	
WATER and WATER RECLAMATION				
WATER TAPS (Includes meter and set fee):				
3/4" tap - Material, labor and equipment	per tap	\$1,694.00	per tap	\$1,800.00
1" tap - Material, labor and equipment	per tap	\$1,883.00	per tap	\$2,000.00
1 1/2" tap - Material, labor and equipment	per tap	\$3,504.00	per tap	\$3,650.00
1" Water Service Split	per split	\$568.00	per split	\$700.00
2" Water Service Commercial and Domestic	per tap	\$4,445.00	per tap	\$4,600.00
2" Water Service Irrigation	per tap	\$3,445.00	per tap	\$3,500.00
Above 2" in size will be quoted using current pricing for meter/materials	To be determined by job		To be determined by job	
Water tap in TXDOT Right of Way	To be determined by project		To be determined by project	
WATER METER SET/INSTALL, IF THE WATER TAP EXISTS:				
5/8" meter - Material, labor and equipment	per meter	\$200.00	per meter	\$300.00
3/4" meter - Material, labor and equipment	per meter	\$200.00	per meter	\$300.00
1" meter - Material, labor and equipment	per meter	\$300.00	per meter	\$450.00
1 1/2" meter - Material, labor, and equipment	per meter	\$525.00	per meter	\$650.00
2" and above in size will be quoted using current pricing for meter/materials	To be determined by job		To be determined by job	
SEWER TAPS:				
4" tap - Material, labor and equipment - Off City main	per tap	\$1,527.50	per tap	\$1,600.00
4" tap - Material, labor and equipment - Internal manhole drop	per tap	\$1,253.80	per tap	\$1,300.00
6" tap - Material, labor and equipment - Out of manhole	per tap	\$1,646.10	per tap	\$1,700.00
6" tap - Material, labor and equipment - With manhole	per tap	\$3,835.00	per tap	\$4,000.00
Additional charge per foot of depth for manholes over 8 feet deep	per foot	\$200.00	per foot	\$200.00
Sewer tap in TXDOT Right of Way	To be determined by project		To be determined by project	
SEPTAGE:				
Septage/chemical toilet waste received at treatment plant (inside Kerr County)	per gallon	\$0.08	per gallon	\$0.08
Septage/chemical toilet waste received at treatment plant (outside Kerr County)	per gallon	\$0.16	per gallon	\$0.16
Septage/chemical toilet waste spill surcharge (@ Treatment Facility only)	per incident	\$200.00	per incident	\$200.00
MANIFEST BOOKS:				
	per book	\$5.00	per book	\$5.00
LABOR AND EQUIPMENT FOR REQUESTED SERVICES:				
Labor - Business Hours	per hour/person	\$27.50	per hour/person	\$27.50
Labor - After Business Hours/Holidays/Weekends (4 hour minimum)	per hour/person	\$41.25	per hour/person	\$41.25
Backhoe/Loader	per hour	\$45.00	per hour	\$45.00
Dump Truck	per truck	\$30.00	per truck	\$30.00
Crane Truck	per hour	\$40.00	per hour	\$40.00
Vac-con Hydro-jet Cleaner/Vacuum Truck	per hour	\$95.00	per hour	\$95.00
Air Compressor	per hour	\$12.50	per hour	\$12.50
Televising Wastewater Mains (per hour - includes crew and equipment)	per hour	\$150.00	per hour	\$150.00
Service Truck with tools	per hour	\$25.00	per hour	\$25.00
Backflow Prevention Test - Reduced Pressure Zone Device	per test	\$100.00	per test	\$100.00
Backflow Prevention Test - Double Check Device	per test	\$70.00	per test	\$70.00
Scale Fee	each	\$1.00	each	\$1.00
Water Violation Reconnect Fee	each account	\$25.00	each account	\$25.00
Sewer Only Customers	each account	\$50.00	each account	\$50.00
Inspection Fee For Privately Installed water + wastewater tap	each account	\$50.00	each account	\$50.00
WATER WELL LICENSE APPLICATION:				
	each license	\$50.00	each license	\$50.00
LABORATORY SERVICES (by parameter, per each test):				
Alkalinity (as CaCO3)	per test	\$20.00	per test	\$20.00
Ammonia Nitrogen	per test	\$30.00	per test	\$30.00
Total BOD5	per test	\$33.00	per test	\$33.00
Carbonaceous BOD5	per test	\$40.00	per test	\$40.00
Chloride	per test	\$10.00	per test	\$10.00
Conductivity	per test	\$5.00	per test	\$5.00
Iron	per test	\$15.00	per test	\$15.00
Hardness, Total	per test	\$15.00	per test	\$15.00
Nitrogen, Nitrate	per test	\$18.00	per test	\$18.00
Nitrogen, Nitrite	per test	\$18.00	per test	\$18.00
Oil and Grease	per test	\$45.00	per test	\$45.00
Phosphorus, Total	per test	\$20.00	per test	\$20.00
Solids, Total Dissolved (TDS)	per test	\$35.00	per test	\$35.00
Solids, Total Suspended (TSS)	per test	\$15.00	per test	\$15.00
Solids, Volatile Suspended (VSS)	per test	\$15.00	per test	\$15.00
Sulfate	per test	\$15.00	per test	\$15.00
Total Organic Carbon	per test	\$50.00	per test	\$50.00
BACTERIOLOGICAL TEST:				
Total Coliform/E. Coli (presence/absence)	per test	\$18.00	per test	\$20.00
Total Coliform/E. Coli Enumeration (Quantil-Tray)	per test	\$20.00	per test	\$22.00
SAMPLE COLLECTION FEE:				
Water Sample Collection Fees (inside of city limits only)	per test	\$25.00	per test	\$25.00
STANDARD ANALYSIS PACKAGE (DRINKING WATER):				
Included: alkalinity, chloride, conductivity, total hardness, iron, nitrate, sulfate, total dissolved solids, total coliform/E. coli	per test	\$100.00	per test	\$100.00

