



KERRVILLE CITY COUNCIL WORKSHOP AGENDA
JULY 09, 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 Joe Herring, Jr.

1. **PUBLIC COMMENTS:** A member of the public may address City Council regarding any 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. **INFORMATION AND DISCUSSION:**

2.A Kerr Economic Development Corporation (KEDC) update. (Gil Salinas)

 2.B Heart of the Hills Heritage Center update (M Hornes, Asst City Manager.)

 2.C Public Safety Facility update (M Hornes, Asst City Manager) .

 2.D City Facilities Condition Assessment Report (J Behrens, Director of Finance).
Attachment: [20240709_Presentation Kerrville Facilities Master Plan.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 the 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 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: Kerr Economic Development Corporation (KEDC) update. *(Gil Salinas)*

AGENDA DATE OF: July 9, 2024

DATE SUBMITTED: April 30, 2024

SUBMITTED BY: Shelley McElhannon, City Secretary

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:

RECOMMENDED ACTION:

Information only; no action required.



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

SUBJECT: Heart of the Hills Heritage Center update (*M Hornes, Asst City Manager.*)

AGENDA DATE OF: July 9, 2024

DATE SUBMITTED: July 3, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

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	D - Downtown Revitalization
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Report.



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

SUBJECT: Public Safety Facility update (*M Hornes, Asst City Manager*) .

AGENDA DATE OF: July 9, 2024

DATE SUBMITTED: July 3, 2024

SUBMITTED BY: Michael Hornes, Assistant City Manager

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	F - Public Facilities and Services
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Report.



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

SUBJECT: City Facilities Condition Assessment Report (*J Behrens, Director of Finance*).

AGENDA DATE OF: July 9, 2024

DATE SUBMITTED: June 18, 2024

SUBMITTED BY: Julie Behrens , Director of Finance

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	F - Public Facilities and Services
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

As part of ongoing efforts to create long-term plans for repair, maintenance and replacement of City assets, the fiscal year 2023 budget allocated funds for a Facility Condition Assessment in order to provide the City comprehensive data regarding City-owned buildings. The City contracted with Matrix Design Group, Inc. to conduct a thorough assessment of most City facilities using onsite, GIS, and other data to determine long-term needs. Matrix inspected building foundations, exterior facade and masonry, roofs, HVAC systems, flooring, exterior and interior finishes, doors and windows, parking lots, termite and pest, electrical, plumbing, etc. The report produced by Matrix identifies short and long-term facility maintenance needs as well as proposed preventative maintenance.

RECOMMENDED ACTION:

NA

ATTACHMENTS:

[20240709_Presentation Kerrville Facilities Master Plan.pdf](#)

Facilities Master Plan Update



Presented by:
Cameron Bowsky, PE

Presented to:
Kerrville City Council



July 9, 2024

Matrix

Agenda

- Where We've Been
- Where We're At
- Where We're Going



Where We've Been

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General History

Contract
Acquisition

Kick-off &
Survey

Analysis &
Reporting

Asset Mgt

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Detailed History

2023

- July – Proposal
- Aug – Negotiation
- Sept – City Council
- Oct – Contract
- Nov – Kick-off
- Dec – Site Survey

2024

- Jan – Data Analysis
- Feb – Pilot PCR
- Mar – Product Approved
- Apr – Remaining PCRs
- May – Maintenance Plan
- Jun – Final Report

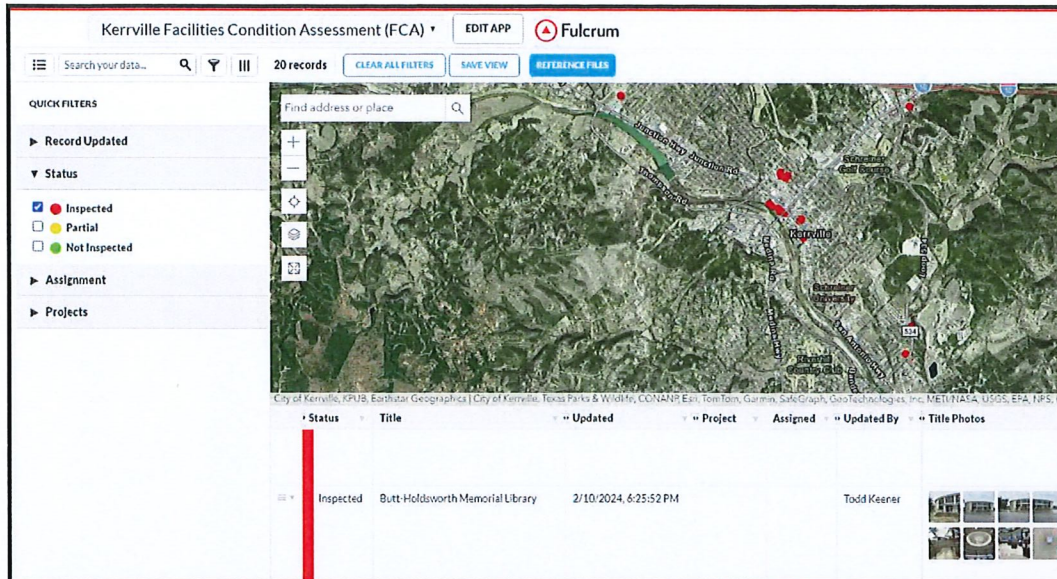
Note: PCR = Property Condition Report

Project Summary

- **Scope**
 - Facility Assessments (19)
 - Staff Interviews
 - Property Condition Reports
 - Asset Management
 - Master Planning
 - Presentation



