

CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL REGULAR MEETING FEBRUARY 18, 2019

Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Jerry Luckenbach
Councilmember Tom Musselman
Councilmember Gary Neffendorf

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Laura Hollenbeak, Director of Finance
Russell Immel, Information Technology Director
Lea Feuge, Public Information Officer
Andrea Schmidt, Parks Department Director
Garret Bonn, Assistant City Engineer Director
Braxton Roemer, Police Department Special Services Lieutenant
Shelley Goodwin, City Secretary

1. Pledge of Allegiance

Mayor Langerhans led the Pledge of Allegiance.

2. Call to Order

With all members of the City Council present, Mayor Langerhans called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, February 18, 2019, in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. Employee Recognitions

Kent Myers, City Manager, stated he received a letter from Mike Echk who commended Miguel Contreras for going above and beyond by assisting an elderly lady with her trash.

4. Public Comments

Jerry McCorkle spoke regarding the Ordinance prohibiting electric scooters and how that would affect ADA scooters.

Sally Tatsch spoke regarding Agenda Item 7. B. She requested the City to waive the fees for the National Day of Prayer at MarktPlaz.

5. CONSENT

- A. Consider approval of the January 21, 2019 City Council Regular Meeting Minutes.**
- B. Consider approval of the January 30, 2019 City Council Workshop Meeting Minutes.**
- C. Consider the road closure request for 2019 Wildflower Run.**
- D. Consider the road closure request for 2019 Crawfish Festival.**
- E. Consider the approval of the Mad Science Summer Camp Lease Agreement for the use of the Tatsch House.**

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf, to approve the Consent Agenda Items 5. A.-5. E. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6. PUBLIC HEARING

- A. Public hearing to receive comments on the voluntary annexation of approximately 94 acres of land extending from Friendship Lane to US Highway 87, otherwise known as the Dale Crenwelge property (2nd and final required hearing).**
- B. Public hearing to receive comments on various changes to the Land Use Plan on approximately 125 acres of land with frontage on US Highway 87 South and Friendship Lane and establishing zoning of C-2 Commercial, R-2 Mixed Residential, R-1A Single Family Residential-Small Lot and C-1 Neighborhood Commercial Zoning on said property (known as Heather Glen).**

Both Public Hearings were held together since they are both regarding the same property.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to go out of Regular Session into a Public Hearing at 6:09 p.m.

Kevin Spraggins, HK Real Estate Development, reviewed the annexation project and the area map of the site. He stated the Planning and Zoning Commission reviewed the process used for the zoning of the property and they recommended holding off on the front zoning along Friendship Lane (C1).

Mayor Langerhans asked if anyone wished to speak. No one spoke during the hearing.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to go out of the Public Hearing and back into Regular Session at 6:15 p.m.

Mayor then moved up Agenda Item 7. G.

7. G. Discussion on annexation and zoning request for the Heather Glen Project.

Brian Jordan, Development Services Director, stated the Planning and Zoning Commission approved all of the zoning request except the C-1 request, but they did recommend R-2 instead. He also stated that letters were sent to the neighbors within 200' and he received five letters from neighbors who supported the zoning request except the C-1 zoning request. He provided an update on the hearing; tonight, the City Council is only required to hold a public hearing, but a City Council Special Meeting will need to be held in March to institute annexation proceedings. He then provided an update on the project called Heather Glen.

Kent Myers, City Manager, stated the Heather Glen project will be done in phases and they are estimating one phase a year.

The City Council discussed the traffic impact of the project, sidewalks, and lot sizes.

7. RESOLUTIONS – OTHER ACTION ITEMS - DISCUSSION ITEMS

A. Consider the approval of the Hotel/Motel Occupancy Tax funding allocations.

Mayor Langerhans stated she would like to discuss the Fredericksburg Billie Booster, Inc. and Tennis Association request.

Daniel Jones, City Attorney, reviewed the Hotel/Motel Occupancy Tax State guidelines.

Motion: A motion was made by Councilmember Neffendorf, seconded by Councilmember Musselman, to approve funding request numbers 1-10, 12-13, and 15-33. The City Council voted five (5) for and none (0) opposed on request numbers 1-5, 7-10, 12-13, and 15-33 and one (1) abstained (Neffendorf) on request number 6 (Nimitz Foundation). The motion carried. (See attached spreadsheet)

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to approve funding request from Fredericksburg Billie Booster, Inc. (request #11) for \$800. The City Council voted three (3) for and two (2) opposed (Langerhans and Kiehne). The motion carried.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Luckenbach, to approve funding request from Tennis Association (request #14) for \$2,000. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of waiving or discounting reservation fees for the use of Adelsverein Halle to be used for the National Day of Prayer annually on the first Thursday of May.

Jennifer Krupa, Special Events, provided a briefing on last year's National Day of Prayer and the history of the use of Adelsverein Halle at Marktplatz.

