



**ECONOMIC IMPROVEMENT CORPORATION AGENDA**  
**MONDAY, DECEMBER 12, 2022, 5:00 PM**  
**Kerrville City Hall Council Chambers 701**  
**Main Street, Kerrville, Texas**

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**1 CALL TO ORDER:**

**2 INVOCATION:**

**3 VISITORS / CITIZENS FORUM:**

*Any citizen with business not scheduled on the agenda may speak to the Economic Improvement Corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.*

**4 APPROVAL OF MINUTES:**

- 4.A Minutes from the regular Economic Improvement Corporation (EIC) meeting held on November 14, 2022.

Attachments:

[EIC Minutes 11-14-2022.pdf](#)

**5 MONTHLY REPORTS:**

- 5.A Kerr Economic Development Corporation (KEDC) update.

- 5.B Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Tranquility Island Electrical Infrastructure
- KERV Airport Improvements
- Killdeer Mountain Manufacturing
- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape

Attachments:

[20221212\\_ EIC Project Status Update.pdf](#)

- 5.C Monthly Financial Report.

Attachments:

[November 2022 financial presentation.pdf](#)

**6 CONSIDERATION AND POSSIBLE ACTION:**

- 6.A Consider a funding application to the City of Kerrville, Texas Economic Improvement

Corporation for a concept study for the westward expansion of the Kerrville River Trail, from Palacios del Guadalupe Condominiums extending 12,800 linear feet northwest to the Spur 98 Bridge, then approximately 13,600 linear feet back along the southeast side of the Guadalupe River to the Francisco Lemos Bridge.

Attachments:

[RiverTrailWestConceptProposal 120522.pdf](#)

**7 EXECUTIVE SESSION:**

*The Economic Improvement Corporation 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 Section 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code, including the following matters:*

7.A Workforce Housing development projects. (551.071, 551.072, 551.087).

**8 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION:**

**9 ITEMS FOR FUTURE AGENDAS:**

**10 ADJOURN.**

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The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 12/9/2022 at 12:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina

Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas

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**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT  
CORPORATION  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** Minutes from the regular Economic Improvement Corporation (EIC) meeting held on November 14, 2022.

**AGENDA DATE OF:** December 12, 2022      **DATE SUBMITTED:** November 16, 2022

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

**EXHIBITS:**

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

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

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

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**SUMMARY STATEMENT:**

Approve minutes from the regular Economic Improvement Corporation (EIC) meeting held on November 14, 2022.

**RECOMMENDED ACTION:**

Approve minutes from the regular Economic Improvement Corporation (EIC) meeting held on November 14, 2022.

**ATTACHMENTS:**

[\*EIC Minutes 11-14-2022.pdf\*](#)

**CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION (EIC)  
REGULAR MEETING – November 14, 2022**

On Monday, November 14, 2022, at 4:00 p.m., the regular meeting of the City of Kerrville, Texas Economic Improvement Corporation, was called to order by President Gregory Richards, in the Council Chambers at City Hall, 701 Main Street, Kerrville, Texas.

**MEMBERS PRESENT:**

Gregory Richards, President  
Danny Almond, Vice-President  
John Anderson  
Gregg Appel  
Kyle Bond, (arrived at 4:04 p.m.)  
Kim Clarkson, Councilmember Place 2  
Gary Cochran

**MEMBERS ABSENT:** None

**CHIEF EXECUTIVE STAFF PRESENT:**

Michael Hornes, Assistant City Manager  
Kim Meismer, Assistant City Manager  
Mike Hayes, City Attorney  
Kesha Franchina, Deputy City Secretary  
Stuart Baron, Executive Director of Public Works and Engineering  
Julie Behrens, Director of Finance  
Ashlea Boyle, Director of Parks and Recreation  
Kyle Burow, Director of Engineering

**VISITORS PRESENT:** No citizen speakers registered to speak during the Visitors/Citizens forum item 3.

1 **CALL TO ORDER:** President Richards called the meeting to order at 4:00 p.m.

2 **INVOCATION:** President Richards led the invocation.

3 **VISITORS / CITIZENS FORUM:** None.