UTILITY BILLING

City of Kerrville Fee Schedule

	Current Fee		Proposed 10/1/2018	
RETURNED ITEM HANDLING: (Checks, bank drafts, credit or debit cards)	per item	\$25.00	per item	\$25.00
LIEN FILING FEE:	ACTUAL COST		ACTUAL COST	
NEW ACCOUNT FEE (water, sewer, garbage):	per account	\$25.00	per account	\$30.00
NEW ACCOUNT FEE (water, sewer, garbage - with auto pay OR ebill option):	per account	\$15.00	per account	\$20.00
NEW ACCOUNT FEE (water, sewer, garbage - with auto pay & ebill option):	per account		per account	\$15.00
UTILITY CUSTOMER DEPOSIT:				
Residential	per account	\$75.00	per account	\$75.00
Commercial	per account	\$75 or 2x Avg Usage	per account	\$75 or 2x Avg Usage
SERVICE CHARGE: (new account turn-on, pull or lock meter, additional trips to meter locations, and accounts not paid in full by 5:00 p.m. on due date)				
During regular business hours	per account	\$25.00	per account	\$25.00
After regular business hours, weekends, holidays	per account	\$50.00	per account	\$50.00
LATE FEE OR PENALTY: Accounts not paid in full by due date	current bill	10%	current bill	10%
WATER RATES - INSIDE CITY LIMITS:				
Residential				
Monthly Account Maintenance Fee plus	per account	\$12.00	per account	\$12.00
0 - 6000 gallons	per 1,000	\$3.06	per 1,000	\$3.18
6,001 - 15,000 gallons	per 1,000	\$3.46	per 1,000	\$3.60
15,001 - 25,000 gallons	per 1,000	\$4.38	per 1,000	\$4.56
25,001 - 50,000 gallons	per 1,000	\$5.57	per 1,000	\$5.79
50,001 and up gallons	per 1,000	\$7.12	per 1,000	\$7.40
Commercial				
Monthly Account Maintenance Fee plus	per account	\$12.00	per account	\$12.00
0 - 25,000 gallons	per 1,000	\$3.43	per 1,000	\$3.57
25,001 - 50,000 gallons	per 1,000	\$3.88	per 1,000	\$4.04
50,001 and up gallons	per 1,000	\$4.41	per 1,000	\$4.59
Irrigation				
Monthly Account Maintenance Fee plus	per account	\$12.00	per account	\$12.00
0 - 15,000 gallons	per 1,000	\$4.38	per 1,000	\$4.56
15,001 - 25,000 gallons	per 1,000	\$5.38	per 1,000	\$5.60
25,001 and up gallons	per 1,000	\$6.87	per 1,000	\$7.14
Fire Hydrant				
Monthly Account Maintenance Fee plus	per account	\$62.40	per account	\$62.40
Deposit (refundable)	per account	\$2,750.00	per account	\$2,750.00
Meter Set-up or Move	per account	\$200.00	per account	\$200.00
New Account Fee	per account	\$25.00	per account	\$25.00
0 - 15,000 gallons	per 1,000	\$4.38	per 1,000	\$4.56
15,001 - 25,000 gallons	per 1,000	\$5.38	per 1,000	\$5.60
25,001 and up gallons	per 1,000	\$6.87	per 1,000	\$7.14
WATER RATES - OUTSIDE CITY LIMITS:				
Residential				
Monthly Account Maintenance Fee plus	per account	\$18.00	per account	\$18.00
0 - 6000 gallons	per 1,000	\$4.59	per 1,000	\$4.77
6,001 - 15,000 gallons	per 1,000	\$5.19	per 1,000	\$5.40
15,001 - 25,000 gallons	per 1,000	\$6.57	per 1,000	\$6.83
25,001 - 50,000 gallons	per 1,000	\$8.36	per 1,000	\$8.69
50,001 and up gallons	per 1,000	\$10.68	per 1,000	\$11.11
Commercial				
Monthly Account Maintenance Fee plus	per account	\$18.00	per account	\$18.00
0 - 25,000 gallons	per 1,000	\$5.15	per 1,000	\$5.36
25,001 - 50,000 gallons	per 1,000	\$5.82	per 1,000	\$6.05
50,001 and up gallons	per 1,000	\$6.62	per 1,000	\$6.88
Irrigation				
Monthly Account Maintenance Fee plus	per account	\$18.00	per account	\$18.00
0 - 15,000 gallons	per 1,000	\$6.57	per 1,000	\$6.83
15,001 - 25,000 gallons	per 1,000	\$8.07	per 1,000	\$8.39
25,001 and up gallons	per 1,000	\$10.31	per 1,000	\$10.72
Fire Hydrant				
Monthly Account Maintenance Fee plus	per account	\$93.60	per account	\$93.60
Deposit	per account	\$2,750.00	per account	\$2,750.00
Meter Set-up or Move	per account	\$200.00	per account	\$200.00
New Account Fee	per account	\$25.00	per account	\$25.00
0 - 15,000 gallons	per 1,000	\$6.57	per 1,000	\$6.83
15,001 - 25,000 gallons	per 1,000	\$8.07	per 1,000	\$8.39
25,001 and up gallons	per 1,000	\$10.31	per 1,000	\$10.72

