



KERRVILLE CITY COUNCIL WORKSHOP AGENDA

MARCH 26, 2024 4:00 PM

CITY HALL, 701 MAIN STREET, KERRVILLE, TEXAS



Citizens may view and hear City Council workshops on Spectrum Channel 2 or by live-streaming via the City's website (www.kerrvilletx.gov). City Council workshops are recorded and the recordings are posted on the City's website.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon on this property.

CALL TO ORDER: *By Mayor Judy Eychner*

1. PUBLIC COMMENTS: A member of the public may address City Council regarding an item on this agenda. Comments must be relevant to the agenda item. This is not intended to be a question and answer session. Prior to speaking, each speaker must fill out the speaker request form and submit it to the City Secretary. The speaker request form must be submitted before the meeting is called to order. Each speaker is limited to four minutes.

2. CONSIDERATION AND POSSIBLE ACTION:

2.A Presentation from the Animal Regulations Review Committee as to proposed animal control regulations for the City.

2.B Presentation of Tree Preservation regulations.

Attachment: [20240326W_Ordinance comparison table.pdf](#)
[20240326W_Tree preservation.pdf](#)

2.C Review submissions in response to City's request for proposals for work necessary for an update to the City's Comprehensive Plan (Kerrville 2050) and ranking by an evaluation committee.

2.D Capital Improvement Project update.

Attachment: [20240326W-Capital improve projs.pdf](#)

3. EXECUTIVE SESSION: City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if meeting qualifications in Sections 551.071 (consultation with an attorney), 551.072 (deliberation regarding real property), 551.074 (personnel/officers), 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

ACTION, IF ANY, ON ITEMS DISCUSSED IN EXECUTIVE SESSION:

ADJOURN.



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

SUBJECT: Presentation from the Animal Regulations Review Committee as to proposed animal control regulations for the City.

AGENDA DATE OF: March 26, 2024 **DATE SUBMITTED:** March 15, 2024

SUBMITTED BY: Councilmember Brenda Hughes
Assistant City Manager Kim Meismer

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area C - Community / Neighborhood Character and Place Making
Guiding Principle N/A
Action Item N/A

SUMMARY STATEMENT:

In October 2024, City Council appointed the Animal Regulations Review Committee ("ARRC"). Council charged the ARRC with reviewing Chapter 18 within the City's Code of Ordinances. On Wednesday October 25, 2024, the Animal Regulations Review Committee held its first meeting. Since October, the ARRC met 9 times and will make a presentation to Council as to its recommendations and changes to the City's animal regulations.

RECOMMENDED ACTION:

Provide direction to City staff how to proceed.



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

SUBJECT: Presentation of Tree Preservation regulations.

AGENDA DATE OF: March 26, 2024 **DATE SUBMITTED:** March 14, 2024

SUBMITTED BY: Drew Paxton, Planning Director

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area C - Community / Neighborhood Character and Place Making

Guiding Principle N/A

Action Item C4.3 - Consider a tree preservation ordinance

SUMMARY STATEMENT:

Discuss 5 example ordinances and get City Council direction to draft an ordinance for future consideration.

RECOMMENDED ACTION:

