



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, February 6, 2024 ~ 9:00 AM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Bobby Watson, Mayor Pro Tem
Randy Briley, Councilmember

Emily Kirchner, Councilmember
Tony Klein, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, February 6, 2024, at 9:00 AM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.

Comment Card for Written or Verbal Comments-submitted by 4:00 p.m. the day before the meeting.

- i. Complete the Comment Card online at www.fbgtx.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one (1) agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one (1) agenda item per Comment Card;
- ii. Speakers will be limited to 3 minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
- iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide ten (10) copies; if not, the City Council will receive your handouts the following day.

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made on the basis of the Executive Session discussion. The Charter Review Committee may also publicly discuss any item listed on the agenda for the Executive Session.

Attendance By Other Elected or Appointed Officials: It is anticipated that the Planning & Zoning Commission, Historic Review Board, Charter Review Committee, and Board of Adjustments members may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the City Council Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act. This is not an agenda of an official meeting of the City Boards and Commissions, and minutes will not be taken.

1. CALL TO ORDER

2. INVOCATION

Dave White, Fredericksburg resident, will lead the Invocation

3. PLEDGE OF ALLEGIANCE

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

5. COUNCIL COMMENTS

6. CONSENT

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

- A. Consider approval of City Council Minutes for the following meetings (Shelley Goodwin, City Secretary):
 - i. January 16, 2024, Regular Meeting
 - ii. January 24, 2024, Special Meeting

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider the approval of Ordinance 2024-06, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, by providing for fees for the use of John Wm. Klein Meeting Room; providing that this Ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)
- B. Consider the approval of Ordinance 2024-07, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)
- C. Consider the approval of Ordinance 2024-08 calling a General Election on May 4, 2024, for the City of Fredericksburg for the purpose of electing a Mayor and two (2) City Councilmembers to the City Council, making provisions for conducting such an election and resolving other matters related to the conduct of such election (Shelley Goodwin, City Secretary)
- D. Consider the approval of Ordinance 2024-09 ordering a Special Election by the qualified voters of the City of Fredericksburg, Texas, on May 4, 2024, for the

purpose of submitting to the qualified voters of said City, for adoption or rejection, twenty-three (23) proposed amendment to the existing Charter of the City of Fredericksburg and ordaining related matters (Shelley Goodwin, City Secretary)

- E. Consider the approval of Resolution 2024-01R related to City support of MAC-RE, LLC's proposed rehabilitation of the Fredericksburg Senior Apartments located at 591 E. Highway St. (Jeryl Hoover, Mayor)

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider awarding the Pioneer Pavilion Roof replacement bid for \$86,850 to Diamond K Construction (Andrea Schmidt, Director of Parks and Recreation).
- B. Discussion and the consideration of an Agreement with FBG Friends of the Fields, a Texas non-profit organization, relating to a soccer complex located at Oak Crest Park (Garret Bonn, Assistant City Manager)
- C. Consider the approval of a Right Of Way Joint Use Agreement with Samuel K. Weber and the City of Fredericksburg for the property located at 209 N. Crockett Street (Kris Kneese, Director of Public Works/Utilities)
- D. Discussion and possible action regarding the Fredericksburg Food and Wine Fest (Mayor Pro Tem Watson and Councilmember Klein)
- E. Discussion and the consideration of an update to the City of Fredericksburg and Gillespie County Hazard Mitigation Plan (Justin Calhoun, Emergency Management Coordinator)

9. CITY MANAGER'S REPORT

- A. Update on Comprehensive Plan and Parks Master Plan

10. ITEMS FOR FUTURE AGENDA

- A. Review the Future Agenda spreadsheet

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section-551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property):

- A. Consider and discuss the State of Texas, ex rel. Association Against Fredericksburg Annexations vs. City of Fredericksburg, Texas, pending in 216th District Court (551.071)

- B. Consider and discuss Real Estate in the vicinity of Old San Antonio Rd. and Gravel Lane (Section 551.072)
- C. Consider and discuss Real Estate in the vicinity of US 290E and Industrial Loop (Section 551.072)
- D. Consider and discuss the value and possible disposition of city-owned real properties located throughout the City (Section 551.072)

12. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session, the City Council may take action on any item posted in Executive Session, as necessary.

13. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 1:00 p.m. on February 2, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in blue ink, appearing to read "Shelley Goodwin", is written over a light gray rectangular background.

Shelley Goodwin, TRMC/CMC
City Secretary



City of Fredericksburg
CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, JANUARY 16, 2024 ~ 9:00 a.m.
LAW ENFORCEMENT CENTER
1601 E. MAIN STREET
FREDERICKSBURG, TEXAS 78624

Mayor Jeryl Hoover
Mayor Pro Tem Bobby Watson
Councilmember Emily Kirchner
Councilmember Tony Klein
Councilmember Randy Briley

Members Absent:

None

City Staff Present:

Clinton Bailey, City Manager
Mick McKamie, City Attorney (via phone)
Garret Bonn, Assistant City Manager
Lynn Bizzell, Fire Chief
Brian Vorauer, Police Chief
Andrea Schmidt, Director of Parks and Recreation
Kris Kneese, Director of Public Works and Utilities
Anna Hudson, Director of Development Services
Derek Seelig, Police Lieutenant
Braxton Roemer, Police Lieutenant
Justin Calhoun, Emergency Management Coordinator
Krista Wareham, Director of Finance
Aaron Anderegg, Assistant Director of Information Technology
Leslie Embrey, Assistant to the City Secretary
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the January 16, 2024, Regular Meeting to order and announced that a quorum had been met.

2. INVOCATION

Mayor Hoover stated the volunteer who would provide the invocation today could not attend. A moment of silence was experienced.

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

Clinton Bailey, City Manager, stated there are several recognitions this week:

- New Year's Eve Ball Drop Event and the changes of the event over the year. He recognized Jennifer Krupa, Assistant Parks and Recreation Director/Special Event Coordinator. Mayor Hoover recognized Jim Mikula and the Chamber of Commerce for their role in the event.

- Lynn Bizzell, Fire Chief, recognized Fire Fighter Amy Burrier for receiving her Fire Science Engineer Degree from Texas A&M in San Antonio.
- Clinton Bailey, City Manager, Chief Vorauer, and the Police Department for the outstanding handling of the recent homicide.
- Chief Vorauer reviewed the incident that occurred on January 2, 2024. He offered his condolences to the Cortez Family.
- Chief Vorauer reviewed the process for the graduation of the FBI National Academy.
- Lt. Derek Seelig spoke about his experience at the National Academy. He reviewed those who attended the training and the benefits to the course instructors. He noted this experience would bring many benefits to the City, and it helped him see the perspective of others. He thanked the City Council, Clinton Bailey, City Manager, and Chief Vorauer for allowing him this opportunity to attend this course.

5. COUNCIL COMMENTS

Councilmember Briley stated the following:

- Appreciates City Staff and is excited about all the things 2024 has to bring
- Convention and Visitor Bureau Master Plan
- The Chamber of Commerce has three new members, and they are currently working on their Strategic Plan
- Attended the City Manager Coffee – where glass recycling was mentioned

Councilmember Klein thanked the Electric Department for ensuring the residents did not lose power under the recent cold weather.

Mayor Pro Tem Watson provided the following comments:

- Thanked the City staff that worked during the holidays to keep the City services going
- Will be attending the Gillespie County Airport Advisory Board on January 17, 2024, and the upcoming CVB Meeting

Councilmember Kirchner stated that the last Comprehensive Plan Advisory Committee will meet on January 23.

Mayor Hoover provided a report on Short Term Rentals:

- STR amended Ordinance took effect January 1
- Active STR permits as of Friday, January 12th - 461 permits in R1 and 304 permits in R2
- 50 Hotel Occupancy Tax delinquent notices were sent
- Code Enforcement issued four major violations and one minor offense violation

6. CONSENT

A. Consider approval of City Council Minutes for the following:

- December 18, 2023, Special Meeting
- December 19, 2023, Regular Meeting

B. Consider the approval of a Street Closure Request for W. Austin Street, from N. Crockett to N. Adams from 7:00 a.m. until 7:00 p.m. for the City Hall Open House & Touch-A-Truck event scheduled for Thursday, March 21, 2024

C. Consider the approval of a Street Closure Request for W. Austin Street, from N. Crockett Street to N. Adams Street from 3 p.m. to 10 p.m. for the Fredericksburg Volunteer Fire Department Fish Fry scheduled for Saturday, April 20, 2024, at Marktplatz

- D. Consider the approval of a street closure request for W. Austin Street, from N. Crockett to N. Adams from 6:00 a.m. until 11:00 a.m. for the Wildflower Run scheduled for Saturday, April 27, 2024**
- E. Consider the approval of a street closure request for the Crawfish Festival scheduled for Memorial Day weekend beginning Friday, May 24, 2024, until Sunday, May 26, 2024, for the following closure dates, times, and streets:**
- **N. Adams Street - close the parking lane and one southbound lane adjacent to on Sunday, May 26, 2024; and**
 - **W. Austin Street - close the entire street from N. Crockett to N. Adams Street, beginning at 7:00 a.m. on Friday, May 24, 2024, and reopening at 10:00 p.m. on Sunday, May 26, 2024**
- F. Consider the approval of the three 2024 Parade held within the City**
- i. Fourth of July Parade on Thursday, July 4, 2024, at 10:00 a.m. on Main Street**
 - ii. Gillespie County Fair Parade on Friday, August 23, 2024, at 10:00 a.m. on Main Street, and;**
 - iii. Light the Night Christmas Parade on Friday, December 6, 2024, at 6:30 p.m. on Main Street, with an inclement weather date of Friday, December 13, 2024**

Motion: Upon a motion made by Councilmember Kirchner and a second by Councilmember Watson to approve 6. A.- 6. F. of the Consent Agenda. The City Council voted five (5) for and none (0) against. The motion passed unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider the approval of Ordinance 2024-01, amending the Code of Ordinances to provide a process for petitions for release from the City's Extraterritorial Jurisdiction; providing a savings clause; providing that this Ordinance is cumulative of all Ordinances; amending Appendix A, "Fee Schedule." Article 5.500, "Application Fees, "To Add a Fee to Process a Petition for Release of Extraterritorial Jurisdiction and Public Works Fee"; and amending Article a severability clause; providing for publication; and providing an effective date**

Shelley Goodwin, City Secretary, stated the recent Legislative Session passed a bill allowing City ETJ residents to file a petition requesting removal from the City's ETJ. She stated this Ordinance provides the procedure, responsibilities, and fees for filing a petition.

Mick McKamie, City Attorney, reviewed the bill and noted the process can be posted on the City's website. He reviewed the cost associated with this Ordinance.

The City Council discussed the following:

- Only for City ETJ residents
- Choices related to the bill
- Fees to cover staff time.

Motion: Upon a motion made by Councilmember Klein and a second by Councilmember Kirchner to approve Ordinance 2024-01, amending the Code of Ordinances to provide a process for petitions for release from the City's Extraterritorial Jurisdiction; providing a savings clause; providing that this Ordinance is cumulative of all Ordinances; amending Appendix A, "Fee Schedule." Article 5.500, "Application Fees, "To Add a Fee to Process a Petition for Release of Extraterritorial Jurisdiction and Public Works Fee"; and amending Article a severability clause; providing for publication; and providing an effective date. The City Council voted five (5) for and none (0) against. The motion passed unanimously.

B. Consider a request by Juan Rodriguez with Lique Engineers, LLC. for the property located at 620 East San Antonio for a Land Use Change from Parks Open Space (POS) to Downtown Central Business District (DCBD) and a Zoning Change From Open Space (OS) to Commercial (C2) for(#Z-2328)

- i. Presentation by the applicant
- ii. Staff Report
- iii. Hold a Public Hearing to receive comments for or against the requests
- iv. Take Action on Ordinance 2024-02 amending the Comprehensive Land Use Plan relating to approximately 2.52 acres of land located at 620 E. San Antonio Street by changing the Land Use designation from Parks & Open Spaces to Downtown Central Business District; Amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by changing the zoning classification of said property from OS: Open Space to C-2: Commercial; revising the Official Zoning Map in accordance therewith; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

Juan Rodriguez reviewed the property's history and reason for submitting the request.