City of Kerrville Fee Schedule

		Current Fee		Proposed 10/1/2018	
EFFLUENT OR RE-USE WATER (pumped):					
Monthly Account Maintenance Fee plus		per account	\$12.00	per account	\$12.00
(unless otherwise agreed to in separate contract)		per 1,000 gallons	\$0.65	per 1,000 gallons	\$0.65
Municipal Use		per 1000 gallons	\$0.38	per 1000 gallons	\$0.38
WATER BY THE TRUCK LOAD:					
Re-Use Water					
0 - 3,000 gallons		per load	\$10.00	per load	\$10.00
3,000 - 8,000 gallons		per load	\$17.50	per load	\$17.50
Potable Water					
0 - 3,000 gallons		per load	\$15.00	per load	\$15.00
3,000 - 8,000 gallons		per load	\$22.00	per load	\$22.00
SEWER RATES - INSIDE CITY LIMITS:					
Residential					
Monthly Account Maintenance Fee plus		per account	\$9.00	per account	\$9.00
Account with no consumption history or		4,000 gallon min.	\$20.68	4,000 gallon min.	\$21.08
Per 1,000 gallons (winter average of Dec-Jan-Feb consumption)		per 1,000 gallons	\$5.17	per 1,000 gallons	\$5.27
Commercial					
Monthly Account Maintenance Fee plus		per account	\$9.00	per account	\$9.00
Per 1,000 gallons		per 1,000 gallons	\$5.50	per 1,000 gallons	\$5.61
Wholesale					
Monthly Account Maintenance Fee plus		per account	\$9.00	per account	\$9.00
Wholesale Sewer rate		per 1,000 gallons	\$5.10	per 1,000 gallons	\$5.20
Wholesale sewer rate excess capacity		per day	\$1,000.00	per day	\$1,000.00
SEWER RATES - OUTSIDE CITY LIMITS:					
Residential					
Monthly Account Maintenance Fee plus		per account	\$13.50	per account	\$13.50
Account with no consumption history or		4,000 gallon min.	\$31.04	4,000 gallon min.	\$31.68
Per 1,000 gallons (winter average of Dec-Jan-Feb consumption)		per 1,000 gallons	\$7.76	per 1,000 gallons	\$7.92
Commercial					
Monthly Account Maintenance Fee plus		per account	\$13.50	per account	\$13.50
Per 1,000 gallons		per 1,000 gallons	\$8.25	per 1,000 gallons	\$8.42
Wholesale					
Monthly Account Maintenance Fee plus		per account	\$13.50	per account	\$13.50
Wholesale Sewer rate		per 1,000 gallons	\$5.10	per 1,000 gallons	\$5.20
Wholesale sewer rate excess capacity		per day	\$1,000.00	per day	\$1,000.00
NOTE: Outside city limits - water and sewer rates are 1 1/2 times inside city limits rates.					

NOTE: Outside city limits - water and sewer rates are 1 1/2 times inside city limits rates.



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

SUBJECT: City Council Minutes for the regular meetings held on August 14, 2018 and August 28, 2018, and the Council workshop held on August 21, 2018.

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 9/4/2018

SUBMITTED BY: Cheryl Brown
Interim City Secretary

EXHIBITS: Minutes for August 14, 2018, August 28, 2018 and August 21, 2018
Councilmember Baroody's written requested changes for the August 14, 2018 minutes.

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

There are two drafts for the minutes for the regular meeting held on August 14, 2018. Councilmember Baroody requested revisions to the minutes during the August 28, 2018 meeting. He emailed the attached revisions to the City Secretary's office. Upon review of the video of the meeting, there were additional comments made by Mr. Baroody that were not on his written revisions. The draft with Councilmember Baroody's requested revisions are marked as August 14, 2018 A; and the draft with the additional comments are marked as August 14, 2018 B. The strikeouts are ~~marked in red~~; changes to the minutes are marked in blue, and underlined.

The added sentence in version B is highlighted in yellow.

RECOMMENDED ACTION:

Approve minutes.

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
AUGUST 14, 2018 A

On August 14, 2018, the Kerrville City Council meeting was called to order at 6:00 p.m. by Mayor Bill Blackburn in the city hall council chambers at 701 Main Street. The invocation was offered by Sylvia McGinnis, followed by the Pledge of Allegiance led by City Secretary Brenda Glenn Craig.

COUNCILMEMBERS PRESENT:

Bill Blackburn	Mayor
George Baroody	Mayor Pro Tem
Vincent Voelkel	Councilmember
Judy Eychner	Councilmember
Delayne Sigerman	Councilmember

COUNCILMEMBERS ABSENT: None.

CITY CORE STAFF PRESENT:

Mark McDaniel	City Manager
Mike Hayes	City Attorney
Brenda Craig	City Secretary
E.A. Hoppe	Deputy City Manager
Cheryl Brown	Deputy City Secretary
Amy Dozier	Director of Finance
Kim Meisner	Director of General Operations
David Knight	Police Chief
Stuart Cunyus	Public Information Officer
Dannie Smith	Fire Chief
Guillermo Garcia	Executive Director of Strategic Initiatives
Drew Paxton	Director of Development Services
Ashlea Boyle	Director of Parks and Recreation

VISITORS PRESENT: List on file in city secretary's office for the required retention period.

1. ANNOUNCEMENTS OF COMMUNITY INTEREST: were given.

2. VISITORS/CITIZENS FORUM:

3. PRESENTATIONS:

3A. Presentation to Brenda Craig, City Secretary, for her retirement after 37 years of service.

3B. Proclamation proclaiming August 15, 2018 as Guard Team Day and recognition of the Kerrville Competitive Lifeguard Team for their accomplishments, and for winning the State Lifeguard Championships.

3C. Recognition of the 2018 UIL Class 3A Girls State championship Golf Team from Ingram Tom Moore High School.

4. CONSENT AGENDA:

Ms. Sigerman moved for approval of consent agenda Items 4A-4E; Ms. Eychner seconded the motion and it passed 5-0:

4A. City Council minutes for the regular meetings held on June 12, June 26, July 10, and July 24, 2018; and the workshops held on June 19, and July 23, 2018, and the joint meeting with the Convention and Visitor's Bureau held on July 12, 2018, and the Employee Benefits Trust meeting held on July 24, 2018.

4B. Resolution No. 31-2018 designating the Kerrville Daily Times as the official newspaper for the City of Kerrville, Texas; providing authority for the city manager to act as may be appropriate; providing for an effective date; repealing Resolution No. 35-2017 and any other resolutions in conflict herewith.

4C. A user agreement with Global Spectrum, LP for use of the Hill Country Youth Event Center for the 2019 Daddy Daughter Dance to be held on February 16, 2018.

4D. Agreement with Premier Courts, LC, for resurfacing of tennis courts at the H-E-B Tennis Center, through the Texas Buy Board, in the amount of \$57,304.

4E. Construction contract with Champion Infrastructure, Inc. for the 2018 Crack Seal project in an amount of \$106,852.00.

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

5A. Public Hearing regarding the annexation of an approximate 5.335 acre tract of land, located within the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas, being generally located adjacent to State Highway 173, and part of the Comanche Trace Residential Subdivision, said tract also known as Comanche Trace Section 15; proposed zoning for the tract is Planned Development (Zoning) District to authorize single family residential. Item was deferred to a future meeting.

