



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.*
4. **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 Meisner

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.

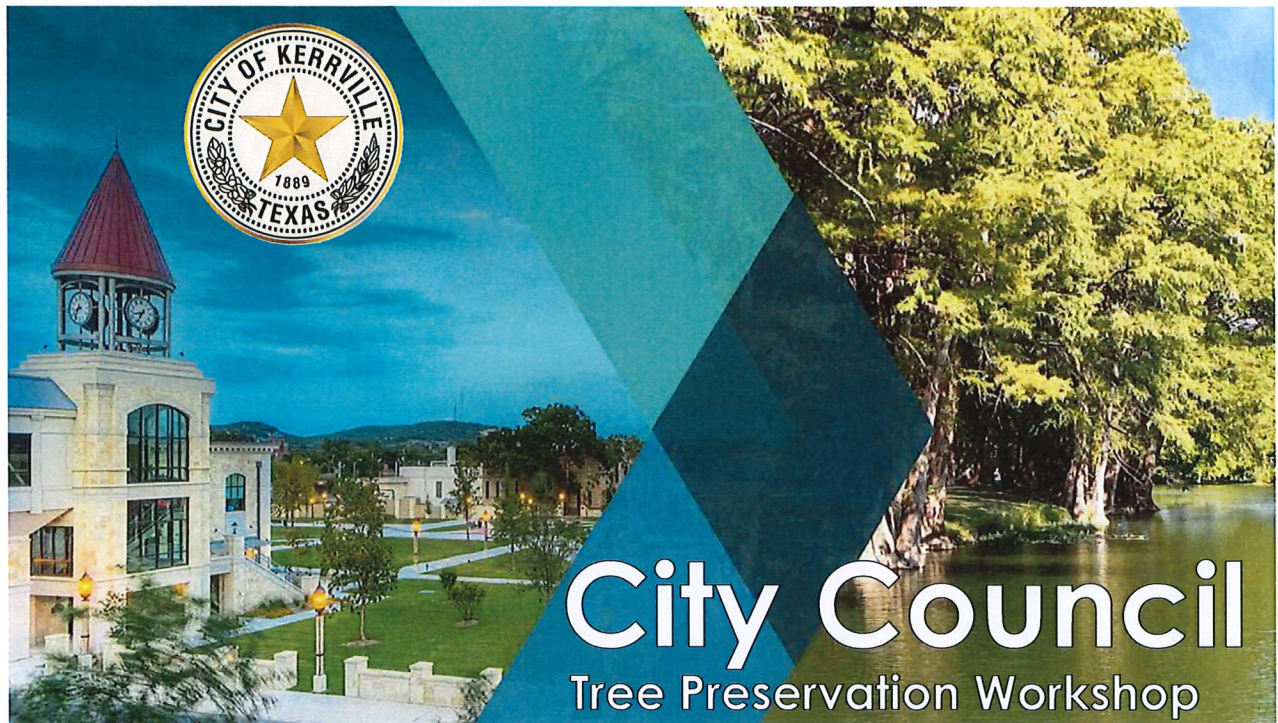
RECOMMENDED ACTION:

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

ATTACHMENTS:

[20240326W_Ordinance comparison table.pdf](#)

[20240326W_Tree preservation.pdf](#)





C4.3 Consider a tree preservation ordinance

Unless someone like
you cares a whole
awful lot,
nothing is
going to get
better.
It's not.