Anna Hudson, Director of Development Services, stated the existing property is under contract and asking for rezoning. She reviewed the map and the Planning and Zoning Commission recommendation of C2.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to go out of the Public Hearing and into the Regular Meeting at 9:43 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to go out of the Public Hearing and into the Regular Meeting at 9:44 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

The City Council discussed the Planning and Zoning Commission requests that were met.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Klein, to approve Ordinance 2024-02 amending the Comprehensive Land Use Plan relating to approximately 2.52 acres of land located at 620 E. San Antonio Street by changing the Land Use designation from Parks & Open Spaces to Downtown Central Business District; Amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by changing the zoning classification of said property from OS: Open Space to C-2: Commercial; revising the Official Zoning Map in accordance therewith; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

C. Consider a request by Morgan De Sanchez for a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance to Operate a STR-Unoccupied in an R2 Zoned Area Located in the Historic Overlay District on Property Located at 110 East Orchard (#Z-2326)

- i. Presentation by the applicant

- ii. Staff Report
- iii. Hold a Public Hearing to receive comments for or against the request
- iv. Take Action on Ordinance 2024-03 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit Permitting a Short-Term Rental, Unoccupied Use on certain property located at 110 E. Orchard Street, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

Morgan De Sanchez, requestor, provided the property's history and her application. She also reviewed the reason why she requested a Conditional Use Permit.

Anna Hudson, Director of Development Services, reviewed the lot and noted the property is located in the Historic District. She also reviewed that the STR occupancy is for six people, and there are five parking places. She also noted the applicant has met all the requirements.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Briley, to go out of the Public Hearing and into the Regular Meeting at 9:51 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Kirchner, to go out of the Public Hearing and into the Regular Meeting at 9:51 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

The City Council discussed the density requirements for an additional permit.

Motion: A motion was made by Councilmember Briley, seconded by Councilmember Klein, to approve Ordinance 2024-03 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit Permitting a Short-Term Rental, Unoccupied Use on certain property located at 110 E. Orchard Street, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

D. Consider a request by Adam Montgomery for a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance to Operate a STR-Unoccupied in an R2 Zoned Area Located in the Historic Overlay District on property located at 205 West Travis Street (# Z-2329)

- i. Presentation by the applicant
- ii. Staff Report
- iii. Hold a Public Hearing to receive comments for or against the request
- iv. Take Action on Ordinance 2024-04 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit Permitting a Short-Term Rental, Unoccupied Use on certain property located at 205 W. Travis Street, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

Dan Montgomery, the owner, reviewed his application and the reason why he requested a Conditional Use Permit in the Historic District. He also reviewed the history of the property and neighborhood and encouraged the City Council to approve his request.

Anna Hudson, Director of Development Services, reviewed the R2 zoning and noted that the property is in the Historic District. She stated the lot size is 1,000 sq feet, and the allowable occupancy is eight people. She reported that the Planning and Zoning Commission unanimously approved the request.

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to go out of the Public Hearing and into the Regular Meeting at 10:00 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to go out of the Public Hearing and into the Regular Meeting at 10:01 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

The City Council discussed the one objection that a neighbor submitted. They also spoke about the need for Mr. Roberts's property manager to follow the parking rules to eliminate issues with neighbors.

Motion: A motion was made by Councilmember Briley, seconded by Councilmember Watson, to approve Ordinance 2024-04 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit Permitting a Short-Term Rental, Unoccupied Use on certain property located at 205 W. Travis Street, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

E. Consider a request by John Scribner for a Conditional Use Permit per Sec. 3.210 of the Zoning Ordinance to Operate a Drive Through in a C2 Zoned area located at the southeast corner of Friendship Lane and Highway 87 South (#Z-2324))

i. Presentation by the applicant

ii. Staff Report

iii. Hold a Public Hearing to receive comments for or against the request

iv. Take Action on the adoption of Ordinance 2024-05 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit permitting a Drive Through Facilities Use associated with a Restaurant – Drive-In/Fast Food Use on certain property located at 501 Friendship Lane, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

Mathias Haubert, Engineer, reviewed the project and the need to request a Conditional Use Permit (CUP). He stated that the Planning and Zoning Commission approved the request with conditions. He also reviewed the site layout and noted TxDOT permits exit only onto Hwy. 87.

Anna Hudson, Director of Development Services, reviewed the location of the building, parking lot, and entrance and exit of the project. She reviewed the applications and the history of the property. She also reviewed the Planning and Zoning Commission conditions. She reviewed all the recently approved projects on Friendship Lane.

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to go out of the Public Hearing and into the Regular Meeting at 10:21 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Tom Musselman, City resident and Planning and Zoning Commission member, stated he felt that Chick-fil-la did a great job with their presentation and documents. He noted that the Planning and Zoning Commission requested the gables feature and asked that the City Council include them in their motion. He noted concern with the traffic on Friendship Lane and encouraged the City to do a Traffic Impact Study from 290 to 16.

George Studor, City resident, spoke about the difficulty of a delivery truck turning into the property.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Kirchner, to go out of the Public Hearing and into the Regular Meeting at 10:26 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

The City Council discussed the following:

- Signage and lighting
- Entrance and exit of the property
- Gable roof feature
- Sidewalks and walkways
- Drive through for 54 cars
- Delivery trucks
- Playground and patio
- Rainwater harvesting
- Mr. Roberts' letter of concern about adding parking issues to the neighborhood

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Briley, to approve Ordinance 2024-04 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit Permitting a Short-Term Rental, Unoccupied Use on certain property located at 205 W. Travis Street, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date and adding drought resistant plants to the conditions of approval. The City Council took the following roll call vote:

Mayor Hoover	aye
Mayor Pro Tem Watson	aye
Councilmember Briley	aye
Councilmember Kirchner	aye
Councilmember Klein	aye

The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider the reappointment of Judge Heupel as backup Municipal Court Judge

Mick McKamie, City Attorney, stated this is a routine reappointment for the Municipal Court Judge back up that has to be approved by the City Council.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kirchner, to approve the reappointment of Judge Heupel as backup Municipal Court Judge. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of the Charter Review Committee Report, providing the proposed amendments to the City Charter

Bobby Watson, Mayor Pro Tem/Charter Review Committee Chair, thanked the Members of the Charter Review Committee. He stated the Committee began its work in mid-July and finished it with a public hearing held on January 9. He noted the Committee reviewed the current Charter more than three times. He noted that the City Charter was first approved in 1991 and is required to be approved every five years. The Committee provided a written Final Report with the background of each decision; he noted that most proposed changes are due to changes in State Law.

Randy Briley, City Councilmember/Charter Review Committee, stated that thirteen exceptional residents worked together to complete the task. He also thanked Mayor Pro Tem Watson for his leadership.

The City Council thanked the Committee for their hard work and the time they dedicated to the City.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Kirchner, to approve the Charter Review Committee Report, providing the proposed amendments to the City Charter. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

C. Consider an Agreement with Gillespie County Historical Society Relating to Public Restrooms at the Pioneer Museum and Operations and Maintenance of the Vereins Kirche

Garret Bonn, Asst. City Manager, reviewed the history of the Vereins Kirche operations and the Pioneer Museum restrooms. He noted the proposed agreement would require the City to do the following:

- Pay Gillespie County Historical Society \$738 a month and \$500 a month for expenses associated with the operation and maintenance of public restrooms within the historic Dambach-Besier House and the VK Museum
- Reimburse the Gillespie County Historical Society \$738 a month for the period from May 31, 2020, to the present, for the operation and maintenance of public restrooms

He noted these experiences will all come from the Hotel Occupancy Tax. The initial term of the agreement is two years, and the agreement shall automatically be renewed for consecutive two-year terms unless terminated earlier as per the agreement's provisions.

The City Council discussed the terms of the agreement and the reimbursement cost.

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to approve the agreement with Gillespie County Historical Society Relating to Public Restrooms at the Pioneer Museum and Operations and Maintenance of the Vereins Kirche. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

9. CITY MANAGER'S REPORT

A. City Manager Update

Clinton Bailey, City Manager, provided an update on the following topics:

- Comprehensive Plan
- Commercial Development
- Single-Family Residential Subdivision Development
- Multi-Family Development
- Short-term Rental
- Public Works
- Parks and Recreation
- City's Finance
- Police Department
- Fire Department
- City Department Openings

- Upcoming City Election information

He also noted the City Council and Planning and Zoning Commission Joint Meeting to discuss the Comprehensive Plan. This meeting will be held on February 20 at the University Center – HEB Room beginning at 5:30 p.m.

10. ITEMS FOR FUTURE AGENDA

A. Review the Future Agenda spreadsheet

Clinton Bailey, City Manager, reviewed the City Council February 6, 2024, Regular Meeting Agenda Items.

11. EXECUTIVE SESSION

A. Consider and discuss Real Estate in the vicinity of US 290 East and Old San Antonio Rd. (Section 551.072) and

B. Consider and discuss Real Estate in the vicinity of Friendship Lane and S. Creek St. (Section 551.072).

Motion: A motion was made by Mayor Pro Tem Watson and a second by Councilmember Klein to go out of Regular Session into Executive Session at 11:40 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Mayor Pro Tem Watson r, seconded by Councilmember Klein, to go out of the Executive Session and into the Regular Meeting at 12:25 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

12. BUSINESS ITEM

No action was taken.

13. ADJOURN

With no other business, Mayor Hoover adjourned the Tuesday, January 16, 2024, City Council Regular Meeting at 12:26 p.m.

Jeryl Hoover
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



City of Fredericksburg
CITY COUNCIL SPECIAL MEETING MINUTES
WEDNESDAY, JANUARY 24, 2024 4 ~ 12:00 p.m.
CITY HALL – CONFERENCE ROOM
126 W. MAIN STREET
FREDERICKSBURG, TEXAS 78624

Mayor Jeryl Hoover
Mayor Pro Tem Bobby Watson
Councilmember Emily Kirchner
Councilmember Tony Klein
Councilmember Randy Briley

Members Absent:

None

City Staff Present:

Clinton Bailey, City Manager
Mick McKamie, City Attorney
Garret Bonn, Assistant City Manager
Krista Wareham, Director of Finance
Leslie Embrey, Assistant to the City Secretary
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the Special Meeting of the Fredericksburg City Council to order at 12:00 p.m. on Wednesday, January 24, 2024. He announced that a quorum had been met.

2. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections – 551.072 (Deliberations Regarding Real Property).

A. Consider and discuss Real Estate in the vicinity of US 290 East and Old San Antonio Rd. (Section 551.072).

Motion: A motion was made by Mayor Pro Tem Watson, seconded by Councilmember Kirchner to go out of Regular Session into Executive Session at 12:03 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Mayor Pro Tem Watson, seconded by Councilmember Kirchner, to go out of the Executive Session and into the Regular Meeting at 1:03 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

3. BUSINESS ITEM

No action was taken.

4. ADJOURN

With no other business, Mayor Hoover adjourned the Wednesday, January 24, 2024, City Council Special Meeting at 1:03 p.m.

Jeryl Hoover
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Andrea Schmidt, Parks and Recreation
Director

MEETING DATE: February 6, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Ordinance 2024-06, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, by providing for fees for the use of John Wm. Klein Meeting Room; providing that this Ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)

PRESENTATION:

SUMMARY:

The construction on the project on the northwest corner has been completed. At this time, fees should be adopted, so reservations may begin. Suggested fees are based on a cost recovery and not for profit. A presentation to the Market Square Redevelopment Commission was made last year, and they approved the staff recommendations for the fees. The Commission would like to see half-day options added if an additional staff person is hired.

The recommended fees for the new John Wm. Klein Room are as follows:

Daily rental fee for Monday through Friday from 8:00 a.m. until 10:00 p.m. for Gillespie County residents and non-profit organizations is \$500.00

Daily rental fee for Monday through Friday from 8:00 a.m. until 10:00 p.m. for non-Gillespie County residents and for-profit organizations is \$650.00.

Weekend rental fee for Saturday and Sunday rental, Saturday 8:00 a.m. until 10:00 p.m. on Sunday for Gillespie County residents and non-profit organizations is \$1,000.00.

Weekend rental fee for Saturday and Sunday, Saturday 8:00 a.m. until 10:00 p.m. on Sunday non-Gillespie County residents and for-profit organizations is \$1,300.00.

Security Deposit (all rentals): \$500.00 for events without alcohol; \$1,000.00 for events with alcohol. Security Deposits are refundable if the facility is returned to the same or better condition than found. The cancellation fee will be the amount paid for the reservation, if not canceled at least 30-days prior to the event. A \$50 administration fee will apply for each change made to a reservation.