5B. Public hearing regarding the annexation of an approximate 3.669 acre tract of land, located within the J.D. Leavell Survey No. 1862, Abstract No. 1435, Kerr County, Texas; being known as 884 Farm to Market Road 783 (Harper Highway); proposed zoning for the tract is the Gateway Zoning District. Item was deferred to a future meeting.

5C. Public hearing regarding the annexation of an approximate 0.885 acre tract of land, being located within both the Jesus Hernandez Survey No. 548, Abstract No. 189 and the M.K. and T.E. Railway Co. Survey No. 1862, Abstract No. 1435, Kerr County, Texas, being known as 874 Farm to Market Road 783 (Harper Highway); proposed zoning for the tract is the Gateway Zoning District. Item was deferred to a future meeting.

5D. Public hearing regarding the annexation of an approximate 59.09 acre tract of land, located within both the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County, Texas; being generally located adjacent to State Spur 98 (Thompson Drive), addressed as 1515 Knapp Road S.), proposed zoning for the tract is 7-W Zoning District. Item was deferred to a future meeting.

6. PUBLIC HEARINGS AND ORDINANCES FIRST READING:

6A. Ordinance 2018-15 amending the City's "Zoning Code" by amending Article 11-I-3 "Definitions and Interpretations of Words and Phrases" and Articles 11-1-4 through 11-1-11 to amend the land use tables for various zoning districts to add "Parking Structure" and "Parking Lot, Stand Alone", as uses that are either permitted by right or as a conditional use within each specified district; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars (\$2000.00); and ordering publication. Item was deferred to a future meeting.

6B. Public hearing, consideration and action, zoning change -- public hearing, consideration and action concerning a zoning change request for 213, 215, 221 West Barnett Street, being lots 52, 53, and 54 Block 14 of Parsons Addition, from "R-1A" (single family residential district) to "PDD" (planned development district). Item was deferred to a future meeting.

7. ORDINANCE, SECOND AND FINAL READING

7A. Ordinance No. 2018-14 deleting Chapter 98, "Telecommunications," of the Code of Ordinances of the City of Kerrville, Texas; containing a cumulative clause; containing a savings and severability clause; and providing other matters relating to the subject. Mr. Hayes read the ordinance by title. He noted there were no changes since first reading. The city did not have the authority to regulate telecommunications since 2005; therefore, he recommended Ordinance No. 2018-14 be approved.

Ms. Eychner moved for approval of Ordinance No. 2018-14 on second and final reading; Ms. Sigerman seconded the motion and it passed 5-0.

8. CONSIDERATION AND POSSIBLE ACTION:

8A. Interlocal Agreement for the provision of animal services and library services. Mr. Baroody stated that the amendment proposed by the county did not affect the library services provided by the city. He suggested the issues of animal control and library be separated into two agreements and the two services not be tied together. The city had requested an increase in the hours of operation of animal control services and that animal control officers' aid in handling animal control cases in municipal court without requiring a subpoena. The agreement was already in place and any modifications should not be entertained without prior approval of the city council. The city manager had been negotiating an amended agreement with the county, and he opined that any change to the existing agreement would be a change in policy, and city council sets policy. Also, the county had referred to running the animal control services according to

county codes; the city had codes pertaining to animal services, and the two codes overlapped. He requested ~~that direction be given to the city manager that negotiations continue, and that the city and county codes be reviewed.~~ that "council formally authorize the city manager to begin, I guess you'd say continue negotiations to amend the interlocal agreement with the goal of ensuring the relevance and validity of current city animal services issues as outlined in the City Charter Chapter 18 to make sure those are upheld."

Council also discussed:

- Having an adoption coordinator; not enough was being done for adoption. Could use city's resources, i.e. website, and work with the county on advertising.
- Negotiations should go through the city manager. It was premature as nothing has come before council yet.
- The city manager will negotiate a contract amendment and bring a document to the city council.

Mr. Baroody stated the motion was not to adopt an agreement. He opined that as it is, the city manager did not have authority to negotiate a contract amendment as that was setting policy.

Mr. Voelkel seconded the motion and it failed 2-3 with Councilmembers Baroody and Voelkel voting in favor of the motion; and Councilmembers Blackburn, Eychner and Sigerman voting against the motion.

8B. A Joint Resolution No. 1-2018 of the City Council for the City of Kerrville, Texas, and Kerrville Public Utility Board wherein the city council authorizes the city manager to enter into a solar energy ground lease for the use of the city property; that KPUB acknowledges the lease and that the city will assign its rights under and management of the lease to KPUB; and that such property will be used to install, maintain, and operate a solar-powered electrical energy generating facility.

Mr. Hoppe noted KPUB proposed leasing 11 acres of city property on Spur 100 for 20 years. KPUB would contract with a solar developer to install, operate, and own the on-site solar energy system to generate power. KPUB would contract with the provider to purchase all power generated; the provider would sell power exclusively to KPUB. The solar power would help reduce KPUB's peak demand periods and result in lower electric rates for the city; the initial annual reduction in transmission costs was estimated at \$208,000. The property lease would provide an annual revenue stream estimated to be \$14,619, and the estimated annual savings to the city would be \$30,714. Also, the city would not use the area designated in the landfill for more than 35 years.

Mayor Blackburn noted he currently served on the KPUB Board, but had not voted on the concept; however, Former Mayor White voted three times to support this project.

Ms. Eychner moved to approve Resolution 1-2018 and authorize the city manager to enter into the solar agreement. Mr. Baroody seconded the motion and it passed 5-0.

8C. Fiscal Year 2019 (FY2019) budget for the City of Kerrville, Texas Economic Improvement Corporation (EIC).

