

CITY OF FREDERICKSBURG CITY COUNCIL MEETING

MONDAY, MARCH 21, 2016 ~ 6:00 p.m.

Law Enforcement Center ~ 1601 East Main Street

Linda Langerhans, Mayor
Graham Pearson, Council Member
Jerry Luckenbach, Council Member

Gary Neffendorf, Council Member
Bobby Watson, Council Member
Kent Myers, City Manager

(REQUEST ALL PAGERS AND PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL)

A G E N D A

CALL TO ORDER.

PLEDGE OF ALLEGIANCE.

Page Ref

1. INDIVIDUAL ITEMS FOR CONSIDERATION AND POSSIBLE ACTION

- | | |
|---|-------|
| A. Receive and Consider Historic Review Board Annual Report | 1-9 |
| B. Consider Bid Approval for Building at Water Reclamation Plant | 10-12 |
| C. Consider Approval of Bids for Street Paving Materials | 13-26 |
| D. Consider Abandonment of Easement to Baron's Creek | 27-35 |
| E. Consider Approval of Parks Master Plan | 36-67 |
| F. Consider Waiver of Watering Restrictions for Parks | 68-69 |
| G. Consider Funding for Marktplatz Improvements | 70-72 |
| H. Consider Funding for 175 th Anniversary | 73-75 |
| I. Consider Lease at 306 E. Austin | |
| J. Consider Approving Contract to Purchase Property at 301 Friendship Lane. | |

2. CITY MANAGER'S REPORT

- A. New Energy Code
- B. City Council Retreat
- C. Charter Amendments
- D. City Employee Recognitions

3. ITEMS FOR FUTURE AGENDAS

- 4. PUBLIC COMMENTS** This time is for citizens to address the City Council on issues and items of concern not on this agenda. There will be no City Council action at this time.

- 5. COUNCIL COMMENTS** - No discussion or action may take place

6. **EXECUTIVE SESSION** - Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

A. Executive Session - Deliberations about Real Property - Discuss Purchase of Property at 301 Friendship Lane

B. Executive Session - Deliberations about Real Property - Discuss Property Acquisition for City Parks

C. Executive Session - Deliberations about Real Property - Consider Lease at 306 E Austin

7. **ADJOURN**



CITY COUNCIL MEMO

DATE: March 14, 2016

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Historic Review Board – 2015 Annual Report

Summary:

One of the functions of the Historic Review Board is to make an annual report to the City Council on the state of historic preservation in the city and to include in the report a summary of activities for the past year and a program for the next year. Please see the attached report.

Recommendation:

Receive the annual report from the Historic Review Board. No action is necessary.

Background / Analysis:

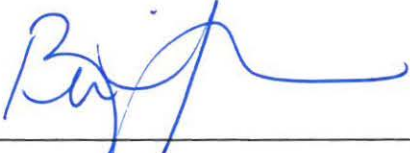
The attached report summarizes the makeup of the board, the membership, the activities throughout the year and activities planned for this year.

Attachments:

2015 Annual report, 2015 Applications.

①

The City of Fredericksburg



Department Approval



City Manager Approval

②

The City of Fredericksburg

HISTORIC REVIEW BOARD
2015 ANNUAL REPORT

Historic Review Board – 2015 Annual Report

The Historic Review Board consists of 7 regular members and 3 alternate members with one of the following qualifications:

- 1) Resident of the City
- 2) Resident of Gillespie County who owns property within the City's Historic District or owns a Historic Landmark.

The composition of the Board shall include at least one member from the Gillespie County Historical Society or Gillespie County Historical Commission, not less than two members shall reside in, or own, a historical landmark or own property within the Historic District and not less than one member of the Board shall have a license, degree, or professional experience in the field of architecture, architectural history, history, historic preservation or historic restoration. All members shall be persons who, in the opinion of the City Council, have demonstrated interest and knowledge in the historical preservation of Fredericksburg.

The Board is responsible for reviewing all applications proposing alterations, new construction, demolition, or relocation of structures within the Historic District or structures that are Historic Landmarks. In its mandatory capacity, the Board reviews applications for a Certificate of Appropriateness involving removal or modification of architectural detail, demolition of historic resources, paint colors, and scale of new construction. In its advisory capacity, the Board reviews applications and provides recommendations on non-historic building construction.

The Historic Review Board holds regularly scheduled meetings on the second Tuesday of each month. Other meetings are scheduled on an as needed basis to process applications and address critical issues within a timely manner.

The Board consists of the following individuals with their term expiration date in parenthesis:

Sharon Joseph, Chair	(July, 2017)
Larry Jackson, Vice Chair	(July, 2016)
Stan Klein	(July, 2018)
Mike Penick	(July, 2018)
Charles Schmidt	(July, 2017)
David Bullion	(July, 2018)
Eric Parker	(July, 2016)

Alternates

Karen Oestreich	(July, 2016)
John Muraglia	(July, 2017)
Jerry Sample	(July, 2018)

The Board met on 11 different occasions in 2015. The Board considered 33 applications involving a variety of requests during this time frame. In addition, the chairperson

reviewed and approved 68 applications that were considered insignificant. The attached Exhibit A summarizes the activity during the year.

In 2015, the Board notified 6 property owners their properties were in danger of Demolition by Neglect. The addresses of those properties are 107 W. San Antonio, 204 S. Crockett, 114 W. Austin, 410 S. Milam, 115 S. Adams, and 409 W. Creek. City Staff noted the property at 107 W. San Antonio was in need of repairs, particularly on the second story porch. The owner of the property did not contact the city but did make the necessary repairs. The property at 204 S. Crockett was in need of minimal repairs and the owner made the necessary repairs. The porch on the property at 114 W. Austin was in desperate need of repair and the pastor and members of the church council came to the Board with their concept of restoring the building and improving the entire site and noted a master plan will be drawn and presented to the Board at a later date. The property at 410 S. Milam was not in danger of Demolition by Neglect, but it was determined the windows and shutters needed to be repaired in order to keep the home from further deterioration. A representative of the owner met with the Building Official and stated the house was his grandmother's and they do not have any funds for the repairs. The Board is anticipating an itemized list with the cost of necessary repairs to be presented to them for their consideration in asking the City Council to allocate funds from the Historic Building Maintenance fund. The owners of the properties at 115 S. Adams and 409 W. Creek have been contacted and are working to make the necessary repairs.

The Christian Methodist Episcopal Church located at 600 E. Main was a topic of discussion with the Historic Review Board for most of 2014 because it was in danger of Demolition by Neglect but the legal ownership of the property belonged to the heirs of the church which made it very challenging to hold someone accountable for the repairs. Because of the ownership issues, it was also impossible for anyone to donate money for the restoration of the church. In 2015, some heirs of the church formed a 501c3 so funds could be raised for restoration and donations could be accepted. A website was established and Gary Hunter spearheaded the effort. Mr. Hunter made a request to the Historic Review Board, who in turn made a favorable recommendation to the Council, and the City Council to allocate some funds from the Historic Building Maintenance Fund to the 501c3 so repairs could be made to the church. The Council responded by allocating the entire \$25,000 in the budget and the church made numerous repairs to protect the building from Demolition by Neglect. Mr. Hunter met with the Board periodically throughout the year to keep them updated on the progress. The church has been protected from further deterioration and work continues. The heirs of the church wish to fully restore the church and make it available for tours or events when the work is complete.

Another topic the Board considered in 2015 was accessory structures on historic properties. The question had been raised several times if the historic rating on a property also refers to the accessory structures that are located on the property. In some situations it is apparent the accessory structure has historical significance and the Board wants to be certain those structures are protected. Pat McGowan, City Attorney, noted the definitions

in the ordinance are very broad and gives the Historic Review Board jurisdiction over everything located on a Historic Property.

The City of Fredericksburg began a project in 2014 to update some particular issues in the Comprehensive Plan and one of those was to create design standards and guidelines for entry corridors. The Historic Review Board was involved in evaluating these standards and attended a joint workshop with the City Council and Planning and Zoning Commission to give the consultants some direction. In January, 2015 the Board made a recommendation to the City Council to adopt the final draft of the Design Standards. The Design Standards were adopted by the City Council on September 8, 2015.

Actions for 2015:

The Board plans to work with the City Council to expand the Historic District in order to have some jurisdiction over areas that house Historic Landmark properties. The Board will also work with the City Council to add language to the Historic Preservation Ordinance that will provide the Board with more mandatory functions when considering new construction and additions in the Historic District. In December the City Council allocated funds from the 2016 budget to the 501c3 for the Christian Methodist Episcopal Church located at 600 E. Main Street and the Board will continue to monitor that progress. The Board will continue to recognize and address Demolition by Neglect properties to ensure historic properties are maintained and will also continue to process all applications as they are submitted to try to maintain the historic nature of the community.

EXHIBIT "A"

Historic Review Board Applications - 2015

Application Number	Applicant	Owner	Address	Application Date	Insignificant/ Significant	Meeting Date	Reported	Action Taken
15-01	Rode Family	Luther Rode	314 W. Travis	2/5/2015	Insignificant	N/A	Remove outbuilding	Approved
15-02	Gary Hunter	Colored Methodist Episcopal Church	520 E. Main/600 E. Main	1/14/2015	Insignificant	N/A	Replce rock skirting	Approved
15-03	John L. Muraglia	Fbg Historic Properties, LLC	108 N. Lincoln	1/20/2015	Significant	2/10/2015	Extend wall, create courtyard, raise roof	Approved
15-04	Ronald Stotz	Ronald Stotz	108 N. Edison	1/20/2015	Insignificant	N/A	Paint exterior	Approved
15-05	Jim & Patricia Richmond	Jim & Patricia Richmond	516 W. San Antonio	1/21/2015	Significant	2/10/2015	Construct detached garage with office above	Approved
15-06	Security State Bank & Trust	Security State Bank & Trust	118 S. Crockett	1/21/2015	Significant	2/10/2015	Add canopies to parking area	Approved
15-07	Barry Wagner	Zion Lutheran Church	426 W. Main	1/26/2015	Significant	2/10/2015	Remove stucco and repoint stone on 1854 addition & fence	Approved
15-08	Robert Phelps	Robert Phelps	210 W. Travis	1/26/2015	Insignificant	N/A	Demo structure and build new garage/garden shed	Approved
15-09	Amelia Banner	Amelia Banner	407 W. San Antonio	1/30/2015	Insignificant	N/A	Construct outdoor fireplace	Approved
15-10	Dennis Becker	Dennis Becker	504 W. Creek	2/4/2015	Insignificant	N/A	Replace existing pine fence with cedar coyote fence	Approved
15-11	Dennis Becker	Dennis Becker	208 S. Crockett	2/4/2015	Insignificant	N/A	Replace roof on garage	Approved
15-12	Randy Stehling	Gary & Maggie Klenzing	305 W. Main St.	2/19/2015	Significant	3/10/2015	Remove arbor, gat, add awning, colored concrete, artwork	Approved
15-13	Jeff Dittmar	Fran DeFazio	209 E. Creek	2/19/2015	Insignificant	N/A	Construct new fence	Approved
15-14	Robert Mosley	2RMs, LP	314 W. Travis	2/22/2015	Insignificant	N/A	Paint exterior and replace rotten windows	Approved
15-15	Mark Guzy	Mark Guzy	107 S. Lincoln	2/25/2015	Insignificant	N/A	Construct new swimming pool	Approved
15-16	Faglie House Moving	David Sawtelle	210 Mistletoe	3/2/2015	Significant	3/10/2015	Move existing house to Junction, Texas	Approved
15-17	Laughlin Homes & Restoration	Dr. John & Suzanne Shore	522 W. Austin	3/2/2015	Insignificant	N/A	Change window profile on front and west side of house	Approved
15-18	Ronnie Brown	Ronnie Brown	511 N. Cora	3/5/2015	Insignificant	N/A	Replace cedar fence with rock fence	Approved
15-19	Del Benedict	Del Benedict	201 E. Creek	3/9/2015	Significant	4/12/2015	Construct 11' x 48' garage	Approved
15-20	Mac Burris	Mac Burris	214 S. Crockett	3/13/2015	Insignificant	N/A	Change front porch roof from shed to gable & add gable on side	Approved
15-21	The Flower Pail	Brenda & Heinrich Boenig	215 W. San Antonio	3/16/2015	Insignificant	N/A	Remove pole sign and add new ground sign	Approved
15-22	Chris Avery	Chris Avery	610 W. Schubert	3/18/2015	Insignificant	N/A	Replace chain link fence with cedar dog ear fence	Approved
15-23	Crossroads	Knopp & Metzger	110 S. Orange	3/25/2015	Insignificant	N/A	Construct metal fence at parking lot entrance	Approved
15-24	Hills of Texas Homes	Davie & Gwen Fullbrook	312 E. Travis	3/30/2015	Insignificant	N/A	Paint exterior	Approved
15-25	Stirling Greenlee	Ralph & Stirling Greenlee	213 W. Creek	3/30/2015	Insignificant	N/A	Repair log cabin on property	Approved
15-26	Barry Wagner	Stuart B Properties	401 E. Main	3/30/2015	Significant	4/12/2015	Add 2nd floor offices to approved building	Approved
15-27	M/M Robert Fulbright	M/M Robert Fulbright	213 E. Creek	4/10/2015	Significant	5/12/2015	Construct new guest house	Approved
15-28	Fbg Historic Properties, LLC	Fbg Historic Properties, LLC	108 N. Lincoln	4/14/2015	Significant	5/12/2015	Add foyer to north side of structure	Approved
15-29	Roy Gentry	Andrea & Roy Gentry	110 S. Acorn	4/17/2015	Insignificant	N/A	Construct white dog eared fence instead of double loop	Approved
15-30	Case D. Fischer	MJTJ Investments, LP	315 E. Main	4/20/2015	Insignificant	N/A	Add 6ft privacy fence on east property line	Approved
15-31	Shelley Mazurek	Shelley Mazurek	208 N. Crockett	4/9/2015	Insignificant	N/A	ce garage door with french doors & extending roof pitch over g	Approved
15-32	Chad Faucheux	Josh Allen	206 S. Lincoln	3/27/2015	Insignificant	N/A	Add bedroom to rear of storage building	Approved
15-33	Charles Loggie, Jr.	Joseph Burkett	250 E. Main	4/1/2015	Insignificant	N/A	Change existing fenceline	Approved
15-34	Jeffers Group, Inc.	Fbg Inn & Suites	201 S. Washington	4/27/2015	Insignificant	N/A	Expand lobby & 12x12 addition to non-historic portion	Approved
15-35	Dorothy Basse	Dorothy Basse	502 N. Llano	4/27/2015	Insignificant	N/A	Replace and paint roof, repair and paint screens same color	Approved
15-36	Fbg Historic Properties, LLC	Fbg Historic Properties, LLC	108 N. Lincoln	4/27/2015	Significant	5/12/2015	Paint mural on side of building	Denied
15-37	Sharon Ragon	Sharon Ragon	105 N. Adams	5/1/2015	Insignificant	N/A	Paint front door Fredericksburg red	Approved
15-38	Hollie Fairchild	Hollie Fairchild	211 W. Main	5/1/2015	Insignificant	N/A	Paint exterior and repair rotten wood & shutters	Approved
15-39	Charles Loggie	Joe Burkett	240 E. Main	5/4/2015	Insignificant	N/A	Construct new 6' fence	Approved
15-40	Curi's Construction	Julie Montgomery	204 W. Creek	5/5/2015	Insignificant	N/A	Paint exterior	Approved
15-41	Bobbi King	Pam Peters	404 W. Creek	5/18/2015	Insignificant	N/A	Construct 4' chain link fence on front of property	Approved
15-42	Delana Littleton	Delana Littleton	202 S. Bowie	5/14/2015	Insignificant	N/A	Replace existing wood fence with new wood fence	Approved
15-43	Sharon Joseph	Sharon Joseph	123 W. San Antonio	5/20/2015	Insignificant	N/A	Replace rotten siding and trim and paint same, existing color	Approved
15-44	Sharon Grona	Bierschwale Credit & Lending	316 E. San Antonio	5/20/2015	Significant	6/9/2015	Demo two residences and out building	Approved
15-45	Shelley Mazurek	Shelley Mazurek	208 N. Crockett	5/26/2015	Insignificant	N/A	Add wood railing to front porch	Approved