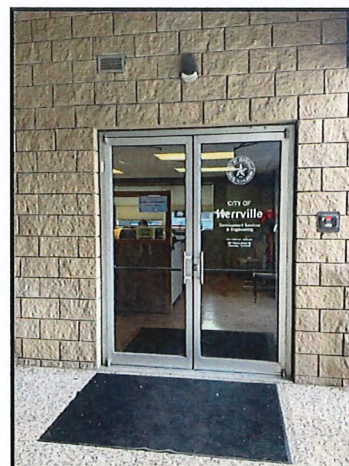
Data Collection: Fulcrum



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The Complete Facility List

- **Administration**
 - City Hall
 - Parks & Recreation Admin
 - Kerrville Schreiner Park Office
 - Development Services & Engineering
 - Information Technology
- **Operations**
 - Vehicle Maintenance
 - Wastewater Treatment
 - Parks Maintenance
 - Water Distribution
 - Streets Division



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The Complete Facility List (cont.)



- **Arts & Education**
 - Cailloux Theater
 - Kit Werlein Annex
 - Butt-Holdsworth Library
 - Regional History Center
 - City University
- **Emergency Services**
 - Fire Stations 1-4

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Assessment Approach

- Foundation
- Exterior & Roofing
- Interior Finishes
- Restroom Plumbing
- HVAC
- Electrical
- Site Improvements
- ADA Compliance



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Execution Background



- **Partners**

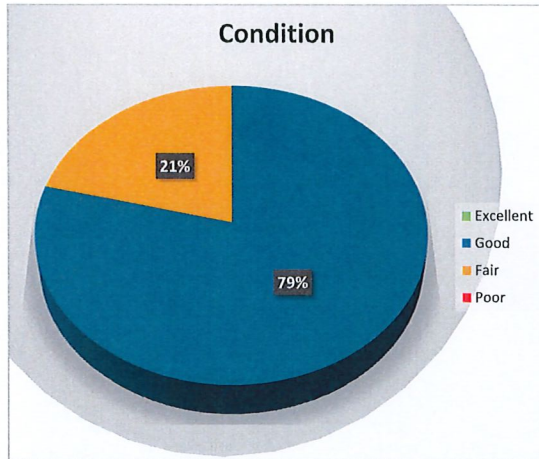
- Keener Engineering
- SLS Partnership
- MOCA Services

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An aerial photograph of a town nestled at the foot of rolling green hills. The image is overlaid with a dark grey semi-transparent rectangle containing the text "Where We're At". In the top right corner, the Matrix logo is displayed, consisting of a stylized blue cube icon followed by the word "Matrix" in a blue sans-serif font. The entire slide is framed by blue geometric shapes and lines.

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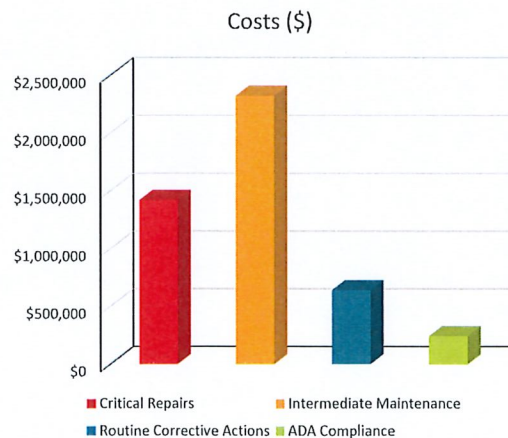
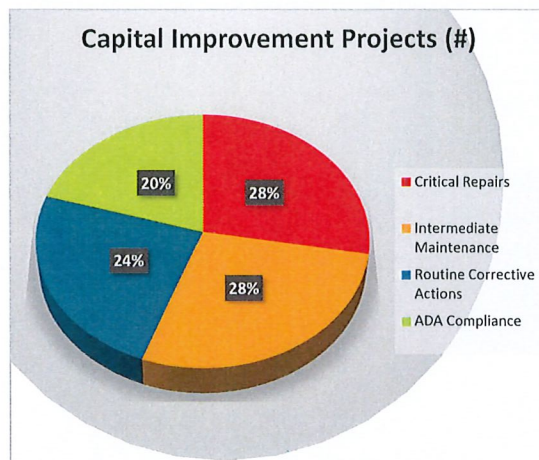
State of the Portfolio



- **Fair Condition Assets**
 - Regional History Center
 - Fire Station #3
 - Vehicle Maintenance
 - Kerrville Schreiner Park Office
- **Key Question**
 - What's the comparative costs to replace, remodel, or sustain each of these assets?