4 **APPROVAL OF MINUTES:**

4.A. Minutes from the regular Economic Improvement Corporation (EIC) meeting held on October 17, 2022.

Vice-President Almond motioned to approve the minutes with corrections, and Gregg Appel seconded. The motion passed 6-0.

President Richards noted that he was changing the schedule on agenda items (5.C. and 6.D.) for the Finance department due to the Audit in process.

5 **MONTHLY REPORTS:**

5.A. Kerr Economic Development Corporation (KEDC) update.

Gil Salinas presented the KEDC update, and responded to questions.

Katy Milton Jordan presented the KEDC Forum results, and responded to questions.

5.B. Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Tranquility Island Electrical Infrastructure
- KERV Airport Improvements
- Killdeer Mountain Manufacturing
- Peterson Medical Center Campus Infrastructure Improvements.

Michael Hornes presented the EIC project status update, and responded to questions.

President Richards requested Michael Hornes move up item 6.C.

**5.C. Monthly Financial Report.**

Julie Behrens presented the Monthly Financial Report, and responded to questions.

Kyle Bond arrived to meeting at 4:04 p.m.

**6 CONSIDERATION AND POSSIBLE ACTION:**

6.A. Consider the Project Funding Agreement between the City of Kerrville, Texas, Economic Improvement Corporation and the City of Kerrville, Texas; for the development and construction of an extension to the City's River Trail from the Tranquility Island Bridge to the scenic Downtown Overlook (Pavilion).

Michael Hornes presented the project funding request for the development and construction of an extension to the City's River Trail from the Tranquility Island Bridge to the scenic Downtown Overlook (Pavilion), and responded to questions.

John Anderson departed the meeting at 5:18 p.m.

Citizen Speakers were as follows:

- Katy Kappel
- John Hewitt

Ashlea Boyle responded to questions.

Gary Cochrane motioned to approve project funding request for the development and construction of an extension to the City's River Trail from the Tranquility Island Bridge to the scenic Downtown Overlook (Pavilion). Kyle Bond seconded, and the motion passed 4-2, Vice-President Almond and Gregg Appel opposed.

6.B. Consider the Concept/Feasibility Study for an extension of the River Trail around Nimitz Lake.

Kyle Burow presented the Concept/Feasibility Study for an extension of the River Trail around Nimitz Lake, and responded to questions. Michael Hornes responded to questions.

Citizen Speakers were as follows:

- John Hewitt
- Katy Kappel

Kyle Bond motioned to approve the City staff to work with John Hewitt Engineering to get a proposal of cost for the Concept/Feasibility Study for an extension of the River Trail around Nimitz Lake. Gary Cochrane seconded, and the motion passed 6-0.

6.C. City Council 2022-2023 priority list of policies and programs.

Michael Hornes presented the City Council 2022-2023 and the Kerrville 2050 priority list of policies and programs, and responded to questions.

Ashlea Boyle presented the Kerrville 2050 Quality of Life Projects: Aquatics, River Trail, and Golf, and responded to questions.

EIC committee requested an updated City Council 2023-2024 priority list of policies and programs annually, after budget preparation. No action was taken.

6.D. Discussion of EIC investments.

Julie Behrens presented the EIC investment practices, and responded to questions. No action was taken.

President Richards called for a five minute break.

Kyle Bond motioned to go into executive session under (551.071, 551.072, 551.087), Vice-President Almond seconded, and the motioned passed 6-0. President Richards adjourned into closed executive session at 6:10 p.m.

**7 EXECUTIVE SESSION:**

7.A. Workforce Housing development projects. (551.071, 551.072, 551.087).

President Richards adjourned the closed executive session, and the meeting returned to open session at 6:24 p.m. No action was taken.

**8 POSSIBLE ACTION FOR ITEMS DISCUSSED IN EXECUTIVE SESSION: None.**

**9 ITEMS FOR FUTURE AGENDAS: None.**

**10 ADJOURN.** President Richards adjourned the meeting at 6:24 p.m.

Minutes Approved: \_\_\_\_\_

President Gregory Richards: \_\_\_\_\_

Attest: Kesha Franchina, Deputy City Secretary: \_\_\_\_\_



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT  
CORPORATION  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** Kerr Economic Development Corporation (KEDC) update.