15-46	Jacquelyn Rios	Jacquelyn & Gus Rios	319 B E. Main St.	6/5/2015	Insignificant	N/A	Replace façade on new building	Approved
15-47	Josh Kramer	David Hedgepeth	112 E. Travis	6/8/2015	Insignificant	N/A	Construct fence	Approved
15-48	Jym Chenault	Hugh & John Washburne	318 E. Austin	6/9/2015	Insignificant	N/A	Add decorative fence around children's play area	Approved
15-49	Pat Hoerster	Maxie Hoerster	314 W. Creek	6/22/2015	Insignificant	N/A	Add pergola	Approved
15-50	Jack Dee Wiemers	Mr. & Mrs. Saunders	607 W. San Antonio	6/22/2015	Insignificant	N/A	Construct cedar horizontal fence	Approved
15-51	John Akin	Bob & Denise Bauer	403 N. Adams	6/29/2015	Significant	7/14/2015	Add 15 feet to back of home for bedroom and living area	Approved
15-52	John Akin	Bob Turbeville	113 E. Main	6/29/2015	Insignificant	N/A	Make existing door operable on front of building	Approved
15-53	Abigail Jones	Jim Garner	607 B W. Main St.	6/29/2015	Significant	7/14/2015	Add patio and fence on rear	Approved
15-54	Jerry Sample	St. Mary's School	203 S. Orange	6/19/2015	Insignificant	N/A	Paint cross at entrance	Approved
15-55	Kneese Companies	Hugh Washburne	318 E. Austin	7/13/2015	Insignificant	N/A	Construct roof over outdoor dining area	Approved
15-56	St. Barnabas Episcopal Church	St. Barnabas Episcopal Church	601 W. Creek St.	7/22/2015	Insignificant	N/A	Place 8' x 10' accessory building on site	Approved
15-57	Dan & Lynn Moody	Dan & Lynn Moody	703 & 705 W. Creek	7/16/2015	Significant	8/11/2015	Construct new house	Approved
15-58	Ben & Abigail Jones	Jim Garner	607 (B) W. Main	7/23/2015	Insignificant	N/A	Paint colors for exterior building and porch posts	Approved
15-59	Kathy Sanford & J. Fauchaux	Kathy Sanford & Jerry Fauchaux	513 E. Schubert	7/27/2015	Insignificant	N/A	Construct new two car detached garage	Approved
15-60	Steve Thomas	Sandra Barr	301 N. Crockett	7/27/2015	Significant	8/11/2015	Construct new 2-story residence	Approved
15-61	Chris Kaiser	John & Susie Hever	206 E. Centre	7/20/2015	Insignificant	N/A	Colors for siding and window	Approved
15-62	Jym Chenault	Hugh Washburne	318 E. Austin	7/8/2015	Significant	8/11/2015	Place lattice around exterior bathroom	Withdrawn
15-63	Hayward Construction	Rebecca Cohn	106 S. Lincoln	7/27/2015	Insignificant	N/A	Remodel garage for B&B	Approved
15-64	Jacquelyn Rios	Jacquelyn & Gus Rios	319 E. Main	8/12/2015	Insignificant	N/A	Paint exterior	Approved
15-65	Treff Herber	Treff & Kerinne Herber	205 E. Travis	8/27/2015	Insignificant	N/A	Paint exterior	Approved
15-66	Jim Garner	Jim Garner	607 W. Main	8/31/2015	Insignificant	N/A	Add iron fence and repair wood framed building	Approved
15-67	Arnoldo X. & Jan E. Cuellar	Arnoldo X. & Jan E. Cuellar	313 W. San Antonio	9/14/2015	Insignificant	N/A	Construct pergola and install fence	Approved
15-68	Duecker Construction	Mark & Ed Stroeher, J. Angel, S. Sr	302 E. Main	9/16/2015	Insignificant	N/A	Remove and replace rotten wood, repair windows & doors	Approved
15-69	William Renfro	William & Joan Renfro	212 E. Travis	9/21/2015	Insignificant	N/A	Replace fence	Approved
15-70	John Klein	Gillespie Co. Historical Society	314 W. San Antonio	9/24/2015	Significant	10/13/2015	Construct rear entrance addition	Approved
15-71	Sharon Grona	Billy & Sharon Grona	106 S. Washington	9/28/2015	Significant	10/13/2015	Alterations to previously approved addition to B&B	Approved
15-72	Tony Martin Builders	Tony Martin Builders	212 Mistletoe St.	9/28/2015	Significant	10/13/2015	Construct new single family residence	Approved
15-73	Tony Martin Builders	Tony Martin Builders	213 W. Schubert	9/28/2015	Significant	10/13/2015	Construct new single family residence	Approved
15-74	Gable S. Corporation	Gable S Corporation	406 E. Main St.	9/28/2015	Significant	10/13/2015	Construct new 2 story mixed use building	Approved
15-75	Anthony Kenisky	Anthony Kenisky	516 W. Austin	9/4/2015	Insignificant	N/A	Add bedroom and bath	Approved
15-76	Joe Cloud	Cinco Group	102 W. Austin	10/7/2015	Insignificant	N/A	Add arbor and fireplace	Approved
15-77	Randy Stehling	St. Joseph's Society	212 W. San Antonio	10/19/2015	Insignificant	N/A	Construct previously approved addition	Approved
15-78	Randy Stehling	Bethany Lutheran Church	114 W. Austin	10/26/2015	Significant	11/10/2015	Repair rotted porch, roof and balcony	Approved
15-79	Security State Bank & Trust	Security State Bank & Trust	118 S. Crockett	10/26/2015	Significant	11/10/2015	Repair & close in storage building	Approved
15-80	Josh Allen	Josh Allen	206 S. Lincoln	11/3/2015	Insignificant	N/A	Replace front porch and paint exterior	Approved
15-81	Ben Jones	Jim Garner	607 B W. Main St.	11/12/2015	Insignificant	N/A	Change approved porch to awning only	Approved
15-82	Jym Chenault	Hugh & John Washburne	318 E. Austin	11/16/2015	Insignificant	N/A	Reinstall two awnings over front office & kitchen window	Approved
15-83	Melissa Shelton	Brice & Melissa Shelton	508 W. San Antonio	11/20/2015	Insignificant	N/A	Move outbuilding to different location	Approved
15-84	Brad Holland	Carolyn Moore	112 N. Acorn	11/20/2015	Significant	12/15/2015	Cover front corner of carport with corrugated metal	Denied
15-85	Robert Graves	BBVA Compass	300 W. Main St.	11/24/2015	Insignificant	N/A	Install fening around existing dumpster	Approved
15-86	Ben Jones	Jim Garner	607B W. Main St.	11/24/2015	Insignificant	11/24/2015	Remove awning in front of door	Withdrawn
15-87	West End Pizza	Patton Bldg, LLC	232 W. Main	11/30/2015	Significant	12/15/2015	Paint exterior, add signage	Partially Approved
15-88	Eric Mustard	Mickey T. Dunn	603 W. Austin	11/30/2015	Significant	12/15/2015	Demo residence and construct new residence	Approved
15-89	Mustard Design	M/M Warren Richardson	405 Cora St.	11/30/2015	Significant	12/15/2015	Demo outbuildings, construct addition & garage	Approved
15-90	Michael Atkins	Denise Gruy	606 W. Creek	11/30/2015	Significant	12/15/2015	Construct addition and move garage to back corner	Approved
15-91	Jerald & Diana Phillips	Josh & Christy Phillips	404 N. Milam	11/30/2015	Significant	12/15/2015	L-shaped addition on rear/move interior stairway outside	Denied
15-92	Joe Cross	Julie Montgomery	204 W. Creek	11/23/2015	Insignificant	11/23/2015	Construct 6 1/2 foot, outdoor fireplace & patio	Approved
15-93	Karlsville, LLC	Karlsville, LLC	223 E. Main	12/9/2015	Significant	1/12/2016	Replace rotten wood railing on second floor porch	Approved
15-94	John Muraglia	Fbg Historic Properties, LLC	108 N. Lincoln	12/1/2015	Insignificant	N/A	Seal off lower window with rock veneer	Approved
15-95	Tony Martin Builders	Eckert		12/21/2015	Insignificant	N/A	Change layout to mirror image of previously approved plan	Approved
15-96	Laughlin Homes & Restoration	Happy & Candy Feller	214 W. Main	12/22/2015	Insignificant	N/A	Construct carport addition to existing garage	Approved
15-97	John Klein	Gillespie Co. Historical Society	312 W. San Antonio	12/28/2015	Insignificant	N/A	Demo addition & construct new addition for storage & restroom	Approved
15-98	Brice & Missy Shelton	Brice & Melissa Shelton	508 W. San Antonio	12/14/2015	Significant	1/12/2016	Construct garage apartment on rear of property	Approved
15-99	Jerald & Diana Phillips	Josh & Christy Phillips	404 N. Milam	12/30/2015	Significant	1/12/2016	Construct addition on rear, move interior stairs to exterior	Denied

15-100	Sarah Washburne	Hoffman Haus	608 E. Creek	12/10/2015	Insignificant	N/A	Replace roof, remove window, paint trim	Approved
15-101	Anthony Kenisky	Anthony Kenisky	516 W. Austin	12/16/2015	Insignificant	N/A	Paint exterior	Approved

9



CITY COUNCIL MEMO

DATE: March 21, 2016

TO: Mayor and City Council

FROM: Kris Kneese, P.E., Assistant Director of Public Works and Utilities

SUBJECT: Additional Discussion on Administration Building at Water Reclamation Facility

Summary:

As requested at the March 7, 2016 City Council Meeting, City Staff will provide additional information on the bids received for the Administration Building at the Water Reclamation Facility. Specifically, quotes on modular buildings.

Recommendation:

City Staff will present options to the Council.

Background / Analysis:

As presented at the March 7, 2016 City Council Meeting, the Water Reclamation Facility Administration Building was included as an additive alternative in the original bid package of revenue bond projects that bid March 2015. The Administration Building was not selected as part of the revenue bond construction due to budget constraints. The table below shows the bid prices for the Administration Building in March 2015.

Name of Bidder	Admin Building Bid Price
Excel Construction Services	\$970,000.00
BRB Contractors, Inc.	\$694,000.00
Matous Construction, Inc.	\$807,000.00
Payton Construction, Inc.	\$636,000.00
Bryan Construction Company	\$689,500.00
Lambda Construction I, LTD	\$906,000.00
Austin Engineering, CO, Inc.	\$840,000.00
Archer Western Construction, LLC	\$706,000.00
Pepper- Lawson Waterworks	\$575,000.00

Since the Administration Building wasn't awarded as part of the utility revenue bond package, City Council included \$450,000.00 in the FY 2016 Water Department Budget for the construction on the Administration Building at the Water Reclamation Facility. City engineering staff took the following steps to solicit bids for the project:

1. Called contractors, including local metal building contractors, to discuss the project; including DR Welding, Texas Steel Buildings, Ironman Construction, FRC, Kneese Companies, Kendal Kasper, S&G Contracting, and Huser.
2. Advertised in the Fredericksburg Standard Newspaper for 3 weeks.
3. Held a pre-bid conference on January 26, 2016.

On February 12, 2016, two (2) sealed bids were received for the construction of the Administration Building at the City's Water Reclamation Facility. Of the two bids, the low bid was \$165,000 over the budgeted amount. The two bids are summarized in the table below.

Name of Bidder	Total Bid Amount
Huser Construction	\$662,073.00
S&G Contracting	\$615,000.00

At the March 7, 2016 Council meeting, City Staff presented Options 1 & 2 to City Council. No action was taken on either item and Council instructed City Staff to research modular buildings. City Staff will present Option 3 at the Council meeting for their consideration.

Option 1: Reallocate funds within the approved Water Department Budget. The reallocation would include using the \$175,000.00 budgeted for the replacement of the San Antonio Street Sewer Line Project to construct the Administration Building. The San Antonio Street Sewer Line Replacement Project is a CIP project to replace an aging collection line. This project is being evaluated as part of the Wastewater Master Plan and likely won't be designed and constructed until after the Master Plan is completed in June 2016.