Daniel Jones, City Attorney, stated the organization will still need to file an application, rental agreement, and provide general liability insurance.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to approve the waiving of the reservation fees for the use of Adelsverein Halle to be used for the National Day of Prayer annually on the first Thursday of May. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

C. Consider approval of a motion to initiate:

- 1. Amending Section 7.825 Off-Street Parking Procedures of the Zoning Ordinance on West Main Street.**
- 2. Amending the Zoning Ordinance restricting outdoor amplified sound adjacent to Single Family Residential Zoning.**
- 3. Creating MU-1 and MU-2 Mixed Use Zoning Districts and C-1.5 Medium Commercial District.**

Brian Jordan, Director of Development Services, stated these three items are a follow up from the February 7, 2019 Joint Meeting with Planning and Zoning Commission. He stated a formal action from the City Council is needed for the Commission to begin the process and make a recommendation to the City Council.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to initiate the Planning and Zoning Commission process to consider amending Section 7.825 Off-Street Parking Procedures of the Zoning Ordinance on West Main Street. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Neffendorf, to initiate the Planning and Zoning Commission process to consider amending the Zoning Ordinance restricting outdoor amplified sound adjacent to Single Family Residential Zoning. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Neffendorf, to initiate the Planning and Zoning Commission process to consider creating MU-1 and MU-2 Mixed Use Zoning Districts and C-1.5 Medium Commercial District. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

D. Presentation on the quarterly financial report for the Golf Course by Chris Meade.

Chris Meade, Lady Bird Johnson Golf Course, reviewed the quarterly financial report for the period of October-December of 2018. He also reviewed the Performance Analysis Report. He also reviewed the process used to reduce the expenses on bad weather days.

The City Council discussed the beverage and food cost. They also discussed the cost to play golf and the impact the weather has had on the financial report. They complimented Mr. Meade on how nice the Golf Course looks.

Kent Myers, City Manager, stated some of the capital projects at the golf course are on hold except the nursery green improvement.

E. Presentation by Riley Mountain Engineering, LLC on the preliminary findings from the West Windcrest Traffic Impact Study.

Garret Bonn, Assistant City Engineer, introduced Kent Fowler with Riley Mountain Engineering.

Kent Fowler, Riley Mountain Engineering, presented a PowerPoint presentation on his findings from the West Windcrest Traffic Impact Study, the growth rate in certain areas, and recommendations.

The City Council discussed the growth rate and trip rates provided in the PowerPoint presentation. They also discussed the impact on the traffic once the Heather Glen project is built out.

Clinton Baily, Assistant City Manager/Director Public Works and Utilities, stated the City could work with TxDOT to add an additional light in that area, which would warrant a traffic study.

Kent Myers, City Manager, stated the Table 3 New Trip Generation on page 4 of the Study did not include the medical office area information. Riley Mountain Engineering will make sure it is included in the final report.

F. Presentation by Doug Cochran, Superintendent of Enchanted Rock State Park, on current activities at the State Park.

Doug Cochran, Superintendent of Enchanted Rock State Park, provided a handout on the new Visitation Reservation System (see attached). He stated with the new Reservation System will allow visitors to be able to purchase their tickets 30 days in advance and campsites can be selected 5 months in advance. He asked the City Council for assistance with spreading the word about the new system and website.

Councilmember Musselman recommended Mr. Cochran consider signage that would allow them to post when the park is full.

Mr. Cochran stated he is looking at an electronic sign but will need to work with TxDOT regarding their guidelines.

8. CITY MANAGER'S REPORT

A. Annexation Update

Kent Myers, City Manager, stated there are currently two annexations in the process; Heather Glen which was discussed earlier and 290E area. He stated Daniel Jones, City Attorney and Brian Jordan, Director of Development Services, have been working on the 290E project for the last five months and still have not received a petition, so the City will be moving forward on our own.

B. Sports Park Update

Kent Myers, City Manager, stated a Fact Sheet has been created and the Bond Counsel reviewed the sheet. He stated the sheet will be distributed to the public in the utility bills. He also stated staff has started lining up presentations to groups as well as a public presentation. He stated information has been posted on social media and a meeting was held with sports associations, so they can start raising funds to offset items that were removed from the Bond.

C. Legislative Update

Kent Myers, City Manager, reviewed some of the Bills that have already been filed. He stated the Revenue Cap Bill was filed and originally Fredericksburg was exempted due to the amount of Sales Tax collected was under the threshold, but the Bill was amended to include smaller cities. He also provided information on other items within the Bill. He stated he read a good editorial in the San Antonio Express News regarding City Revenue Caps.

9. ITEMS FOR FUTURE AGENDA

Kent Myers, City Manager, reviewed the Future Agenda items and stated the update on the Electric Building and discussion on the alcohol establishments on Main Street will be pushed to the March 18, 2019 City Council Agenda.

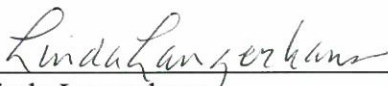
10. COUNCIL COMMENTS

Councilmember Neffendorf stated he feels the water supply should be reviewed with the additional annexations and construction occurring within the City.

Councilmember Musselman reminded the public about the Kinder Morgan Pipeline Meetings on Tuesday, February 19 at the Farm Bureau at 5:30 p.m. and on Thursday, February 21st from 6:00 - 8:00 p.m. at the Gillespie County Fair Grounds.

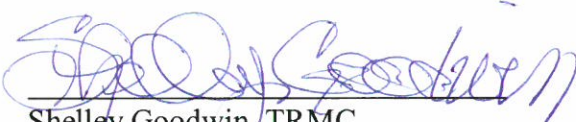
11. ADJOURN

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman to adjourn the Monday, February 18, 2019 City Council Regular Meeting at 7:50 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.



Linda Langerhans
Mayor

ATTEST



Shelley Goodwin, TRMC
City Secretary