

MINUTES OF THE KERRVILLE CITY COUNCIL AND
CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION
JOINT MEETING OCTOBER 3, 2013

On October 3, 2013, a joint meeting of the Kerrville City Council and the Economic Improvement Corporation was called to order by Mayor Pratt and EIC Chairman Wampler at 10:06 a.m. in the city hall council chambers, 800 Junction Highway.

COUNCIL MEMBERS PRESENT:

Jack Pratt	Mayor
Stacie Keeble	Councilmember
Justin MacDonald	Councilmember
Gene Allen	Councilmember

COUNCIL MEMBER ABSENT:

Carson Conklin	Mayor Pro Tem
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EIC MEMBERS PRESENT:

David Wampler	President
Kenneth Early	Vice-President
Rex Boyland	Secretary
Larry Howard	Board Member
Stacie Keeble	Board Member

EIC MEMBER ABSENT:

Gary Cochrane	Board Member
Polly Rickert	Board Member

STAFF PRESENT:

Todd Parton	City Manager
Kristine Ondrias	Assistant City Manager
Heather Stebbins	Assistant City Attorney
Brenda G. Craig	City Secretary
Cheryl Brown	Deputy City Secretary
Kim Meisner	Director of General Operations
Malcolm Matthews	Director of Parks and Recreation
Ashlea Boyle	Main Street/Special Projects Manager
Charlie Hastings	Director of Public Works
Dieter Werner	City Engineer

**UPDATE ON THE LOUISE HAYS PARK, LEHMANN AND MONROE PARK,
AND RIVER TRAIL IMPROVEMENTS**

Mr. Parton provided copies of the river trail project and the Louise Hays Park and Lehmann and Monroe Park improvements as presented at the August 27 council meeting, and noted that council had requested the following changes to the Louise Hays Park concept plan:

1. Paved area under the bridge near the river for boat docking and ramp access.
2. Additional parking near the river for handicapped accessibility to Tranquility Island.

Staff noted that all buildings were located out of the floodplain, and screening would be provided, possibly a solid wall, between Louise Hays Park and Park Lane Apartments.

DISCUSSION AND DIRECTION TO CITY STAFF REGARDING ALIGNMENT OPTIONS FOR THE RIVER TRAIL PROJECT WEST OF THE RIVERSIDE NATURE CENTER

Mr. Parton reviewed the profile and very rough estimates for four trail alignment options for that section of the river trail between Riverside Nature Center and Knapp Park:

1. North river bank, \$2,100,000: north side of the river along the river's edge to Guadalupe Park. Crossing at Town Creek; property primarily residential; condemnation expected.
2. Guadalupe Street, \$1,800,000: use existing city sidewalks and street right of way. Crossing at Town Creek using existing street and drainage right of way to access Guadalupe Street; paved bike lane; no condemnation; least costly option. Impact to neighborhood included moving curbs, limited driveway access, no on-street parking or mailboxes; would affect about 12 residential property owners.
3. South river bank with a bridge crossing from Tranquility Island under Lemos Street Bridge and a low bridge crossing behind Dietert Center, \$2,800,000: two river crossings, extensive construction issues, safety and security, emergency accessibility issues related to this being a remote area, no location for a trail head, and possibility of condemnation.
4. South river bank with high bridge crossing near Guadalupe Park, \$3,150,000: same issues exist as in option 3; cost of high bridge and geotechnical unknown.

Also, floodway issues existed with options 1, 3, and 4.

Ms. Ondrias noted the following: 1) the rough estimates for all options did not include the cost of potential condemnation; 2) the uncertainty of property ownership of some tracts on Guadalupe Street could cause difficulty in the condemnation process; and 3) cautioned that figures for the high bridge were conceptual only and until geotechnical issues were completed and the bridge was designed cost estimates were uncertain.

The following comments and discussion were held:

- Concern of public perception as it was presented to citizens as \$6 million for 6 miles project; concern for staying within that budget commitment.
- The city guaranteed to undertake water/wastewater projects to facilitate economic development; in turn, the EIC committed to back the bonds to fund six miles of trail from Kerrville Schreiner Park to Knapp Park.
- If the city followed the original alignment along the riverbank on Guadalupe Street, as approved by EIC, funds were sufficient to complete the six miles.
- Option 2 of using existing city property and right of ways would achieve the full length of the trail for the lowest cost.
- EIC had no desire to shorten the trail; preference was to run the trail on the south side and if more money was needed, EIC would provide that funding.
- Council did not want to do condemnation on single family residential properties if it could be avoided.

- If council wanted to bypass condemnation and street frontage issues on Guadalupe Street, EIC would provide additional funds to put the trail on the south side of the river.
- Sidewalks were already located on both sides of Guadalupe Street and pedestrian traffic already existed. Mr. Parton noted the river trail would bring more people and vehicular traffic into the neighborhood.
- It was not a river trail if it was moved to the street; however, the trail would leave the river's edge and go along Guadalupe Street from Guadalupe Park to the Family Sports Center.
- Option 4 would create a loop to connect Guadalupe Street to Tranquility Island and the south side of the river and avoid the issue of condemnation of residential property.
- Had staff had any communication with property owners on the south side? Mr. Parton responded no; Mr. MacDonald noted that one property owner contacted him and wanted the trail on his property.
- What was the risk of the high bridge being destroyed during a flood? Mr. Parton noted an elevated bridge was less likely to be damaged during a flood and maintenance would be less as it would not collect flood debris.
- Possibility of using Lemos Street Bridge for access to the south side. Mr. Parton noted he would contact TxDOT for feasibility; the estimate included \$350,000 for a low bridge crossing; the high bridge was more costly due to height and span.
- Regardless of the option selected, a crossing was desired behind Riverside Nature Center to connect the Guadalupe Street area to the trail and park.
- EIC funding a downtown boardwalk and connecting to Louise Hays Park. Mr. Parton noted that the bond funds were sold for a river trail project; however, funding could be repurposed to a different project, and the boardwalk qualified under state law for 4B funding; however, the funding agreement between the city and EIC would have to be amended. EIC did not want to redirect funds from the river trail to a downtown boardwalk, but EIC would be in favor of funding the boardwalk as a separate project after the river trail was complete.

The consensus was to instruct staff to further investigate option 4 and bring it back to EIC, including: contact landowners, prepare options for expansion of project amenities, create cost estimates, develop a plan for emergency access, and include the cost of police patrol and any safety issues.

4. ADJOURNMENT: The meeting adjourned at 11:34 a.m.

APPROVED: _____

Jack Pratt, Mayor

APPROVED: _____

David A. Wampler, EIC President

ATTEST:

Brenda G. Craig, City Secretary