**AGENDA DATE OF:** December 12, 2022      **DATE SUBMITTED:** November 16, 2022

**SUBMITTED BY:** Gil Salinas, KEDC

**EXHIBITS:**

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

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

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

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Information only; no action required.



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT  
CORPORATION  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** Kerrville Economic Improvement Corporation (EIC) project status update including the following:

- Tranquility Island Electrical Infrastructure
- KERV Airport Improvements
- Killdeer Mountain Manufacturing
- Peterson Medical Center Campus Infrastructure Improvements
- Louise Hays Park Fitness Court
- Downtown Area Streetscape

**AGENDA DATE OF:** December 12, 2022      **DATE SUBMITTED:** November 16, 2022

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

**EXHIBITS:**

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

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

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

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Information only; no action.

**ATTACHMENTS:**

[20221212\\_ EIC Project Status Update.pdf](#)



### Monthly EIC Project Status Report

	Project Name	Description	Estimated Design Completion	Estimated Construction Completion	Comments
1	Tranquility Island Electrical Infrastructure	Partnership with City and Kerrville Christmas Lighting Corporation to help further enhance seasonal and Christmas lighting on Tranquility Island	Complete	Phase 1 Complete	Phase 1 construction complete. Final project closeout coordination and documents review in progress. Phase 2 pending easement approval from General Land Office for Guadalupe River crossing. Private funding to continue based on engineer's projected cost.
2	KERV Airport Improvements	Partnership with KERV, TxDOT, City and County to build T-Hangars, Box Hangars, and other building improvements	TBD	TBD	Partnership Agreement approved Fall 2019. KERV working with TxDOT for Row hangar design effort. KERV has completed demolition of the "Horseshoe Building." Box Hangar site work pending TxDOT Row hangar project.
3	Killdeer Mountain Manufacturing	Renovation of 40,000 sq ft building on 8.2 acres in Airport Commerce Park for 400+ employee Tier-1 aerospace manufacturer	Private	2022	Land and existing building shell have been conveyed to KMM. Annexation and Zoning have been completed. Building permit issued 11/26/2021. Construction in progress.
4	Peterson Medical Center Campus Infrastructure Improvements	Campus improvements including extension of public utilities and roadway	Private	2022	Partnership Agreement approved January 2022. Design in progress for Surgery Center. Construction in progress for off-site parking with completion anticipated early 2023.
5	Louise Hays Park Fitness Court	Collaboration between BCBSTX, National Fitness Campaign and local donors to provide quality outdoor fitness equipment in Louise Hays Park.	TBD	2023	Presented to EIC Oct. 17, 2022 for approval and later to City Council on Oct. 25, 2022 Approved by Council.
6	Downtown Area Streetscape	Relocate overhead utility lines to underground; improved beautification of the garage with stone veneer panels, stone planter boxes, LED light upgrades and xeriscaped planter beds.	TBD	2023	Presented to City Council on Oct 25, 2022 for consideration.



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT  
CORPORATION  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** Monthly Financial Report.

**AGENDA DATE OF:** December 12, 2022      **DATE SUBMITTED:** November 16, 2022

**SUBMITTED BY:** Trina Rodriguez, Assistant Director of Finance

**EXHIBITS:**

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

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

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

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Information only; no action.

**ATTACHMENTS:**

[\*November 2022 financial presentation.pdf\*](#)



# **Financial update for the month ended November 30, 2022**

**Economic Improvement Corporation Meeting  
December 12, 2022**



**Economic Improvement Corporation**  
**Statement of Activities**  
**Month Ended November 30, 2022**

**Revenues**

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
Sales and Use Tax	\$ 5,262,270	\$ 411,128	\$ 853,173	\$ 818,266	\$ 34,907
Interest Income	28,373	20,220	35,076	4,301	30,775
Investment Maturity	3,000,000	-	1,000,000	1,000,000	-
<b>Total Revenues</b>	<b>8,290,643</b>	<b>431,348</b>	<b>1,888,249</b>	<b>1,822,567</b>	<b>65,682</b>

