



S U R V E Y R E S U L T S

Kerrville City Hall

Results of our survey indicate the majority of citizens are not in favor of the City of Kerrville purchasing a new city hall and overwhelming do not favor the City of Kerrville purchasing the Bank of America building. Citizens also believe that moving city hall to downtown Kerrville would not promote growth of business and tourism in that area.

Based on our survey results, EyeOnGovernment recommends the following action be taken by the City of Kerrville.

**Do not purchase the Bank of America building.
Do not move city hall.**

DETAILED SURVEY RESULTS

1. Please tell us where you live.

Kerrville - 61%
Kerr County - 39%
Outside Kerr County - 0%

2. Tell us how important this project is to you as a citizen of Kerrville / Kerr County. (1 being the most important, 10 being the least important)

Most Important (1-5) - 38%
Least Important (6-10) - 62%

3. Do you believe City Hall needs to be expanded?

Yes - 50%
No - 50%

4. Are you in favor of the City of Kerrville building or purchasing a new City Hall?

Yes - 29%

No - 71%

5. How often do you visit city hall?

Once a week or more - 4%

Once a month or less - 59%

Never - 37%

6. How often do you use the drive-thru window at city hall?

Often - 13%

Seldom - 21%

Never - 66%

5. Do you believe the City of Kerrville is over or under staffed?

Over Staffed - 45%

Under Staffed - 9%

No Opinion - 46%

7. Do you believe the City of Kerrville should purchase the current Bank of America building for use as a City Hall?

Yes - 14%

No - 86%

8. Do you believe the City of Kerrville will need to purchase the existing Peterson Hospital parking garage for additional City Hall parking should the City of Kerrville purchase the current Bank of America building?

Yes - 46%

No - 54%

9. Do you believe moving city hall to the current Bank of America building would promote the growth of business and tourism in the downtown area?

Yes - 9%

No - 91%

RESPONDENT COMMENT DETAILS

- 1 Why would a tourist want to go to any City Hall?
- 2 I'd like to know how they feel putting a new City Hall downtown will stimulate business and tourism!? I don't think City Hall is a tourist destination. That's a politicians pipe dream. They would only be consuming prime space that should be used by retailers to bring in tax dollars and tourists. If they need more space, add on to their existing bldg.
- 3 I think the City should first streamline its organization to a more reasonable level comparable to the size of city organizations in similarly sized cities in Texas, and then forecast its needs going forward for space. The acreage currently attached to the existing City Hall is sufficient for expansion; there is no need to move City Hall and create yet another "white elephant" property in the city.
- 4 We need viable tax paying business downtown, somewhere we can shop or accommodate in the evenings and week-ends such as other viable cities have. This building would bring in no revenue and would be unoccupied in the evenings and week-ends. Would be like a vacant piece of property. NO! NO! NO! PLEASE!
- 5 Questions 10 and 11 are better answered MAYBE. I thought the prospect of purchasing the Bank of America building was a dead issue. I'm not sure anywhere downtown is the best place for City Hall as our downtown retail space is already pretty limited. We need some businesses that will produce some tax revenue. Sounds as though the most economical approach would be to expand the building on the property next door to the present City Hall. It is my understanding that the city already owns that property. I see no reason the City Hall needs to be in a highly visible location.
- 6 There seems to be plenty of land at the existing city to expand or build. I don't understand why the city has to have prime property for city services? I rarely see many spaces used in the current facility and there seems to be ample parking in the rear.
- 7 Keep City Hall where it is and let them expand into the building next door. Putting the City Hall in the middle of downtown will do nothing to promote business or tourism in the downtown area. All it will do is take away needed tax revenue.
- 8 City staff, upper management, in particular, is grossly overpaid and overstaffed.. This was brought to light by the county auditor in the case she presented to justify county wage increases in order to be more competitive with the city. The city secretary earning \$52? The Assistant City Manager, who did a lousy job as Parks & Recreation Director by the way, now earning over \$100K?. Give me a break!
- 9 I don't believe the City of Kerrville is over or under staffed, but I do believe some of the job positions do not justify the pay scale some of these employees are making, if your department is no longer funded (i.e Wendy M) then how can the City justify paying employees in that department. The city can not put together a budget nor can they put together a five year budget, they need to hold on to what they have for now and maybe look into the future for expanding, it cost alot of tax payers money just to have consulting companies LOOK at things.
- 10 The lot formerly occupied by Sid Peterson Hospital is the best site for a new City Hall. It should also contain meeting rooms and a small auditorium for forums such as are now held at the KPUB building.