Mr. Hoppe noted that EIC approved their FY2019 budget on July 15, and revenues were projected to exceed expenditures by \$31,365. The EIC budget allocated \$3,482,686 for the following expenditures:

- Administrative: \$370,500, included \$140,000 contribution to the Kerrville Economic Development Corporation; \$180,000 administrative services fee to the city; and \$50,000 one-time transfer to create a set-aside fund for things such as economic development consultant studies or outside professional consultants.
- Business Development: \$500,000 set-aside.
- Quality of Life: \$1,362,186, included debt service payments for river trail and athletic complex projects; net set-aside item at \$250,000.
- Public Infrastructure: \$1,250,000, included \$250,000 for workforce housing project; \$1,000,000 for the Legion lift station project.

Council also discussed the following:

- Were any funds allocated for taking over property? Mr. Hoppe noted there had been no discussions regarding any condemnation. Mr. Baroody noted in fact discussion had occurred at the July EIC meeting when he relayed the following, "The comment was made by one of the EIC members that he was under the impression-believe he said, 'It's my feeling that if you've got some rundown housing on, that's residing on infrastructure the City might want to create a program to take that over.'"
- Since EIC had a significant reserve, and the Legion lift station project was considered to be an economic development project, more money should be allocated to Legion Lift Station to reduce the money the city was borrowing for the project. Mr. Hoppe noted that EIC funded a portion of the project that was attributable to increased capacity for economic development. Mr. McDaniel noted the total Legion Lift Station project was estimated at \$9-10M and the EIC/Council had already approved the funding agreement.

Mr. McDaniel noted that to use any funds, EIC must first have a funding agreement with City Council.

Council allowed the following person to speak:

1. Peggy McKay noted the economic development portion of the EIC budget through 2023 was \$4.5M and questioned if funds were available for any economic project that might come up, and did EIC have any project in mind. She questioned if EIC was funding the proportionate amount of the LLS project, noting the Loop 534 and Peterson Farm Road projects in the past could not be developed without the LLS project.

Ms. Eychner moved to approve the FY2019 EIC budget; Ms. Sigerman seconded the motion and it passed 5-0.

8D. Presentation of the Kerrville Economic Development Corporation (KEDC) and funding request to also include business plan and budget.

Mike Whittler, President of the KEDC Board, and Walt Koenig, Executive Director of the Chamber of Commerce (C of C), presented the KEDC FY2019 budget and business plan. The KEDC partnership with the Kerrville C of C would continue to maintain separate boards, budgets, and staffing. The chamber would provide services to KEDC through a one year agreement, including providing free office space; however, either party could exit the partnership if necessary. The FY2019 budget assumed the same allocations as last year: \$140,000 from EIC, \$24,500 each from the City, County, and KPUB; the FY2019 budget would be the same as FY2018.

Mr. Hoppe noted the City's and EIC's FY2019 budgets included the KEDC allocation of \$24,500 and \$140,000, respectively. A service agreement would be necessary to effectuate the contractual relationship with KEDC for economic development services.

Council discussed creating benchmarks for the metrics that define success.

Ms. Sigerman moved to direct staff to create a new services agreement that would include a few things that would satisfy Councilmember Baroody later. Ms. Eychner seconded the motion and it passed 5-0.

Mr. Baroody clarified that council had directed staff to enter into negotiations for a new funding agreement. Mayor Blackburn affirmed.

8E. Official presentation of the FY2019 Proposed Budget and Resolution No. 32-2018 setting the proposed 2018 tax year ad valorem tax rate and calling a public hearing prior to the adoption of the FY2019 budget.

Mr. McDaniel noted the effective tax rate was higher than the proposed tax rate and discussed the following:

- Noted major improvements and projects in the FY2019 budget.
- General Fund and Water and Sewer Fund exceeded reserve policy requirements.
- General, Water and Sewer and Water and Sewer capital projects were 79% of spending in the FY2019 budget.

GENERAL FUND:

- Balanced budget with \$27.2M in revenues and expenditures.
- Property tax and sales tax contributed 61% of revenue.
- Property tax rate proposed to be unchanged at \$0.5514 per \$100 of assessed value, which was LOWER than the effective tax rate of \$0.5538. The assessed value increased 2.2%, and the net taxable value increased 1.5%; this was the smallest increase in five years.
- Sales tax FY2019 proposed budget was a 2.6% increase over FY2018. August 2018 sales tax was up 5.5% compared to August 2017.
- EMS revenue included \$200K for ambulance supplemental payment program.
- Street use fee increased from 2% to 3% of water and sewer revenue with additional 1% (\$126K) going directly to street paving budget.
- Ending reserve balance projected at 26.2%.
- General fund proposed expenditures projected at \$27.2M.
- Public safety and streets were 63.1% of expenditures.

- Salary and pay plan adjustments for public safety to address compression and market competitiveness.
- Added six new positions: 4 in parks (created a new position, tourism and event coordinator to be partially funded by HOT tax); 1 engineering; and 1 project manager in general operations.
- Development services department split into a separate fund.

GENERAL CAPITAL PROJECTS FUND:

- General fund capital projects included: tennis center renovation, \$1.5M funded by EIC; downtown and garage streetscape improvements, \$765K funded by EIC; landfill expansion permitting, \$181K; development services software, \$79K; public safety complex study, \$150K; rewrite of development codes, \$300K; enclose clock tower elevator, \$210K; drainage master plan, \$200K; and pavement master plan, \$100K.

GENERAL ASSET REPLACEMENT FUND:

- General fund vehicle asset replacement included: pumper truck, \$650K; 2 ambulance box remounts; \$149K each; 2 vehicles for fire \$87K both; 3 patrol vehicles, \$36K each; 2 parks maintenance trucks, \$30K each; 1 streets truck, \$30K; 1 building services truck, \$27K.
- General fund asset replacement, equipment expenditures included: one automated chest compression device for EMS, \$20K; one mower and one top-dresser for Kerrville Sports Complex, \$55K; 2 mowers and one cart for Kerrville-Schreiner Park, \$25K; and 2 servers and a wireless controller, \$41K.

GENERAL DEBT SERVICE FUND:

- Debt service model presented for FY2019 through FY2028. No tax rate increase anticipated to cover debt.
- Potential bond election in May 2019.

