

PARKS AND RECREATION ADVISORY BOARD
MINUTES OF A REGULAR MEETING

KERRVILLE, TEXAS
SEPTEMBER 07, 2021

MEMBERS PRESENT

Celeste Hamman, Chair; Dr. Charles Huebner, Vice-Chair; Erik Silvius, Wayne Uecker, David Bartels, Lynda Ables, Karen Yanez, Matthew Thurlow

ABSENT MEMBERS

Morgan Bond

STAFF PRESENT

Ashlea Boyle, Director of Parks and Recreation; Malcolm Matthews, Consultant; Tina North, Office Manager

CALL TO ORDER

On Tuesday, September 7, 2021 the Parks and Recreation Advisory Board regular meeting was called to order by Celeste Hamman, Chair at 4:15 p.m. in the Butt-Holdsworth Memorial Library Meeting Room.

INVOCATION

Offered by Lynda Ables

Karen Yanez arrived at 4:18 p.m.

Wayne Uecker arrived at 4:21 p.m.

1. VISITOR / CITIZENS FORUM

Ashlea Boyle, introduced a new member to the board, Karen "Michelle" Yanez.

2. APPROVAL OF MINUTES

2A. Approval of the minutes of the Parks and Recreation Advisory Board regular meeting held on June 1, 2021. Dr. Charles Huebner motioned to approve the minutes; motioned was seconded by Lynda Ables and passed 8-0.

3. INFORMATION AND DISCUSSION

3A. Parks, Recreation, and Open Space Master Plan Update – Malcolm Matthews gave a power point presentation and handout discussing updates, initial draft and next steps in amending of the Parks and Recreation Master Plan.

Mr. Matthews explained that the Texas Parks & Wildlife Department did not accept the City's 2050 Comprehensive Plan as submitted, but did approve a separate P&R Master Plan outline highlighting the following:

- 2050 Plan will guide the Parks and Recreation Master Plan
- Additional public input is needed to identify specific projects
- P&R Master Plan is 10-yr plan period; 2050 plan is 30-yrs, so projects in the 2050 Plan will need to be prioritized to identify a 10-yr window
- TPWD Local Park and Recreation Master Plan Guidelines will be followed
- Details needed regarding "standards, implementation, and inventory specifics"

Initial Draft – will need to be drawn by using the following steps:

- Review plan format (will follow TPWD approved outline)
- Review / amend projects list (relative to P&R Board schedule)
- Public input approach (surveying community)

Next Steps – will be to determine board review and when to submit final draft.

- Determine additional P&R Board review and when
- Finalize projects list for consideration / public review
- Develop public input schedule
- P&R Board review of final draft of text, projects, etc.
- Forward to TPWD for final draft approval
- City Council review / adoption
- TPWD final document approval

Board agreed, unanimously, to meet and review projects list using flip charts; meeting scheduled to be held on October 12, 2021.

4. CONSIDERATION AND POSSIBLE ACTION

4A. Parkland Dedication Ordinances Proposed Changes –

Definition and Purpose –

- Parkland dedication is a development tool to enhance neighborhood and community park distribution and improvements
- By city ordinance, subdivision developers dedicate land for a park or pay a fee-in-lieu of land to be used by the government entity to acquire and / or develop parks
- First ordinances – in state of Montana in 1919; in Texas in 1939 (Corpus Christi)
- Most home rule cities in Texas require park dedication, at the time of platting, and, by law, can only be applied to residential development
- Can include land for parks or a fee-in-lieu of land for park improvements, or a combination
- Courts have additionally ruled that land and fees have to be “roughly proportional” to the remainder of the park system and the resulting park needs to serve the subdivision affected by the ordinance (cannot use fees to upgrade a park substantially detached from the subdivision, be used for other city infrastructure, or be used for park maintenance / other costs)
- Because parkland dedication is a tool to secure parks for a community, it is viewed as both a quality-of-life benefit to residents and has an economic development benefit by making the community attractive to new residents and visitors and enhancing property values
- Parkland dedication is not intended to be the sole funding source for a community’s parkland or park development needs

Ashlea Boyle gave presentation and handout discussing the following amendment recommendations to the Amended Parkland Dedication Ordinance:

Major Adjustments –

- Amend current ordinances (not total rewrite); to be included in the upcoming revision to the City’s Subdivision Ordinances.
- Keep fees-in-lieu of parkland as the 1st option – land dedication as the 2nd option; amend time of fee payment; move fee amount to be charged to City’s annual operating budget with annual review; eliminate varying unit-size rates and separate multi-family rate amount, and make ETJ rate same as in-city rate.
- New fee rates, per residential unit, are to be based on average residential property values in Kerrville, per K-CAD. (Note: because rates per unit have not been adjusted for almost thirty years, substantial ramp-up is needed to reach current land values. This will require ramping to those rates over a period of time.)
- Remove nursing homes from exemptions because of visitor demands.

- Modify language describing the "districts" for deposit / expenditures of fees-in-lieu funds to improve reasonableness.
- Extend refund period from five years to ten years.
- General wording adjustments provided for clarity.

PRAB Action – Staff recommends approval of the proposed changes to the Parkland Dedication Ordinances as presented.

Dr. Huebner motioned to approve recommendations of the proposed changes to the Parkland Dedication Ordinances as presented; Mr. Uecker seconded. All in favor 8-0.

Next Steps – City Council consideration and approval.

5. ITEMS FOR FUTURE AGENDA

5A. None.

6. ANNOUNCEMENTS OF COMMUNITY INTEREST

Dr. Huebner announced an event, "A Celebration for All Things Texas"– the Schreiner University campus will host a festival called the TexFest. This event will kick off on Thursday evening, September 16th, at the new Trailhead Complex on campus and will continue through Saturday, September 18th. The festival will carry on a legacy of stories and songs started by Kathleen Hudson more than thirty years ago.

7. ADJOURNMENT

Adjourned at 5:31 p.m.

APPROVED: Celeste Hamman
Celeste Hamman, Chair

DATE: 3/10/2022

ATTEST: Ashlea Boyle
Ashlea Boyle, Director of Parks and Recreation

RECORDING SECRETARY: Tina North
Tina North, Office Manager