- 11 The building adjoining the current City Hall is now vacant. It should be renovated and utilized for expansion of City Hall.
- 12 No. 6 - I used to visit City Hall once a month for Council meetings. Have decided that is just a waste of time. They are going to do what they want regardless of what the people say. No. 8 - Overstaffed and overpaid and we still have to hire consultants to conduct feasibility studies, etc. Nos. 9, 10 & 11. (9) - no - too much money would have to go into it to make it useable; (10) if they don't buy the parking garage where is everyone going to park? Citizens use it now not only for the bank for shopping and eating in downtown Kerrville and it is often filled to overflowing; (11) Absolutely not!! What would bring tourists to Kerrville's City Hall? Do they go to the City Hall in Fredericksburg or Boerne? Of course not. Just another "special interest" want of certain members of the Council.
- 13 What studies have been made for new construction? How much parking is needed to properly accommodate staff and those who need to do business inside City Hall? I understand the Bank of America Bldg will continue to house the bank for some time to come. You need to move on with your project if it is urgent. Since we indeed need a New Facility (my husband worked for the city for 30years and was not happy with the current space from day one) I assume the area where the parking garage is, including all of that block has been considered. The parking could be attached to and be part of a handsomely designed NEW City Hall. Perhaps a Tourist Info center level could be incorporated - Perfect location for access at that intersection for both!!!
- 14 Parking in the downtown area is already a nightmare...it would only get worse if city hall moves to the Bank of America building. There must be less expensive ways to accommodate the needs of City Hall. Plus, in this economy, Kerrville should postpone the "window-dressing, self-esteem raising" projects. Many Kerrville families are having to adjust their lifestyles, postpone their own "wants," and re-evaluate their priorities, and Kerrville should do the same.
- 15 Kerrville does not have a good working business plan . It appears that the main focus of council and City staff is the obsession of expanding City Hall and city staff. Much of the council discussions are dealing with items city employees deem important to them and not to the public. The obsessed focus of the purchase of a new City Hall is evidence to this fact. I would like to see a real business minded City manager with a solid business plan directing Kerrville for a change.
- 16 1. Is the Bank of America building really bigger than the existing City Hall building? I don't think so but, if it bigger and I'm just a moron then how much more space will it provide and how long before that building isn't large enough for growth? Why did we just renovate the City Hall building if it doesn't provide enough space? Moreover, what will the old unused City Hall building become a fricking ice rink? 2. Who owns the Bank of America building right now? Who would benefit financially from that purchase? 3. What about the history of a building it should mean something and not be tossed by unwarranted money grubbing people. 3. How about using the old Hospital right across the street?
- 17 Removing the hospital is the only thing that will encourage downtown growth. It is and has been the downfall of the downtown growth
- 18 At a time when virtually every home in Kerr County (and the country) is asked to trim the fat and get by on what we have to work with, it seems very government like to be wanting to spend more of the taxpayer's money. I say, lets talk when the economy picks back up. Until

then, do what the rest of us are doing. Just doing the best we can with what we have to work with at the time. And by the way, the text in your surveys were lacking a certain clarity and technical quality. It was a distraction for anyone who notices such things. Apparently the author, and his/her proofreaders (if there were any) just missed the mistakes.

