



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL REGULAR MEETING

MARCH 2, 2020

Members Present:

Mayor Linda Langerhans
Mayor Pro Tem Gary Neffendorf
Councilmember Charlie Kiehne
Councilmember Tom Musselman
Councilmember Bobby Watson

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Steve Wetz, Police Chief
Russell Immel, Information Technology Director
Andrea Schmidt, Parks Department Director
Kris Kneese, Assistant Director of Public Works and Utilities
Garrett Bonn, Assistant Engineer
Shelley Goodwin, City Secretary

1. PLEDGE OF ALLEGIANCE

Mayor Langerhans led the Pledge.

2. CALL TO ORDER

With a quorum 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, March 2, 2020, in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. PROCLAMATION

A. American Red Cross

Mayor Langerhans read the Proclamation and proclaimed March as American Red Cross Month. She then presented the Proclamation to Elizabeth and Al Bispo.

4. EMPLOYEE RECOGNITIONS

Kent Myers, City Manager, received recognition from a resident thanking Omar Revis for going above and beyond the call of duty.

5. PUBLIC COMMENTS

No one wished to speak during this Agenda Item.

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF CITY COUNCIL.

A. Consider approval of February 17, 2020, City Council Meeting Minutes

Motion: A motion was made by Councilmember Musselman seconded by Councilmember Neffendorf, to approve the Consent Agenda Items 6.A. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7. PUBLIC HEARING

A. Annexation of approximately 91.24 acres of land situated in Gillespie County, Texas along the south side of W. Live Oak and extending from east of Post Oak Road to west of Smokehouse Road (1st of 2 hearings; 2nd public hearing is scheduled for March 16, 2020).

i. Hold a public hearing to receive comments for or against

ii. Discussion on the proposed annexation

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to go out of Regular Meeting into Public Hearing at 6:10 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Ed Rode stated he sent questions to the City Attorney, who is getting back with him.

Motion: A motion was made by Councilmember Musselman seconded by Councilmember Kiehne, to go out of Public Hearing into Regular Meeting at 6:11 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Brian Jordan, Development Services Director, provided the history of the annexation. He also reviewed the maps regarding current ETJ, proposed ETJ, and the Notice. He also reviewed the timeline.

Daniel Jones, City Attorney, stated he met with Mr. Rhode regarding legal procedural questions regarding the annexation.

B. Hold a public hearing to receive comments for or against the proposed development of affordable rental housing of 152 units that will be located at the corner of South Eagle Street and Friendship Lane (The Reserve at Vineyard Oaks).

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf, to go out of Regular Meeting into Public Hearing at 6:15 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Todd Edison stated he is present tonight representing the Chamber of Commerce. He stated the Chambers supports the project.

Granger McDonald, MacDonald Companies, reviewed the project. He stated their proposed apartment project is for 152 units at the corner of S. Eagle Street and Friendship Lane. He stated they are planning on applying for housing tax credits from the Texas Department of Housing and Community Affairs to develop an affordable apartment complex.

Motion: A motion was made by Councilmember Musselman seconded by Councilmember Watson, to go out of Public Hearing into Regular Meeting at 6:25 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

8. ORDINANCES AND RESOLUTIONS

A. Stone Ridge Unit 10 approximately 13.395 acres of land located near the intersection of Lower Crabapple Road and Ellebracht Drive, Gillespie County, Texas

Councilmember Kiehne stated he represents Stone Ridge Unit 10, so he filed a Conflict of Affidavit and stepped down from the dais.

- i. Consider the approval of Ordinance 2020-07 annexing to the City; extending the Corporate Limits of the City, so as to include said territory; granting to all inhabitants and future inhabitants of said territory all the rights and privileges of other citizens of the City; binding the inhabitants and future inhabitants of said territory by any and all acts, Ordinance, Resolutions and regulations of said City. (first of two readings; City Council may waive second reading).**

Brian Jordan, Development Services Director, reviewed the project and the required steps that the City Council followed.

Motion: A motion was made by Councilmember Neffendorf seconded by Councilmember Watson, to approve Ordinance 2020-07 annexing to the City; extending the Corporate Limits of the City, so as to include said territory; granting to all inhabitants and future inhabitants of said territory all the rights and privileges of other citizens of the City; binding the inhabitants and future inhabitants of said territory by any and all acts, Ordinance, Resolutions and regulations of said City, and waived the second reading. The City Council voted four (4) for, none (0) opposed, and one (1) abstain (Councilmember Kiehne). The motion carried.

- ii. Consider the approval of Ordinance 2020-08 amending the Zoning Ordinance of the City and establishing the Zoning District, upon annexation into the City; establishing Residential Zoning for said property upon annexation; and providing for an effective date. (first of two readings; City Council may waive second reading)**

Motion: A motion was made by Councilmember Watson seconded by Councilmember Musselman, to approve Ordinance 2020-08 amending the Zoning Ordinance of the City and establishing the Zoning District, upon annexation into the City; establishing Residential Zoning for said property upon annexation; and providing for an effective date, and waived the second reading. The City Council voted four (4) for, none (0) opposed, and one (1) abstain (Councilmember Kiehne). The motion carried.