A minimum \$150 cleaning fee is also included in the daily fees. Additional cleaning fees will be held from the deposit up to \$375 based on level of clean needed after the event.

BACKGROUND:

The suggested fees will cover expenses for the room including utilities, cleaning, supplies, staff time and maintenance. The plan is to allow half-day reservations at this facility once a staff person is hired to check between reservations for cleanliness. This person would work Fridays through Mondays to cover times other staff are not available. During the FY 2025 budget process, an additional staff person will be requested to be funded from the Tourism Fund. Once the new person is hired, then recommended half-day fees will be \$300 for Gillespie County residents and \$390 for outside the county. Full day rates will remain the same.

Reservations for the meeting room can be made one year in advance but not less than 15 days in advance of the event. The room will hold approximately 120 people, including the patio on the north side or about 90 people inside theater seating. Gillespie County residents and non-profits will receive a discount on the rates. Security will be required for events with alcohol or a DJ.

FUNDING SOURCE: Tourism Fund**FINANCIAL IMPACT:**

Approximately \$25,000 plus for partial year

STAFF RECOMMENDATION:

Consider adoption of Ordinance ##### to set fees for the John Wm. Klein Meeting Room.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. John Wm Klein Meeting Room Fees Ordinance Jan2024

APPROVAL/REVIEW:

Andrea Schmidt, Parks and Recreation Director

Date: January 18, 2024



Krista Wareham, Director of Finance

Date: January 18, 2024

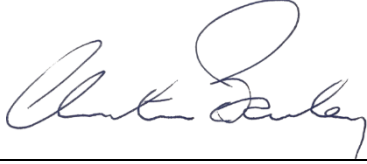
William McKamie, City Attorney

Date: January 18, 2024



Date: January 24, 2024

Shelley Goodwin, City Secretary



Date: February 01, 2024

Clinton Bailey, City Manager

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 24.500, "FEES FOR USE OF MARKTPLATZ," OF ARTICLE 24.000, "RECREATIONAL FEES," OF APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES, CITY OF FREDERICKSBURG, TEXAS, BY PROVIDING FOR FEES FOR THE USE OF JOHN W. M. KLEIN MEETING ROOM; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council finds it necessary to add rental fees related to the use of the John Wm. Klein Meeting Room at Marktplatz; and

WHEREAS, the City Council has determined that the fees as outlined herein are in the best interest of the health, safety, and general welfare of the citizens of the City and the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, THAT:

Section 1. The findings above are found to be true and correct and are incorporated herein.

Section 2. Section 24.500, "Fees for Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, is hereby amended by adding a new subsection (g) to read as follows:

"Sec. 24.500. - Fees for use of Marktplatz.

(g) John Wm. Klein Meeting Room:

- (1) Daily rental fee for Monday through Friday from 8:00 a.m. until 10:00 p.m. for Gillespie County residents and non-profit organizations is \$500.00
- (2) Daily rental fee for Monday through Friday from 8:00 a.m. until 10:00 p.m. for non-Gillespie County residents and for-profit organizations is \$650.00.
- (3) Weekend rental fee for Saturday and Sunday rental, Saturday 8:00 a.m. until 10:00 p.m. on Sunday for Gillespie County residents and non-profit

organizations is \$1,000.00.

- (4) Weekend rental fee for Saturday and Sunday, Saturday 8:00 a.m. until 10:00 p.m. on Sunday non-Gillespie County residents and for-profit organizations is \$1,3000.00.
- (5) Security Deposit (all rentals):
 - a. \$500.00 for events without alcohol;
 - b. \$1,000.00 for events with alcohol;
 - c. Security Deposits are refundable if the facility is returned to the same or better condition than found.
- (6) The cancellation fee will be the amount paid for the reservation, if not cancelled at least 30-days prior to the event.
- (7) A \$50 administration fee will apply for each change made to a reservation.

Section 3. This Ordinance shall be cumulative of all provisions of ordinances of the Code of Ordinances, City of Fredericksburg, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

Section 4. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 5. This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED on this the ____ day of January, 2023.

Jeryl Hoover, Mayor

ATTEST:

Shelley Goodwin, TRMC/CMC, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Andrea Schmidt, Parks and Recreation
Director

MEETING DATE: February 6, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Ordinance 2024-07, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)

PRESENTATION:

SUMMARY:

A fee increase for the use of Marktplatz is being proposed over the course of three years, in order to double the current reservation fees. In addition, staff would also like to charge all events held at Marktplatz a refundable security deposit, charge races, runs, walks and rides, an additional service fee, and remove the option to rent Marktplatz for a week at a time and only allow rentals on a daily basis.

BACKGROUND: A three-tiered approach to increase the fees charged for use of Marktplatz by 100% is proposed. In addition, the proposal includes removing the week-long rental option and only allowing daily rentals; charging every event a security deposit, and adding a fee to cover the cost for restroom cleaning for all races, runs, walks, or rides. In the first year, the City would implement one-third of the proposed fees. In the second year (January 1, 2025-December 31, 2025) the City would implement the second third, and finally, in 2026, (January 1, 2026) the final third would be implemented at 100%. Additional details about the proposed changes are listed in bullet points below.

- Weekly rental options would no longer be available as of adoption of the ordinance: rental of all Marktplatz facilities (excluding the John Wm Klein Meeting Room) would be per day, not per week.
- Current reservation fees would double by January 1, 2026. The non-profit discount of 50% off reservation fees would still apply.
- For events with an approved agreement through City Council for a reduced reservation fee: The fee listed in the approved agreement would stay the same and not change. The events

impacted are: Pedernales Creative Arts Alliance (PCAA) Musical Evenings, Fredericksburg Farmers Market, and Heritage School's Eisbahn.

- Any fun runs, races, rides, walks: A new permit fee will apply. The permit fee will cover the additional costs the city incurs for closing streets, allowing events to use city-owned equipment (barricades, cones and signs), cleaning and restocking restrooms before and after race start times, patrol assisting with race starts, and reviewing race routes. In addition, regular facility rental rates would apply.
- When would these changes go into effect? A three-tiered implementation schedule would begin with the adoption of this ordinance, and begin each year on January 1st with full implementation achieved by January 1, 2026. In 2024, events would pay 33% of the implementation rate (orange columns). On January 1, 2025, all events will pay the second-third (67%) implementation rate in the yellow columns and finally, on January 1, 2026, events will pay 100% of the implementation rate in the green columns. Once adopted, events that have already paid their fees for an event in 2024 would be invoiced the additional amount.
- Would events still need to pay a security deposit based on attendance? Yes, and security deposits will now be required for all events. The security deposit rates will be \$1,000.00 for events with anticipated attendance of 300-1000, and \$3,000.00 for events with over 1,000 attendees. Events with less than 300 people would pay a security deposit rate equal to their reservation fee. For example, a private event rents Adelsverein Halle and the catering kitchen for a total of \$350.00; the required security deposit would be \$350.00 as well.
- Please note that first-time special event application and expedited application fees are not included at this time for an increase.
- Were recurring special event organizers provided with the tiered pricing model and given an opportunity for feedback? Yes, approximately 25 recurring special events were sent the details on the potential for a fee increase over a three-year period. In addition, scenarios were given for each event so that they would understand the financial impacts. The feedback on the need for a pricing increase was overwhelmingly positive, and event organizers appreciated the increase happening over three years, versus all at once.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

Year one: 33% increase; Year two; 67% increase; and Year three; 100% increase of the current reservation fees.

STAFF RECOMMENDATION:

Staff recommends City Council consider the adoption of Ordinance #_____, to increase and update the reservation fees and policies at Marktplatz.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

ATTACHMENTS:

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: January 18, 2024

Krista Wareham

Krista Wareham, Director of Finance

Date: January 18, 2024

William McKamie, City Attorney

Date: January 18, 2024

Shelley Goodwin

Shelley Goodwin, City Secretary

Date: January 31, 2024

Clinton Bailey

Clinton Bailey, City Manager

Date: February 01, 2024

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 24.500, "FEES FOR USE OF MARKTPLATZ," OF ARTICLE 24.000, "RECREATIONAL FEES," OF APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES, CITY OF FREDERICKSBURG, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council finds it necessary to amend the rental fees related to the use of Marktplatz; and

WHEREAS, the City Council has determined that the fees as outlined herein are in the best interest of the health, safety, and general welfare of the citizens of the City and the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, THAT:

Section 1. The findings above are found to be true and correct and are incorporated herein.

Section 2. Section 24.500, "Fees for Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, is hereby amended to read as follows:

"Sec. 24.500. - Fees for use of Marktplatz.

(a) Daily rental fee for the Adelsverein Halle is Three Hundred Thirty-Two and 50/100 Dollars (\$332.50).

(b) Daily rental fee for each of the Oktoberfest Halle and the Kinder Halle is One Hundred Ninety-Nine and 50/100 Dollars (\$199.50).

(c) Daily rental fee for each of the Catering Kitchen and the Fest Room is Sixty-Six and 50/100 Dollars (\$66.50).

(d) For races, walks, runs, or rides an additional service fee in the amount of Three Hundred and 00/100 Dollars (\$300.00) will be charged in addition to the facility reservation fee.

(e) The Daily rental fee for non-profit associations for any of the pavilions is one half of the fee set forth in (a), (b), (c), and (d) above.

(f) Banner hanging at Marktplatz is Thirty-Three and 25/100 Dollars (\$33.25) per hanging and takedown.

(g) A security deposit is also required based on the number of attendees:

- (1) 0-300 attendees: amount of reservation fee;
- (2) 301 to 1,000 attendees: \$1,000; and
- (3) 1,001 or more attendees: \$3,000.”

Section 3. This Ordinance shall be cumulative of all provisions of ordinances of the Code of Ordinances, City of Fredericksburg, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

Section 4. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 5. This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED on this the ____ day of February 2024.

Jeryl Hoover, Mayor

ATTEST:

Shelley Goodwin, TRMC/CMC, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Shelley Goodwin, City Secretary
MEETING DATE: February 6, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Ordinance 2024-08 calling a General Election on May 4, 2024, for the City of Fredericksburg for the purpose of electing a Mayor and two (2) City Councilmembers to the City Council, making provisions for conducting such an election and resolving other matters related to the conduct of such election (Shelley Goodwin, City Secretary)

PRESENTATION:

SUMMARY:

The Ordinance calling the General Election includes all the required and additional information. This election will be conducted following all State and Federal Election Laws. The deadline for calling the election is February 16, 2024.

BACKGROUND:

May 4, 2024, the City will be conducting a General and a Special Election. Both elections will be run together, and qualified voters will vote on one ballot.

The required voting hours on election day are 7:00 a.m. - 7:00 p.m., but the Early Voting hours must be during business hours (7:30 a.m. - 4:30 p.m.). I also included Saturday Early Voting hours. Fredericksburg ISD has contracted with Gillespie County to run their May 4, 2024, election. Gillespie County Election Administrator has informed me that their Early Voting hours are April 22nd - April 26th from 8:00 a.m. - 5:00 p.m. and April 27th, 29th, and 30th are from 7:00 a.m. - 7:00 p.m.

The City Council may choose to add more voting hours to Early Voting or to leave them as they are in the Ordinance.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The City Secretary will need directions regarding the Early Voting hours. If the City Council chooses to change the Ordinance, the changes will need to be included in the main motion to consider the approval of the Ordinance.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision

ATTACHMENTS:

1. proposed 2024 Ordinance calling general election_ (002)
2. General Election Spanish edited

APPROVAL/REVIEW:

Krista Wareham, Director of Finance

Date: January 19, 2024

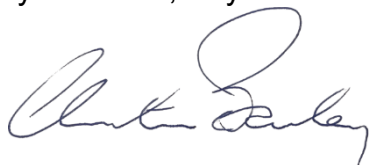
William McKamie, City Attorney

Date: January 19, 2024



Shelley Goodwin, City Secretary

Date: January 22, 2024



Clinton Bailey, City Manager

Date: February 01, 2024

ORDINANCE 2024-08

AN ORDINANCE FOR CALLING A GENERAL ELECTION ON MAY 4, 2024 FOR THE CITY OF FREDERICKSBURG FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) CITY COUNCILMEMBERS TO CITY COUNCIL; MAKING PROVISIONS FOR CONDUCTING SUCH AN ELECTION AND RESOLVING OTHER MATTERS RELATED TO THE CONDUCT OF SUCH ELECTION

WHEREAS, the City of Fredericksburg is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Section 41.001 of the Texas Election Code (the “Code”) specifies that the first Saturday in May shall be a “uniform election date” and that a general election of a town may be held on such day; and

WHEREAS, state law and the Charter of the City of Fredericksburg require that a general election be held; and

WHEREAS, the Mayor and two (2) City Councilmembers elected shall serve a term of two years, with their terms terminating in May 2026, or when their successors are duly elected and qualified.