- 19 First, the City should purchase the downtown parking garage to provide parking for the entire downtown area and not just City personnel. This should be no cost or low cost parking. Street parking should be eliminated along Water Street to Earl Garrett and Earl Garrett to Hwy 27. All parking should be funneled to the parking garage. The existing parking lot between the Bank of America building and the other large office building can of course be used for the occupants of these buildings. The traffic lights at the corner of Sidney Baker and Water should be adjusted to provide ample time for pedestrian traffic to cross in both directions. I also think any and all power lines that are along the Guadalupe River should be moved underground. They are an eyesore right now as we look at the greatest asset our city has in the river.
- 20 Ask Todd Bock a question? His dad will answer for him! Just like the new hospital...a feather for Pat's hat..a joke for the town! Another money pit!!! Utilize what you have before you start dreaming of the next scam!!!
- 21 Can the current building be added to? We do not use City Hall so have little interest in it. Parking on Water Street is so limited that going there is not a pleasure ... adding more reasons for people to be in that locale would just compound the congestion.
- 22 The "Powers That Be" seem determined to tear down the old hospital. Use it for City Hall, other businesses, and condos. A park on that busy intersection is ridiculous, especially with Louise Hays Park close by with REAL access to the river. Take advantage of our wonderful riverfront which is now useless as the backyard of many businesses including the Bank of American, up through the Arcadia theatre and Pampell's And go the other way on Water Street. Tour Ashland, Oregon, for how to incorporate running water and businesses. Why do we always need the help of paid consultants? You also allow "trashy" businesses on Guadalupe waterfront. property throughout Kerrville. That's really a shame.
- 23 The city should do what businesses have done over the last 10 years, downsize and streamline. If more space is needed add onto the back of City hall and then pave the dirt parking area for any parking lost. Don't tell me there is not room, there is, besides the City has imminent domaine and can buy more land. Buying BOA takes \$2MM off the tax roles. city hall is not the kind of draw taht down town needs. Focus on shopping and dining not government to draw dollars downtown.
- 24 The city does need more room, but the site it now stands on has plentyof room for expansion.
- 25 The location of City Hall will in no way promote growth in our city. It will only take up space for revenue generating businesses could occupy. Our present City Hall is cramped space, but in our present city economic state, our priorities should be focused elsewhere.
- 26 I deal with City staff on a weekly basis and know from experience that their current building is outdated and undersized. I'm all for reasonable limits on government spending, but not such stringent limits that it is a detriment to the employees who serve our city.
- 27 IT WOULD BE FINE IF MONEY WAS NOT A PROBLEM BUT IT APPEARS THAT THE CITY HAS CHAMPAGNE TASTES ON A BEER BUDGET
- 28 How about buying the old Schreiner store?

- 29 I believe City Hall needs to stop increasing the size of City government (much like Federal government) and cross-train employees. Although I haven't observed it myself, my sense is that several city employees need to be dismissed and those who have so much time on their hands could be cross-trained. We have only two city inspectors and from what I hear they can be found sitting on their backsides more often than not yet they claim they don't have the time to follow-up on complaints filed with their department.
- 30 Government will always grow to fill any space made available. People will not walk anywhere. The parking garage does not attract shoppers to Water St even though the free parking is available less than a block away I see positive effects of the recession in cutting government size and services we do not want or need..
- 31 The City of Kerrville owns 25 acres on the loop. If they're to rebuild, it should be done out there so they will have ample room for offices, a motor pool and necessary maintenance space for vehicles and equipment.
- 32 I do believe that there needs to be a larger City Hall. I just don't think it needs a 2+million dollar City Hall. If the city owns the property where they are now located, why not just expand where they are. I have never seen the front parking lot full at any time during the day. Maybe in the evening when they have their meetings, but they still have plenty of parking. The property in the back could accomodate more office space. If they cut their staff they would have even more parking. I just think the current location would work just fine for additional space adding offices to the west and north.
- 33 When city hall moved to its current location (I believe 1985) the council at that time stated that that building would suffice for at least fifty years without a problem. If they need to expand, then add on to the existing building (ever heard of capitol improvement?). There is plenty of room at the back parking area for expanding and if need they could turn the property they(we) own next to the parking area into a parking lot.