- Dr. Suess







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

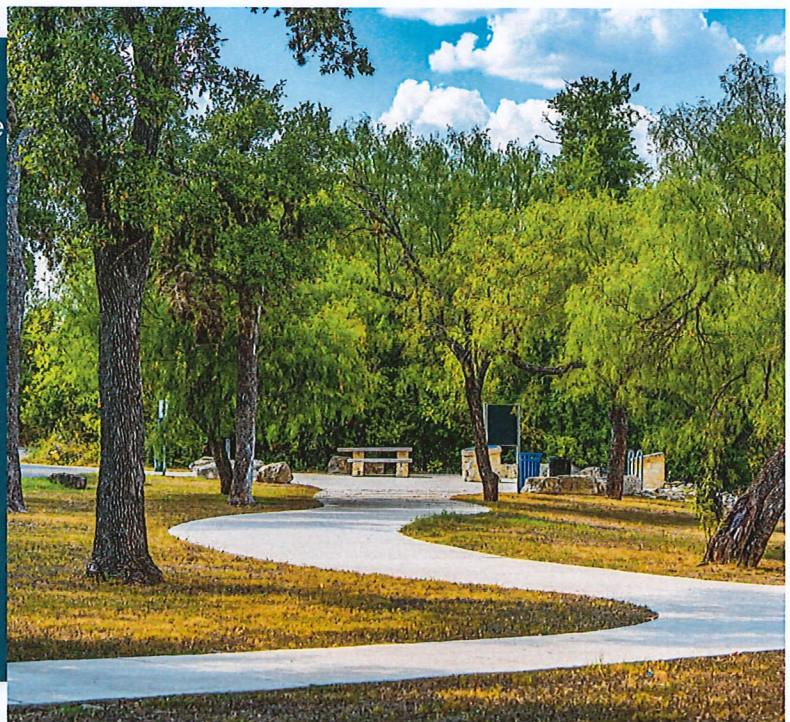
C4.4 & P4.6

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

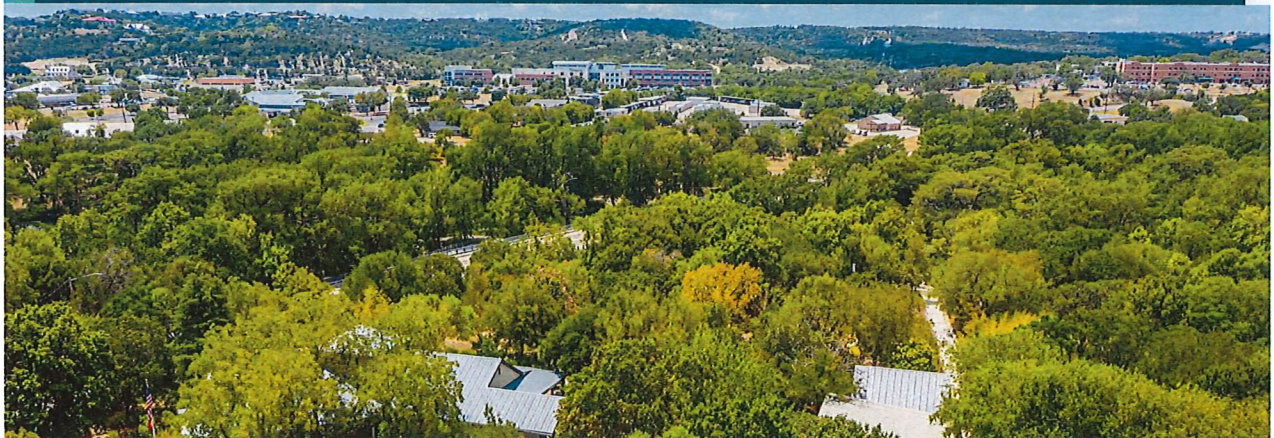


CURRENT EFFORTS

- 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

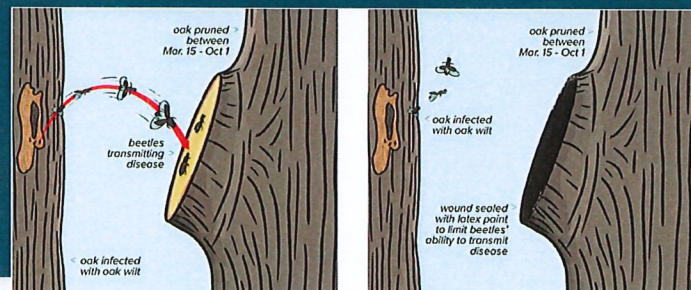
City	Tree types	Size	% Protected	Replacement Ratio	Fee in lieu
Boerne	Standard	8"+ caliper	35% R/40% C	1:1 Tot Circ.	\$50/TC
	Legacy	12"+ caliper	35% R/40% C	1.5:1 TC	\$100/TC
	Heritage	24"+ caliper	100%	3:1 TC	\$200/TC
Dripping Springs	Standard	5" sm/8" lrg	35% R/40% C	1:1	\$100/DBH
	Heritage	18"	100%	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	✗	✗