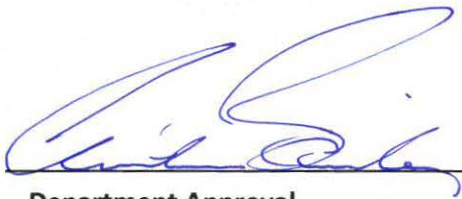


The City of Fredericksburg

Option 2: Reject bid

Option 3: Construct a modular building for the Administration Building at the WRF. Quotes from modular building manufacturers will be provided as handouts at the Council Meeting for Council consideration.

Attachments:



Department Approval



City Manager Approval



CITY COUNCIL MEMO

DATE: March 21, 2016
TO: Mayor and City Council
FROM: Garret Bonn, P.E., CFM, Assistant City Engineer
SUBJECT: Street Department Material Bids Award

Summary:

Contract Award for the FY 2016 Street Department Construction Material Bids:

1. Flex Base
2. Limestone Rock Asphalt (Pre-Mix)
3. #5 Paving (Trap) Rock
4. Asphalt Emulsion

Recommendation:

City staff recommends award of construction material contracts to the following vendors for the materials noted:

1. Flex Base – Allen Keller Company
2. Limestone Rock Asphalt (Pre-Mix) - Martin Marietta Materials
3. #5 Paving (Trap) Rock – Vulcan Construction Materials
4. Asphalt Emulsion – Ergon, Inc.

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The City of Fredericksburg

Background / Analysis:

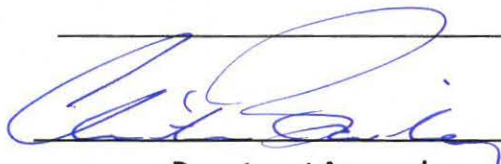
Each year, the City of Fredericksburg Street Department obtains quotes for construction materials used for the annual paving program and regular street repairs. This year, in order to formalize the purchasing process and to ensure the City received competitive quotes, invitations for bids were publically advertised in the Fredericksburg Standard Newspaper and on the City's website for the following materials:

1. Flex Base
2. Limestone Rock Asphalt (Pre-Mix)
3. #5 Paving (Trap) Rock
4. Asphalt Emulsion

Bids for the Flex Base, Limestone Rock Asphalt, and #5 Paving Rock were opened on February 19th and bids for the Asphalt Emulsion were opened on February 26th. A full summary of the bid results is attached for your reference. Also included in the bid results is a summary of the material pricing from FY 2015 which indicates a reduction in pricing and a savings of over \$119,000 in the FY 2016 budget of \$491,000 based on estimated required quantities. The pricing is valid for a term of one year with the potential for four one-year renewals if both parties agree in writing. Due to the success of this bidding process, the Public Works Department will be letting material bids for other departments such as electrical, water/wastewater, and sanitation.

Attachments:

- Street Department Material Bids Budget Summary
- Bid Forms

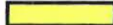

Department Approval


City Manager Approval



Street Department Material Bids Budget Summary

MATERIAL	VENDOR					FY 2015 AVG PRICING	Required Quantity (Estimate)	FY 2016 Budgeted Amount	FY 2016 Estimated Costs	FY 2016 Remaining Budget
	Vulcan Construction Materials	Martin Marietta Materials	Allen Keller Co.	Ergon, Inc.	Western Emulsions					
Flex Base - Price Per Ton Including Delivery	-	\$ 29.68	\$ 11.75	-	-	\$ 11.50	2000 Tons	\$ 20,000.00	\$ 23,500.00	\$ (3,500.00)
Limestone Rock Asphalt (Pre-Mix) - Price Per Ton Including Delivery	\$ 65.61	\$ 62.57	\$ 64.00	-	-	\$ 62.67	2500 Tons	\$ 175,000.00	\$ 156,425.00	\$ 18,575.00
#5 Paving (Trap) Rock - Price Per Ton Including Delivery	\$ 40.13	\$ 40.68	\$ 47.00	-	-	\$ 40.05	2090 Tons	\$ 96,000.00	\$ 83,871.70	\$ 12,128.30
Asphalt Emulsion - Price Per Gallon	-	-	-	\$ 1.52833	\$ 1.59	\$ 2.2423	70,400 Gallons	\$ 200,000.0000	\$ 107,594.4320	\$ 92,405.57
TOTALS								\$ 491,000.00	\$ 371,391.13	\$ 119,608.87

 Yellow Highlight Denotes Low Bidder

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BID FORMS



The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Bid

City of Fredericksburg
IFB # 2016 – Flexible Base Material

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES ☒ NO ☐

If yes, name party to call: Buddy Kramer

Telephone number: 210-237-8333

Flexible Base Material Price: \$ 11.75 Per Ton (including delivery and freight to City's Consolidated Warehouse)

Flexible Base Material Price: \$ 7.75 Per Ton (excluding delivery and freight – City to provide freight services)

Plant Location: Fuhrmann Pit

Add On Price Per Ton for Stock Pile Delivery To Location Other Than City of Fredericksburg Consolidated Warehouse:

0-5 miles \$ 0 Per Ton

5-10 miles \$ 0 Per Ton

* Additional mileage pricing will only apply if it is determined that selected stock pile location is further away from plant location than Consolidated Warehouse location and if so, additional price will be paid for mileage for additional distance, not overall distance from plant to chosen stock pile location.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: Allen Keller Company

Principal Location of the Company: 1122 State Hwy 16 South
Fredericksburg, TX 78624

Authorized Principal in Charge of Project: Kory Keller

Type or print name as signed above: Kory Keller

Direct Telephone: (830) 997-2118

Bid

**City of Fredericksburg
IFB # 2016 – Flexible Base Material**

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES ☒ NO ☐

If yes, name party to call: LSA Avila

Telephone number: 2102891724

Flexible Base Material Price: \$ 29.68 Per Ton (including delivery and freight to City's Consolidated Warehouse)

Flexible Base Material Price: \$ 6.00 Per Ton (excluding delivery and freight – City to provide freight services)

Plant Location: 4483 Ranch Rd. 1022, Uvalde, TX 78801

Add On Price Per Ton for Stock Pile Delivery To Location Other Than City of Fredericksburg Consolidated Warehouse:

0-5 miles	\$ <u>.16¢ per ton mile</u> (in addition to haul charge to warehouse)
5-10 miles	\$ <u>.16¢ per ton mile</u> (in addition to haul charge to warehouse)

* Additional mileage pricing will only apply if it is determined that selected stock pile location is further away from plant location than Consolidated Warehouse location and if so, additional price will be paid for mileage for additional distance, not overall distance from plant to chosen stock pile location.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: MARTIN MARIETTA MATERIALS

Principal Location of the Company: 4483 Ranch Rd. 1022, Uvalde, TX 78801

Authorized Principal in Charge of Project: Magda Delavosa

Type or print name as signed above: Magda Delavosa

Direct Telephone: (430) 5911887

Page 6 of 10 IFB # 2016 – Flexbase Material Firm Name: MARTIN MARIETTA MATERIALS

Initials: MD

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Bid

**City of Fredericksburg
IFB # 2016 – Limestone Rock Asphalt**

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES ☒ NO ☐

If yes, name party to call: Buddy Kramer

Telephone number: 210 - 237-8333

Limestone Rock Asphalt Price: \$ 64.00 Per Ton (including delivery and freight to City's Consolidated Warehouse)

Limestone Rock Asphalt Price: \$ 0 Per Ton (excluding delivery and freight – City to provide freight services)

Plant Location: Knippa Plant Vulcan

Add On Price Per Ton for Stock Pile Delivery To Location Other Than City of Fredericksburg Consolidated Warehouse:

0-5 miles \$ 0 Per Ton

5-10 miles \$ 0 Per Ton

* Additional mileage pricing will only apply if it is determined that selected stock pile location is further away from plant location than Consolidated Warehouse location and if so, additional price will be paid for mileage for additional distance, not overall distance from plant to chosen stock pile location.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: Allen Keller Company

Principal Location of the Company: 1122 State Hwy 16 South
Fredericksburg TX 78624

Authorized Principal in Charge of Project: Kory Keller

Type or print name as signed above: Kory Keller

Direct Telephone: (830) 997-2118

Bid

**City of Fredericksburg
IFB # 2016 – Limestone Rock Asphalt**

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES ☒ NO ☐

If yes, name party to call: LISA Arango

Telephone number: 210 289 1724

Limestone Rock Asphalt Price: \$ 62.57 Per Ton (including delivery and freight to City's Consolidated Warehouse)

Limestone Rock Asphalt Price: \$ 38.89 Per Ton (excluding delivery and freight – City to provide freight services)

Plant Location: 4483 Ranch Rd. 1022, Uvalde, TX 78801

Add On Price Per Ton for Stock Pile Delivery To Location Other Than City of Fredericksburg Consolidated Warehouse:

0-5 miles \$.16 per ton mile Per Ton (in addition to haul charge to warehouse)

5-10 miles \$.16 per ton mile Per Ton (in addition to haul charge to warehouse)

* Additional mileage pricing will only apply if it is determined that selected stock pile location is further away from plant location than Consolidated Warehouse location and if so, additional price will be paid for mileage for additional distance, not overall distance from plant to chosen stock pile location.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: MARTIN MARIETTA MATERIALS

Principal Location of the Company: 4483 Ranch Rd. 1022, Uvalde, TX 78801

Authorized Principal in Charge of Project: Magda Delavosa

Type or print name as signed above: Magda Delavosa

Direct Telephone: (830) 591 1887

Page 6 of 10 IFB # 2016 – Limestone Rock Asphalt Firm Name: MARTIN MARIETTA MATERIALS

Initials: MD

(20)

Bid

City of Fredericksburg
IFB # 2016 – Limestone Rock Asphalt

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES X NO _____

If yes, name party to call: Gary Eagle

Telephone number: 830-278-6205

Limestone Rock Asphalt Price: \$ 65⁶¹ Per Ton (including delivery and freight to City's Consolidated Warehouse)

Limestone Rock Asphalt Price: \$ 40⁰⁰ Per Ton (excluding delivery and freight – City to provide freight services)

Plant Location: Dabney, TX

Add On Price Per Ton for Stock Pile Delivery To Location Other Than City of Fredericksburg Consolidated Warehouse:

0-5 miles \$ 0 Per Ton

5-10 miles \$ 1.50 Per Ton

* Additional mileage pricing will only apply if it is determined that selected stock pile location is further away from plant location than Consolidated Warehouse location and if so, additional price will be paid for mileage for additional distance, not overall distance from plant to chosen stock pile location.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: Vulcan Construction Materials LLC

Principal Location of the Company: San Antonio, TX

Authorized Principal ^{material} in Charge of Project: Oscar Benavides Chau Bey

Type or print name as signed above: Oscar Benavides

Direct Telephone: (210) 524 3567

Bid

**City of Fredericksburg
IFB # 2016 – #5 Paving Rock**

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES ☒ NO ☐

If yes, name party to call: LOSAVALA

Telephone number: 210 289 1724

#5 Paving Rock Price: \$ 40.68 Per Ton (including delivery and freight to City's Consolidated Warehouse)

#5 Paving Rock Price: \$ 17.00 Per Ton (excluding delivery and freight – City to provide freight services)

Plant Location: 4483 Ranch Rd. 1022, Uvalde, TX 78801

Add On Price Per Ton for Stock Pile Delivery To Location Other Than City of Fredericksburg Consolidated Warehouse:

0-5 miles \$ 16¢ per ton mile Per Ton

5-10 miles \$ 16¢ per ton mile Per Ton

(in addition to haul charge to warehouse)
(in addition to haul charge to warehouse)

* Additional mileage pricing will only apply if it is determined that selected stock pile location is further away from plant location than Consolidated Warehouse location and if so, additional price will be paid for mileage for additional distance, not overall distance from plant to chosen stock pile location.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: MARTIN MARIETTA MATERIALS

Principal Location of the Company: 4483 Ranch Rd. 1022, Uvalde, TX 78801

Authorized Principal in Charge of Project: Magda Delavosa

Type or print name as signed above: Magda Delavosa

Direct Telephone: (830) 591 1887

Page 6 of 10 IFB # 2016 – #5 Paving Rock Firm Name: MARTIN MARIETTA MATERIALS

Initials: MD

Bid

City of Fredericksburg
IFB # 2016 - #5 Paving Rock

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES X NO

If yes, name party to call: Buddy Kramer

Telephone number: 830-237-8333

#5 Paving Rock Price: \$ 47.00 Per Ton (including delivery and freight to City's Consolidated Warehouse)

#5 Paving Rock Price: \$ 0 Per Ton (excluding delivery and freight - City to provide freight services)

Plant Location: Knippa Plant Vulcan

Add On Price Per Ton for Stock Pile Delivery To Location Other Than City of Fredericksburg Consolidated Warehouse:

0-5 miles \$ 0 Per Ton

5-10 miles \$ 0 Per Ton

* Additional mileage pricing will only apply if it is determined that selected stock pile location is further away from plant location than Consolidated Warehouse location and if so, additional price will be paid for mileage for additional distance, not overall distance from plant to chosen stock pile location.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: Allen Keller Company

Principal Location of the Company: 1122 State Hwy 16 South
Fredericksburg TX 78649

Authorized Principal in Charge of Project: Shawna Waite

Type or print name as signed above: Shawna Waite

Direct Telephone: (325) 347-4505

Page 6 of 10 IFB # 2016 - #5 Paving Rock Firm Name: Allen Keller Co
Initials: SW

Bid

City of Fredericksburg
IFB # 2016 – #5 Paving Rock

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES X NO _____

If yes, name party to call: Gary Eagle

Telephone number: 830-278-6205

#5 Paving Rock Price: \$ 40¹³ Per Ton (including delivery and freight to City's Consolidated Warehouse)

#5 Paving Rock Price: \$ 21⁰⁰ Per Ton (excluding delivery and freight – City to provide freight services)

Plant Location: Krippa, TX

Add On Price Per Ton for Stock Pile Delivery To Location Other Than City of Fredericksburg Consolidated Warehouse:

0-5 miles \$ 0 Per Ton

5-10 miles \$ 1.50 Per Ton

* Additional mileage pricing will only apply if it is determined that selected stock pile location is further away from plant location than Consolidated Warehouse location and if so, additional price will be paid for mileage for additional distance, not overall distance from plant to chosen stock pile location.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: Vulcan Construction Materials LLC

Principal Location of the Company: San Antonio, TX

Authorized Principal in Charge of ^{material} Project: Oscar Benavides [Signature]

Type or print name as signed above: Oscar Benavides

Direct Telephone: (210) 524-3567

Bid

City of Fredericksburg
IFB # 2016 – HFRS-2P Asphalt Emulsion

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES X NO _____

If yes, name party to call: CODY R. CHAMBLISS

Telephone number: (512) 618-5313

HFRS-2P Asphalt Emulsion Price: \$ 1.5270 Per Gallon (including delivery and freight to City's Consolidated Warehouse)

8803 NORTH MOPAC EXPRESSWAY
Plant Location: AUSTIN, TEXAS 78759

Federal Environmental Fee will be added to above prices
at rate of \$.4424/ton for asphalt & polymer loads
or \$.00133/gal for emulsion loads.