**Expenditures**

	Annual Budget	Current Period	YTD Actual	YTD Budget Estimate	Better/Worse YTD Estimate
<b>Administrative</b>					
Supplies and Miscellaneous	650	-	-	-	-
Legal Services	10,000	-	-	-	-
Professional Services	200,000	16,667	33,333	33,333	-
Kerr Economic Development Corp.	312,500	-	78,125	78,125	-
<b>Total Administrative</b>	<b>523,150</b>	<b>16,667</b>	<b>111,458</b>	<b>111,458</b>	<b>-</b>
<b>Debt Service</b>					
Debt Service - Series 2019 Ref (River Trail)	251,291	20,941	41,882	41,882	-
Debt Service - Series 2020 Ref (River Trail)	231,000	19,250	38,500	38,500	-
Debt Service - Series 2015 (KSC)	602,850	50,238	100,475	100,475	-
<b>Total Debt Service</b>	<b>1,085,141</b>	<b>90,428</b>	<b>180,857</b>	<b>180,857</b>	<b>-</b>
Investment Purchases	2,500,000	980,161	980,161	980,161	-
<b>Projects</b>					
Airport Projects	95,901 *	-	475	475	-
Sid Peterson Memorial Hospital	800,000	-	-	-	-
Outdoor Fitness Court	100,000 *	-	-	-	-
Downtown Utilities/Streetscape	400,000 *	-	-	-	-
<b>Total Projects</b>	<b>1,395,901</b>	<b>-</b>	<b>475</b>	<b>475</b>	<b>-</b>
<b>Total Expenditures</b>	<b>5,504,192</b>	<b>1,087,256</b>	<b>1,272,951</b>	<b>1,272,951</b>	<b>-</b>

**Change in Net Position**

\$ 2,786,451	\$ (655,908)	\$ 615,298
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**Economic Improvement Corporation**  
**Cash Flow Forecast**  
**As of November 30, 2022**

	FY2023 Actual	FY2023 Estimate	FY2023 Projection		
	Oct 2022 to Nov 2022	Dec 2022	Jan 2023 to Mar 2023	Apr 2023 to Jun 2023	Jul 2023 to Sep 2023
<b>Beginning Cash Balance</b>	\$ 3,606,229	\$ 4,212,081	\$ 3,389,578	\$ 4,111,427	\$ 4,968,841
<b>Revenue</b>					
Sales Tax	853,173	378,611	1,308,897	1,244,462	1,512,034
Interest Income	35,076	20,946	61,156	57,024	55,502
Investment Maturity	1,000,000	-	1,000,000	-	1,000,000
<b>Total Revenue</b>	1,888,249	399,558	2,370,052	1,301,486	2,567,536
<b>Expenditures</b>					
Administrative					
Supplies and Miscellaneous	-	163	163	163	163
Legal Services	-	2,500	2,500	2,500	2,500
Professional Services	33,333	16,667	50,000	50,000	50,000
Kerr Economic Development Corp.	78,125	-	78,125	78,125	78,125
<b>Total Administrative</b>	111,458	19,329	130,788	130,788	130,788
Debt Service	180,857	271,285	271,285	271,285	271,285
Projects					
Airport Projects	475	23,500	23,975	23,975	23,975
Sid Peterson Memorial Hospital	-	800,000	-	-	-
Outdoor Fitness Court	-	100,000	-	-	-
Downtown Utilities/Streetscape	-	-	200,000	-	200,000
<b>Total Projects</b>	475	923,500	223,975	23,975	223,975
Investment Purchase	980,161		1,000,000	-	1,000,000
<b>Total Expenditures</b>	1,272,951	1,214,115	1,626,048	426,048	1,626,048
Interest Receivable	9,445	7,946	22,156	18,024	16,502
<b>Ending Cash Balance</b>	\$ 4,212,081	\$ 3,389,578	\$ 4,111,427	\$ 4,968,841	\$ 5,893,827



# Financial Analysis

Cash Analysis as of November 30, 2022		
Type	Placement	Amount
Pool	EIC TexPool	\$ 4,212,081
ST Investment	MUFG Bank CP-62479MQP1	\$ 985,043
ST Investment	Toyota Motor Credit CP-8923A1VR9	\$ 480,615
ST Investment	FHLB Call Note-3130ATRA7	\$ 500,476
<b>Total Cash and Investments</b>		<b>\$ 6,178,215</b>