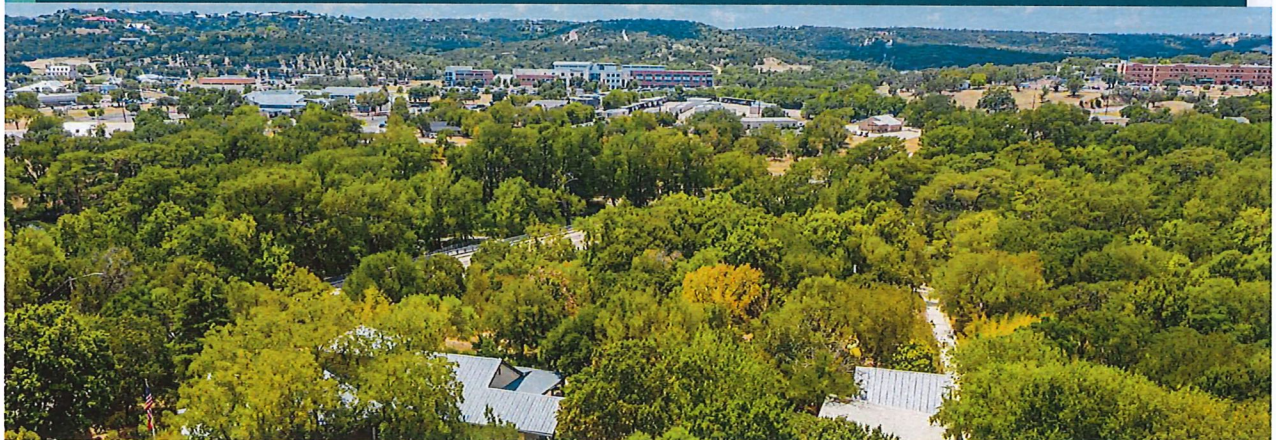
<https://www.russellleeeperts.com/arbor-ed/2021/3/8/new-disease-control-measures-oak-elm>

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		Construction				Comments
			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	6S Engineering	\$108,740.00	Complete	D&D Contractors	\$1,846,158.40	Complete	Construction complete. Contractor addressing punch list items. This will complete the use of 2019 bond funds for street and drainage improvements.
2	A.C. Schreiner House/Heart of the Hills Heritage Center	Repurposing of house and grounds located at 529 Water Street on BHM Campus	Fischer Heck Architects	N/A	N/A	Marksmen	\$401,000.00	TBD	Council authorized completion of design. First amendment approved by City Council January, 2024.
3	Public Safety Facility	Multi-department Public Safety Facility proposed on Clearwater Paseo	Beatty-Palmer Architects	N/A	N/A	Byrne	\$16,248,158.00	May-2025	Design approximately 90% complete. Construction commenced January, 2024 for work identified in Early Work Packages.
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	City Council approved selection on September 12th, 2023. Kickoff held November, 2023. Site assessments completed December, 2023 with draft report anticipated March, 2024.
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	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	Construction contract awarded by Council January, 2023. Contractor began work May 2023, completion anticipated in August, 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	Design contract awarded June 2022 with design in progress. Remaining THM project funds approved by TWDB to be used for construction. Construction commencement anticipated early 2024, pending environmental approval from TWDB.
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	\$643,160.00	Apr-2024	Construction began October, 2023 with anticipated completion in April, 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	Design agreement with Utility Engineering Group executed October, 2023.
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	City Council awarded design contract to Freese and Nichols Inc. on March 28, 2023. Design nearly complete, with award for construction anticipated April 2024.
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	Design 90% complete.
13	Scott Schreiner Golf Course Improvements	Improvements to the existing golf course	TBD	TBD	TBD	TBD	TBD	TBD	Public 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.
14	Olympic Pool renovations	Renovations to the Olympic pool	TBD	TBD	TBD	TBD	TBD	TBD	Public hearing to be held at March 18th, 2024 meeting for use of sales tax bonds for funding. City Council ratification to follow prior to project design commencement.
15	Downtown River Trail extension	River Trail extension from Tranquility Island to Downtown Pavilion	Hewitt Engineering	\$154,500.00	Complete	TBD	TBD	TBD	Design complete; easement acquisition nearly complete pending owners review and approval. Construction completion anticipated early 2025.
16	TX DOT Transportation Alternatives 2021 Call for Projects	Federal funding assistance for pedestrian enhancements for sidewalks improvements	KSA Engineers	\$259,599.00	Aug-2024	TBD	TBD	TBD	TX DOT Commission awarded project for sidewalk improvements along Hill Country Drive, Cully Drive, and Wasley Drive. Design in progress with construction commencement anticipated Fall 2024.
17	TX DOT Traffic Signal Improvements and Synchronization	Traffic signal synchronization to occur on SH 16 and SH 27 and replacement of some signaled intersections	N/A	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	\$128,060.00	Sep-2022	TBD	TBD	TBD	Public 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.
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	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.
20	Hazard Mitigation Grant Program	Federal funding assistance for backup electrical generator installation at critical infrastructure sites	TBD	TBD	TBD	TBD	TBD	TBD	Preliminary award off 2021 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.

As of 3/22/2024