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: ERGON ASPHALT & EMULSIONS, INC.

Principal Location of the Company: 11612 RM 2244, BUILDING 1, SUITE 250

AUSTIN, TEXAS 78738

Authorized Principal in Charge of Project: CODY R. CHAMBLISS

Type or print name as signed above: CODY R. CHAMBLISS

Direct Telephone: (512) 469-9292

Fax Number: (512) 469-0391

Cell Phone: (512) 618-5313

Email Address: cody.chambliss@ergon.com OR karen.sellers@ergon.com

Local Location if different from above: N/A

Authorized Person in Charge of Project at this Location: N/A

Bid

City of Fredericksburg
IFB # 2016 - HFRS-2P Asphalt Emulsion

All material ordered under this contract may be ordered at stated price for a term of one (1) year with the potential of four one-year renewals if both parties agree in writing.

In the event of an emergency, may we call you after regular hours? YES ☒ NO ☐

If yes, name party to call: Phillip Moss

Telephone number: 214-403-9146

HFRS-2P Asphalt Emulsion Price: \$ 1.59 Per Gallon (including delivery and freight to City's Consolidated Warehouse)

Plant Location: 4648 Western Way Temple, TX 76504

I, the undersigned, do hereby acknowledge I have read all the Invitations listed herein and have submitted my Bid accordingly. I have submitted all documentation required.

Company Name: Western Emulsions, Inc.

Principal Location of the Company: Tucson, AZ

Authorized Principal in Charge of Project: Phillip Moss - [Signature]

Type or print name as signed above: Phillip Moss

Direct Telephone: (214) 403-9146

Fax Number: (254) 773-8019

Cell Phone: (214) 403-9146

Email Address: phillip.moss@westernemulsions.com

Local Location if different from above: Temple, TX

Authorized Person in Charge of Project at this Location: Phillip Moss



CITY COUNCIL MEMO

DATE: March 21, 2016

TO: Mayor and City Council

FROM: Kris Kneese, P.E., Assistant Director of Public Works and Utilities

SUBJECT: Access Easement Exchange – Fredericksburg Inn & Suites

Summary:

The City has a 30' access easement located at 201 South Washington (Fredericksburg Inn & Suites). The property owners have made a request to the City to exchange the existing 30' access easement for a blanket easement across the property, so they can build a structure over the existing 30' access easement.

Recommendation:

City Staff recommends exchanging the existing 30' access easement for the blanket access easement from the said property.

Background / Analysis:

The City obtained a 30' access easement across the property located at 201 South Washington Street (Fredericksburg Inn & Suites) on February 8, 1982. This easement was obtained in order to access Baron's Creek for the purpose of creek maintenance. The property owner recently approached the City about exchanging the 30' access easement for a blanket easement, so they can build a structure over the existing 30' access easement.

City Staff supports this request, since the City will still have access to Baron's Creek for creek maintenance. City Staff recommends authorizing the City Manager to exchanging the existing 30' access easement for the blanket easement, on the said property, as written in the attachments to this Council Memo.

Attachments:

Exchange Easement with FBG Inn and Suites
Agreement to correct docs



Department Approval



City Manager Approval

AGREEMENT TO CORRECT CONVEYANCE INSTRUMENTS

Date: March _____, 2106

Obligated Party: Fredericksburg Inn, LP and Independent Bank

Property:

Tract Two: Being all of Block C-Revised A.W. Petmecky Addition, an addition in Fredericksburg, Gillespie County, Texas according to the map or plat thereof of record in Volume 2, Page 46, Plat Records, Gillespie County Texas;

Tract Three; being Lot 3AR of Revision and Re-subdivision of Lot 34, Block B of the A.W. Petmecky Addition, an addition in Fredericksburg, Gillespie County, Texas according to the map or plat thereof of record in Volume 2, Page 145, Plat Records, Gillespie County Texas; and

The Obligated Party (whether one or more), has requested that the City of Fredericksburg enter into an exchange of easements as is set forth on the attached Exhibit "A" to permit the immediate construction of certain improvements on the property described without waiting until a title search is performed. The City has agreed to enter into such exchange provided Obligated Party agrees and does hereby acknowledge their obligation to correct all documents, and provide all assurances of title, including but not limited to, entity resolutions, proof of authority for the person executing documents on behalf of Obligated Party, proof of entity existence and good standing with the State of Texas, re-execution of closing documents following the receipt of the title search, and any other documents necessary for the conveyance of good title and fulfilment of the purposes of the exchange transaction.

The intention of the Obligated Party that the real estate documents (1) accurately describe the terms of the exchange, (2) establish a valid easement on the referenced property to the satisfaction of the City of Fredericksburg and any title company which may insure its interest, (3) contain all the documents required by the City or title company to enable a policy of title insurance to be issued in favor of the City of Fredericksburg, (4) accurately convey the easement to the City and (5) satisfy all statutes, rules and regulations applicable to such a transaction.

If, after execution of the exchange instruments, it is discovered that other documents are necessary or require re-execution, clerical errors have been made, instruments left out, or the document incomplete, lost or destroyed, the Obligated Party has the obligation, and promises to cooperate with the City of Fredericksburg to correct such

errors and omissions. Obligated Party promises to execute any instruments requested by the City of Fredericksburg for the purpose of correcting an error, omission or loss within ten (10) days of receipt of notice from the City.

The Obligated Party acknowledges that their promise to satisfy the terms of this agreement is an integral part of the exchange transaction, and that the City of Fredericksburg is executing the exchange agreement in reliance on the Obligated Party's promise. If the Obligated Party refuses or fails to execute corrective or replacement instruments requested by the City of Fredericksburg, they shall be liable for any damages sustained by the City of Fredericksburg for court costs or attorney's fees incurred in the enforcement of this agreement or correction of such error, omission or loss.

Fredericksburg Inn, LP

By: _____

PRINT NAME: _____

OFFICE HELD _____

CITY OF FREDERICKSBURG

TO

FREDERICKSBURG INN, LP

EXCHANGE OF EASEMENTS

THE STATE OF TEXAS

§

§

COUNTY OF GILLESPIE

§

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City of Fredericksburg, a Municipal Corporation of Gillespie County, Texas, is the owner of that certain access easement over and across:

Tract One: Being that certain .29 acre tract or parcel of land which is more particularly described as a reservation in Warranty Deed dated February 8, 1982 Executed by the City of Fredericksburg to Entre Nous Investments, Inc. which is recorded in Volume 146 Pages 543-545 Official Public Records of Real Property-DEED Gillespie County, Texas.

Tract One is now a part of Block C hereinafter described as Tract Two, and

WHEREAS, Fredericksburg Inn, LP, is the owner of those tracts of land described as follows:

Tract Two: Being all of Block C-Revised A.W. Petmecky Addition, an addition in Fredericksburg, Gillespie County, Texas according to the map or plat thereof of record in Volume 2, Page 46, Plat Records, Gillespie County Texas;

Tract Three; being Lot 3AR of Revision and Re-subdivision of Lot 34, Block B of the A.W. Petmecky Addition, an addition in Fredericksburg, Gillespie County, Texas according to the map or plat thereof of record in Volume 2, Page 145, Plat Records, Gillespie County Texas; and

WHEREAS, in exchange for releasing and conveying the specific easement it now has over and across Tract One, to it, Fredericksburg Inn, LP has agreed to grant the City of Fredericksburg a blanket access over and across Tracts Two and Three as hereinafter defined.

NOW, THEREFORE, in consideration of the premises and the conveyance to it by the said Fredericksburg Inn, LP of an access easement over and across Tract Two and Tract Three, the City of Fredericksburg, acting herein by and through its duly authorized

City Manager, hereby grants, releases and conveys unto the said Fredericksburg Inn, LP that certain specific easement, described above, over and across Tract One.

TO HAVE AND TO HOLD the said land and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Fredericksburg Inn, LP, its successors and assigns, forever; and the City of Fredericksburg does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the said land and premises unto Fredericksburg Inn, LP, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

AND

Fredericksburg Inn, LP acting herein by and through its duly authorized officers in consideration of the premises and the release and conveyance to it of the specific easement over and across Tract One, does hereby grant sell and convey unto the City of Fredericksburg the right to enter generally upon the lands of the undersigned, being Tracts Two and Three, for the purpose of access to Barons Creek, its banks and any City or public areas in or near Barons Creek, and to perform clearing and maintenance of the creek area and construction, re-construction and maintenance of other improvements which may hereafter be placed in or near the creek area which the City maintains or on City or public areas in or near the said creek. The easement, right, and privilege herein granted shall be perpetual, and shall inure to the City of Fredericksburg, its agents, successors and assigns and be binding on the successors and assigns of Fredericksburg Inn, LP. The City of Fredericksburg shall have the right to use so much of the surface of the hereinbefore described property of Fredericksburg Inn, LP as may be reasonably necessary to traverse the property with clearing and maintenance equipment and the

right-of-way granted hereby shall of a width sufficient, not less than twenty (20') feet in width at locations designated by Fredericksburg Inn, LP, its successors and assigns from time to time, to accommodate the same. Grantor, Fredericksburg Inn, LP, further covenants that it, its heirs, successors and assigns shall facilitate and assist City personnel or its agents in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may block access or interfere with the exercise of the rights granted to the City herein. Failure of Fredericksburg Inn, LP, or its successors or assigns to designate a location within twenty (20) days following a request for access from the City, except in an emergency for which no notice is required, shall entitle the City or its agents to choose a location without further notice to Fredericksburg Inn, LP, and to remove any obstructions which it deems necessary for access.

TO HAVE AND TO HOLD the said land and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of Fredericksburg, its successors or assigns, forever; and Fredericksburg Inn, LP does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the foregoing exceptions, all and singular the said land and premises unto the said City of Fredericksburg, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Each conveyance is made and accepted subject to all and singular, the restrictions/conditions, reservations, including mineral reservations, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the Records of the County Clerk of Gillespie County, Texas

It is expressly agreed that any liens that would arise in favor of either party by operations of law, by reason of the exchange of property, shall not exist in favor of either party against the other, and any and all implied liens so arising are expressly waived and released by the parties hereto.

Independent Bank, lienholder of Tracts Two and Three by virtue of that certain Deed of Trust dated October 3, 2015 recorded under Register No. 20154529 joins herein for the sole purpose of consenting to and subordinating its rights, however held, and its lien to the rights herein granted to the City of Fredericksburg.

EXECUTED this _____ day of _____, 2016.

City of Fredericksburg

Fredericksburg Inn, LP

BY: _____

By: _____

Kent Myers, City Manager

PRINT NAME: _____

OFFICE HELD _____

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

This instrument was acknowledged before me on the _____ day of _____, 2016, by _____, _____ of Fredericksburg Inn, LP, on behalf of said limited partnership .

Notary Public in and for the State of Texas

Stamped or printed name of notary

STATE OF TEXAS §
 §
COUNTY OF !GILLESPIE §

This instrument was acknowledged before me on the _____ day of _____,
2016, by Kent Myers, City Manager, City of Fredericksburg on behalf of said City.

Notary Public in and for the State of Texas

Stamped or printed name of notary



CITY COUNCIL MEMO

DATE: 03/15/2016

TO: Mayor, City Council

FROM: Jimmy Alexander, Director of Parks & Recreation

SUBJECT: Parks & Recreation Master Plan

Summary:

The Parks & Recreation Master Plan is complete and ready to adopt.

Recommendation:

It is recommended to adopt the plan as presented.

Background / Analysis:

We have gone through the process including input gathered from the public by means of public meetings, ads in the local paper, website, and through a direct mailer to all of our utility customers to develop the master plan. Our consultant, Dennis Sims will be in attendance along with me to answer any questions about the plan.

Attachments:

City of Fredericksburg Parks & Recreation Master Plan as developed by Duncan, Sims, Stoffel

Department Approval

(3)

City Manager Approval

The City of Fredericksburg



City of Fredericksburg

PARKS, RECREATION & OPEN SPACE

Master Plan



Prepared by:

Dunkin Sims Stoffels, Inc.
Landscape Architects / Planners

**DUNKIN
SIMS
STOFFELS
INC.**

Acknowledgements

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INTRODUCTION

The City of Fredericksburg is a growing community within the Texas Hill Country. This growth necessitates the need for advance planning to ensure that municipal service systems, including parks and recreation, keep pace with increasing demands upon these systems. In the last 20 years, parks and open space planning has become a specialized area within the overall municipal planning structure. The existing population of Fredericksburg is 11,500 and is expected to continue growing to a built-out population of 21,000. With this population increase, the acquisition and development of parks and open space areas will be significant factors in maintaining a high quality of life for citizens in Fredericksburg. These growth characteristics indicate that the City should continue taking a "hands-on" approach in guiding the development of the City.

PREVIOUS PLANNING STUDIES

The City of Fredericksburg's current Park Master Plan was prepared in 2006 in conjunction with the Comprehensive Plan. Because of the growth of the Fredericksburg area, the City Manager and Director of Parks and Recreation decided to prepare a new Parks, Recreation and Open Space Master Plan. Therefore, the City employed a private consulting firm to prepare the Parks, Recreation and Open Space Master Plan.