WATER AND SEWER FUND/WATER AND SEWER CAPITAL PROJECTS/WATER AND SEWER ASSET REPLACEMENT FUND:

- Balanced budget with \$12.5M revenue and expenditures.
- Volumetric rate increases of 4% for water and 2% for sewer.
- Full year of estimated revenues from new reuse customers.
- New debt service for Legion lift station loan from Texas Water Development Board (TWDB).
- Legion lift station expansion estimated at \$9.85M; funded by \$2M from EIC and remainder funded by debt from TWDB.
- Trihalomethane (TTHM) mitigation estimated at \$4.1M funded with TWDB debt.
- Included \$1.8M for other capital projects: rehabilitate water reclamation oxidation ditch, rehabilitate water production clarifier, potential new well, wastewater master plan update, additional system looping, and long range water plan.
- Vehicle replacement for water and sewer department totaled \$496,600.
- One new position to water distribution.
- \$250K contingency for large repairs, if needed.
- Included 3% street use fee transfer to general fund.

GOLF FUND:

-Proposed \$200K FY2018 transfer to reset negative cash balance position.
-FY2019 included: \$80K transfer (\$70K from general fund and \$10K from HOT); additional Toro equipment under new lease; over-seeding of greens; net replacements; and drainage improvements.

HOTEL OCCUPANCY TAX AND HOT RESERVE FUNDS:

-FY2019 included: Convention and Visitors Bureau, \$942K (3% increase); Arts Coop (CVB), \$60K; 4th on the River, Festival of the Arts, Triathlon, \$25K each; Playhouse 2000, \$50K for operations and \$50K grant match; events coordinator, \$25K; golf tournaments, \$10K; and contingency, \$101K.
-Fund balance in both funds earmarked for tourism facilities.

Ms. Eychner moved to adopt Resolution No. 32-2018 setting forth the ad valorem tax rate to be considered for adoption for the 2018 tax year and calling a public hearing prior to the adoption of the fiscal year 2019 budget as required by both the City Charter and state law. Ms. Sigerman seconded the motion and it passed 5-0.

8F. Resolution No. 34-2018 creating the City of Kerrville Code Review Committee (CRC) pursuant to the City's adoption of the Kerrville 2050 Comprehensive Plan.

Mr. McDaniel recommended creating a citizens committee to review development topics: zoning, landscape and tree preservation, signs, short-term rentals, subdivisions, park dedications, sidewalks, night sky, water conservation, and other topics cited in the Kerrville 2050 Comprehensive Plan related to development. A consultant would be hired in October and the CRC should be in place before then. He recommended adopting the resolution now and each councilmember appoint three persons to the CRC. The resolution calls for: all appointees to be residents of Kerrville; at least one of each councilmember's appointees be a member of the steering committee or a subcommittee; and the mayor appoint the chair. Councilmembers should submit their appointees to him by the end of August. He proposed the CRC have their first meeting in September.

- Set the meeting time now so potential appointees would know what time they were expected to attend.
- Not all appointees should be required to be residents of the city because subdivision regulations extend into the extraterritorial jurisdiction.

Mr. Baroody moved to approve Resolution No. 34-2018, creating the code review committee, with two amendments: 1) Requirement that persons selected from the steering committee or a subcommittee may live within the extraterritorial jurisdiction; all other members be required to live within the city limits; 2) time of meetings be set at 4:00 p.m. Mr. Voelkel seconded the motion and it passed 5-0.

8G. City Council Procedural Rules for Meetings and Ethics Policy.

Ms. Sigerman rescinded her previous recommendation to amend the ethics policy as presented on July 24, but would like to have a workshop to review council policies and procedures and the city ethics policy at a later date, possibly early 2019. The purpose would be to review what the city has now, but not with the intent of making changes. The purpose of the workshop would be to discuss and have a understanding as a group what the policies are, and how to have productive meetings.

Ms. Sigerman moved to set a workshop in the future to discuss the ethics policy and the rules and procedures policy. Ms. Eychner seconded the motion.

Mr. Baroody stated if council was not expecting to make changes, why have a meeting. He read and understood the policies and suggested each councilmember read them and if they have questions then come to a workshop.

The motion passed 4-1 with Councilmembers Sigerman, Eychner, Blackburn, and Voelkel voting in favor of the motion; and Councilmember Baroody voting against the motion but said he would attend.

9. **CITY MANAGER'S REPORT:** None

10. **ITEMS FOR FUTURE AGENDAS**

Mr. Baroody suggested three items: 1) Ownership of Tivy Mountain; 2) Repair of railing at the downtown pavilion; 3) Memorial Park at Water and Broadway, flag be replaced and what was stated on the plaques that used to be on the benches. Mr. McDaniel stated that staff would respond to the questions.

11. **EXECUTIVE SESSION:** None.

12. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY:** None.

ADJOURNMENT: The meeting adjourned at 8:57 p.m.

APPROVED: _____

ATTEST:

Bill Blackburn, Mayor

Brenda G. Craig, City Secretary

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
AUGUST 14, 2018 B

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COUNCILMEMBERS PRESENT:

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Vincent Voelkel	Councilmember
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COUNCILMEMBERS ABSENT: None.

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Ms. Eychner moved to approve Resolution 1-2018 and authorize the city manager to enter into the solar agreement. Mr. Baroody seconded the motion and it passed 5-0.

8C. Fiscal Year 2019 (FY2019) budget for the City of Kerrville, Texas Economic Improvement Corporation (EIC).

Mr. Hoppe noted that EIC approved their FY2019 budget on July 15, and revenues were projected to exceed expenditures by \$31,365. The EIC budget allocated \$3,482,686 for the following expenditures:

- Administrative: \$370,500, included \$140,000 contribution to the Kerrville Economic Development Corporation; \$180,000 administrative services fee to the city; and \$50,000 one-time transfer to create a set-aside fund for things such as economic development consultant studies or outside professional consultants.
- Business Development: \$500,000 set-aside.
- Quality of Life: \$1,362,186, included debt service payments for river trail and athletic complex projects; net set-aside item at \$250,000.
- Public Infrastructure: \$1,250,000, included \$250,000 for workforce housing project; \$1,000,000 for the Legion lift station project.