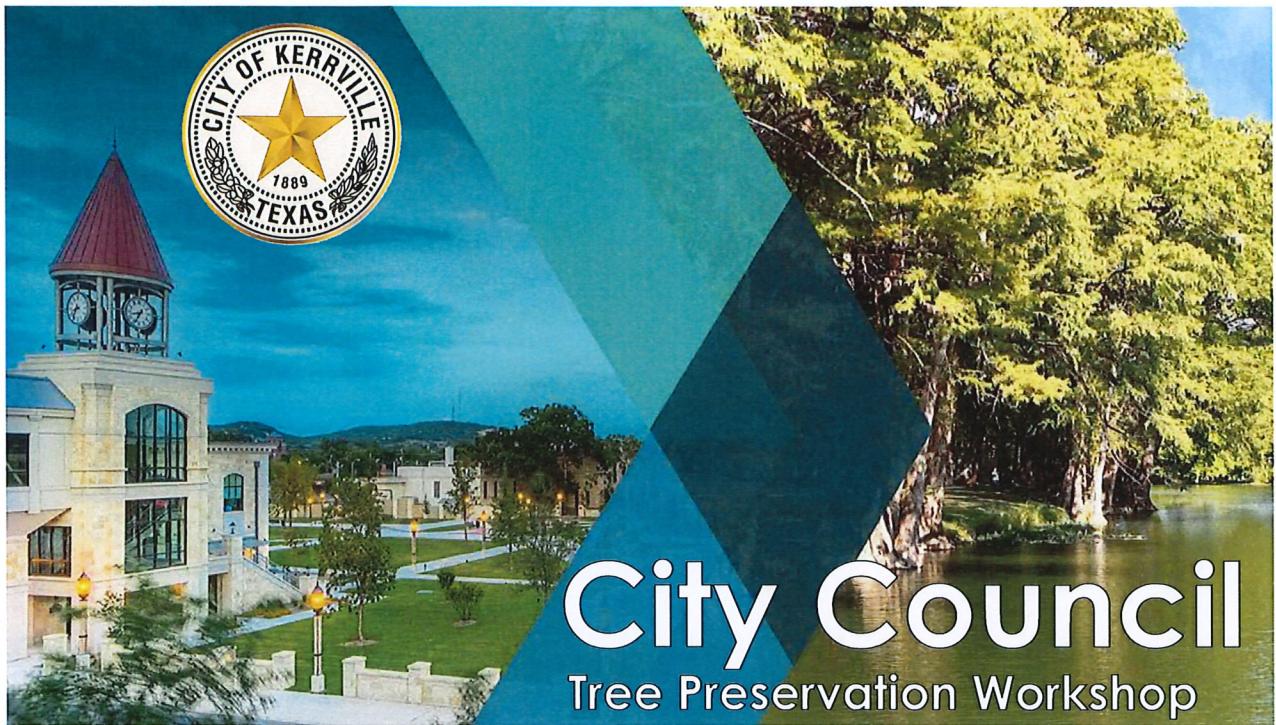
Provide consensus and direction for staff to create a draft ordinance.

ATTACHMENTS:

[*20240326W_Ordinance comparison table.pdf*](#)

[*20240326W_Tree preservation.pdf*](#)

City	Residential	Non-Residential	Applicability	Tree type	Size	% Protected	Replacement Ratio	Fee in lieu	Specialty Zones, etc.	Incentives	Landscape Ord.	Material Specific	Oak Wilt Ord	ETJ
Boerne	Yes, post ord. adoption	Yes, for all phases of development	New and additions > 2500 sqft.						Steep Slope, Drainageway Zone 1 & 2, Water Supply Zone		Yes	Yes	Yes	
				Standard trees	8"-11.9" caliper	35%/40% Res/Comm	1:1 Total Circumference (TC)	\$50 /TC			Yes			
				Legacy Trees	12"-23.9" caliper	35%/40% Res/Comm	1.5:1 TC	\$100 /TC						
				Heritage Trees	>24" caliper	100% /100%	3:1 TC	\$200 /TC						
Dripping Springs	Yes		New Site Development, Additions and Reconstruction						Steep slope, Water quality Zone		Yes	Zoning Specific, street trees, landscape buffer, landscape fund,	yes	
				Large and small tree species							Yes			
				Standard Trees	5" or 8" (Hardwood)	35%/40% Res/Comm	1:1	\$100 / DBH						
				Heritage Trees	18"	100%	3:1	\$200 / DBH						
Helotes	Yes, subdivisions	Yes	Subdivision Development								Yes			
				Large and small tree species							Yes			
				Protected	6"-24" Caliper	40%	1:1	\$150 / caliper inch			Yes			
				Heritage	>24" caliper	60%	3:1	\$150 / caliper inch						
				100 Yr Floodplain	All Protected and Heritage	80%		\$150 / caliper inch	100 yr floodplain					
Live Oak	yes		New construction, redevelopment, additions									Land Use based, landscape area and street trees	yes	
				Protected	6" caliper	15%	1:1, shade trees 2.5:1	\$550 / DBH						
				Heritage	24" +	15%	2:1, shade trees 2.5:1	\$50 / DBH						
									any tree to be replaced as per applicant's approved tree disposition					
Mont Belvieu	yes	yes	Any construction, any tree removal	Any tree			Any tree per admin guidelines				no		No	
				Any tree										
				large protected tree	23" +									
									100%					



A graphic for Kerrville 2050. It features a teal background with the text "KERRVILLE 2050" in white. Below this, a white box contains the text "C4.3 Consider a tree preservation ordinance". To the right is a photograph of a swampy area with many live oak trees growing out of the water. On the left, a vertical teal bar contains a quote from Dr. Seuss: "Unless someone like you cares a whole awful lot, nothing is going to get better. It's not." - Dr. Seuss. The quote is written in white, with the Dr. Seuss character the Cat in the Hat at the bottom.