WHEREAS, the candidate who receives the greatest number of votes cast for the office of mayor shall be declared elected and the candidates who receive the greatest and second greatest number of votes cast for the office of councilmember shall be declared elected

WHEREAS, by this Ordinance, it is the intention of the City Council to officially call the general election and establish the election procedures for that election.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, THAT:

SECTION 1

General Election Called. A general election is hereby ordered to be held on Saturday, May 4, 2024 between the hours of 7:00 a.m. and 7:00 p.m., at which time the following officers will be elected:

Mayor, seat currently occupied by Jeryl Hoover
Councilmember, seat currently occupied by Emily Kirchner.
Councilmember, seat currently occupied by Tony Klein.

Election Day Polling Places for the General Election will be conducted at the:
Gillespie County Precinct 1 through Precinct 4
(Combined into one City Precinct)
Fredericksburg Middle School Library
110 W. Travis Street
Fredericksburg, Texas 78624

SECTION 2.

Early Voting.

- a) The City Secretary, City of Fredericksburg, 126 W. Main Street, Fredericksburg, Texas 78624, is hereby designated as the Early Voting Clerk and her staff are designated as Deputy Early Voting Clerk.
- b) Early Voting by personal appearance will be conducted at the:

Girl Scout Cabin
202 W. Austin Street
Fredericksburg, Texas 78624

Monday	April	22 nd	7:30 a.m.	to	4:30 p.m. .
Tuesday	April	23 rd	7:30 a.m.	to	4:30 p.m.
Wednesday	April	24 th	7:30 a.m.	to	4:30 p.m.
Thursday	April	25 th	7:30 a.m.	to	4:30 p.m.
Friday	April	26 th	7:30 a.m.	to	4:30 p.m.
Saturday	April	27 th	8:30 a.m.	to	11:30 a.m.
Monday	April	29 th	7:30 a.m.	to	4:30 p.m.
Tuesday	April	30 th	7:30 a.m.	to	4:30 p.m.

- c) Application for ballot by mail shall be mailed to:

Shelley Goodwin,
City Secretary – Early Voting Clerk
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624
elections@fbgtx.org
(830)997-7521
www.fbgtx.org/224/Elections

Regardless of method of delivery, last day, Applications for Ballots by Mail (ABBM)s must be received no later than the close of business 4:30 p.m. on April 23, 2024.

Federal Post Card Applications (FPCAs) must be received no later than the close of business 4:30 p.m. on: April 23, 2024.

SECTION 3.

APPLICATION FOR A PLACE ON THE BALLOT. Any eligible and qualified person shall have their name printed upon the official ballot as a candidate for the offices herein set forth by filing their sworn application with the City Secretary not earlier than January 17, 2024, and not later than 5:00 p.m. on February 16, 2024. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary. Notice of the time and place for such drawing shall be given in accordance with the Code.

SECTION 4.

Appointment of Election Judges and Alternative Election Judges. The following named individuals are hereby appointed to serve as presiding Election Judges and Alternate Presiding Judges, respectively, at the election:

	Election Day Poll	Early Voting Ballot Board
Presiding Election Judge	Gordan Browning:	Lorrie Hess
Second Alternate Presiding Judge	David Roberts	Melynn Williams

The Presiding Election Judge and Alternate Presiding Judges shall be qualified voters of the City. The City Secretary shall, in accordance with Section 32.009 of the Election Code, deliver to the Presiding Election Judge and the Alternate Presiding Judges notice of their appointments not later than March 22, 2024.

SECTION 5.

Appointment of Clerks. The Presiding Election Judge for the polling place shall appoint Election Clerks and as many additional Clerks as are necessary for the proper conduct of the election. Provided, however, three (3) clerks shall be the minimum number of Clerks that may be appointed to serve at the polling place. The Judge shall make a reasonable effort to appoint at least one (1) bilingual election clerk.

SECTION 6.

Compensation and Training of Judges and Clerks. The City Secretary is hereby authorized to pay the following hourly rates:

Presiding Election Judge	\$16.00
Alternate Presiding Judge	\$15.00
Election Clerks	\$14.00

The City Secretary is required to provide Election Training or require all Election Workers to take the appropriate Secretary of State training for their duties.

SECTION 7.

Method of Voting. The City Secretary is hereby authorized and instructed to provide and furnish all necessary supplies to conduct the general election, in accordance with this resolution and the Texas Election Code. Voting at the election shall be by paper ballots with a required ADA voting machine.

SECTION 8.

Delivery of Returns. In accordance with the Election Code, immediately after the closing of the polls on the day of the election, the election officers names in this Ordinance shall make and deliver the returns of the election in accordance with the Election Code. All election records and supplies shall be preserved by the City Secretary in accordance with the Election Code.

SECTION 9.

Governing Law and Qualified Voters. The election shall be held in accordance with the Constitution of the State of Texas and the Election Code, and all resident qualified voters of the City shall be eligible to vote at this election.

SECTION 10.

Publication and Posting of Notice of Election. Notice of the election shall be given as required by Chapter 4 of the Election Code.

SECTION 11.

Necessary Actions. The Mayor and City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all action necessary to comply with provisions of the Texas Election Code or other state and federal statutes and constitutions in carrying out the conduct of the election, whether or not expressly authorized herein.

SECTION 12

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 13

This Ordinance shall be in full force and effect following the adoption.

PASSED AND APPROVED on this the ____ day of February, 2024.

Jeryl Hoover, Mayor

ATTEST:

Shelley Goodwin, TRMC/CMC, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

ORDENANZA 2024-08

UNA ORDENANZA PARA CONVOCAR A ELECCIONES GENERALES EL 4 DE MAYO DE 2024 PARA LA CIUDAD DE FREDERICKSBURG CON EL FIN DE ELEGIR UN ALCALDE Y DOS (2) CONCEJALES PARA EL CONCEJO MUNICIPAL; TOMAR DISPOSICIONES PARA LLEVAR A CABO DICHA ELECCIÓN Y RESOLVER OTROS ASUNTOS RELACIONADOS CON LA REALIZACIÓN DE DICHA ELECCIÓN.

CONSIDERANDO QUE, la Ciudad de Fredericksburg es una ciudad autónoma que actúa bajo su estatuto adoptado por el electorado de conformidad con el Artículo XI, Sección 5, de la Constitución de Texas y el Capítulo 9 del Código de Gobierno Local; y

CONSIDERANDO QUE, la Sección 41.001 del Código Electoral de Texas (el "Código") especifica que el primer sábado de mayo será una "fecha de elección uniforme" y que una elección general de un pueblo puede celebrarse en dicho día; y

CONSIDERANDO QUE, la ley estatal y la Carta Constitutiva de la Ciudad de Fredericksburg requieren que se lleve a cabo una elección general; y

CONSIDERANDO QUE, el Alcalde y dos (2) Concejales electos servirán por un período de dos años, y sus mandatos terminarán en mayo de 2026, o cuando sus sucesores sean debidamente elegidos y calificados.

CONSIDERANDO QUE, el candidato que reciba el mayor número de votos emitidos para el cargo de alcalde será declarado electo y los candidatos que reciban el mayor y segundo mayor número de votos emitidos para el cargo de concejal serán declarados electos

CONSIDERANDO QUE, por medio de esta Ordenanza, es la intención del Concejo Municipal convocar oficialmente las elecciones generales y establecer los procedimientos electorales para esa elección.

AHORA, POR LO TANTO, RESUÉLVASE POR EL CONCEJO MUNICIPAL DE LA CIUDAD DE FREDERICKSBURG, TEXAS, QUE:

SECCIÓN 1

Convocadas las elecciones generales. Se ordena la celebración de elecciones generales el sábado 4 de mayo de 2024 entre las 7:00 a.m. y las 7:00 p.m., momento en el cual se elegirán los siguientes funcionarios:

Alcalde, puesto actualmente ocupado por Jeryl Hoover
Concejal, escaño ocupado actualmente por Emily Kirchner.
Concejal, escaño ocupado actualmente por Tony Klein.

Los Centros de Votación del Día de las Elecciones para las Elecciones Generales se llevarán a cabo en:

Precinto del Condado de Gillespie 1 al Precinto 4
(Combinado en un recinto de la ciudad)
Biblioteca de la Escuela Secundaria
Fredericksburg
110 W. Calle Travis
Fredericksburg , Texas 78624

SECCIÓN 2.

Votación anticipada.

- a) La Secretaria de la Ciudad, Ciudad de Fredericksburg, 126 W. Main Street, Fredericksburg, Texas 78624, es designada como la Secretaria de Votación Anticipada y su personal es designado como Secretaria Adjunta de Votación Anticipada.
- b) La votación anticipada por comparecencia personal se llevará a cabo en:

Cabaña de las Girl Scouts
202 W. Austin Street
Fredericksburg , Texas 78624

Lunes	Abril	Día 22	7:30 a.m.	hasta	4:30 p.m.
Martes	Abril	Día 23	7:30 a.m.	hasta	4:30 p.m.
Miércoles	Abril	Día 24	7:30 a.m.	hasta	4:30 p.m.
Jueves	Abril	Día 25	7:30 a.m.	hasta	4:30 p.m.
Viernes	Abril	Día 26	7:30 a.m.	hasta	4:30 p.m.
Sábado	Abril	Día 27	8:30 a.m.	hasta	11:30 a.m.

Lunes	Abril	Día 29	7:30 a.m.	hasta	4:30 p.m.
Martes	Abril	Día 30	7:30 a.m.	hasta	4:30 p.m.

c) La solicitud de boleta por correo se enviará por correo a:

Shelley Goodwin,
Secretario de la Ciudad – Secretario de
Votación Anticipada
Ciudad de Fredericksburg
126 W. Calle Principal
Fredericksburg, Texas 78624
elections@fbgtx.org
(830)997-7521
www.fbgtx.org/224/Elections

Independientemente del método de entrega, el último día, las solicitudes de boletas por correo (ABBM, por sus siglas en inglés) deben recibirse a más tardar a las 4:30 p.m. del 23 de abril de 2024.

Las solicitudes de tarjetas postales federales (FPCA, por sus siglas en inglés) deben recibirse a más tardar a las 4:30 p.m. del 23 de abril. 2024.

SECCIÓN 3.

SOLICITUD DE UN LUGAR EN LA BOLETA. Cualquier persona elegible y calificada tendrá su nombre impreso en la boleta oficial como candidato para los cargos aquí establecidos mediante la presentación de su solicitud jurada ante el Secretario de la Ciudad no antes del 17 de enero de 2024 y a más tardar a las 5:00 p.m. del 16 de febrero de 2024. El orden en que se imprimirán los nombres de los candidatos en la boleta será determinado por un sorteo por el Secretario de la Ciudad. La fecha y el lugar de dicho sorteo se notificarán de conformidad con el Código.

SECCIÓN 4.

Nombramiento de Jueces Electorales y Jueces Electorales Alternativos. Por la presente se nombra a las siguientes personas nombradas para que se desempeñen como Jueces Electorales Presidentes y Jueces Presidentes Suplentes , respectivamente, en la elección:

	Encuesta del día de las elecciones	Junta de Boleta de Votación Anticipada
Juez Electoral Presidente	Gordan Browning:	Lorrie Hess

El Juez Electoral Presidente y los Jueces Presidentes Suplentes serán votantes calificados de la Ciudad. El Secretario de la Ciudad, de acuerdo con la Sección 32.009 del Código Electoral, entregará al Juez Electoral Presidente y a los Jueces Presidentes Suplentes notificación de sus nombramientos a más tardar el 22 de marzo de 2024.

SECCIÓN 5.

Nombramiento de secretarios. El Juez Electoral Presidente del lugar de votación nombrará a los Secretarios Electorales y a tantos Secretarios Electorales adicionales como sean necesarios para la correcta realización de la elección. Sin embargo, tres (3) secretarios será el número mínimo de secretarios que pueden ser nombrados para servir en el lugar de votación. El Juez hará un esfuerzo razonable para nombrar al menos un (1) secretario electoral bilingüe.

