



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, November 7, 2023 ~ 9:00 AM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

1. **CALL TO ORDER**

9:00

2. **INVOCATION**

Justin lead in the Lord's Prayer

3. **PLEDGE OF ALLEGIANCE**

4. **CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION**

Braxton introduced Alyssa Rivera.

Clinton introduced Leslie Embrey moved TT Highland Lakes Leadership.

Clinton recognized Victor Martinez's three:
testifying and hard work
situation back in March with someone with an episode
help find her car

Recognized

5. **COUNCIL COMMENTS**

Randy
10-17 Chamber of Commerce
Christmas Parade
Penny successor
12-11 to 13
10-26 Town Hall Meeting
Nove 10th FISC 10 veteran speaking to students

TK
FFWF giving rescture and rebuild TY for all who have helped.

BW
Chamber Summitt 10-18
10-20 EDC meeting- Tim reported on a lot of activity
yesterday Charter 11-20-23 next Charter

EK
Christmas on the platz
Parks Master Plan available for review

6. CONSENT

- A. Consider approval of October 17, 2023, City Council Regular Meeting Minutes (Shelley Goodwin, City Secretary)
- B. Consider the following actions for the Fredericksburg Convention and Visitors Bureau Board of Directors (Shelley Goodwin, City Secretary)
 - i. KK Welch appointment for a term expiring September 30, 2025
 - ii. Chris Perrenoud appointment for a term expiring September 30, 2025
 - iii. David Shields appointment to a full term expiring September 30, 2025
- C. Consider the approval of the Professional Services Agreement between the City of Fredericksburg and Lucy Pearson, Prosecutor, effective October 1, 2023 (Krista Wareham, Director of Finance)

Motion: TK and EK all ayes

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider the proposed amendments to the Zoning Municipal Ordinances as part of the City of Fredericksburg Code of Ordinances regarding Short-Term Rentals (#Z-2318) (Anna Hudson, Director of Development Services)
 - i. Motion to take from the table (previously tabled on October 17, 2023)
 - ii. Presentation by Staff
 - iii. Discussion by City Council
 - iv. Consider the approval of Ordinance 2023-18, repealing Section 5.401, "Additional Requirements for Short-Term Rental Uses," of Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code; amending Section 2.100, "Definitions," of Appendix B, "Zoning Ordinance," by revising definitions related to Short-Term Rentals; adding a new Article VII, "Short-Term Rentals," to Chapter 20, "Offenses And Miscellaneous Provisions," to provide for the regulation and permitting of Short-Term Rentals; creating a new Section 4.400, "General Regulations for Short-Term Rentals," in Appendix B, "Zoning Ordinance," to provide for zoning regulations related to Short-Term Rentals; amending Section 5.500, "Board of Adjustment," of Appendix B, "Zoning Ordinance," to authorize the Board of Adjustment to grant Special Exceptions related to Short-Term Rentals; amending miscellaneous provisions in Appendix B, "Zoning Ordinance," to ensure consistency with the amendments herein; providing this Ordinance shall be cumulative; providing a severability clause; providing a penalty for violation; providing a savings clause; providing for publication in the official newspaper; and providing an effective date

Councilmember Briley abstained and left the diaz

Motion to remove from the table TK and EK all ayes

AH reviewed the PowerPoint (attached). She reviewed the items that need to be addressed:

New R1 & R2 Unoccupied "stranded" properties she provided some seniors
Burn Ban and current fire ordinance

The City Council discussed the
Stranded Properties to qualify to apply
Special Exceptions that Board of Adjustment would consider
Special Exceptions 50 vs 75
Board of Adjustment process
Community Facilities include C1 (schools, museums, libraries) CBD, Community
Facility and C2 but not Special Exception
Exempt schools from percentage
Removal of posting of the permit Sec 2221 e
STR facilities
Eliminating the Special Exemption into Zoning code

John Ellis also provided written comments. Spoke regarding R2 in Historic District
which should be separate classifications

Mike Mahonney, believes lowering from 75 to 50 for special exception will create more
issues for neighbors. Showed a display of a senior using the change from 75 to
50. Encourage the CC to know the pool of properties before they adopt the
50%. Recommended 200' circle and keeping at 75.