C4.1 & P2.1

As part of a landscape ordinance incorporate/develop a palette of preferred plant materials, including street trees and other plants well-suited to the local climate and effective at producing shade and improving the streetscape

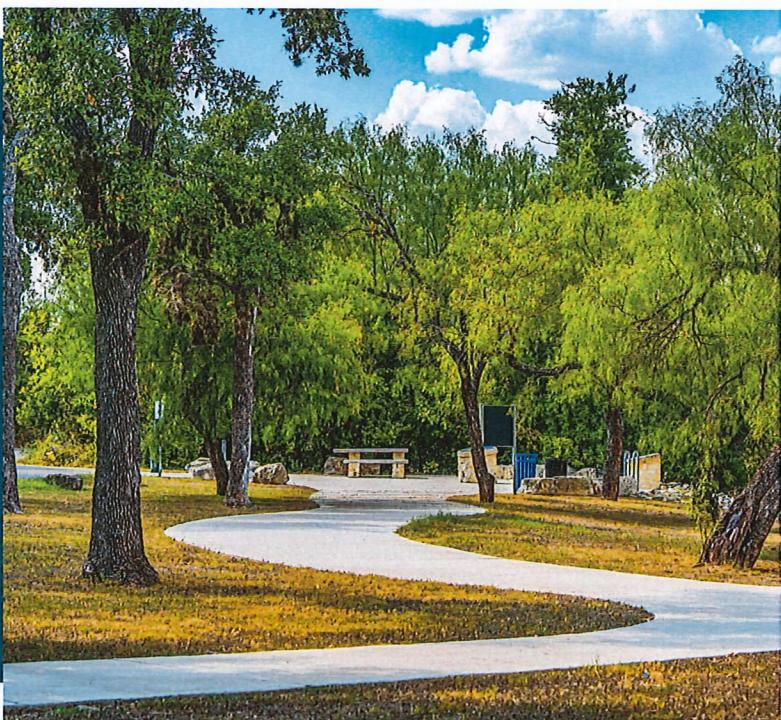
C4.4 & P4.6

Implement a landscape ordinance that provides credit for preserving existing desirable trees

W1.1 - Encourage water conservation through the use of xeriscape and other low-irrigation, low-maintenance landscape techniques

P2.4 Create a public education campaign or display of native flora and fauna

P2.5 Consider hosting workshops, special events and giveaways to promote the use of native flora in local landscapes

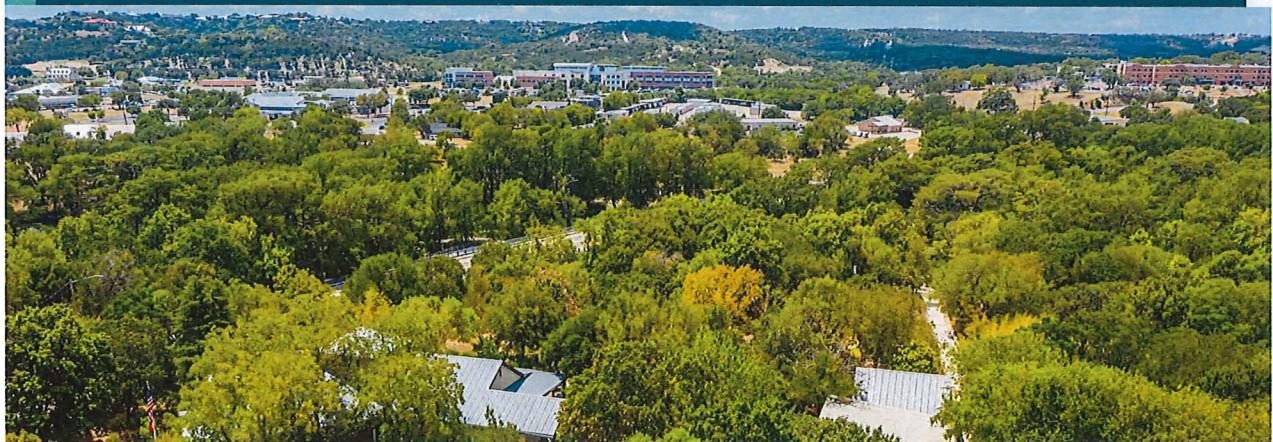


CURRENT EFFORTS

- Tree Preservation Guidelines
 - Recommendations for tree preservation
- UGRA Programs
 - Focus on riparian protections
 - Stormwater quality and mitigation (grant program)
 - Rainwater harvesting (rebate program)
- Recommended Plants for the Kerrville Area
 - List of native and adaptive plants for the area