The City of Fredericksburg is experiencing moderate residential and commercial growth. The Texas Hill Country has become a residential retirement area, wine tourism destination and is known for their downtown retail shopping on Main Street. Because of Fredericksburg's location in the Texas Hill Country and due to its growing population, the City determined it is necessary to evaluate the City's park system, park needs and park land acquisition, leading to the creation of this Parks, Recreation and Open Space Master Plan.

GOALS AND OBJECTIVES

Goals provide a statement for achievement or accomplishment. Objectives are a perceived means through which the goal(s) can be partially or fully attained. Identified within this section are the ways and methods of implementing the *Parks, Recreation & Open Space Master Plan* recommendations. Critical to the implementation of these goals and objectives is the *Five-Year Action Plan*, which should be updated annually by City Staff and the City Council.

The following are the goals and objectives for the Fredericksburg park system:

GOAL 1: A system of outstanding parks and open space area which are responsive to the leisure needs of a growing community and sensitive to the conservation of natural resources.

- 1.1 The City should increase quality recreational opportunities for Fredericksburg citizens.
- 1.2 The City should encourage and conserve natural areas of Lady Bird Johnson Park, native habitat, wildlife, creek corridors, and wooded areas so as to enrich the local quality of life.
- 1.3 The City should seek the donation of land for parks, open space, greenways and floodplains.
- 1.4 The City should administer development and construction guidelines which result in minimal destruction of native and wildlife habitats along key creek corridors and open space areas.

GOAL 2: Recreational facilities, programs and park areas that meet the needs of a diverse population with various levels of ability and skill.

- 2.1 The City should recognize the special needs of youth, teens, adults, the elderly, and handicapped when designating and providing recreational facilities.

GOAL 3: An equitable geographic distribution of parks and recreational facilities.

- 3.1 The City should acquire necessary parkland and open space at the time of development review in accordance with the classification of parks identified by the Parks Element of the Comprehensive Plan.

GOAL 4: Orderly replacement and/or re-design of aging parks and recreational infrastructure to ensure existing recreational opportunities are not lost.

- 4.1 The City should continue to upgrade existing park and athletic facilities and playgrounds in order to provide a safe open space environment.

- 4.2 The City should pursue land acquisition for development of active recreational opportunities such as baseball, softball, soccer and football for youth and adults.

GOAL 5: Cooperation with the school district, county and other agencies, as well as community organizations, to provide cost-effective services and optimize benefits to citizens.

- 5.1 The City and the Fredericksburg Independent School District should work together to promote the integrated development of schools and park sites.
- 5.2 The City should seek joint financing of new recreational and athletic facilities with the Fredericksburg Independent School District.
- 5.3 The City should seek joint financing of new recreational and athletic facilities with Gillespie County.

GOAL 6: A Comprehensive Trail System that meets the needs of Fredericksburg residents.

- 6.1 The City should identify the various types of trails – multi-purpose trail, serving recreational needs (for instance along a natural feature), or connector trail, serving transportation purposes. Paving standards and other design features should be adopted for construction of both types.
- 6.2 The City should identify opportunities for using trails to linking key locations within Fredericksburg. Such trails should connect city parks and landmarks to the Downtown area. Trails should connect neighborhoods to destinations within the neighborhood, as well as, to major public facilities and key destinations.

POLICIES AND ORDINANCES

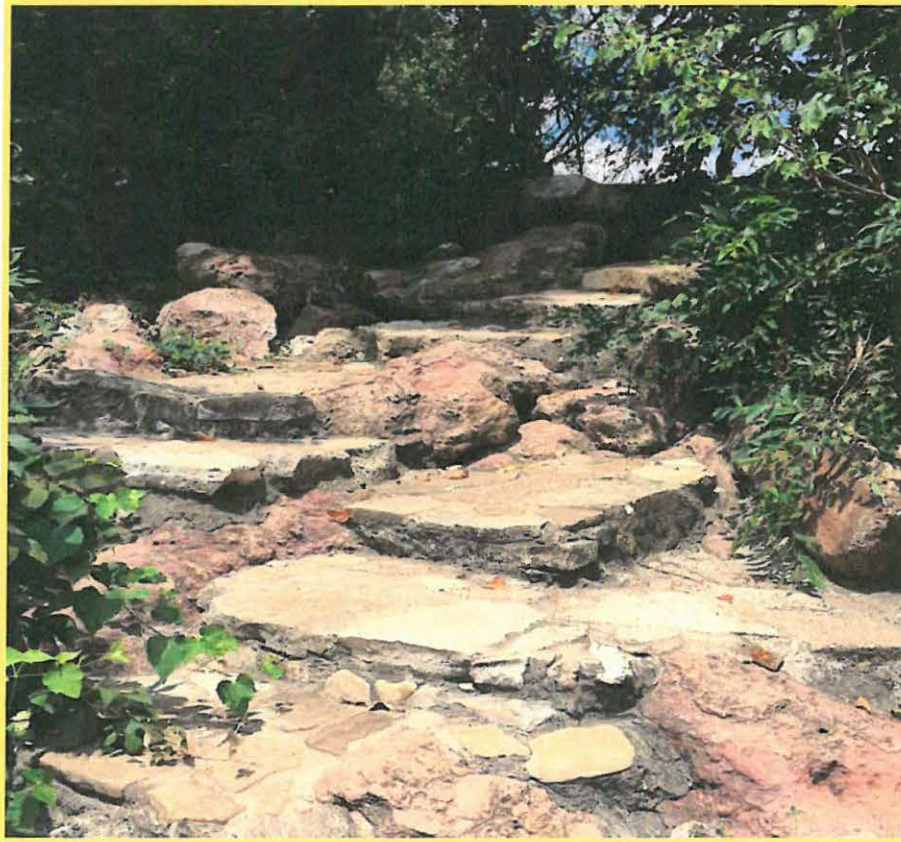
The effectiveness of these implementation mechanisms is dependent upon the proper coordination of input from contributing bodies or groups including elected City officials - appointed boards and commissions - City staff, sports groups, and most importantly the citizens of Fredericksburg. All parties must communicate and work collectively toward common goals. Only this sort of communication and coordination will ensure successful development of the park system. An example of this communication, at the staff level, would be the incorporation of the *Parks, Recreation & Open Space Master Plan* during review of proposed development plans by the City.

PLAN DEVELOPMENT PROCESS

The City Council recognized the need for a comprehensive analysis of the park system in Fredericksburg. In 2015, City employed a private consulting firm (Dunkin Sims Stoffels, Inc.) to prepare a new *Parks, Recreation & Open Space Master Plan*. The consultant worked with the City of Fredericksburg administrative staff to develop this *Master Plan*.

Meetings were held with the Fredericksburg Parks & Recreation Department staff to examine collected needs, findings and preliminary recommendations. To obtain a comprehensive and complete analysis of the City's park and recreation needs, and park system, three methodologies were used for this evaluation: a public input meeting, surveys mailed with utility bills, and a standards-based analysis.

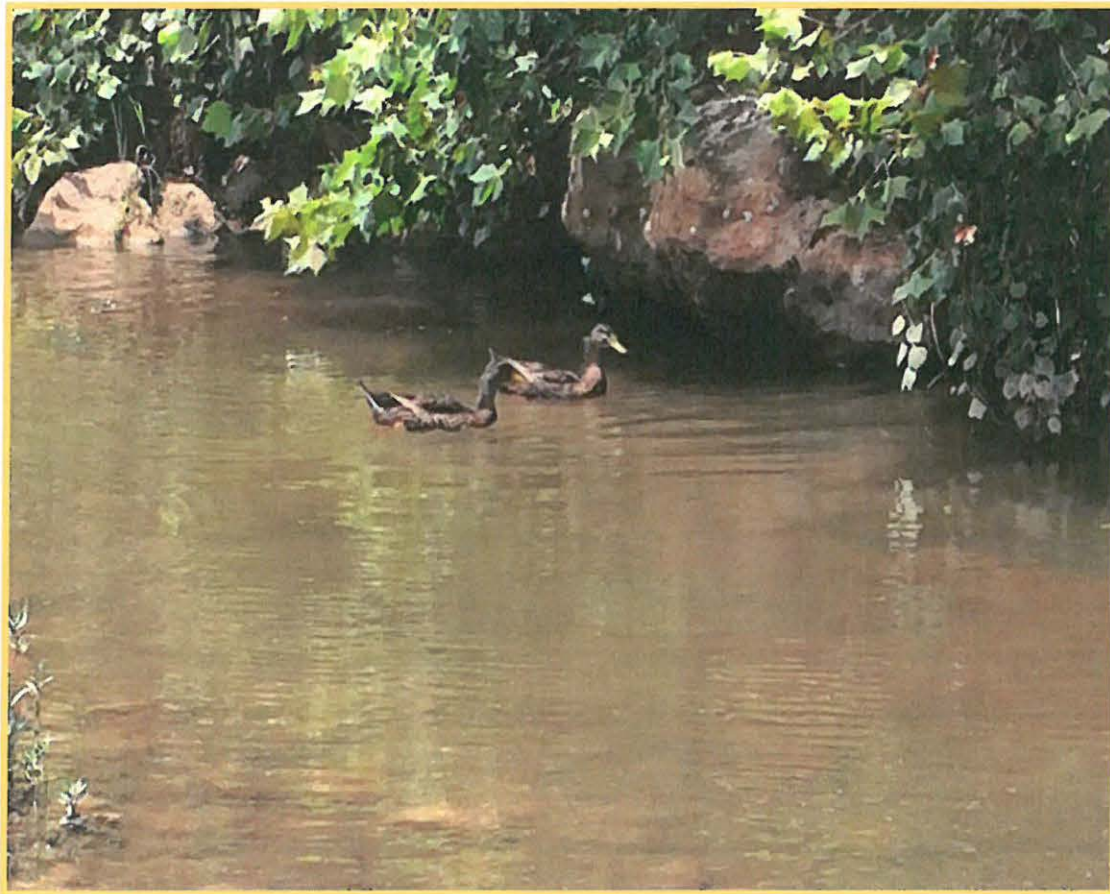
The *Master Plan* provides the City long-range planning for future areas of development for the next 10 years (2026). The time period of the financial plan, as set forth in this *Master Plan* (specifically within the Implementation sub-section) is five years. The prioritization listing identifies certain projections as high priorities for development with the priorities based on satisfying a stipulated/recognized need. The service area studied for the *Parks, Recreation & Open Space Master Plan* is within the City Limits of Fredericksburg.



INVENTORY OF AREAS AND FACILITIES

CITY OF FREDERICKSBURG PARKS

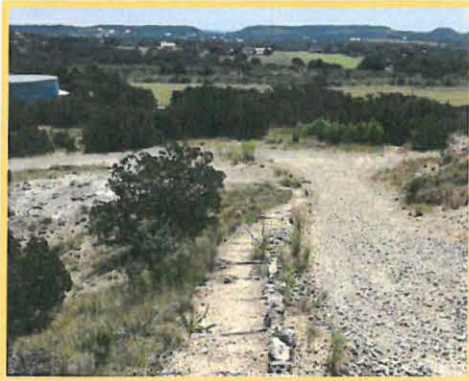
The following information documents existing park and recreational facilities in Fredericksburg. The listing beginning on the following page is an enumeration of the existing parks, their size and the National Recreation Park Association park classification which best describes their function within the City's park system.



Cross Mountain Park



Park Size:	16 Acres
Park Location:	Located off of North Milam
Park Classification:	Community Park
Park Facilities:	Walking Trails Overlook Picnic Tables



Elementary School Park



Park Size:	10 Acres
Park Location:	101 North Adams Street
Park Classification:	Neighborhood Park
Park Facilities:	Baseball/Practice Field Soccer Practice Field Basketball Court Playground Picnic Pavilion Restrooms Trails



Frantzen Park



Park Size:	1.8 Acres
Park Location:	400 South Orange Street
Park Classification:	Neighborhood Park
Park Facilities:	Picnic Facilities Trail



Fort Martin Scott



Park Size:	10 Acres
Park Location:	U.S. 290 East (Main Street)
Park Classification:	Special Use Park
Park Facilities:	Self-guided tour with interpretive signage around the fort's quadrangle Living history re-enactments four times a year Benches Trail



Lady Bird Johnson Municipal Park



Park Size:	260 Acres
Park Location:	S.H. 16
Park Classification:	Regional Park
Park Facilities:	18-Hole Golf Course Baseball/Softball Fields Practice Field Olympic Size Swimming Pool 5 Outdoor Pavilions Tennis Courts Volleyball Court Basketball Court Restrooms Fishing @ Live Oak Creek R.V. Camp Ground Nature Trail Picnic Tables

Marktplatz (Market Square)



Park Size:	4.5 Acres
Park Location:	Market Square
Park Classification:	Special Use Park
Park Facilities:	Large Picnic Pavilions Playground Restrooms Open Space with Benches Gardens Historic Markers

Oak Crest Park



Park Size:	10 Acres
Park Location:	S.H. 16
Park Classification:	Community Park
Park Facilities:	3 Lighted Baseball/Softball/Soccer Fields (Soccer Fields are in the Outfields) Covered Bleachers Concession Stands Covered Playground



Old Fair Park



Park Size:	10 Acres
Park Location:	Corner of Ufer Street & Lincoln Street
Park Classification:	Community Park
Park Facilities:	Baseball Fields Playground Concession Stands Soccer Field Skate Park



Town Pool



Park Size: 1 Acres

Park Location: 100 Block of West Travis

Park Classification: Community Park

Park Facilities: Swimming Pool
Parking Spaces
Restroom/Bathhouse

FACTORS INFLUENCING PLANNING FOR PARKS

TRANSPORTATION ROUTES & THOROUGHFARES

The City of Fredericksburg is located in Gillespie County, U.S. Highway 290/Main Street runs east/west and divides the City in half.

State Highway 16 runs North South and intersects with U.S. 290 in the Center of Downtown. These major highways provide the primary access to Fredericksburg.

Downtown Fredericksburg is well known as a retail/shopping destination throughout the state and the nation. In the last decade the wine tourist industry has exploded. As this trend is likely to continue, it is probable that the City's population will increase as well. These retail sales tax dollars represent an opportunity for funding for the park and recreation services that Fredericksburg will need to support its growing number of citizens.