Blenda McDonald, thanked everyone involved. Spoke regarding the 50 and 75%,
nonconformant and revoke of permit. More definitions on Special Exception.

The City Council discussed the non payment of HOT.20224 a 2
R2 Special Exceptions
Mayor out of balance of STR and homes. Tighten the process but allow owners to
apply. 50 would allow to at least qualify and allow BOA do their job.
Transfer of permit

Mick we need to have a Fair Housing discussion.
Tom Musselman do need to say private and public.

SC Historic Districts R2 reviewed the (400 to 450)
1055 active, 29 working on and 79 that need attention

Motion: JH with amendments TK
Roll Call vote

Mayor thanked those who were involved in this issue and the STR Task Force.

- B. Consider the approval of Resolution 2023-17R approving a 3-year Lease Purchase Financing and acquisition of FY 2024 Capital Equipment with First American Equipment Finance of \$2,404,701 from various funds (Krista Wareham, Director of Finance)

Pulled

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider the approval of giving the City Manager the authority to enter into a Hotel Occupancy Tax Grant Agreement for 2023/2024 between the City of Fredericksburg and the Fredericksburg Convention and Visitor Bureau, Inc. (Clinton Bailey, City Manager)

CB gives him the authority to sign the contract. Contract divided up into 4 payments.

EK clause incase not doing the 5/7th

RB county also does a 5/7th

Mayor any bump during the recent eclipse

EK BW all ayes

- B. Consider approval of the Sidewalk Construction Contract (Evan Williamson, Assistant City Engineer)

Evan Williamson provided the attached PowerPoint presentation regarding the Sidewalk Improvement Program with Hazelet.

Old Fair Park

1800 N. Adams Street extend to Driftwood

1900 N. Adams Steet connect existing sidewalks

200-300 W. Live Oak

Cross Mountain Access

200 Block of E. Main Street Rehabilitation

FHS Tennis Courts (Billie Dr. and Highway Street)

EK thank you for hard work and reviewed the issues with Main Street and responsibility

RB thank you and look at Middle School area.

TK and EK all ayres

- C. Consider approval of the Water and Sewer Main Replacement Construction Contract (Kris Kneese, Director of Public Works/Utilities)

Kris noted \$600,000 and the 3rd year. Reviewed the need to repair the waterline is a high priority. Replacing small waterline leaks and adding valves to assist the Water Department during leaks. Overall pricing is down from last year.

- D. Consider the approval of the Amendment to the Lower Colorado River Authority (LCRA) Electric Easement (Kris Kneese, Director of Public Works/Utilities)

Kris Kneese amends an electric easement by the substation.

- E. Consider the approval of the 2024 City of Fredericksburg City Holidays (Shelley Goodwin, City Secretary)

- F. Discuss and provide direction regarding future Work Session dates and topics
(Clinton Bailey, City Manager)

Comp Plan - December
FF&WF Work Session

Peeing in Ordinance
Fats, Oil & Grease
Homeless Ordinance

9. CITY MANAGER'S REPORT

- A. Update on Sports Park Soccer Fields
CB need for soccer fields is huge and players increase

Dan F Friends to the Fields fund raiser group, club and rec. 6 years ago today bond failed. Fundraising 2020 and 3 months ago got a phone call. Awarded with 2 million Adam Ard Scripts' donation. Enough to get Phase 1 done, seeds in April and playing in Fall. Phase 2 restrooms, concessions, lighting. P&Z December 7th with site plan.

congratulations

- B. Neighborhood Town Hall Update
CB 18 or 25 meetings 2 areas combined. Memorial Presb. Church. Issues with RV, cross walks, parking, cats, squirrels. Usually resolve issues at the meetings. TY for attending these

RB opportunity to speak

11-28th

- C. Fredericksburg Citizen University
CB opportunity to learn the City and get involved.

EK ty

10. ITEMS FOR FUTURE AGENDA

- A. Review the Future Agenda spreadsheet
CB reviewed the Future Agenda Spreadsheet

RB CM Report include EDC
EK Travis Tucker item pulled

11. EXECUTIVE SESSION

BW RB 11:20 a.m.

12. BUSINESS ITEM

13. ADJOURN