METHODOLOGY

- Tree preservation ordinance
- Landscape ordinance that includes tree preservation



APPLICABILITY

City	Residential	Non-Residential	Applicability
Boerne	Yes	Yes, for all phases of development	New construction and Additions >2500 sq. ft.
Dripping Springs	No	Yes	New construction, Site Development, Additions and reconstruction
Helotes	Yes, subdivisions	Yes	Subdivision development
Live Oak	Yes	Yes	New construction, redevelopment & additions
Mont Belvieu	Yes	Yes	Any tree removal and any construction

TREE PRESERVATION

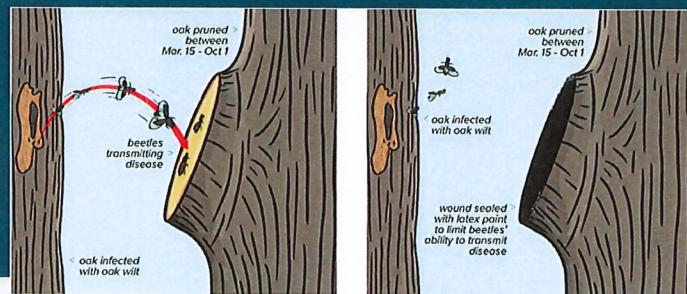
City	Tree types	Size	% Protected	Replacement Ratio	Fee in lieu
Boerne	Standard	8"+ caliper	35% R/40% C	1:1 Tot Circ.	\$50/TC
	Legacy	12"+ caliper	35% R/40% C	1.5:1 TC	\$100/TC
	Heritage	24"+ caliper	100%	3:1 TC	\$200/TC
Dripping Springs	Standard	5" sm/8" lrg	35% R/40% C	1:1	\$100/DBH
	Heritage	18"	100%	3:1	\$200/DBH
Helotes	Protected	6"-24" caliper	40%	1:1	\$150/ caliper
	Heritage	> 24" caliper	60%	3:1	inch
Live Oak	Protected	6" caliper	15%+ Replacement	1:1	\$50/DBH
	Heritage	24" + caliper	15%+ Replacement	2:1 Shade trees 2.5:1	
Mont Belvieu	Any tree Protected	Any size 23"+	Replacement 100%	1:1	

PROTECTION ZONE EXAMPLES

- Tree Protection Zone
- Water Supply Protection Zone/Water Quality Zone
- Steep Slopes
- Drainageway
- 100-year flood plain

OAK WILT ORDINANCE

City	Within City Limits	Within ETJ
Boerne	✓	✗
Dripping Springs	✓	✓
Helotes	✓	✓
Live Oak	✓	✓
Mont Belvieu	✗	✗



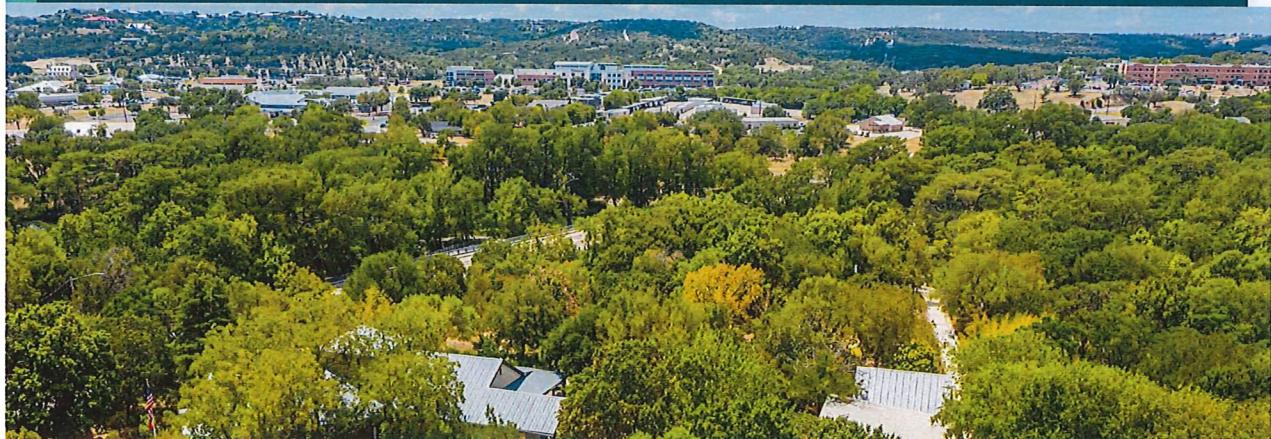
<https://www.russellfreeexperts.com/arbor-ed/2021/3/8/new-disease-control-measures-oak-elm>