Sales Tax Revenue Analysis - FY2023					
Month	Actual FY2022	Budget FY2023	Actual FY2023	FY2022 vs. FY2023	Budget vs. Actual
October	\$ 365,850	\$ 385,387	\$ 442,046	20.83%	14.70%
November	420,172	432,879	411,128	-2.15%	-5.02%

Project Analysis as of November 30, 2022			
Project Description	EIC Commitment	Disbursed Funding	Remaining Funding
<b>Committed Projects:</b>			
Airport Projects	132,767	37,341	95,426
Sid Peterson Memorial Hospital	1,600,000	-	1,600,000
Outdoor Fitness Court	100,000	-	100,000
Downtown Utilities/Streetscape	400,000	-	400,000
<b>Committed Project Total</b>	<b>\$ 2,232,767</b>	<b>\$ 37,341</b>	<b>\$ 2,195,426</b>



# Questions?



**TO BE CONSIDERED BY THE ECONOMIC IMPROVEMENT  
CORPORATION  
CITY OF KERRVILLE, TEXAS**

**SUBJECT:** Consider a funding application to the City of Kerrville, Texas Economic Improvement Corporation for a concept study for the westward expansion of the Kerrville River Trail, from Palacios del Guadalupe Condominiums extending 12,800 linear feet northwest to the Spur 98 Bridge, then approximately 13,600 linear feet back along the southeast side of the Guadalupe River to the Francisco Lemos Bridge.

**AGENDA DATE OF:** December 12, 2022      **DATE SUBMITTED:** November 16, 2022

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

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** City of Kerrville, TX

<b>Kerrville 2050 Item?</b>	Yes
<b>Key Priority Area</b>	P - Parks / Open Space / River Corridor
<b>Guiding Principle</b>	N/A
<b>Action Item</b>	P6.5 - Continue developing a vision/plan and identify funding options to extend the River Trail

**SUMMARY STATEMENT:**

At its monthly meeting on November 14, 2022, the Kerrville Economic Improvement Corporation (EIC) discussed the potential funding of a Concept/Feasibility Study for the westward expansion of the Kerrville River Trail around Nimitz Lake. Hewitt Engineering has provided a concept study fee estimate, which is attached to this agenda.

A Concept/Feasibility Study for a westward expansion of the River Trail will include:

- Kickoff meeting with City staff to finalize scope and schedule
- Site Visit and Data Collection
- Identify ownership along the trail and property easement requirements for this trail segment
- Evaluate trail alignment alternatives that comply with all building code and TDLR/ADA requirements.
- Evaluate feasibility of cantilevered trail sections required along a portion of this segment in the limited construction areas including width, height, framework, guardrail design, pier spacing and ramp access
- Determine the locations where site drainage needs to pass under the trail and evaluate



bridge and/or elevated trail sections to allow for drainage across the trail.

- Identify constructability and access issues for the construction contractor
- Perform a natural resources constraints review including wetlands/jurisdictional waters determination and listing state and federal threatened and endangered species
- Perform a cursory cultural resources evaluation including archaeological literature and records research
- Review and summary of regulatory issues that will be applicable to this project
- Lead a Public Input Meeting with local residents to identify concerns and desires for the trail
- Evaluate and recommend project phasing
- Determine anticipated design and construction schedule and estimated costs
- Prepare final Concept Study Report

The study is broken out into two parts. The first segment goes from Palacios del Guadalupe Condominiums along the northeast side of the river west to Thompson Drive Bridge. The second segment goes from Thompson Drive Bridge back along the southwest side of the river to Francisco Lemos.

The total lump sum fee for both sections is \$182,800.

#### **RECOMMENDED ACTION:**

Recommend calling a public hearing for January 9, 2023 to discuss the funding application to the City of Kerrville, Texas Economic Improvement Corporation for a concept study for the westward expansion of the Kerrville River Trail, from Palacios del Guadalupe Condominiums extending 12,800 linear feet northwest to the Spur 98 Bridge, then approximately 13,600 linear feet back along the southeast side of the Guadalupe River to the Francisco Lemos Bridge

#### **ATTACHMENTS:**

[\*RiverTrailWestConceptProposal 120522.pdf\*](#)



Hewitt Engineering, Inc.