DEMOGRAPHIC PROFILE

The population of Fredericksburg, according to U.S. Census 2010, was 10,530 people. The City's planning department estimates the current population at 11,500. The City is anticipated to continue experiencing growth, making the provision of park and recreational services even more important to address in the short and long terms. The estimated population for Fredericksburg is 14,000 people in 2030. This is projected by the City of Fredericksburg.

Race and Age Composition

Table 1 illustrates the race and ethnic composition of the City of Fredericksburg according to the 2010 U.S. Census Bureau. The table shows the diversity of the local population. The *White/Caucasian* group comprises the largest percentage, with the *Other* category representing the second largest. People of Hispanic Origin also represent a relatively large percentage of the local population.

TABLE 1
Race/Ethnicity Distribution
City of Fredericksburg, Texas

Race/Ethnicity	Number	Percent
White/Caucasian	9,531	90.51%
African American	51	0.48%
American Indian or Aleut	67	0.64%
Asian/Pacific Islander	66	0.63%
Other ⁽¹⁾	815	7.74%
Total	10,530	100%
Hispanic Origin ⁽²⁾	2,248	

Source: U.S. Census 2010

⁽¹⁾ Includes "Two or More Races"

⁽²⁾ Hispanic/Spanish Origin may be of any race and may be included in any category. It is therefore not included in the total, but is separately included.

The age composition of the population within a city can also provide insight into the types of park and recreation facilities and services the City may need to provide. As reflected in *Table 2*, the largest age group is the *Elderly (65 years and older)*. The youngest age group, *School Age Children and Young Adults (19 & Under)* which came in as the second highest, are generally the largest number of people that use a community's park facilities because of league sports and other organized play activities.

Fredericksburg also has a fairly high percentage of people in the *College/New Family* category (20-34 years old); many in this age group play organized adult sports. The *Older Labor Force* and the *Prime Labor Force*, together with the *Elderly*, comprise a significant percentage of the City's population. Clearly, groups of all of ages have recreational needs.

Household Income

Household income for Fredericksburg according to the 2010 U.S. Census was used as the base data for the percentages shown in *Table 3* to determine current percentages for the current population. Therefore, approximately 11.50 percent of the households in Fredericksburg are in the range of \$14,999 or less. The highest percentage of households in Fredericksburg are in the \$50,000 to \$74,999 income category.

The lowest percentages are in the range of \$150,000 or more.

TABLE 2
Age Composition & Distribution
City of Fredericksburg, Texas

Age Groups	Number	Percent
School Age Children & Young Adults (19 & Under)	2,259	21.45%
College/New Family (20-34 years old)	1,439	13.67%
Prime Labor Force (35-49 years old)	1,626	15.44%
Older Labor Force (50-64 years old)	2,109	20.03%
Elderly (65 + years old)	3,097	29.41%
Total	10,530	100%
Source: U.S. Census 2010		

TABLE 3
2012 Income Distribution
City of Fredericksburg, Texas

Income Level	Number	Percentage
Less than \$14,999	1,211	11.50%
\$15,000 to \$24,999	1,555	14.77%
\$25,000 to \$34,999	1,226	11.64%
\$35,000 to \$49,999	1,240	11.78%
\$50,000 to \$74,999	1,759	16.70%
\$75,000 to \$99,999	1,634	15.52%
\$100,000 to \$149,999	1,250	11.87%
\$150,000 to \$199,999	433	4.11%
\$200,000 or more	222	2.11%
Total	10,530	100%
Source: U.S. Census 2010		

PARKS, RECREATION & OPEN SPACE CLASSIFICATION

To deliver a variety of recreational features in an efficient manner, some type of relationship defining system must be established among those facilities used for recreation. Guidelines and standards recommended by the National Recreation and Park Association (NRPA) have been followed by cities for many years to define a hierarchy for their park systems. The NRPA made major revisions to their recommendations for delivering park and recreation services in the publication, Parks, Recreation, Open Space and Greenway Guidelines. The classification system has been changed slightly to more closely define a park space in relationship to its proposed use.

The following analysis identifies the NRPA classification of parks, their description, location criteria within the community and criteria for size. Only the park classifications selected specifically for Fredericksburg are defined in this section. Once established, these guidelines are then applicable for structuring the Fredericksburg park system in an orderly manner responsive to the recreational demands being generated by the present and future population.

Neighborhood Park

The neighborhood park is considered to be the most important feature of a park system and is one of the major cohesive elements in neighborhood design. Its primary function is the provision of recreational space for the entire neighborhood which surrounds it.

- (a) Space in the neighborhood park should be distributed between active and passive uses.
- (b) When it is possible to combine an elementary or middle school with this type of park, the two features further enhance the identity of the neighborhood by providing a central location for recreation and education and a significant open space feature within the neighborhood.
- (c) The neighborhood park should be located near the center of a neighborhood area/park planning area and have a service area of approximately one-half mile to one-quarter mile.
- (d) The size should be related to the service area population and the menu of activities chosen for placement in the park. Five (5) to ten (10) acres is the optimal size for this park.
- (e) Safe and convenient pedestrian access is considered important to a neighborhood park location.
- (f) Generally, the location should not be adjacent to a heavily traveled major or minor thoroughfare.



(g) Facilities normally provided at a neighborhood park consist of:

- Playground equipment for small children.
- A multiple purpose hard surfaced play area.
- Space for court games, such as basketball, tennis, volleyball and in-line hockey in addition to walking/jogging trails.
- Playfield space for non-organized competitive games such as baseball, football and soccer.
- Passive space possibly for a pavilion with tables and grills, restrooms, drinking fountains and sitting areas.
- Off-street parking is a consideration if users are beyond an acceptable walking distance or if users need to drive to access the park.
- It is not desirable to light athletic facilities in a neighborhood environment since lighting is often objectionable to nearby residents; however, some lighting for security purposes should be incorporated into the park.
- The allocation of space in the neighborhood park should be approximately 50 percent passive area and 50 percent active area. The above facilities are those generally considered for active space. The passive space should be used to develop the character of the park by creating an open landscaped setting with trails, sitting area, and picnic space. This park becomes an integral part of the neighborhood.



Community Park

A community park is larger in size than a neighborhood park and provides service to several neighborhoods or specific sections of the community. The community park is oriented primarily toward providing recreational opportunities.

- (a) A community park serves several neighborhood areas, and should therefore be conveniently accessible by automobile and include provisions for off-street parking.
- (b) The optimal size for the community park is between 20 and 150 acres. This size should be based on its intended use and the population residing in the service area. Natural features such



as terrain, tree cover, flood prone areas, and water features are all factors to be used in selecting and sizing this type of park.

- (c) Activities provided should include both active and passive space.
- (d) Space for active uses associated with neighborhood parks including field and court games.
- (e) Passive spaces more extensive than the neighborhood park for trails, natural areas, picnicking, and ornamental or natural landscape areas.
- (f) Facilities for cultural activities such as plays or concerts; possibly provide an amphitheater.
- (g) Lighted or unlighted athletic fields or facilities may be placed in community parks provided careful thought is given to their design and location.
- (h) A community park should be well removed from the residential environment due to the traffic, noise, and lights associated with the sports complex.
- (i) Based on use, accessibility and other requirements, the community park should be located in a non-residential area served by major thoroughfares.
- (j) Sites are not recommended to be less than 20 acres with the optimal site ranging upward to 80-150 acres, if demand is present.
- (k) Although community parks are designed primarily for competitive play by both young people and adults, other features should be included in the complex. Among these are play apparatus, court game space, picnicking facilities, and trails.
- (l) Support facilities in a sports complex include restrooms, concessions, multi-purpose building(s), and maintenance facilities.
- (m) Parking is a major consideration for the sports complex. Spaces should be allocated to accommodate those currently participating, those lingering following the previous games and those arriving to participate in the next scheduled game.

Greenways

This classification applies to types of land which have characteristics either identifying them as undevelopable land or suitable for use as a component linking other park areas.

- (a) These spaces are generally natural corridors along creeks/flood prone areas or along easements containing a man-made feature.
- (b) There is no specific size for these spaces; however, establishing a minimum width is important to the function of the greenway, particularly if used as a location for a trail. This width should not be less



than 50 feet. Where the greenway is on either side of a natural drainage course, a minimum of fifteen feet shall be provided for foot traffic or motorized vehicles performing maintenance along the greenway.

Special Use Park

These parks or recreational spaces are identified by a single use, and fall into three categories:

- (a) *Historical/cultural/social sites* – These sites offer recreational opportunities because of their unique characteristics. A local example is the Marktplatz Park and Fort Martin Scott. Others might include ornamental gardens or special use structures.
- (b) *Recreational facilities* – These are generally single-purpose facilities such as a recreation center, senior center, community center, golf course, or marina.
- (c) *Outdoor recreational facilities* – These vary, but examples include a tennis center, stadium, or possibly a special type of sports complex designed specifically for a single sport.



Regional Park

Regional parks serve an area beyond the City limits and/or the ETJ. Typically these parks are large in geographical size. Lady Bird Johnson Municipal Park would be classified as a regional park for several reasons: its 260 acre size and the Lady Bird Johnson Golf Course, which serves regional residents and tourists who visit Fredericksburg. The Recreational Vehicle Camp Ground also is a regional recreational use.



NEEDS ASSESSMENT & IDENTIFICATION

GENERAL ASSESSMENT

The City of Fredericksburg is the largest city in Gillespie County. Many of the cities in the county may not have the resources to provide park and recreation opportunities. The City of Fredericksburg currently provides these park and recreational facilities to residents of Fredericksburg and residents who live outside of the City, but within Gillespie County.

PUBLIC INPUT MEETING PRIORITY LIST

The City of Fredericksburg held a public input meeting on August 17, 2015 to receive citizens' comments on the park and recreational needs within the City. There were approximately 70 to 75 in attendance.

The following is a priority listing of recreational elements mentioned at the public input meeting.

- | | |
|---|---|
| 1.) Hike and Bike Trail | 18.) More Soccer Fields / Use the Multi-Use Fields |
| 2.) Youth Programs | 19.) Tennis – How many in schools? Lady Bird courts need repair |
| 3.) Soccer | 20.) Lighting of Soccer Lights Skate Park |
| 4.) Passive Recreation | 21.) Nature Center |
| 5.) Recreation Center | 22.) Practice Soccer Area for Football and Baseball |
| 6.) Tennis Courts | 23.) Multi-Use Building for Soccer |
| 7.) Picnic Areas/Eating Areas/Public | 24.) Swimming Pool for Adults |
| 8.) Girls Softball Fields | 25.) Promote LBJ Golf Course |
| 9.) Frisbee Free Throw | 26.) Smart Growth Environmental |
| 10.) Nature Center / Nature Trail | 27.) More Green Space |
| 11.) Baseball Fields / Little Leagues | 28.) Neighborhood Parks |
| 12.) Football Fields | 29.) More Parks (as many as possible) |
| 13.) Renovation Lighting System | 30.) Skate Park |
| 14.) Light Softball at Lady Bird Park | 31.) Trail at Nature Center |
| 15.) Fort Martin Scott as Tourist Destination | |
| 16.) Linear Park System / City Park Plan | |
| 17.) Develop a Trail System from 290 Center Creek to Creek Behind Water Treatment Plant | |

UTILITY MAILED OUT SURVEY

A Park and Recreation survey was mailed with the utility bill to all residences in Fredericksburg. The survey was also available at City Hall for residents to fill out with a Spanish translated version of the survey available for Non-English speaking residents as well. The survey asked residents their opinion for needed recreation facilities in Fredericksburg. It also asked them to prioritize each recreational element, in their opinion, from High, Medium to Low. Table 4 below illustrates the results of this survey.

Table 4 – Park and Recreation Survey

PARK ELEMENTS	PRIORITY		
	HIGH	MEDIUM	LOW
1 Walking/Jogging/Biking Trails	507	112	37
2 Swimming Pool	297	106	45
3 Youth Baseball	294	104	41
4 Youth Soccer	282	116	32
4 Natural Areas	282	128	48
6 Playgrounds	258	130	26
7 Youth Softball	240	80	37
8 Picnic Areas	213	132	44
9 Youth Football	153	66	61
10 Golf Course	150	54	129
11 Picnic Shelters	144	104	53
12 Recreation Center	126	94	83
12 Tennis Courts	126	82	61
14 Splash Pad - Soft Surface - Padded - Covered	90	4	0
15 Basketball Courts	78	88	59
16 Adult Soccer	69	56	68
17 Adult Softball	42	54	72
18 Clean Creeks in Park Areas	30	2	0
19 Tennis Facility Improvements	27	0	0
20 Natural Play Areas & Playgrounds (Built in Nature)	24	0	0
20 Keep Old Fair Park (As is; Open)	24	4	0
22 Early Morning Pool Hours	18	4	0
22 Tennis Court Resurfacing	18	0	0
24 Frantzen Park - More Swings, Playgrounds, (Extend)	15	0	0
24 Tennis Facility Expansion	15	0	0
24 Better Surface on Marketplatz Playground (Not Dirt)	15	4	0
27 Skate Park (Skateboard)	12	6	0
27 Indoor Play Area For Young Children	12	2	0
27 Dog Park	12	2	3
30 Golf Course	9		
31 Volleyball / Sand Volleyball	6	0	1
31 Playgrounds with Cushion for Age 3 and Under	6	0	0
31 HEB Park / Keep HEB Field	6	0	0
31 Animal Shelter	6	0	0
31 Animal Control	6	0	0
31 Public Shooting Range / Rifle Range	6	2	0
31 Indoor Basketball Court	6	0	0
31 Walking/Jogging/Biking Trails	6		
31 Natural Areas	6		
40 Emphasize organized sports for all ages	3	0	0
40 More Parks, etc. for Children under age of 5 years	3	0	0
40 Fishing Areas	3	0	1
40 Tennis Court Lights Improvement	3	0	0
40 Bike Lane from Main Street to Lady Bird	3	0	0
40 Fitness walks with equipment along the path	3	0	0
40 Park Along Highway 16	3	0	0
40 Park Near/In Stoneridge	3	0	0
40 Open Fields for Concerts / Gatherings	3	0	0
40 Spray Park / Water Park	3	2	0
40 Fort Martin Scott	3	0	0
40 Pickle Ball Court	3	2	0
40 Gazebo Park	3	0	0
40 Travis Street Pool to Open More Days and Hours	3	0	0
40 Sun Shelter for Skate Park	3	0	0
40 Shaded Playgrounds	3	0	0
40 Better Playgrounds at City Park	3	0	0
40 Better & More Walking Trails at City Park	3	0	0
40 Youth Games	3	0	0
40 Neighborhood Parks	3	0	0
40 Better Lighting Marketplatz	3	0	0
40 New Wellness Center	3	0	0
40 Cross on Mountain Park Needs More Care	3	0	0
40 Amphitheater	3	0	1
40 Greenspace for Year-Round Residents	3	0	0
40 Convention Center @ LBJ Park	3	0	0
40 Parking Tower	3	0	0
40 Special Needs Children Play Area	3	0	0
40 Tennis Courts	3		
40 Adult Softball	3		
40 Adult Soccer	3		
40 Recreation Center	3		
40 Swimming Pools	3		
73 Shade Canopies on New/Existing Playgrounds	0	2	0
73 Indoor Swimming Pool	0	8	0
73 Parks	0	4	0
73 Dining Re-Opened at Golf	0	0	1
73 Small Recreation Center	0	2	0
73 Sidewalks	0	2	0
73 Hotel @ LBJ Park	0	2	0
73 Swim Center @ LBJ Park	0	2	0
73 Parkway to Loop Past LBJ Park	0	0	1
73 Expand Softball for Adult Tournaments @ LBJ Park	0	0	1
73 Expand LBJ Park	0	0	1
73 Business, Hotels and Shopping			

STANDARD-BASED ANALYSIS

This approach is used to assist in assessing the future recreational needs, and follows established and recognized standards for assessing the quantity of park land and the number of facilities that are required to meet the needs of a given population.