LANDSCAPE

City	Method	Material Specific
Boerne	Zoning code requirements	
Dripping Springs	Zoning specific, street trees, landscape buffer	Yes
Helotes		
Live Oak	Land Use based, landscape area, and street trees	Yes
Mont Belvieu		

Next Steps:

- Staff to draft ordinance as recommended
- City Council ordinance 1st reading
- City Council ordinance 2nd reading





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

SUBJECT: Review submissions in response to City's request for proposals for work necessary for an update to the City's Comprehensive Plan (Kerrville 2050) and ranking by an evaluation committee.

AGENDA DATE OF: March 26, 2024 **DATE SUBMITTED:**

SUBMITTED BY: Drew Paxton, Planning Director

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

The Kerrville 2050 Comprehensive Plan was adopted by the City Council in 2018. It is typical for cities to update the comprehensive plan every 5-10 years. This is a proposed update for specific chapters. Economic Development, Mobility and Transportation, Housing, a small area amendment to the Future of Land Use Plan, and Implementation action items according to the update. This is not intended to be a new comprehensive plan.

As part of the adopted FY24 budget, the City Council authorized the procurement of a firm to perform an update to the comprehensive plan. Request for Proposals (RFP) was issued on January 20, 2024, and four (4) submissions were received on February 27, 2024. A multi-departmental review committee rated the proposals based on the scoring criteria contained in the RFP packet.

Staff is looking for the Council to confirm the rankings from the committee. The next step is to finalize and execute the Professional Services Agreement.

RECOMMENDED ACTION:

Confirm the ranking of proposals.



TO BE CONSIDERED BY THE CITY COUNCIL WORKSHOP

CITY OF KERRVILLE, TEXAS

SUBJECT: Capital Improvement Project update.

AGENDA DATE OF: March 26, 2024 **DATE SUBMITTED:** March 15, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Projects include:

Westminster Street Reconstruction
AC Schreiner House/Heart of the Hills Heritage Center
Public Safety Facility
Facility Condition Assessment
KUTS
Water Well No 9 (H Street)
Knapp Force Main & Gravity Main
Lois Tank Site
WWTP FEB Lift Station
Lift Station rehabs
WWTP clarifier #3 rehab
First Street manhole replacement
Schreiner Golf Course improvements
Olympic Pool renovations
Downtown River Trail extension
TXDOT transportation alternatives
TXDOT Traffic Signal Improvements
Cailloux Theater improvements
Downtown Community Development Brock Grant program
Hazard Mitigation Grant program

RECOMMENDED ACTION:

Information only; no action.

