

MINUTES OF THE KERRVILLE CITY COUNCIL AND THE JUNE 24, 2014  
CITY OF KERRVILLE, TEXAS ECONOMIC IMPROVEMENT CORPORATION  
JOINT MEETING

On June 24, 2014, a joint meeting of the Kerrville City Council and the Economic Improvement Corporation was called to order by Mayor Pratt and David Wampler at 8:00 a.m. in the upstairs conference room at city hall, 701 Main Street.

COUNCIL MEMBERS PRESENT:

Jack Pratt	Mayor
Gene Allen	Mayor Pro Tem
Carson Conklin	Councilmember
Stacie Keeble	Councilmember
Gary F. Stork	Councilmember

COUNCIL MEMBER ABSENT: None

EIC MEMBERS PRESENT:

David Wampler	President
Kenneth Early	Vice-President
Polly Rickert	Secretary
Gary Cochrane	Board Member
Larry Howard	Board Member
Stacie Keeble	Board Member
Sheri Pattillo	Board Member

EIC MEMBER ABSENT: None

STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Assistant City Manager
Brenda G. Craig	City Secretary
Kim Meismer	Director of General Operations
Ashlea Boyle	Main Street/Special Projects Manager
John Young	Police Chief
Sandra Yarbrough	Director of Finance

**DIRECTION TO CITY STAFF BY THE CITY COUNCIL AND THE ECONOMIC IMPROVEMENT CORPORATION REGARDING THE LOUISE HAYS PARK, LEHMANN AND MONROE PARK, AND RIVER TRAIL IMPROVEMENTS; AND CONSIDERATION BY CITY COUNCIL AND THE ECONOMIC IMPROVEMENT CORPORATION TO ALLOCATE RIVER TRAIL BOND FUNDS TO THE LOUISE HAYS PARK IMPROVEMENT PROJECT TO COVER CONSTRUCTION COSTS**

Mr. Wampler gave a brief history of the project which began about three years ago when the Council and EIC met to discuss projects that the City and EIC could work on together for the betterment of the city by increasing investment in quality of life for residents through projects such as river trail and park improvements, and to enhance water and wastewater core infrastructure to be sufficient for commercial development. The consensus at the time was that the city would take care of water and wastewater core infrastructure, and EIC committed to fund river

trail and park improvements. The city issued bonds and EIC guaranteed payment of the bonds to build six miles of trail and park improvements.

Mr. Wampler noted only one bid had been received for the park improvements; that bid was over budget \$600,000 and necessitated an adjustment to the funding agreement between the City and EIC to reallocate funds in order to award the contract. Mr. Parton noted the City/EIC funding agreement required approval of both bodies in order to change the scope of the project or to move funds.

Mr. Wampler asked for assurance from council on completion of the river trail going west to Guadalupe Park. The original plan: 1) was to go to Knapp Park but due to financial constraints the trail was scaled back to Guadalupe Park; 2) if there were funds left over after trail construction, it would go toward park amenities in LHP or other park improvements that would comply with the funding agreement and bond covenants; and 3) if funds fell short by a small amount, the city would be asked to consider funding the remainder of the trail to Guadalupe Park.

Council and EIC also discussed the following:

- Trail project from Louise Hays Park (LHP) to Kerrville Schreiner Park (KSP) was under construction and moving quickly.
- The former council agreed several years ago to condemn property if necessary.
- The current council still supported the river trail, but may not be willing to go to condemnation if it would involve 10 or 12 properties, but if condemnation would be necessary on 2 or 3 properties, council may consider it.
- Council proposed hiring a right of way agent for acquisition of the property along Guadalupe Street instead of staff contacting owners. Council preferred paying a reasonable price for property rather than going through condemnation; however, council would consider condemnation if necessary.
- May not be hostile condemnation with good conversation with property owners on the north side, except for 2 or 3, as most wanted the river trail; some people felt that it would be a benefit and would increase the value of their property and when it was discussed to move the trail to the south side of the river, owners on the north side felt this opportunity was being taken away from them.
- Some people on Guadalupe Street did not want the river trail in their back yard; can be hopeful that contacts would be encouraging; however, there could also be hostility with several of the condemnations. Condemnation of single family residential was a different situation than condemnation of commercial property. Council should wait for completion of the survey from the right of way agent before making a commitment to proceed to condemnation.
- Bridge on the south side was estimated at \$2 million.
- Made a commitment to the community to do 6 miles of trail for \$6 million plus \$2 million for LHP; \$6 or \$7 million was not an issue, and EIC could commit more money if needed. Construction costs continued to rise and that was beyond city and EIC control; the longer the project took, the more the cost would rise.
- Commitment to the community was six miles for \$6 million; project was \$1 million over budget now; what would citizens want, more trail or less spending?
- Clarified, the city was NOT requesting additional funds for trail construction, was requesting additional funds in the parks improvements budget due to overruns.
- Property acquisition cost for the east end of the trail had been more costly than anticipated.

-All options were still up for consideration, e.g. south side with bridge, river trail on Guadalupe Street in front of properties along existing sidewalk instead of in back yard along the river's edge, and condemnation. Wait for survey results.  
-Louise Hays Park improvements were key to the whole project and would get public support if done well.

Mr. Allen moved to authorize staff to: 1) Move \$600,000 from the river trail budget to the park improvement budget; 2) Make application to EIC for \$600,000 to replenish funds; and 3) Move forward with negotiations to engage a right of way agent for property acquisition for the trail going west. Ms. Keeble seconded the motion and it passed 5-0.

Staff was asked to update the budget to include the bid on the LHP improvements and the possible cost of property acquisition along Guadalupe Street.

Mr. Howard asked to meet with the agent before the agent began contacting owners as he had already met with several owners; he was instructed to coordinate such a meeting through city staff.

Mr. Howard moved to authorize the transfer of \$600,000 from the river trail budget to the park improvement budget in order to fund the contract for the Louise Hays Park improvements. Ms. Rickert seconded the motion and it passed 7-0.

The meeting adjourned at 8:39 a.m.

APPROVED: 07/08/2014

/s/  
Jack Pratt, Mayor

APPROVED: 07/28/2014

/s/  
David A. Wampler, EIC President

ATTEST:

/s/  
Brenda G. Craig, City Secretary