Council also discussed the following:

- Were any funds allocated for taking over property? Mr. Hoppe noted there had been no discussions regarding any condemnation. Mr. Baroody noted in fact discussion had occurred at the July EIC meeting when he relayed the following, "The comment was made by one of the EIC members...I believe he said, it's his feeling 'that if you've got some rundown housing on, that's residing on infrastructure the City might want to create a program to take that over, and flip it' you might want to have that educational discussion with EIC."

- Since EIC had a significant reserve, and the Legion lift station project was considered to be an economic development project, more money should be allocated to Legion Lift Station to reduce the money the city was borrowing for the project. Mr. Hoppe noted that EIC funded a portion of the project that was attributable to increased capacity for economic development. Mr. McDaniel noted the total Legion Lift Station project was estimated at \$9-10M and the EIC/Council had already approved the funding agreement.

Mr. McDaniel noted that to use any funds, EIC must first have a funding agreement with City Council.

Council allowed the following person to speak:

1. Peggy McKay noted the economic development portion of the EIC budget through 2023 was \$4.5M and questioned if funds were available for any economic project that might come up, and did EIC have any project in mind. She questioned if EIC was funding the proportionate amount of the LLS project, noting the Loop 534 and Peterson Farm Road projects in the past could not be developed without the LLS project.

Ms. Eychner moved to approve the FY2019 EIC budget; Ms. Sigerman seconded the motion and it passed 5-0.

8D. Presentation of the Kerrville Economic Development Corporation (KEDC) and funding request to also include business plan and budget.

Mike Whittler, President of the KEDC Board, and Walt Koenig, Executive Director of the Chamber of Commerce (C of C), presented the KEDC FY2019 budget and business plan. The KEDC partnership with the Kerrville C of C would continue to maintain separate boards, budgets, and staffing. The chamber would provide services to KEDC through a one year agreement, including providing free office space; however, either party could exit the partnership if necessary. The FY2019 budget assumed the same allocations as last year: \$140,000 from EIC, \$24,500 each from the City, County, and KPUB; the FY2019 budget would be the same as FY2018.

Mr. Hoppe noted the City's and EIC's FY2019 budgets included the KEDC allocation of \$24,500 and \$140,000, respectively. A service agreement would be necessary to effectuate the contractual relationship with KEDC for economic development services.

Council discussed creating benchmarks for the metrics that define success.

Ms. Sigerman moved to direct staff to create a new services agreement that would include a few things that would satisfy Councilmember Baroody later. Ms. Eychner seconded the motion and it passed 5-0.

Mr. Baroody clarified that council had directed staff to enter into negotiations for a new funding agreement. Mayor Blackburn affirmed.

8E. Official presentation of the FY2019 Proposed Budget and Resolution No. 32-2018 setting the proposed 2018 tax year ad valorem tax rate and calling a public hearing prior to the adoption of the FY2019 budget.

Mr. McDaniel noted the effective tax rate was higher than the proposed tax rate and discussed the following:

- Noted major improvements and projects in the FY2019 budget.
- General Fund and Water and Sewer Fund exceeded reserve policy requirements.
- General, Water and Sewer and Water and Sewer capital projects were 79% of spending in the FY2019 budget.

GENERAL FUND:

- Balanced budget with \$27.2M in revenues and expenditures.
- Property tax and sales tax contributed 61% of revenue.
- Property tax rate proposed to be unchanged at \$0.5514 per \$100 of assessed value, which was LOWER than the effective tax rate of \$0.5538. The assessed value increased 2.2%, and the net taxable value increased 1.5%; this was the smallest increase in five years.
- Sales tax FY2019 proposed budget was a 2.6% increase over FY2018. August 2018 sales tax was up 5.5% compared to August 2017.
- EMS revenue included \$200K for ambulance supplemental payment program.
- Street use fee increased from 2% to 3% of water and sewer revenue with additional 1% (\$126K) going directly to street paving budget.

- Ending reserve balance projected at 26.2%.
- General fund proposed expenditures projected at \$27.2M.
- Public safety and streets were 63.1% of expenditures.
- Salary and pay plan adjustments for public safety to address compression and market competitiveness.
- Added six new positions: 4 in parks (created a new position, tourism and event coordinator to be partially funded by HOT tax); 1 engineering; and 1 project manager in general operations.
- Development services department split into a separate fund.

GENERAL CAPITAL PROJECTS FUND:

-General fund capital projects included: tennis center renovation, \$1.5M funded by EIC; downtown and garage streetscape improvements, \$765K funded by EIC; landfill expansion permitting, \$181K; development services software, \$79K; public safety complex study, \$150K; rewrite of development codes, \$300K; enclose clock tower elevator, \$210K; drainage master plan, \$200K; and pavement master plan, \$100K.

GENERAL ASSET REPLACEMENT FUND:

-General fund vehicle asset replacement included: pumper truck, \$650K; 2 ambulance box remounts; \$149K each; 2 vehicles for fire \$87K both; 3 patrol vehicles, \$36K each; 2 parks maintenance trucks, \$30K each; 1 streets truck, \$30K; 1 building services truck, \$27K.

-General fund asset replacement, equipment expenditures included: one automated chest compression device for EMS, \$20K; one mower and one top-dresser for Kerrville Sports Complex, \$55K; 2 mowers and one cart for Kerrville-Schreiner Park, \$25K; and 2 servers and a wireless controller, \$41K.

GENERAL DEBT SERVICE FUND:

- Debt service model presented for FY2019 through FY2028. No tax rate increase anticipated to cover debt.
- Potential bond election in May 2019.

WATER AND SEWER FUND/WATER AND SEWER CAPITAL PROJECTS/WATER AND SEWER ASSET REPLACEMENT FUND:

- Balanced budget with \$12.5M revenue and expenditures.
- Volumetric rate increases of 4% for water and 2% for sewer.
- Full year of estimated revenues from new reuse customers.
- New debt service for Legion lift station loan from Texas Water Development Board (TWDB).
- Legion lift station expansion estimated at \$9.85M; funded by \$2M from EIC and remainder funded by debt from TWDB.
- Trihalomethane (TTHM) mitigation estimated at \$4.1M funded with TWDB debt.
- Included \$1.8M for other capital projects: rehabilitate water reclamation oxidation ditch, rehabilitate water production clarifier, potential new well, wastewater master plan update, additional system looping, and long range water plan.
- Vehicle replacement for water and sewer department totaled \$496,600.