SECCIÓN 6.

Remuneración y formación de jueces y secretarios. Por la presente, se autoriza al Secretario de la Ciudad a pagar las siguientes tarifas por hora:

Juez Presidente de Elecciones	\$16.00
Juez Presidente Suplente	\$15.00
Secretarios Electorales	\$14.00

Se requiere que el Secretario de la Ciudad proporcione capacitación electoral o que todos los trabajadores electorales tomen la capacitación apropiada del Secretario de Estado para sus funciones.

SECCIÓN 7.

Método de votación. Por la presente se autoriza e instruye al Secretario de la Ciudad a proporcionar y suministrar todos los suministros necesarios para llevar a cabo la elección general, de acuerdo con esta resolución y el Código Electoral de Texas. La votación en la elección se realizará con boletas de papel con una máquina de votación ADA requerida.

SECCIÓN 8.

Entrega de devoluciones. De acuerdo con el Código Electoral, inmediatamente después del cierre de las urnas el día de la elección, los funcionarios electorales nombrados en esta Ordenanza harán y entregarán los resultados de la elección de acuerdo con el Código Electoral. Todos los registros y suministros electorales serán conservados por el Secretario de la Ciudad de acuerdo con el Código Electoral.

SECCIÓN 9.

Ley Aplicable y Votantes Calificados. La elección se llevará a cabo de acuerdo con la Constitución del Estado de Texas y el Código Electoral, y todos los votantes calificados residentes de la Ciudad serán elegibles para votar en esta elección.

SECCIÓN 10.

Publicación y Fijación del Aviso de Elección. La notificación de la elección se dará según lo requerido por el Capítulo 4 del Código Electoral.

SECCIÓN 11.

Acciones necesarias. El Alcalde y el Secretario de la Ciudad de la Ciudad, en consulta con el Abogado de la Ciudad, están autorizados y ordenados a tomar todas y cada una de las medidas necesarias para cumplir con las disposiciones del Código Electoral de Texas u otros estatutos y constituciones estatales y federales en la realización de la elección, ya sea que estén expresamente autorizados o no en este documento.

SECCIÓN 12

Por la presente se declara que es la intención del Concejo Municipal que las frases, cláusulas, oraciones, párrafos y secciones de esta Ordenanza sean separables, y si alguna frase, cláusula, oración, párrafo o sección de esta Ordenanza es declarada inconstitucional por la sentencia o decreto válido de cualquier tribunal de jurisdicción competente, dicha inconstitucionalidad no afectará ninguna de las frases restantes, cláusulas, oraciones, párrafos y secciones de esta Ordenanza, ya que la misma habría sido promulgada por el Concejo Municipal sin la incorporación en esta Ordenanza de ninguna frase, cláusula, oración, párrafo o sección inconstitucional.

SECCIÓN 13

La presente Ordenanza entrará en pleno vigor y efecto a partir de su adopción.

APROBADO Y ACEPTADO en este día ____ de febrero de 2024.

Jeryl Hoover, Alcalde

ATESTIGUAR:

Shelley Goodwin, TRMC/CMC, Secretaria de la Ciudad

APROBADO EN CUANTO A LA FORMA:

Mick McKamie, Abogado de la Ciudad



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Shelley Goodwin, City Secretary
MEETING DATE: February 6, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Ordinance 2024-09 ordering a Special Election by the qualified voters of the City of Fredericksburg, Texas, on May 4, 2024, for the purpose of submitting to the qualified voters of said City, for adoption or rejection, twenty-three (23) proposed amendment to the existing Charter of the City of Fredericksburg and ordaining related matters (Shelley Goodwin, City Secretary)

PRESENTATION:

SUMMARY:

Ordinance 2024-09 is calling the May 4, 2024, Special Election. The amendments to the City Charter are considered a Special Election and will be run with the General Election. The Ordinance also includes the twenty-three Propositions. This election will be conducted following all State and Federal Election Laws. The deadline for calling the election is February 16, 2024.

BACKGROUND:

The City Council reviewed and approved the Charter Review Committee Report at the City Council Regular Meeting on January 16, 2024.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

If the City Council chooses to change the Ordinance, the changes will need to be included in the main motion to consider the approval of the Ordinance.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Ordinance Calling Special Election copy
2. Special Election Spanish 5-4-2024

APPROVAL/REVIEW:



Krista Wareham, Director of Finance

Date: January 22, 2024

William McKamie, City Attorney

Date: January 22, 2024



Shelley Goodwin, City Secretary

Date: January 24, 2024



Clinton Bailey, City Manager

Date: February 01, 2024

ORDINANCE NO. 2024-09

AN ORDINANCE ORDERING A SPECIAL ELECTION BY THE QUALIFIED VOTERS OF THE CITY OF FREDERICKSBURG, TEXAS, ON MAY 4, 2024, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF SAID CITY, FOR ADOPTION OR REJECTION, TWENTY-THREE (23) PROPOSED AMENDMENTS TO THE EXISTING CHARTER OF THE CITY OF FREDERICKSBURG AND ORDAINING RELATED MATTERS

WHEREAS, the Fredericksburg City Charter was adopted by election in May 10, 2014, creating the first home rule charter and the City Council/City Manager form of government for the City of Fredericksburg; and

WHEREAS, there have been one City Charter amendment elections subsequent to its adoption, with the last amendment election being held in 2016; and

WHEREAS, a Charter Review Committee present the City Council with a Final Report to the City Council, which was approved on January 16, 2024; and

WHEREAS, the City will be conducting an election on May 4, 2024, to out to its voters a total of twenty-three propositions, to be labelled 1 through 23; and

WHEREAS, the City Council deems it wise, efficient, and expedient to submit proposed amendments to the existing Charter of said City to its voters on May 4, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

SECTION 1.
SPECIAL ELECTION ORDERED

In compliance with the Charter of the City of Fredericksburg and in accordance with the Constitution and laws of the State of Texas, and more particularly Chapter 9 of the Texas Local Government Code relating to the amendment of city charters by home rule cities having more than five thousand (5,000) inhabitants, the City Council hereby orders that a special election, hereinafter "election," be held on Saturday, May 4, 2024, for the purpose of submitting to the qualified voters of the City of Fredericksburg, for adoption or rejection, the proposed amendments to the existing Charter of the City of Fredericksburg.

SECTION 2.
PROPOSITIONS TO BE ON BALLOTS

The official ballots to be used in said election shall be prepared in accordance with Sections 52.072 and 52.073 of the Election Code of the State of Texas, and shall have printed thereon the following PROPOSITIONS to be expressed substantially as follows:

CITY CHARTER AMENDMENTS

Place an 'X' in the square beside the statement indicating the way you wish to vote.

FREDERICKSBURG PROPOSITION 1

- | | | |
|--------------------------|----------------|--|
| ☐ | For | Shall Section 1.02 Boundaries of the Fredericksburg City Charter be amended to read <i>The boundaries of the City of Fredericksburg may be enlarged or extended by the annexation of additional territory by any methods described in the State of Texas Local Government Code and boundaries in the official city map of the City of Fredericksburg, as now or hereafter amended.</i> |
| ☐ | Against | |

FREDERICKSBURG PROPOSITION 2

- | | | |
|--------------------------|----------------|---|
| ☐ | For | Shall Section 1.04 Contraction of Boundaries of the Fredericksburg City Charter be amended to read <i>Territory within the corporate limits of the City of Fredericksburg may be disannexed by any methods described in the Texas Local Government Code, as now or hereafter amended.</i> |
| ☐ | Against | |

FREDERICKSBURG PROPOSITION 3

☐

For

☐

Against

Shall Section 2.02. Eminent Domain of the Fredericksburg City Charter be amended to read *The City shall have the full power and right to exercise the power of eminent domain where necessary or desirable to carry out any of the powers conferred upon it by this Charter or by the Constitution and Laws of the State of Texas. The power of eminent domain hereby conferred shall include the right of the City to take the fee in land so condemned and such power and authority shall include the right to condemn public property for such purposes. The City shall have and possess the power of condemnation for any municipal or public purposes even though not specifically enumerated in this Charter.*

FREDERICKSBURG PROPOSITION 4

☐

For

☐

Against

Shall Sec. 3.01. Number, Selection and Term be amended to read *The Mayor and Councilmembers shall be known as the "City Council of the City of Fredericksburg." The Mayor and Councilmembers shall be elected from the City at Large. The term for the Mayor and Councilmembers shall be two years. Each member of the City Council shall serve until his or her successor is elected and qualified. The Mayor or Councilmembers may be elected to an unlimited number of terms, but to no more than four consecutive terms, in the same office.*

The terms of the Councilmembers shall be staggered so that two (2) members will be elected to a regular term each year. All elections shall be held in the manner provided in Article VI of this Charter. Regular terms of office shall commence in accordance with the Election Code.

FREDERICKSBURG PROPOSITION 5

☐

For

☐

Against

Shall Section 3.02. Qualifications of the Fredericksburg City Charter be amended adding a subsection to read

- a) If any Councilmember shall be absent from three consecutive regular meetings without valid excuse, the City Council may declare a vacancy to exist, and fill said vacancy as set forth in Section 3.07 of the Charter.

FREDERICKSBURG PROPOSITION 6

☐

For

Shall Section 3.04. Compensation be amended to raise the Mayor monthly pay to \$1,000 per month and each Councilmember to \$700.00 per month effective June 1, 2024.

☐

Against

FREDERICKSBURG PROPOSITION 7

☐

For

Shall Section 3.06 Emergency Power of Mayor of the Fredericksburg City Charter be amended to read In time of danger or emergency, the Mayor may, with the consent of the City Council, take command of the Police Department, Fire Department, and Emergency Management and govern the City by proclamation and maintain order and enforce all laws.

☐

Against

FREDERICKSBURG PROPOSITION 8

☐

For

Shall the Fredericksburg City Charter be amended to include Section 4.04. City Secretary and read The City Manager shall employ a City Secretary who shall report to the City Manager. The City Manager shall establish his or her compensation and duties. The City Secretary shall:

☐

Against

- (1) Unless excused by the City Manager for good cause, attend all meetings of the City Council and keep accurate minutes of its proceedings;
- (2) Preserve and keep in order all books, papers, documents, records and files of the City;
- (3) Authenticate by signing and recording all ordinances and resolutions;
- (4) Serve as Chief Election Officer for the City and be responsible for the conduct of elections in accordance with this Charter and applicable State of Texas Laws; and
- (5) Perform such other duties as the Charter, Ordinances, or the City Manager may provide. When authorized by the City Manager and City Council, the City Secretary may appoint assistants, subject to the approval of the City Manager, who may assist in performing any of these functions.