B. Consider the approval of Ordinance 2020-09 amending Division 3 - Parking of Trucks, Tractors, Trailers, and Recreational Vehicles, of Article VI - Stopping, Standing and Parking, of Chapter 44 - Traffic and Motor Vehicles, of the Code of Ordinances, to modify the restrictions related to the parking of certain vehicles on public streets in residential zoned areas of the City, and providing for an effective date (first of two readings; City Council may waive second reading).

Daniel Jones, City Attorney, reviewed the proposed changes to the Ordinance. He also stated he is looking for direction on how to proceed with the parking of RV/campers on a public street in residential areas. He also discussed how to regulate RVs either size, length, or type.

Steve Wetz, Police Chief, discussed issues with enforcement.

Sonya Rivera provided a handout regarding the proposed Ordinance. She feels that the size of the vehicle should be addressed and not the type of vehicle. She also offered her assistance to help with the Ordinance.

Brian Jordan, Development Services Director, reviewed the current Ordinance on RVs parking on the street.

Steve Wetz, Police Chief, reviewed the definitions of RVs.

The City Council discussed the Ordinance, RV size, and street size. They also discussed permitting RV parking on the street.

Claudia Washburn spoke regarding business trailers being parked on the streets.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Kiehne, to take no action and consider the amendments at a future meeting. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

C. Consider the approval of Resolution 2020-05R supporting the application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for The Reserve at Vineyard Oaks.

Kent Myers, City Manager, reviewed the proposed project.

Motion: A motion was made by Councilmember Neffendorf seconded by Councilmember Watson, to approve Resolution 2020-05R supporting the application to the Texas Department of Housing and Community Affairs for 2020 Housing Tax Credits for The Reserve at Vineyard Oaks. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

9. OTHER ACTION ITEMS AND UPDATES

A. Consider awarding the Materials Bid for the Street Department for HFRS, Flexible Base Material, Paving Rock, Limestone Rock, Hot Mix Cold Laid Asphalt

Garret Bonn, Assistant Engineer, stated in 2016 the City advertised an invitation for bids to obtain quotes for construction materials used for the annual paving program and regular street repairs. Since then the City has negotiated one-year contract extensions and he reviewed the material pricing and recommended awarding a one-year renewal.

Motion: A motion was made by Councilmember Watson seconded by Councilmember Musselman, to award the Materials Bid for the Street Department for HFRS, Flexible Base Material, Paving Rock, Limestone Rock, Hot Mix Cold Laid Asphalt. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

10. CITY MANAGER'S REPORT

A. Marktplatz Improvements

Kent Myers, City Manager, reviewed the current improvements to Oktoberfest Halle and Kinder Halle. He also stated Oktoberfest Halle was not originally primed which has created some issues. He also briefed the City Council on the Market Square Redevelopment Commission's fundraising projects of \$1.4 million for restrooms, meeting room, landscaping, playground, and sidewalks. He

stated the Commission was awarded a grant for \$175,000, but \$125,000 will have to be raised to match the grant by October, 2020.

B. Traffic Impact Study

Kent Myers, City Manager, complimented Kimly Horn for their hard work and their presentation to the City Council and County Commissioners. He stated the presentation has been loaded to the City website and the next step is for the City Council to discuss the different projects

C. Open House and Touch a Truck Event

Kent Myers, City Manager, stated the Touch a Truck Event will be held on Thursday, March 19th, from 3:30 p.m. to 7 p.m. He stated this event attracts families and Staff is available to answer questions.

D. Update on Proposal to Create a Public Improvement District (PID) in the Friendship Oaks Subdivision

Kent Myers, City Manager, stated he has some concerns that have not been addressed by the developer and he is needing feedback on how to proceed.

11. ITEMS FOR FUTURE AGENDA

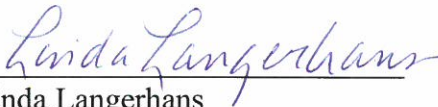
Kent Myers, City Manager, reviewed the Future Agenda Items.

12. COUNCIL COMMENTS

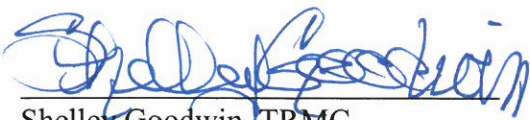
Councilmember Musselman encouraged everyone to get out and vote tomorrow in the primary election; polls are open from 7 a.m.-7 p.m.

13. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Neffendorf, to adjourn the Monday, March 2, 2020, City Council Regular Meeting at 7:10 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