- One new position to water distribution.
- \$250K contingency for large repairs, if needed.
- Included 3% street use fee transfer to general fund.

GOLF FUND:

- Proposed \$200K FY2018 transfer to reset negative cash balance position.
- FY2019 included: \$80K transfer (\$70K from general fund and \$10K from HOT); additional Toro equipment under new lease; over-seeding of greens; net replacements; and drainage improvements.

HOTEL OCCUPANCY TAX AND HOT RESERVE FUNDS:

- FY2019 included: Convention and Visitors Bureau, \$942K (3% increase); Arts Coop (CVB), \$60K; 4th on the River, Festival of the Arts, Triathlon, \$25K each; Playhouse 2000, \$50K for operations and \$50K grant match; events coordinator, \$25K; golf tournaments, \$10K; and contingency, \$101K.
- Fund balance in both funds earmarked for tourism facilities.

Ms. Eychner moved to adopt Resolution No. 32-2018 setting forth the ad valorem tax rate to be considered for adoption for the 2018 tax year and calling a public hearing prior to the adoption of the fiscal year 2019 budget as required by both the City Charter and state law. Ms. Sigerman seconded the motion and it passed 5-0.

8F. Resolution No. 34-2018 creating the City of Kerrville Code Review Committee (CRC) pursuant to the City's adoption of the Kerrville 2050 Comprehensive Plan.

Mr. McDaniel recommended creating a citizens committee to review development topics: zoning, landscape and tree preservation, signs, short-term rentals, subdivisions, park dedications, sidewalks, night sky, water conservation, and other topics cited in the Kerrville 2050 Comprehensive Plan related to development. A consultant would be hired in October and the CRC should be in place before then. He recommended adopting the resolution now and each councilmember appoint three persons to the CRC. The resolution calls for: all appointees to be residents of Kerrville; at least one of each councilmember's appointees be a member of the steering committee or a subcommittee; and the mayor appoint the chair. Councilmembers should submit their appointees to him by the end of August. He proposed the CRC have their first meeting in September.

- Set the meeting time now so potential appointees would know what time they were expected to attend.
- Not all appointees should be required to be residents of the city because subdivision regulations extend into the extraterritorial jurisdiction.

Mr. Baroody moved to approve Resolution No. 34-2018, creating the code review committee, with two amendments: 1) Requirement that persons selected from the steering committee or a subcommittee may live within the extraterritorial jurisdiction; all other members be required to live within the city limits; 2) time of meetings be set at 4:00 p.m. Mr. Voelkel seconded the motion and it passed 5-0.

8G. City Council Procedural Rules for Meetings and Ethics Policy.

Ms. Sigerman rescinded her previous recommendation to amend the ethics policy as presented on July 24, but would like to have a workshop to review council policies and procedures and the city ethics policy at a later date, possibly early 2019. The purpose would be to review what the city has now, but not with the intent of making changes. The purpose of the workshop would be to discuss and have a understanding as a group what the policies are, and how to have productive meetings.

Ms. Sigerman moved to set a workshop in the future to discuss the ethics policy and the rules and procedures policy. Ms. Eychner seconded the motion.

Mr. Baroody stated if council was not expecting to make changes, why have a meeting. He read and understood the policies and suggested each councilmember read them and if they have questions then come to a workshop.

The motion passed 4-1 with Councilmembers Sigerman, Eychner, Blackburn, and Voelkel voting in favor of the motion; and Councilmember Baroody voting against the motion but said he would attend.

9. CITY MANAGER'S REPORT: None

10. ITEMS FOR FUTURE AGENDAS

Mr. Baroody suggested three items: 1) Ownership of Tivy Mountain; 2) Repair of railing at the downtown pavilion; 3) Memorial Park at Water and Broadway, flag be replaced and what was stated on the plaques that used to be on the benches. Mr. McDaniel stated that staff would respond to the questions.

11. EXECUTIVE SESSION: None.

12. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY: None.

ADJOURNMENT: The meeting adjourned at 8:57 p.m.

APPROVED: _____

ATTEST: _____

Bill Blackburn, Mayor

Brenda G. Craig, City Secretary



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

SUBJECT: Appointments to the Kerrville Youth Advisory Committee

AGENDA DATE OF: 9/11/2018

DATE SUBMITTED: 9/4/2018

SUBMITTED BY: Cheryl Brown
Interim City Secretary

EXHIBITS: Board Sheet

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

The Kerrville Youth Advisory Committee is comprised of 15 members. The terms expire each year on May 31, at the end of each school year. New appointments are made each September after the school term has begun.

RECOMMENDED ACTION:

Make appointments to the Kerrville Youth Advisory Committee.

KERRVILLE YOUTH ADVISORY COMMITTEE

<u>Telephone</u>	<u>Orig. Appt.</u>	<u>Exp. Date</u>
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19
		05-31-19

ALTERNATE:

05-31-19

City Staff:

Kim Meismer, Executive Director for General Operations,
(830) 258-1140, kim.meismer@kerrvilletx.gov

Qualifications: Resident of the county and current student in grades 9-12.

Purpose:

- Provide input from a youthful point of view for the Kerrville City Council on community affairs and issues.
- Provide an overview of the complexity and variety of opportunities through public service;
- Empower youth from various backgrounds to become active members in their community, encouraging them to have an everlasting effect on the future of the city;
- Develop youth leaders committed to learning about local government and the roles they can have in it;
- Make a difference in the community and in the lives of youth; and
- Provide valuable youth perspectives that will focus on volunteerism, community service and providing feedback to the Mayor and city leadership.

Term of Office: One School Year

Quorum: Eight

Number of Members: Fifteen and one alternate

Meeting Time & Place: Second and Fourth Thursday of each month during the school year; 4:30 p.m.; City Hall Upstairs Conference Room.

Established by City Council vote on November 10, 2015; reconstituted by Resolution 29-2018

Revised: July 31, 2018