FREDERICKSBURG PROPOSITION 9

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For

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Against

Shall Section 6.05. Candidates Elected of the Fredericksburg City Charter be amended to read

(a) *The candidate in the regular City election who receives the greatest number of votes cast for the office of Mayor shall be declared elected. In the event of a tie vote between the candidates receiving the highest number of votes cast for the office of Mayor, the City Council and the City Secretary shall follow the laws and procedures provided in the State of Texas Election Code.*

(b) *The candidates in the regular City election who receive the greatest and second greatest number of votes cast for the office of Councilmember shall be declared elected. In the event there is a tie vote between candidates so that two candidates for council member do not receive the greatest and second greatest number of votes, the City Secretary shall follow the laws and procedures provided in the State of Texas Election Code.*

FREDERICKSBURG PROPOSITION 10

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For

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Against

Shall Section 7.02. Petitions for Recall of the Fredericksburg City Charter be amended to read *Before the question of recall of such Elected Official shall be submitted to the qualified voters of the City, a petition demanding such question to be so submitted shall first be filed with the person performing the duties of the City Secretary, which petition shall be signed by qualified voters of the City equal in number to at least ten percent (10%) of the total number of registered voters as of the preceding January 1. Each such recall petition and each signature thereon shall comply fully with the requirements of the Texas Election Code, as now or hereafter amended.*

FREDERICKSBURG PROPOSITION 11

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For

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Against

Shall Section 7.03. Form of Recall Petition of the Fredericksburg City Charter be amended to read Notary Public, State of Texas

FREDERICKSBURG PROPOSITION 12

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For

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Against

Shall Section 7.02 Presentation of Petition to City Council. of the Fredericksburg City Charter, be amended to read *Within sixty (60) days after the date of filing of the recall petition, the person performing the duties of the City Secretary shall verify that the petition is in correct form and is signed by the required number of registered voters. The City Secretary will present the petition, along with his or her findings, to the City Council. The City Council will determine the validity of the petition, and act thereon accordingly.*

FREDERICKSBURG PROPOSITION 13

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For

☐

Against

Shall Section 7.06. Public Hearing to be Held.of the Fredericksburg City Charter be amended *The Elected Official-whose removal is sought may, within five (5) days after such recall petition has been presented to the City Council, request that a public hearing be held to permit him or her to present facts pertinent to the charges specified in the recall petition. In this event, the City Council shall order such public hearing to be held, not less than five (5) days nor more than fifteen (15) days after receiving such request for a public hearing.*

FREDERICKSBURG PROPOSITION 14

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For

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Against

Shall Section 7.07. Election to be Called of the Fredericksburg City Charter be amended *If an Elected Official whose removal is sought does not resign, then it shall become the duty of the City Council to order an election and to fix a date for holding such recall election, the date of which election shall be the next uniform election date following the date of the public hearing provided that the timing permits compliance with applicable State of Texas Election Laws, otherwise, the date of the election shall be the following uniform election date.*

FREDERICKSBURG PROPOSITION 15

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For

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Against

Shall Section 7.09 Result of Recall Election of the Fredericksburg City Charter, be amended to read *If a majority of votes cast at a recall election be "Yes" for the recall of the person named in the ballot, he or she shall be deemed removed from office, and the vacancy filled as provided in Section 3.07 of this Charter.*

FREDERICKSBURG PROPOSITION 16

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For

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Against

Shall Section 8.02. Initiative. of the Fredericksburg City Charter be amended to read *Registered voters of the City of Fredericksburg may initiate legislation by submitting a petition addressed to the City Council which request the submission of a proposed ordinance or resolution to a vote of the registered voters of the City. Said petition must be signed by registered voters of the City equal in number to ten percent (10%) of the number of registered voters as of the preceding January 1, and each copy of the petition shall have attached to it a copy of the proposed ordinance or resolution. The petition shall be signed within the same time as recall petitions are signed, in the same manner as recall petitions are signed, and shall be verified by oath and filed with the City Secretary in the manner and form as recall petitions are presented as provided in this Charter. The petition may consist of one or more copies as permitted for recall petitions. Within sixty (60) days after the date of filing of the recall petition, the person performing the duties of the City Secretary shall verify that the petition is in correct form and is signed by the required number of registered voters. The City Secretary will present the petition, along with his or her findings, to the City Council. The City Council will determine the validity of the petition, and act thereon accordingly. If the City Council determines that the petition is valid, it shall become the duty of the City Council at the next Regular City Council Meeting for which public notice can be posted in accordance with the law, to pass and adopt such ordinance or resolution without alteration as to meaning or effect, or to call a special election to be held on the next uniform election date for which full compliance with applicable State of Texas Election Laws is possible.*

FREDERICKSBURG PROPOSITION 17

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For

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Against

Shall Section 8.03. Referendum. of the Fredericksburg City Charter be amended to read *Registered voters of the City of Fredericksburg may initiate legislation by submitting a petition addressed to the City Council which request the submission of a proposed ordinance or resolution to a vote of the registered voters of the City. Said petition must be signed by registered voters of the City equal in number to ten percent (10%) of the number of registered voters as of the preceding January 1, and each copy of the petition shall have attached to it a copy of the proposed ordinance or resolution. The petition shall be signed within the same time as recall petitions are signed, in the same manner as recall petitions are signed, and shall be verified by oath and filed*

with the City Secretary in the manner and form as recall petitions are presented as provided in this Charter. The petition may consist of one or more copies as permitted for recall petitions. Within sixty (60) days after the date of filing of the recall petition, the person performing the duties of the City Secretary shall verify that the petition is in correct form and is signed by the required number of registered voters. The City Secretary will present the petition, along with his or her findings, to the City Council. The City Council will determine the validity of the petition, and act thereon accordingly. If the City Council determines that the petition is valid, it shall become the duty of the City Council at the next Regular City Council Meeting for which public notice can be posted in accordance with the law, to pass and adopt such ordinance or resolution without alteration as to meaning or effect, or to call a special election to be held on the next uniform election date for which full compliance with applicable State of Texas Election Laws is possible.

FREDERICKSBURG PROPOSITION 18

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For

Shall Section 8.03. Referendum. of the Fredericksburg City Charter be amended to read *The ballots used when voting upon such proposed and referred ordinances, resolutions, or measures, shall set forth their nature sufficiently to identify them and shall set forth upon separate lines the words:*

☐

Against

FOR

AGAINST

Or languages provided in the State of Texas Election Code

FREDERICKSBURG PROPOSITION 19

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For

☐

Against

Shall Section 10.05. Public Hearing on Budget. of the Fredericksburg City Charter be amended to read *The City Council shall fix the time and place for a public hearing on the budget and shall cause to be published in a newspaper of general circulation of the City of Fredericksburg a notice of the hearing in compliance with Chapter 102 of the Texas Local Government Code, as now or hereafter amended. All interested persons shall be given an opportunity to be heard for or against any item or the amount of any item therein contained.*

FREDERICKSBURG PROPOSITION 20

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For

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Against

Shall Section 10.18. Enterprise Fund Usage. of the Fredericksburg City Charter be amended to read *The City of Fredericksburg shall not use proceeds or reserves from an Enterprise Fund (including but not limited to the Electric, Water*

and Sewer, Solid Waste and Drainage Funds) except for expenditures within the purpose of the fund, unless approved by the voters in elections that specify the amount and the money from which Enterprise Funds will be withdrawn.

FREDERICKSBURG PROPOSITION 21

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For

Shall Section 11.06. Consent of Property Owners. of the Fredericksburg City Charter be removed from the City Charter with the intent to handle Ordinances.

☐

Against

FREDERICKSBURG PROPOSITION 22

☐

For

Shall Section 12.02. Personal Financial Interest. of the Fredericksburg City Charter be rename and amended to read *Sec. 12.02. Conflict of Interest.*

☐

Against

Any City Officer, appointee, or employee who has a conflict of interest as defined by Chapter 176, Texas Local Government Code, as now or hereafter amended or by the City Ethics Ordinance then in effect shall disclose that interest as required by law and refrain from voting upon or otherwise deliberating upon or participating in his or her capacity as a City Officer, appointee, or employee in such matter that is the subject of conflict of interest. Any City Officer, appointee, or employee who conceals such a substantial financial interest or violates the requirements of this Section shall be guilty of malfeasance in office or position and shall forfeit his or her office or position.

FREDERICKSBURG PROPOSITION 23

☐

For

Shall Section 12.17. Grammatical Construction. of the Fredericksburg City Charter be amended to read *(a) Whenever in this Charter the singular is used, the plural shall be included; whenever the masculine gender is used and the feminine shall be included.*

☐

Against

SECTION 3.
BALLOT

The City Secretary of the City of Fredericksburg shall ensure that ballots are prepared to be used in said election, on which ballots shall be printed the propositions to be voted on in the election. The ballots shall be printed in English and Spanish for use in said election. Each proposed charter amendment shall be separate and distinct so that voters shall pass upon each one separately and apart from another and so that each voter may voter "For" or "Against" on each said amendment.

SECTION 4.
EFFECTIVE DATE OF AMENDMENTS

The proposed amendments if approved by a majority of the qualified voters voting upon said amendments, shall become a part of the City Charter of the City of Fredericksburg as soon as an official order has been entered on the Council Minutes of said City by the City Council thereof, declaring the same adopted.

SECTION 5.
ELECTION DAY VOTING

Saturday, May 4, 2024 between the hours of 7:00 a.m. and 7:00 p.m., at :

Gillespie County Precinct 1 through Precinct 4
(Combined into one City Precinct)
Fredericksburg Middle School Library
110 W. Travis Street
Fredericksburg , Texas 78624

SECTION 6
EARLY VOTING

- a) The City Secretary, City of Fredericksburg, 126 W. Main Street, Fredericksburg, Texas 78624, is hereby designated as the Early Voting Clerk and her staff are designated as Deputy Early Voting Clerk.
- b) Early Voting by personal appearance will be conducted at the:

Girl Scout Cabin
202 W. Austin Street
Fredericksburg , Texas 78624

Monday	April	22 nd	7:30 a.m.	to	4:30 p.m. .
Tuesday	April	23 rd	7:30 a.m.	to	4:30 p.m.
Wednesday	April	24 th	7:30 a.m.	to	4:30 p.m.
Thursday	April	25 th	7:30 a.m.	to	4:30 p.m.

Friday	April	26 th	7:30 a.m.	to	4:30 p.m.
Saturday	April	27 th	8:30 a.m.	to	11:30 a.m.
Monday	April	29 th	7:30 a.m.	to	4:30 p.m.
Tuesday	April	30 th	7:30 a.m.	to	4:30 p.m.

c) Application for ballot by mail shall be mailed to:

Shelley Goodwin,
City Secretary – Early Voting Clerk
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624
elections@fbgtx.org
(830)997-7521
www.fbgtx.org/224/Elections

Regardless of method of delivery, last day, Applications for Ballots by Mail (ABBM)s must be received no later than the close of business 4:30 p.m. on April 23, 2024.

Federal Post Card Applications (FPCAs) must be received no later than the close of business 4:30 p.m. on: April 23, 2024.

SECTION 7.

APPOINTMENT OF ELECTION JUDGES AND ALTERNATIVE ELECTION JUDGES

The following named individuals are hereby appointed to serve as presiding Election Judges and Alternate Presiding Judges, respectively, at the election:

	Election Day Poll	Early Voting Ballot Board
Presiding Election Judge	Gordan Browning:	Lorrie Hess
Second Alternate Presiding Judge	David Roberts	Melynn Williams

The Presiding Election Judge and Alternate Presiding Judges shall be qualified voters of the City. The City Secretary shall, in accordance with Section 32.009 of the Election Code, deliver to the

Presiding Election Judge and the Alternate Presiding Judges notice of their appointments not later than March 22, 2024.

SECTION 8

APPOINTMENT OF CLERKS.

The Presiding Election Judge for the polling place shall appoint Election Clerks and as many additional Clerks as are necessary for the proper conduct of the election. Provided, however, three (3) clerks shall be the minimum number of Clerks that may be appointed to serve at the polling place.

The Judge shall make a reasonable effort to appoint at least one (1) bilingual election clerk.

SECTION 9.
COMPENSATION AND TRAINING OF JUDGES AND CLERKS.

The City Secretary is hereby authorized to pay the following hourly rates:

Presiding Election Judge	\$16.00
Alternate Presiding Judge	\$15.00
Election Clerks	\$14.00

The City Secretary is required to provide Election Training or require all Election Workers to take the appropriate Secretary of State training for their duties.

SECTION 10.
METHOD OF VOTING.

The City Secretary is hereby authorized and instructed to provide and furnish all necessary supplies to conduct the general election, in accordance with this resolution and the Texas Election Code. Voting at the election shall be by paper ballots with a required ADA voting machine.

SECTION 11
DELIVERY OF RETURNS.

In accordance with the Election Code, immediately after the closing of the polls on the day of the election, the election officers names in this Ordinance shall make and deliver the returns of the election in accordance with the Election Code. All election records and supplies shall be preserved by the City Secretary in accordance with the Election Code.

SECTION 12.
GOVERNING LAW AND QUALIFIED VOTERS.

The election shall be held in accordance with the Constitution of the State of Texas and the Election Code, and all resident qualified voters of the City shall be eligible to vote at this election.

SECTION 13.
PUBLICATION AND POSTING OF NOTICE OF ELECTION.

Notice of the election shall be given as required by Chapter 4 of the Election Code.

SECTION 14.
NECESSARY ACTIONS.

The Mayor and City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all action necessary to comply with provisions of the Texas Election Code or other state and federal statutes and constitutions in carrying out the conduct of the election, whether or not expressly authorized herein.

SECTION 15

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 16

This Ordinance shall be in full force and effect following the adoption.

PASSED AND APPROVED on this the ____ day of February, 2024.