Consulting Engineering Services

December 5, 2022

Mr. Michael Hornes  
Deputy City Manager  
City of Kerrville  
701 Main Street  
Kerrville, TX 78028

**Re: River Trail West Segment Improvements–Concept Study Fee Estimate**

Dear Michael,

Per your request, I have prepared a scope and fee schedule for the preparation of a Concept Study for the River Trail West Segment Improvements Project. The project will consist of approximately 12,800 linear feet of 10-foot-wide concrete trail located generally along the northeast side of the Guadalupe River from the Palacios del Guadalupe Condominiums extending northwest to the Spur 98 Bridge, then approximately 13,600 linear feet back along the southeast side of the Guadalupe River to the Francisco Lemos Bridge. The scope of the Concept Study will include the following:

- Kickoff meeting with City staff to finalize scope and schedule
- Site Visit and Data Collection
- Identify ownership along the trail and property easement requirements for this trail segment
- Evaluate trail alignment alternatives that comply with all building code and TDLR/ADA requirements.
- Evaluate feasibility of cantilevered trail sections required along a portion of this segment in the limited construction areas including width, height, framework, guardrail design, pier spacing and ramp access
- Determine the locations where site drainage needs to pass under the trail and evaluate bridge and/or elevated trail sections to allow for drainage across the trail.
- Identify constructability and access issues for the construction contractor
- Perform a natural resources constraints review including wetlands/jurisdictional waters determination and listing state and federal threatened and endangered species
- Perform a cursory cultural resources evaluation including archaeological literature and records research
- Review and summary of regulatory issues that will be applicable to this project
- Lead a Public Input Meeting with local residents to identify concerns and desires for the trail
- Evaluate and recommend project phasing
- Determine anticipated design and construction schedule and estimated costs
- Prepare final Concept Study Report

There are several locations along this segment of the river trail that have limited buildable area for the trail between the steep river bank and the river channel. Sparks Engineering Inc. has been added to the project team in order to provide their expertise on possible cantilevered trail sections or other alternatives in these areas. The structural analysis will include evaluation of alternatives such as supports for a possible boardwalk or the construction of a retaining wall along the steep bank of the

river. The structural scope of work will also include the development of estimated construction costs and a discussion of construction methods in the difficult section of this river trail segment.

SWCA Environmental Consultants will be a part of the project team to provide environmental, cultural resources, and regulatory analysis for this section of the river trail. Their scope of work will include a review of available data and desktop analysis of potential natural and cultural resources constraints in the project review area. SWCA recently completed the environmental, cultural and regulatory studies for the Rivertrail Schreiner University and Downtown Segments for the City.

The final result of this project will be a signed and sealed Concept Study Report that summarizes the results of the evaluation, provides alignment recommendations, construction phasing and estimated total project costs for each phase. The total lump sum fee to perform these tasks including subconsultant fees and all expenses is \$182,800.

**FEE SCHEDULE Palacios del Guadalupe Condominiums along the northeast side of the river west to the Spur 98 (Thompson Drive) Bridge:**

Hewitt Engineering Inc.....	\$74,500.00
Sparks Engineering Inc.....	\$7,500.00
SWCA Environmental Consultants .....	\$3,500.00
 Total Services Fee.....	 \$85,500.00

**FEE SCHEDULE Spur 98 (Thompson Drive) Bridge back along the southwest side of the river to Francisco Lemos:**

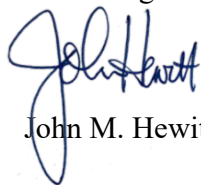
Hewitt Engineering Inc.....	\$84,800.00
Sparks Engineering Inc.....	\$8,500.00
SWCA Environmental Consultants .....	\$4,000.00
 Total Services Fee.....	 \$97,300.00

Please feel free to contact me at 830-315-8800 or by email at [jmhewitt@hewitt-inc.com](mailto:jmhewitt@hewitt-inc.com) if you would like to discuss this proposal in detail or have any questions.

Sincerely,

**HEWITT ENGINEERING INC.**

Texas Registered Engineering Firm F-10739



John M. Hewitt, P.E., CFM