ATTACHMENTS: 20240326W-Capital_improve_projs.pdf

Monthly CIP Project Status Report							
	Description	Design Firm	Contract Amount	Estimated Completion	Contractor	Contract Amount	Estimated Completion
1 Westminster Street Reconstruction & Utility Improvements	Third phase of Street reconstruction 1st Street to Lang Drive	GS Engineering	\$108,740.00	Complete	D&D Contractors	\$1,846,158.40	Complete
2 A.C. Schreiner House/Heart of the Hills Heritage Center	Repurposing of house and grounds located at 529 Water Street on BHML Campus	Fischer Heck Architects	N/A	N/A	Marksmen	\$401,000.00	TBD
3 Public Safety Facility	Multi-department Public Safety Facility proposed on Clearywater Paseo	Beatty-Palmer Architects	N/A	N/A	Byrne	\$16,248,158.00	May-2025
4 Facility Condition Assessment	Request for proposal to perform facilities conditions assessment of various city-owned facilities and prepare a ten (10) year maintenance plan.	Matrix	\$115,000.00	Jul-2024	N/A	N/A	N/A
5 KUTS - Clay Street South	Kerrville Urban Trail System (KUTS) pilot trail project to improve walkability and sense of place along Clay Street from Schreiner Street to Water Street	OLA Partnership	Concept Complete	N/A	N/A	N/A	The City has partnered with KUTS to coordinate the place making efforts along the Clay St. South corridor. Preliminary concepts have been developed. Presentation to Council made in workshop on July 23, 2019. Decorative lighting installed on Clay Street near Jefferson Street.
6 Water Well No. 9 (H Street)	Improvements to Water Well No. 9	Hewitt Engineering	\$41,950.00	Complete	Alsay, Inc.	\$294,000.00	Complete
7 Knapp Force Main & Gravity Main	Installation of force main and gravity main between Knapp and Jefferson lift stations	Freese & Nichols	\$518,317.00	Complete	M&C Fonseca Construction	\$4,895,585.00	Aug-2024
8 Lois Tank Site Improvements	Replace aging water tank built in 1962 and pump system	Walker Partners LLC	\$231,186.00	Mar-2024	TBD	TBD	TBD
9 WWTP FEB Lift Station	Replace Cok's Waste Water Treatment Plant (WWTP) Flow equalization Basin (FEB) lift station	Hewitt Engineering	\$78,500.00	Complete	Mike Larsen Company	\$643,150.00	Apr-2024
10 Lift Station Rehabs	Rehabilitation of the Broadway and Airport lift stations as well as pump, electrical and SCADA component replacement at the Airport lift station.	Utility Engineering Group	\$64,620.00	Spring 2024	TBD	TBD	TBD
11 WWTP clarifier #3 Rehabilitation	Rehabilitation of Water Reclamation Plant clarifier #3, including replacement of existing clarifier mechanism, structural modifications and electrical improvements to accommodate proposed equipment.	Freese & Nichols	\$165,000.00	Complete	TBD	TBD	TBD
12 First Street manhole replacement	Replace approximately 14 existing fiberglass manholes on 1st Street between Gilmer street and the existing Quinlan lift station.	Freeland/Turk	\$45,000.00	Apr-2024	TBD	TBD	TBD
13 Scott Schreiner Golf Course Improvements	Improvements to the existing golf course	TBD	TBD	TBD	TBD	TBD	Design 90% complete.
14 Olympic Pool renovations	Renovations to the Olympic pool	TBD	TBD	TBD	TBD	TBD	Design hearing to be held at March 18th, 2024 meeting for use of sales tax bonds for funding. City Council ratification to follow prior to procurement of bids for construction.
15 Downtown River Trail extension	River Trail extension from Tranquility Island to Downtown Pavilion	Hewitt Engineering	\$154,500.00	Complete	TBD	TBD	TBD
16 TX DOT Transportation Alternatives 2021 Call for Projects	Federal funding assistance for pedestrian enhancements for sidewalks improvements	KSA Engineers	\$259,559.00	Aug-2024	TBD	TBD	TBD
17 TX DOT Traffic Signal Improvements and Synchronization	Traffic signal synchronization to occur on SH 16 and SH 27 and replacement of some Signalized intersections	N/A	N/A	N/A	N/A	N/A	TX DOT continuing traffic signal improvements to update systems for synchronization. City staff requested their future planned schedule of improvements. Software and hardware improvements continuing. SH27 @ VA signal improvements in progress.
18 Cailloux Theater Improvements	Repair of HVAC and roof systems	Peter Lewis & Associates	\$128,050.00	Sep-2022	TBD	TBD	TBD
19 Downtown Community Development Block Grant Program	Funding assistance to improve pedestrian safety and signalization in the Main Street District	Kimley-Horn	\$78,810.00	Complete	Elecnor	\$308,313.40	Jan-2024
20 Hazard Mitigation Grant Program	Federal funding assistance for backup electrical generator installation at critical infrastructure sites	TBD	TBD	TBD	TBD	TBD	Grant funding approved for downtown infrastructure improvements at the intersection of Earl Garrett & Water Street. TIRZ board approval of grant match at their September 2022 meeting. Construction completion anticipated in Summer, 2024. Preliminary award off 2023 application received for backup generators and electrical work to maintain continuous power supply to critical infrastructure during power outages. Official approval of funding for 26 sites anticipated in 2023. Application submitted Summer 2022 for two additional site generators.