Jeryl Hoover, Mayor

ATTEST:

Shelley Goodwin, TRMC/CMC, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

ORDENANZA NO. 2024-09

UNA ORDENANZA QUE ORDENA UNA ELECCIÓN ESPECIAL POR PARTE DE LOS VOTANTES CALIFICADOS DE LA CIUDAD DE FREDERICKSBURG, TEXAS, EL 4 DE MAYO DE 2024, CON EL PROPÓSITO DE SOMETER A LOS VOTANTES CALIFICADOS DE DICHA CIUDAD, PARA SU ADOPCIÓN O RECHAZO, VEINTITRÉS (23) ENMIENDAS PROPUESTAS A LA CARTA CONSTITUTIVA EXISTENTE DE LA CIUDAD DE FREDERICKSBURG Y ORDENAR ASUNTOS RELACIONADOS

CONSIDERANDO QUE, la Carta Constitucional de la Ciudad de Fredericksburg fue adoptada por elección el 10 de mayo de 2014, creando la primera carta de gobierno autónomo y la forma de gobierno del Concejo Municipal/Administrador de la Ciudad para la Ciudad de Fredericksburg; y

CONSIDERANDO QUE, ha habido una elección de enmienda a la Carta Constitucional de la Ciudad después de su adopción, y la última elección de enmienda se llevó a cabo en 2016; y

CONSIDERANDO QUE, un Comité de Revisión de la Carta Constitutiva presenta al Concejo Municipal un Informe Final al Concejo Municipal, que fue aprobado el 16 de enero de 2024; y

CONSIDERANDO QUE, la Ciudad llevará a cabo una elección el 4 de mayo de 2024 para presentar a sus votantes un total de veintitrés propuestas, que se etiquetarán del 1 al 23; y

CONSIDERANDO QUE, el Concejo Municipal considera prudente, eficiente y conveniente presentar a sus votantes las enmiendas propuestas a la Carta Constitutiva existente de dicha Ciudad el 4 de mayo de 2024.

AHORA, POR LO TANTO, SEA ORDENADO POR EL CONCEJO MUNICIPAL DE LA CIUDAD DE FREDERICKSBURG, TEXAS QUE:

SECCIÓN 1. **ORDENAN ELECCIÓN ESPECIAL**

En cumplimiento con la Carta Constitutiva de la Ciudad de Fredericksburg y de acuerdo con la Constitución y las leyes del Estado de Texas, y más particularmente el Capítulo 9 del Código de Gobierno Local de Texas relacionado con la enmienda de los estatutos de la ciudad por parte de las ciudades autónomas que tienen más de cinco mil (5,000) habitantes, el Concejo Municipal ordena por la presente que una elección especial, en adelante, "elección", se llevará a cabo el sábado 4 de mayo de 2024, con el propósito de presentar a los votantes calificados de la Ciudad de Fredericksburg, para su adopción o rechazo, las enmiendas propuestas a la Carta Constitutiva existente de la Ciudad de Fredericksburg.

SECCIÓN 2.
PROPOSICIONES QUE ESTARÁN EN LAS BOLETAS ELECTORALES

Las boletas oficiales que se utilizarán en dicha elección se prepararán de acuerdo con las Secciones 52.072 y 52.073 del Código Electoral del Estado de Texas, y deberán tener impresas las siguientes PROPOSICIONES que se expresarán sustancialmente de la siguiente manera:

ENMIENDAS A LOS ESTATUTOS DE LA CIUDAD

Coloque una 'X' en el cuadrado al lado de la declaración que indica la forma en que desea votar.

FREDERICKSBURG PROPOSICIÓN 1

- | | | |
|--------------------------|---------------|--|
| ☐ | Para | Sección 1.02 Límites de la ciudad de Fredericksburg
<i>Los límites de la ciudad de Fredericksburg pueden ampliarse o extenderse mediante la anexión de territorio adicional por cualquier método descrito en el Código de Gobierno Local del Estado de Texas y los límites en el mapa oficial de la ciudad de Fredericksburg, según se enmiende ahora o en el futuro.</i> |
| ☐ | Contra | |

PROPOSICIÓN DE FREDERICKSBURG 2

- | | | |
|--------------------------|---------------|--|
| ☐ | Para | |
| ☐ | Contra | ¿Se debe enmendar la Sección 1.04 Contracción de Límites de la Carta Constitucional de la Ciudad de Fredericksburg para que diga que el <i>Territorio dentro de los límites corporativos de la Ciudad de Fredericksburg puede ser desanexado por cualquier método descrito en el Código de Gobierno Local de Texas, como ahora o en el futuro enmendado?</i> |

PROPOSICIÓN 3 DE FREDERICKSBURG

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Para

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Contra

La Sección 2.02. El Dominio Eminente de la Carta Constitucional de la Ciudad de Fredericksburg debe ser enmendado para que diga: *La Ciudad tendrá el pleno poder y derecho de ejercer el poder de dominio eminente cuando sea necesario o deseable para llevar a cabo cualquiera de los poderes que le confiere esta Carta Constitucional o la Constitución y las Leyes del Estado de Texas. El poder de expropiación conferido por la presente incluirá el derecho de la Ciudad a cobrar la cuota en la tierra así condenada y dicho poder y autoridad incluirán el derecho de expropiar la propiedad pública para tales fines. La Ciudad tendrá y poseerá el poder de expropiación para cualquier propósito municipal o público, aunque no esté específicamente enumerado en esta Carta.*

FREDERICKSBURG PROPOSICIÓN 4

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Para

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Contra

La Sección 3.01. El Número, la Selección y el Término deben ser enmendados para que digan " *El Alcalde y los Concejales serán conocidos como el "Concejo Municipal de la Ciudad de Fredericksburg". El Alcalde y los Concejales serán elegidos de la Ciudad en general. El mandato del Alcalde y de los Concejales será de dos años. Cada miembro del Concejo Municipal servirá hasta que su sucesor sea elegido y calificado. El Alcalde o los Concejales pueden ser elegidos por un número ilimitado de períodos, pero no más de cuatro períodos consecutivos, en el mismo cargo.*

Los mandatos de los Concejales serán escalonados de manera que dos (2) miembros serán elegidos para un período ordinario cada año. Todas las elecciones se celebrarán en la forma prevista en el Artículo VI de esta Carta. Los mandatos ordinarios comenzarán de conformidad con el Código Electoral.

PROPOSICIÓN 5 DE FREDERICKSBURG

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Para

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Contra

La Sección 3.02. Se enmienden los requisitos de la Carta Constitucional de la Ciudad de Fredericksburg agregando una subsección que diga

- a) Si algún concejal se ausenta de tres reuniones ordinarias consecutivas sin una excusa válida, el Concejo Municipal puede declarar que existe una vacante y llenar dicha vacante como se establece en la Sección 3.07 de la Carta.

PROPOSICIÓN 6 DE FREDERICKSBURG

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Para

La sección 3.04. La compensación se enmendará para aumentar el salario mensual del alcalde a \$1,000 por mes y cada concejal a \$700.00 por mes a partir del 1 de junio de 2024.

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Contra

PROPOSICIÓN 7 DE FREDERICKSBURG

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Para

¿Se debe enmendar la Sección 3.06 Poder de Emergencia del Alcalde de la Carta Constitucional de la Ciudad de Fredericksburg para que diga En tiempo de peligro o emergencia, el Alcalde puede, con el consentimiento del Concejo Municipal, tomar el mando del Departamento de Policía, el Departamento de Bomberos y el Manejo de Emergencias y gobernar la Ciudad por proclamación y mantener el orden y hacer cumplir todas las leyes?

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Contra

PROPOSICIÓN 8 DE FREDERICKSBURG

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Para

¿Se debe enmendar la Carta Constitucional de la Ciudad de Fredericksburg para incluir la Sección 4.04? Secretario de la Ciudad y leer El Administrador de la Ciudad empleará a un Secretario de la Ciudad que reportará al Administrador de la Ciudad. El Administrador de la Ciudad establecerá su remuneración y deberes. El Secretario Municipal deberá:

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Contra

- (1) A menos que el Administrador de la Ciudad lo excuse por una buena causa, asista a todas las reuniones del Concejo Municipal y mantenga actas precisas de sus procedimientos;
- (2) Conservar y mantener en orden todos los libros, papeles, documentos, registros y archivos de la Ciudad;
- (3) Autenticar firmando y registrando todas las ordenanzas y resoluciones;
- (4) Servir como Oficial Principal de Elecciones de la Ciudad y ser responsable de la realización de las elecciones de acuerdo con esta Carta Orgánica y las Leyes aplicables del Estado de Texas; y
- (5) Realizar cualquier otro deber que la Carta, las Ordenanzas o el Administrador de la Ciudad puedan disponer. Cuando lo autorice el Administrador de la Ciudad y el Concejo Municipal, el Secretario de la Ciudad puede nombrar asistentes, sujeto a la aprobación del Administrador de la Ciudad, que pueden ayudar a realizar cualquiera de estas funciones.

FREDERICKSBURG PROPOSICIÓN 9

Sección 6.05. Los candidatos electos de la Carta Constitucional de la Ciudad de Fredericksburg deben ser enmendados para que digan

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Para

(a) *El candidato en la elección ordinaria de la Ciudad que reciba el mayor número de votos emitidos para el cargo de Alcalde será declarado electo. En caso de empate en la votación*

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Contra

entre los candidatos que reciban el mayor número de votos emitidos para el cargo de Alcalde, el Concejo Municipal y el Secretario de la Ciudad deberán seguir las leyes y procedimientos provistos en el Código Electoral del Estado de Texas.

(b) Los candidatos en la elección ordinaria de la Ciudad que reciban el mayor y segundo mayor número de votos emitidos para el cargo de Concejal serán declarados electos. En caso de que haya un empate en la votación entre los candidatos, de modo que dos candidatos a concejal no reciban el mayor y segundo mayor número de votos, el Secretario de la Ciudad seguirá las leyes y procedimientos provistos en el Código Electoral del Estado de Texas.

PROPOSICIÓN 10 DE FREDERICKSBURG

La Sección 7.02. Las peticiones de destitución de la Carta Constitucional de la Ciudad de Fredericksburg deben ser enmendadas para que digan lo siguiente: Antes de que la cuestión de la destitución de dicho Funcionario Electo sea presentada a los votantes calificados de la Ciudad, *primero se presentará una petición exigiendo que dicha pregunta sea presentada ante la persona que desempeñe las funciones del Secretario de la Ciudad, cuya petición deberá ser firmada por votantes calificados de la Ciudad en número igual a al menos el diez por ciento (10%) de la el número total de votantes registrados al 1 de enero anterior. Cada una de estas peticiones de destitución y cada firma en ella deberán cumplir plenamente con los requisitos del Código Electoral de Texas, según enmendado ahora o en el futuro.*

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Para

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Contra

FREDERICKSBURG PROPOSICIÓN 11

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Para

La Sección 7.03. El Formulario de Petición de Destitución de la Carta Constitucional de la Ciudad de Fredericksburg debe ser enmendado para que diga Notario Público, Estado de Texas

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Contra

PROPOSICIÓN 12 DE FREDERICKSBURG

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Para

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Contra

Sección 7.02 Presentación de la petición al Concejo Municipal. de la Carta Constitucional de la Ciudad de Fredericksburg, se enmendará para que diga *Dentro de los sesenta (60) días posteriores a la fecha de presentación de la petición de destitución, la persona que desempeñe las funciones del Secretario de la Ciudad verificará que la petición esté en la forma correcta y esté firmada por el número requerido de votantes registrados. El Secretario de la Ciudad presentará la petición, junto con sus hallazgos, al Concejo Municipal. El Ayuntamiento determinará la validez de la petición y actuará en consecuencia.*

PROPOSICIÓN DE FREDERICKSBURG 13

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Para

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Contra

La Sección 7.06. Audiencia Pública que se llevará a cabo.El Funcionario Electo cuya destitución se *solicita puede, dentro de los cinco (5) días posteriores a la presentación de dicha petición de destitución al Concejo Municipal, solicitar que se celebre una audiencia pública para permitirle presentar hechos pertinentes a los cargos especificados en la petición de destitución. En este caso, el Concejo Municipal ordenará que se lleve a cabo dicha audiencia pública, no menos de cinco (5) días ni más de quince (15) días después de recibir dicha solicitud de audiencia pública.*

PROPOSICIÓN 14 DE FREDERICKSBURG

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Para

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Contra

La Sección 7.07. Si *un funcionario electo cuya destitución se solicita no renuncia, entonces será deber del Concejo Municipal ordenar una elección y fijar una fecha para la celebración de dicha elección revocatoria, la fecha de la cual la elección será la siguiente fecha de elección uniforme después de la fecha de la audiencia pública, siempre que el momento permita el cumplimiento de las normas aplicables del Estado de la Ciudad. Leyes Electorales de Texas, de lo contrario, la fecha de la elección será la siguiente fecha de elección uniforme.*

PROPOSICIÓN DE FREDERICKSBURG 15

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Para

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Contra

¿Se enmendará la Sección 7.09 Resultado de la Elección Revocatoria de la Carta Constitucional de la Ciudad de Fredericksburg para que diga: Si la mayoría de los votos emitidos en una elección revocatoria son "Sí" para la destitución de la persona nombrada en la boleta, se considerará que él o ella ha sido destituido de su cargo y la vacante se llenará según lo dispuesto en la Sección 3.07 de esta Carta.