Facility-Recreation Standard

One source is the National Recreation and Park Association (NRPA). The NRPA has functioned as a source of guidance for park standards and development for a number of years. The NRPA's standards are suggested to be a guide for determining park and open space needs. From community to community, differences will be found in the socio-economic and cultural characteristics, as well as in climatic conditions. Therefore, the range of demands and preferences for recreational activities will vary with these differences. Obviously, these variances will directly influence a uniform standard for all locations. NRPA is very specific to point out that their data is to be used only as a guide to the development of local standards. Therefore, the NRPA provides input to the formation of local needs. Table 5 at the top shows a standard analysis ratio using existing population of 11,500 people in the City, and Table 6 illustrates a standard analysis ratio using 2030 projected population of 14,000 people in the City.

This is a standard comparison which illustrates the level of services provided at 11,500 and what the projected facilities need would be for the anticipated

TABLE 5
Park Facility Standard Analysis Ratio
Using Existing Population of 11,500* People in the City
City of Fredericksburg, Texas

Facility	NRPA Standards	Current City Inventory	Facilities Needed
Basketball	1/5,000	2	1/4,000 = 3
Tennis Courts	1/2,000	6	1/4,000 = 3
* Baseball	1/20,000	2	1/5,000 = 3
*T-Ball	NS	2	1/5,000 = 3
*Youth Softball	1/5,000	2	1/5,000 = 3
*Adult Softball	1/5,000	2	1/5,000 = 3
Football	1/20,000	0	1/65,000 = 1
*Soccer	1/10,000	0	1/5,000 = 3
Playgrounds ⁽¹⁾	NS	4	(1)
Picnic Tables	NS	196	1/300 = 38
Swimming Pool	1/20,000	2	1/20,000 = 1
Volleyball	NS	1	1/10,000 = 2
Trails	NS	Miles	As many as possible*
Recreation Center	1/20,000	0	1/25,000 = 1

⁽¹⁾ One playground should be installed in each proposed park.

NS = No Standard

NRPA = National Recreation and Parks Association

*As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space

*11,500 population is the City of Fredericksburg

*Baseball, T-Ball, Youth Softball, Adult Softball and Soccer use the same facilities

TABLE 6
Park Facility Standard Analysis Ratio Using 2030
Projected Population of 14,000 People in the City
City of Fredericksburg, Texas

Facility	NRPA Standards	Current City Inventory	Recommendation
Basketball	1/5,000	2	1/4,000 = 4
Tennis Courts	1/2,000	6	1/4,000 = 4
* Baseball	1/20,000	2	1/5,000 = 3
*T-Ball	NS	2	1/5,000 = 3
*Youth Softball	1/5,000	2	1/5,000 = 3
*Adult Softball	1/5,000	2	1/5,000 = 3
Football	1/20,000	0	1/65,000 = 1
*Soccer	1/10,000	8	1/5,000 = 3
Playgrounds ⁽¹⁾	NS	3	(1)
Picnic Tables	NS	194	1/300 = 47
Swimming Pool	1/20,000	2	1/20,000 = 1
Volleyball	NS	1	1/10,000 = 2
Trails	NS	Miles	As many as possible*
Recreation Center	1/20,000	0	1/25,000 = 1

⁽¹⁾ One playground should be installed in each proposed park.

NS = No Standard

NRPA = National Recreation and Parks Association

*As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space

*Baseball, T-Ball, Youth Softball, Adult Softball and Soccer use the same facilities

population of 14,000. Again, it is important to note that these are national standards and the comparison will vary from city-to-city. It is common for larger cities to provide recreational facilities for smaller communities nearby. Often, smaller communities do not have recreational facilities and depend on larger area cities for these resources. However, it should be noted that the Fredericksburg Parks System also provides recreational opportunities for citizens outside the City limits.

The estimated built-out population for Fredericksburg, shown in Table 7, is 21,000 within the City Limits.

County Population

As previously mentioned, Fredericksburg provides park and recreation opportunities to citizens who live in the county outside of City Limits. Table 8 illustrates the county population and needed recreation amenities.

Public and Private School Enrollment

The 2010 Census population of 10,500 and the current population of 11,500 include children residing in the City Limits of Fredericksburg. Adults and children living within the Fredericksburg I.S.D. and Gillespie County and outside of the City of Fredericksburg use Fredericksburg park facilities as parks in Fredericksburg are limited in rural areas of the County.

TABLE 7
Park Facility Standard Analysis Ratio
Using Ultimate Population of 21,000 People in the City
City of Fredericksburg, Texas

Facility	NRPA Standards	Current City Inventory	Recommendation
Basketball	1/5,000	2	1/4,000 = 6
Tennis Courts	1/2,000	6	1/4,000 = 6
* Baseball	1/20,000	2	1/5,000 = 5
*T-Ball	NS	2	1/5,000 = 5
*Youth Softball	1/5,000	2	1/5,000 = 5
*Adult Softball	1/5,000	2	1/5,000 = 5
Football	1/20,000	0	1/65,000 = 1
*Soccer	1/10,000	8	1/5,000 = 5
Playgrounds ⁽¹⁾	NS	3	⁽¹⁾
Picnic Tables	NS	194	1/300 = 70
Swimming Pool	1/20,000	2	1/20,000 = 1
Volleyball	NS	1	1/10,000 = 3
Trails	NS	Miles	As many as possible*
Recreation Center	1/20,000	0	1/25,000 = 1

⁽¹⁾ One playground should be installed in each proposed park.

Table assumes lighted facilities

NS = No Standard

NRPA = National Recreation and Parks Association

*As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space

*Baseball, T-Ball, Youth Softball, Adult Softball and Soccer use the same facilities

TABLE 8
Park Facility Standard Analysis Ratio
Existing Gillespie County Population 20,000
City of Fredericksburg, Texas

Facility	NRPA Standards	Current City Inventory	Recommendation
Basketball	1/5,000	2	1/4,000 = 5
Tennis Courts	1/2,000	6	1/4,000 = 5
* Baseball	1/20,000	2	1/5,000 = 4
*T-Ball	NS	2	1/5,000 = 4
*Youth Softball	1/5,000	2	1/5,000 = 4
*Adult Softball	1/5,000	2	1/5,000 = 4
Football	1/20,000	0	1/65,000 = 1
*Soccer	1/10,000	8	1/5,000 = 4
Playgrounds ⁽¹⁾	NS	3	⁽¹⁾
Picnic Tables	NS	194	1/300 = 66
Swimming Pool	1/20,000	2	1/20,000 = 1
Volleyball	NS	1	1/10,000 = 2
Trails	NS	Miles	As many as possible*
Recreation Center	1/20,000	0	1/25,000 = 1

⁽¹⁾ One playground should be installed in each proposed park.

Table assumes lighted facilities

NS = No Standard

NRPA = National Recreation and Parks Association

*As many as possible in order to provide a comprehensive system of pedestrian trails that connect residential areas to parks, schools and open space

*Baseball, T-Ball, Youth Softball, Adult Softball and Soccer use the same facilities

Table 9 illustrates the enrollment for the Fredericksburg I.S.D. and the total enrollment for private schools in Fredericksburg. The Fredericksburg I.S.D. encompasses much of Gillespie County.

Table 9 Public and Private School Enrollment City of Fredericksburg			
	K-5 th Grade	6 th – 8 th Grade	9 th - 12 th Grade
Fredericksburg I.S.D.	1,479	670	985
Private School	205	127	54
Combined Total	1,684	797	1,039
These enrollment numbers demonstrate the need for additional youth athletic fields.			

Park Land Analysis

Park land analysis is also evaluated on the basis of Fredericksburg's current population, as shown in Table 10. This evaluation is a reliable guide and analysis for park land comparison. The acreage required per 1,000 populations varies for each park classification. For long range planning, this is a useful tool for determining future park land acreage acquisition.

TABLE 10 Parkland Acreage Analysis – City & ETJ City of Fredericksburg, Texas						
Park Type	Recommended Acres per 1,000 Persons	Existing Fredericksburg Parks	Acreage for 11,500 Persons Existing Population	Acreage for 14,000 Persons Year 2030	Acreage for 21,000 Persons CL/UP	Acreage for 33,000 Persons Urban ETJ & CL/UP
Neighborhood	2.5 acres	11.8 acres	29 acres	35 acres	52.5 acres	100 acres
Community	5 acres	37 acres	58 acres	70 acres	105 acres	205 acres
Special	2 acres	14.5 acres	23 acres	28 acres	42 acres	80 acres
Regional	2-6 Acres	260 acres	69 acres	84 acres	126 acres	240 acres
Open Space/ Greenbelts	6-8 acres	0 acres	92 acres	112 acres	72 acres	160 acres
Acres Per 1,000 Persons:	23.5 acres	323.3	271 acres	329 acres	397.5 acres	785 acres

As mentioned previously, the neighborhood park is an important aspect to the overall municipal park system. The ratio of 2.5 acres per 1,000 population should not be confused with the minimum acreage size. The minimum acreage for a neighborhood park should be five (5) acres for several important reasons. A minimum of five (5) acres provides enough land to develop playgrounds, small pavilions, etc. A smaller tract will limit the facilities and the recreational opportunities available to citizens. In the event that a city accepts a smaller tract of land, in the one (1) acre to three (3) acre range, maintenance of these parks would be time consuming and would also require an increase the city's maintenance budget. A minimum of five (5) acre tracts is therefore recommended for Neighborhood Park development.

FUTURE PARK & RECREATION RECOMMENDATIONS

The future park plan indicates the general location of future neighborhood and community parks. The graphic symbols do not indicate an exact location only a general service area. Because of the geographical size of Fredericksburg, the community park could be located anywhere within the City Limits.

FUTURE NEIGHBORHOOD PARK ACQUISITION

The neighborhood park is considered to be the core unit in a municipal park system because it provides recreation opportunities within walking distance in a neighborhood. The City of Fredericksburg has a distribution of neighborhood parks and community parks within the City limits. Both park classifications provide recreational opportunities which are typical to neighborhood areas and can serve neighborhood areas.

The City is projecting to increase its existing population from 11,500 in 2016 to 14,000 by the year 2030. The Park and Recreation Department will have to adjust to the growing population as the Fredericksburg City limits expand by acquiring park land as the City develops; once land is developed for residential and commercial uses, the best opportunity for park land acquisition is lost unless park land is acquired concurrently with the new development.

The City will need to acquire approximately 40 to 50 acres of neighborhood park land in order to meet the projected built-out population of 21,000. The future park plan illustrates an additional need of five (5) neighborhood parks. It should be noted that the location of neighborhood parks, as illustrated on the *Future Park Plan*, is general in location and is not intended to identify specific parcels or lots for park land acquisition; the Fredericksburg Park Department and Planning Department will recommend property acquisition to the Parks and Recreation Board and City Council based on future growth trends and land availability.

FUTURE COMMUNITY PARKS, GREENBELTS AND SPECIAL USE PARKS

Community Parks

Based on the public input and surveys, there is a need for an additional athletic field for youth sports. The City does not have a field dedicated for soccer or football. The outfields of the existing baseball fields at Oak Crest Park are used for football and soccer. Fields that are used as multi-use fields are difficult to maintain and provide a suitable turf for athletic play. The City should pursue land acquisition for a community park to construct new athletic facilities. It is estimated the City should acquire a tract of land

between 30 and 50 acres for community park improvements. A Master Plan should be prepared on the property to determine the best and ultimate use.

Indoor Recreation Centers

The City of Fredericksburg has several needs at this time in terms of its parks system. An indoor recreation center is one of these needs and was listed as the number 10 priority on the Ten-Year Priority List. Typically, cities provide indoor recreational opportunities in the form of a recreation center. These facilities provide for organized work out programs such as aerobic exercise, weight lifting, and stationary low-impact bikes and treadmills. Basketball and racquetball also cultivate recreation opportunities. Typically, recreation centers are approximately 20,000 to 35,000 square feet. These facilities range in cost between \$6,000,000 to \$15,000,000 dollars. This cost is based on the final square footage and the amenities in the center. The City should plan on construction of this facility within the next five to ten years.

Aquatic Facilities

There have been major renovations completed on the pools. The City recently renovated the Lady Bird Johnson pool and the Town Pool. The renovation costs were approximately \$4,000,000.00. There are many recreation needs identified in this Master Plan. Aquatic requirements have been addressed for the next 5 years.