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Summary of Findings



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Representative Projects

- **Critical Repairs**
 - Fire Station Generator Replacements
 - IT Server Room Upgrades
 - City Hall Roof Membrane Replacement
- **Intermediate Maintenance**
 - Kit Werlien Annex HVAC Supply Duct Repair
 - Parks & Recreation Admin Condenser Unit Replacement



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Representative Projects



- **Routine Corrective Actions**
 - IT Domestic Hot Water Pipe Insulation Addition
 - Library Lifecycle Carpet Replacement
 - Fire Station Water Softener Installation
- **ADA Projects**
 - Relocate bathroom hardware, install signage, and reconstruct entryway slope

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Where We're Going

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Major Recapitalization Considerations

Fire Station #3

\$5.0M

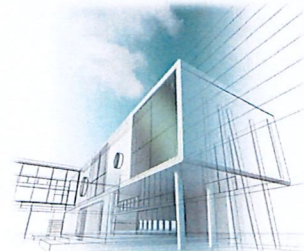
Vehicle Maintenance Building

\$4.1M

Kerrville Schreiner Park Office

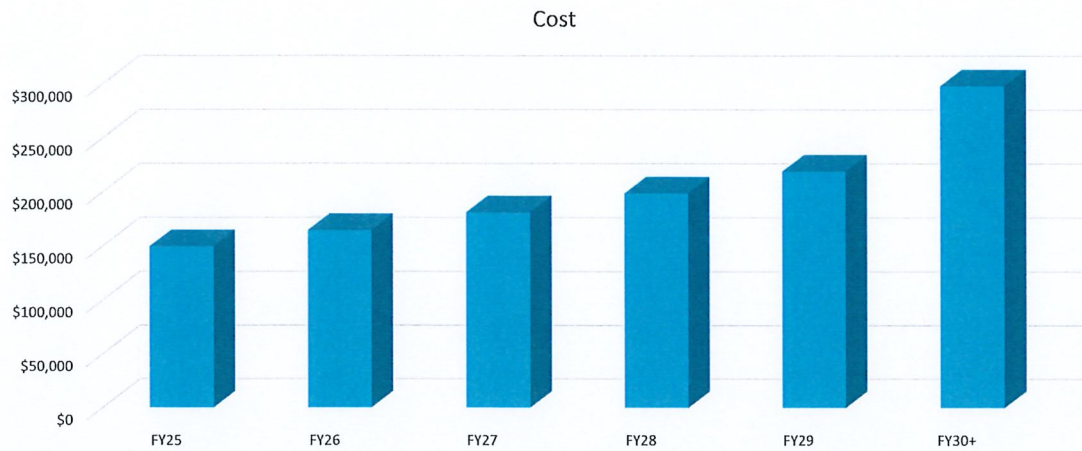
\$3.9M

- Estimates include
 - Facility Construction
 - Facility Services
 - Site & Infrastructure
 - Existing Demolition



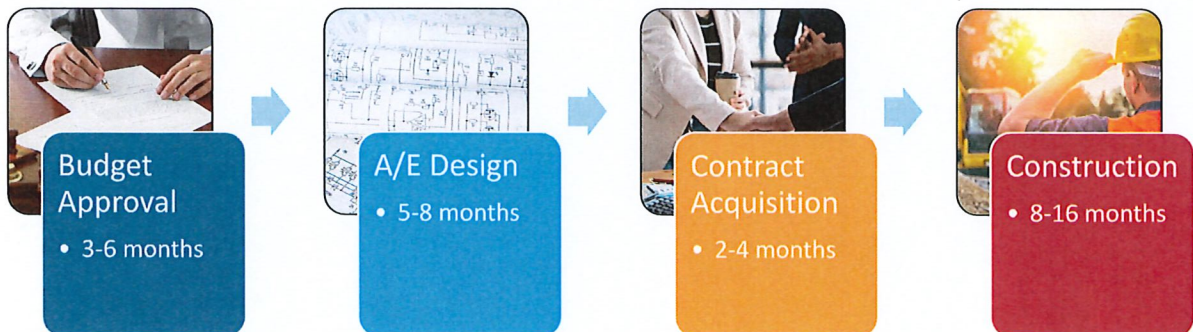
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Fiscal Investment Scenario



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Critical Funding Considerations



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Potential Sources of Funding

- Texas Department of Agriculture
 - Community Development Block Grant Program
- Economic Development Administration
 - Public Works Program
- Federal Emergency Management Agency
 - Assistance to Firefighters Grants Program
 - Building Resilience Infrastructure & Communities



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Way Ahead



- Budget Brainstorming
- Facilities Master Plan Review
- Brightly Data Integration
- Preventative Maintenance Planning

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Question & Answer