Example of Aquatic Facility
City of Roanoke, Texas

Greenbelts and Open Space

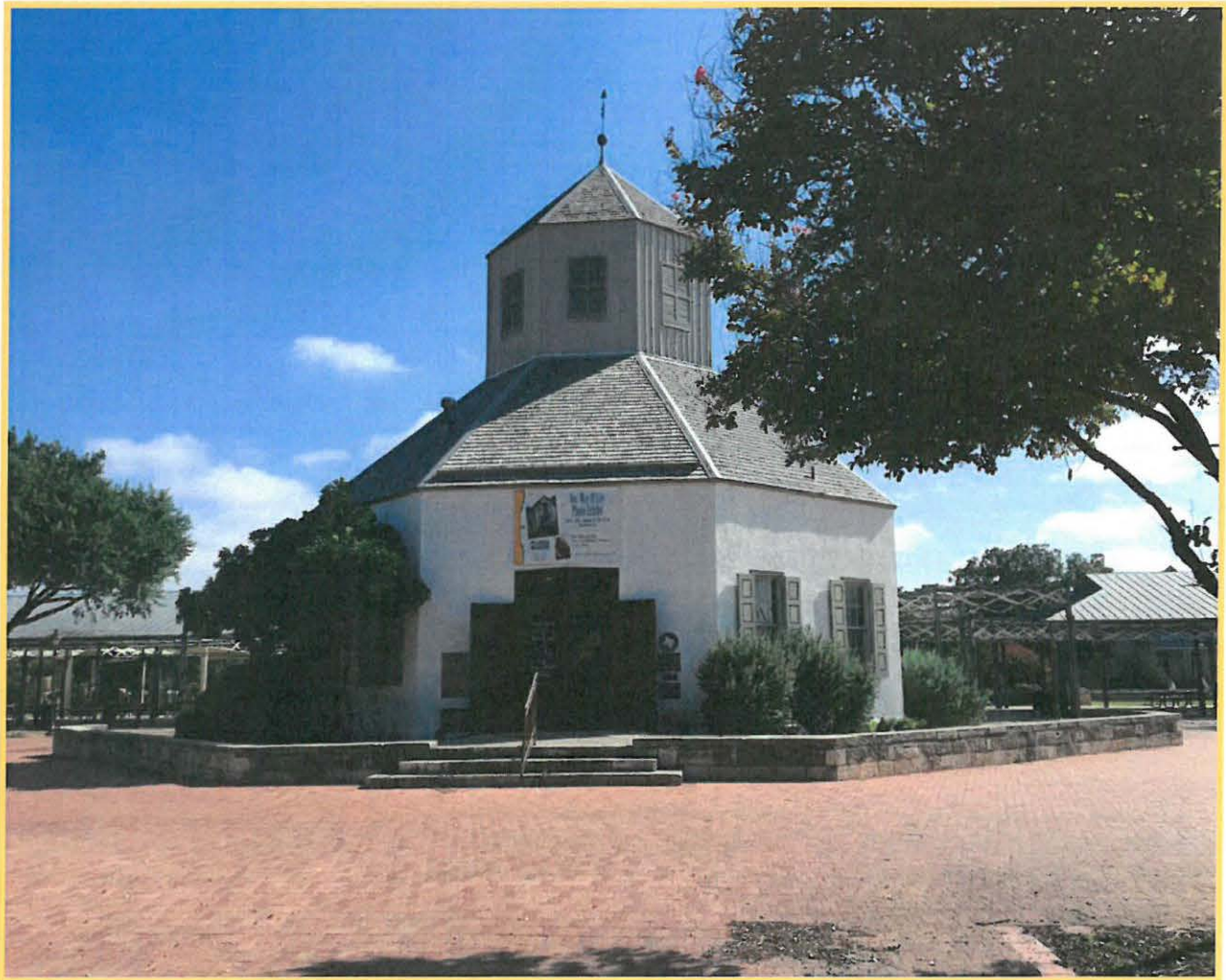
In 2006 the City did not have any park land in the Open Space/Greenbelt category and had not acquired any Greenbelts, Open Space or Linear Parks. One of the primary uses of greenbelts and open space is for hike and bike trail corridors. Based on the Needs Assessment survey and the Ten-Year Priority List, hike and bike trails or multi-use trails has been identified in the top five requested recreational elements in Fredericksburg. Although trails are developed in neighborhood and community parks, the most optimal location is in the greenbelts and open spaces of creek corridors.

When property adjacent to creeks and floodplains is developed, floodplain property should be dedicated to the City for Open Space and Greenbelts.

The City should accept floodplain areas as a donation and should not purchase the land, unless the City foresees a need for a critical purchase in order to preserve land and/or provide a link to another park. These open spaces preserve trees and native areas and enhance the educational and passive use of floodplains and open space for park patrons.

Special Use Parks

The City has two special use parks, Marktplatz and Fort Martin Scott. The City may acquire/construct additional special use facilities such as a recreation center.



TEN-YEAR ACTION PLAN/ PRIORITY LIST

The Recreational Facility Development Priority List, Table 10, represents the culmination of priorities as indicated by citizens of Fredericksburg. It is the synoptic conclusion of the park master planning process. Annual review of the action plan by the City Staff, City Council members, Fredericksburg Parks and Recreation members and citizens will allow analysis of action item recommendations for acquisition, improvements and new facilities to enhance the quality of Fredericksburg Parks and Recreation System to maximum effect.

TABLE 11
Recreational Facility Development Priority Listing
City of Fredericksburg, Texas

Priority	Facility	Timing	Estimated Cost	Possible Funding Sources
1.	*Youth Soccer	2016-2021	*\$275,000.00	Bonds, Grants, Private Donations
2.	*Youth Baseball	2016-2021	\$350,000.00	Bonds, Grants, Private Donations
3.	*Youth Softball	2016-2021	\$300,000.00	Bonds, Grants, Private Donations
4.	Picnic Tables / Shelter	2016-2021	\$50,000.00	Bonds, Grants, Private Donations
5.	Walking / Jogging / Biking Trails	2016-2021	\$300,000.00/Mile	Bonds, Grants, Private Donations
6.	* Youth Football	2016-2021	\$250,000.00	Bonds, Grants, Private Donations
7.	Playgrounds with Shade	2016-2021	\$100,000.00	Bonds, Grants, Private Donations
8.	Natural Areas	2016-2021	Varies	Bonds, Grants, Private Donations
9.	*Tennis Courts	2016-2021	\$135,000.00 (2)	Bonds, Grants, Private Donations
10.	Recreation Center	2016-2026	\$4,000,000.00 to \$10,000,000.00	Bonds, Grants, Private Donations
11.	Splash Pad – Soft Surface Padded - Covered	2016-2021	\$250,000.00 to \$500,000.00	Bonds, Grants, Private Donations
12.	Basketball Court	2016-2021	\$95,000.00	Bonds, Grants, Private Donations
13.	Pickle Ball Court	2016-2021	\$35,000.00 (2)	Bonds, Grants, Private Donations
14.	Amphitheater	2016-2026	Varies	Bonds, Grants, Private Donations
15.	Open Space	2016-2026	Varies	Bonds, Grants, Private Donations
16.	Swimming Pool	2016-2026	Varies on Size	Bonds, Grants, Private Donations
17.	Park Benches	2016-2026	\$1,500.00/Each	Bonds, Grants, Private Donations

*Lighted Facility

Estimated costs are approximate and do not reflect site conditions.

February 2, 2016

PLAN SUMMARY

This *Parks, Recreation & Open Space Master Plan* is a fluid planning tool which will guide the development and acquisition of new park land and recreational facilities. The Master Plan has identified the need for park improvements, recreational athletic fields and acquisition of greenbelts and open space. As with any public or municipal project, the amount of available funding or potential to retire debt is the controlling factor in deciding which project or projects should be completed first.

This *Parks, Recreation and Open Space Master Plan* should be reviewed annually or after a major project or task has been accomplished.



CITY COUNCIL MEMO

DATE: 03/14/2016

TO: Mayor, City Council

FROM: Jimmy Alexander, Director of Parks & Recreation

SUBJECT: Watering restrictions

Summary:

The City of Fredericksburg Parks Dept. has been under the same watering restrictions as the rest of the residential and business customers and those restrictions have created problems with establishing and maintaining turfgrass areas.

Recommendation:

It is recommended to allow the City of Fredericksburg Parks Dept. the ability to water up to three times (only if needed) per week so as to establish and maintain turfgrass areas.

Background / Analysis:

The droughts that our area has experienced in recent years has made it near impossible to have good safe turfgrass areas (ballfields and Marktplatz grass areas) for the users of these facilities. The compaction created by heavy usage has also contributed to diminishing quality. As we have studied and are planning to re-sod the Marktplatz I feel that we should also allow for additional watering when and if the need arises to protect this investment and so that we can get recovery from very heavy usage. In the case of ballfield maintenance we can get the re-establishment of existing turf with additional water since we don't have the issues with shade and drainage as we do with Marktplatz.

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The City of Fredericksburg

Attachments:

None

Department Approval


City Manager Approval



The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



CITY COUNCIL MEMO

DATE: March 15, 2016
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: Funding for Marktplatz Improvements

Summary:

There is a need to begin improvements to Marktplatz this year and we currently do not have any funding included in this year's budget for these improvements.

Recommendation:

The Marktplatz Redevelopment Commission has recommended that the City Council approve an allocation of \$200,000 from the General Fund for the City to start major improvements to Marktplatz. A portion of this funding (\$100,000) will be reimbursed to the City over the next five years by the Food and Wine Festival.

Background / Analysis:

As you know, there are a number of major improvements that are planned for Marktplatz over the next several years. It is our hope to get these improvements completed prior to the 175th Anniversary in five years. The most critical improvement is the replacement of the turf which is in bad shape due to wear and tear as well as dry conditions over the past several years. Prior to the replacement of the turf, improvements are needed to the drainage system and electric system at Marktplatz. Attached is a summary of the probable construction costs for these improvements including use of two different types of grasses.

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The City of Fredericksburg

If this funding request is approved on Monday, it will not cover the total project cost of about \$300,000. However, we are hoping to get additional funding from the Pedernales Creative Arts Alliance (Oktoberfest) to cover the remaining costs. This Board will meet in April to consider this additional funding.

Council approval of the \$200,000 will allow the City to begin the design and bidding process. We also may be able to complete some of the improvements this summer prior to the fall events that are scheduled. We will provide the Council with a progress report in the next 30-60 days including what we expect to accomplish this year.

Members of the Marktplatz Redevelopment Commission will attend Monday's Council meeting to respond to any questions regarding their request. In addition, Clinton and his staff can respond to any questions regarding the project included on the attached page.

Attachments:

Engineer's Estimate of Probable Construction Costs

Department Approval

City Manager Approval



(71)

The City of Fredericksburg

**City of Fredericksburg Public Works Department
Engineer's Opinion of Probable Construction Cost
Marktplatz Drainage and Turf Improvements
February 10, 2016**

Drainage Improvements

Item No.	Item Description	Units	Qty	Unit Cost	Extended
1	12" SDR 35 PVC Drainage Pipe	lf	550	65.00	35,750.00
2	6" SDR 35 PVC Drainage Pipe	lf	420	45.00	18,900.00
3	12" Bore Under Brick Paver Areas	lf	130	100.00	13,000.00
4	2'x2' Grate Inlet	ea	10	1,500.00	15,000.00
5	6" Slotted Trench Drain	lf	300	60.00	18,000.00
Sub Total					100,650.00
25% Contingency					25,162.50
Total					125,812.50

Turf Removal and Replacement - Bermuda 419

Item No.	Item Description	Units	Qty	Unit Cost	Extended
1	Turf Sod - 419 Hybrid Bermuda	ac	2	15,714.00	31,428.00
2	Soil Amendment (6" Depth) - 50/50 Sand/Sandy Loam	ac	2	31,501.50	63,003.00
Sub Total					94,431.00
25% Contingency					23,607.75
Total					118,038.75

Turf Removal and Replacement - Zeon Zoysia

Item No.	Item Description	Units	Qty	Unit Cost	Extended
1	Turf Sod - Zeon Zoysia	ac	2	18,707.00	37,414.00
2	Soil Amendment (6" Depth) - 50/50 Sand/Sandy Loam	ac	2	31,501.50	63,003.00
Sub Total					100,417.00
25% Contingency					25,104.25
Total					125,521.25

Miscellaneous Items

Item No.	Item Description	Units	Qty	Unit Cost	Extended
1	Irrigation System Repair and Upgrade	ls	1	10,000.00	10,000.00
2	Electric System Replacement (15 electrical outlets, 4600lf of #2 copper wire, 4600lf of PVC conduit and 15 marine plugs)	ls	1	32,000.00	32,000.00
Sub Total					42,000.00
25% Contingency					10,375.38
Total					52,375.38

Total Project Cost (Bermuda 419) \$295,728.13

Total Project Cost (Zeon Zoysia) \$303,210.63



CITY COUNCIL MEMO

DATE: March 15, 2016
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: Funding for 175th Anniversary

Summary:

The City currently has \$19,288.63 left over from the 150th Anniversary celebration.

Recommendation:

It is recommended that these funds be approved for use for the 175th Anniversary celebration.

Background / Analysis:

Attachments:

Department Approval

City Manager Approval

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The City of Fredericksburg



CITY COUNCIL MEMO

DATE: March 19, 2016
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: Purchase of Property-301 Friendship Lane

Summary:

At the last City Council meeting, the Council authorized me to make an offer to purchase the property located at 301 Friendship Lane. If this offer is accepted, then Council will need to approve the final purchase of this property

Recommendation:

It is recommended that the Council approve the final purchase of the property located at 301 Friendship Lane if our offer is accepted by the owner prior to Monday's Council meeting.

Background / Analysis:

Based upon Council approval, the City has made an offer on the property on Friendship Lane adjacent to our Consolidated Warehouse. We expect that the owner of the property, Hill Country Memorial Hospital Foundation, will act on our offer prior to the Council meeting. If they accept our offer, then we should move forward to close this purchase within the next 30 days. An executive session has been added to the agenda in case the Council would like to have further discussions prior to taking final action to purchase this property.

Attachments:

74

The City of Fredericksburg

Department Approval



City Manager Approval



The City of Fredericksburg