PROPOSICIÓN 16 DE FREDERICKSBURG

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Para

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Contra

La Sección 8.02. Iniciativa. de la Carta Constitucional de la Ciudad de Fredericksburg se enmienda para que diga "Los votantes registrados de la Ciudad de Fredericksburg pueden iniciar la legislación mediante la presentación de una petición dirigidas al Concejo Municipal que solicitan la presentación de una propuesta de ordenanza o resolución a votación de los votantes registrados de la Ciudad. Dicha petición debe ser firmada por votantes registrados de la Ciudad en número igual al diez por ciento (10%) del número de votantes registrados al 1 de enero anterior, y cada copia de la petición deberá tener adjunta una copia de la ordenanza o resolución propuesta. ~~La~~ petición se firmará dentro del mismo tiempo en que se firman las peticiones de destitución, de la misma manera que se firman las peticiones de destitución , y se verificará bajo juramento y se presentará ante el Secretario de la Ciudad de la manera y forma en que se presentan las peticiones de destitución según lo dispuesto en esta Carta. La petición puede consistir en una o más copias, según lo permitido para las peticiones de destitución. Dentro sesenta (60) días después de la fecha de presentación de la petición de destitución, la persona que desempeñe las funciones de Secretario Municipal verificará que la petición esté en la forma correcta y esté firmada por el número requerido de votantes registrados. El Secretario de la Ciudad presentará la petición, junto con sus hallazgos, al Concejo Municipal. El Ayuntamiento determinará la validez de la petición y actuará en consecuencia. Si el Concejo Municipal determina que la petición es válida, será deber del Concejo Municipal en la próxima Reunión Ordinaria del Concejo Municipal para la cual se pueda publicar un aviso público de acuerdo con la ley, aprobar y adoptar dicha ordenanza o resolución sin alteración en cuanto a su significado o efecto, o convocar una elección especial que se llevará a cabo en la próxima fecha de elección uniforme para la cual se cumplirá plenamente con el Estado aplicable de las Leyes Electorales de Texas es posible.

PROPOSICIÓN DE FREDERICKSBURG 17

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Para

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Contra

Sección 8.03. Referéndum. de la Carta Constitucional de la Ciudad de Fredericksburg debe ser enmendada para que diga: Los votantes registrados de la Ciudad de Fredericksburg pueden iniciar legislación mediante la presentación de una petición dirigida al Concejo Municipal que solicite la presentación de una ordenanza o resolución propuesta a votación de los votantes registrados de la Ciudad. Dicha petición debe ser firmada por votantes registrados de la Ciudad en número igual al diez por ciento (10%) del número de votantes registrados al 1 de enero

anterior, y cada copia de la petición deberá tener adjunta una copia de la ordenanza o resolución propuesta. La petición se firmará al mismo tiempo que se firman las peticiones de destitución, de la misma manera que se firman las peticiones de destitución, y se verificará bajo juramento y se presentará con el Secretario de la Ciudad en la manera y forma en que se presenten las peticiones de destitución según lo dispuesto en esta Carta. La petición puede consistir en una o más copias, según lo permitido para las peticiones de destitución. Dentro de los sesenta (60) días posteriores a la fecha de presentación de la petición de destitución, la persona que desempeñe las funciones del Secretario Municipal verificará que:

La petición está en la forma correcta y está firmada por el número requerido de votantes registrados. El Secretario de la Ciudad presentará la petición, junto con sus hallazgos, al Concejo Municipal. El Ayuntamiento determinará la validez de la petición y actuará en consecuencia. Si el Concejo Municipal determina que la petición es válida, será deber del Concejo Municipal en la próxima Reunión Ordinaria del Concejo Municipal para la cual se pueda publicar un aviso público de acuerdo con la ley, aprobar y adoptar dicha ordenanza o resolución sin alteración en cuanto a su significado o efecto, o convocar una elección especial que se llevará a cabo en la próxima fecha de elección uniforme para la cual se cumplirá plenamente con el Estado aplicable de las Leyes Electorales de Texas es posible.

PROPOSICIÓN DE FREDERICKSBURG 18

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Para

Sección 8.03. Referéndum. de la Carta Constitucional de la Ciudad de Fredericksburg se enmendará para que diga Las papeletas utilizadas al votar sobre dichas ordenanzas, resoluciones o medidas propuestas y referidas, deberán establecer su naturaleza lo suficiente como para identificarlas y establecerán en líneas separadas las palabras:

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Contra

PARA

CONTRA

O los idiomas provistos en el Código Electoral del Estado de Texas

PROPOSICIÓN DE FREDERICKSBURG 19

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Para

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Contra

La Sección 10.05. Audiencia Pública sobre Presupuesto. de la Carta Constitucional de la Ciudad de Fredericksburg se enmiende para que diga: *El Concejo Municipal fijará la hora y el lugar para una audiencia pública sobre el presupuesto y hará que se publique en un periódico de circulación general de la Ciudad de Fredericksburg un aviso de la audiencia en cumplimiento con el Capítulo 102 del Código de Gobierno Local de Texas, en su forma actual o en el futuro. Se dará a todas las personas interesadas la oportunidad de ser oídas a favor o en contra de cualquier artículo o de la cantidad de cualquier artículo contenido en el mismo.*

PROPOSICIÓN 20 DE FREDERICKSBURG

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Para

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Contra

La Sección 10.18. Uso de fondos empresariales.de la Carta Constitucional de la Ciudad de Fredericksburg se enmiende para que diga *La Ciudad de Fredericksburg no utilizará los ingresos o reservas de un Fondo Empresarial (incluidos, entre otros, los Servicios de Electricidad, Agua y Agua). y Fondos de Alcantarillado, Desechos Sólidos y Drenaje), excepto para los gastos dentro del propósito del fondo, a menos que sea aprobado por los votantes en elecciones que especifiquen la cantidad y el dinero del que se retirarán los Fondos Empresariales.*

PROPOSICIÓN DE FREDERICKSBURG 21

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Para

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Contra

La Sección 11.06. Consentimiento de los propietarios.de la Carta Constitucional de la Ciudad de Fredericksburg ser eliminada de la Carta Constitucional de la Ciudad con la intención de manejar las Ordenanzas.

PROPOSICIÓN DE FREDERICKSBURG 22

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Para

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Contra

La Sección 12.02. Intereses financieros personales.de la Carta Constitucional de la Ciudad de Fredericksburg sea renombrada y enmendada para que diga Sec. 12.02. Conflicto de intereses.

Cualquier Funcionario de la Ciudad, designado o empleado que tenga un conflicto de intereses según se define en el Capítulo 176 del Código de Gobierno Local de Texas, según se enmiende ahora o en el futuro, o por la Ordenanza de Ética de la Ciudad vigente en ese momento, deberá revelar ese interés según lo exija la ley y abstenerse de votar o deliberar o participar en su calidad de Oficial de la Ciudad, o empleado en un asunto que sea objeto de

conflicto de intereses. Cualquier funcionario de la ciudad, designado o empleado que oculte un interés financiero sustancial o viole los requisitos de esta Sección será culpable de malversación en el cargo o posición y perderá su cargo o posición.

PROPOSICIÓN DE FREDERICKSBURG 23

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Para

¿Será la Sección 12.17. Construcción gramatical. de la Carta Constitucional de la Ciudad de Fredericksburg se enmiende para que diga (a)

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Contra

Siempre que en esta Carta se utilice el singular, se incluirá el plural; siempre que se utilice el género masculino y se incluya el femenino.

SECCIÓN 3.
PAPELETA DE VOTO

El Secretario Municipal de la Ciudad de Fredericksburg se asegurará de que las boletas estén preparadas para ser utilizadas en dicha elección, en las cuales se imprimirán las boletas de las proposiciones que se votarán en la elección. Las boletas deberán ser impresas en inglés y español para su uso en dicha elección. Cada propuesta de enmienda a los estatutos será separada y distinta para que los votantes pasen sobre cada una por separado y aparte de la otra y para que cada votante pueda votar "A favor" o "en contra" de cada una de dichas enmiendas.

SECCIÓN 4.
FECHA DE ENTRADA EN VIGOR DE LAS MODIFICACIONES

Las enmiendas propuestas, si son aprobadas por la mayoría de los votantes calificados que votan sobre dichas enmiendas, se convertirán en parte de la Carta Constitucional de la Ciudad de Fredericksburg tan pronto como el Concejo Municipal haya ingresado una orden oficial en las Actas del Concejo de dicha Ciudad, declarando que la misma ha sido adoptada.

SECCIÓN 5.
VOTACIÓN EL DÍA DE LAS ELECCIONES

Sábado 4 de mayo de 2024 entre las 7:00 a.m. y las 7:00 p.m., a las :

Precinto del Condado de Gillespie 1 al Precinto 4
(Combinado en un recinto de la ciudad)
Biblioteca de la Escuela Secundaria Fredericksburg
110 W. Calle Travis
Fredericksburg , Texas 78624

SECCIÓN 6
VOTACIÓN ANTICIPADA

- a) El Secretario de la Ciudad, Ciudad de Fredericksburg, 126 W. Main Street, Fredericksburg, Texas 78624, por la presente se designa como la Secretaria de Votación Anticipada y su personal se designa como Secretario Adjunto de Votación Anticipada.
- b) La votación anticipada por comparecencia personal se llevará a cabo en:

Cabaña de las Girl Scouts
202 W. Austin Street
Fredericksburg , Texas 78624

Lunes	Abril	Día 22	7:30 a.m.	hasta	4:30 horas.m.
Martes	Abril	Día 23	7:30 a.m.	hasta	4:30 p.m.
Miércoles	Abril	Día 24	7:30 a.m.	hasta	4:30 p.m.
Jueves	Abril	Día 25	7:30 a.m.	hasta	4:30 p.m.

Viernes	Abril	Día 26	7:30 a.m.	hasta	4:30 p.m.
Sábado	Abril	Día 27	8:30 a.m.	hasta	11:30 a.m.
Lunes	Abril	Día 29	7:30 a.m.	hasta	4:30 p.m.
Martes	Abril	Día 30	7:30 a.m.	hasta	4:30 p.m.

c) La solicitud de boleta por correo se enviará por correo a:

Shelley Goodwin,
Secretario de la Ciudad – Secretario de
Votación Anticipada
Ciudad de Fredericksburg
126 W. Calle Principal
Fredericksburg, Texas 78624
elections@fbgtx.org
(830)997-7521
www.fbgtx.org/224/Elections

Independientemente del método de entrega, el último día, las solicitudes de boletas por correo (ABBM, por sus siglas en inglés) deben recibirse a más tardar a las 4:30 p.m. del 23 de abril de 2024.

Las solicitudes de tarjetas postales federales (FPCA, por sus siglas en inglés) deben recibirse a más tardar a las 4:30 p.m. del 23 de abril. 2024.

SECCIÓN 7. **NOMBRAMIENTO DE JUECES ELECTORALES Y JUECES ELECTORALES** **ALTERNATIVOS**

Por la presente se nombra a las siguientes personas nombradas para que se desempeñen como Jueces Electorales Presidentes y Jueces Presidentes Suplentes , respectivamente, en la elección:

	Encuesta del día as elecciones	Junta de Boleta de Votación de Anticipada
Elección de Presidente Juez	Gordan Browning:	Lorrie Hess
Segundo Presidente Suplente Juez	David Roberts	Melynn Williams

El Juez Electoral Presidente y los Jueces Presidentes Suplentes serán votantes calificados de la Ciudad. El Secretario de la Ciudad deberá, de acuerdo con la Sección 32.009 del Código Electoral, entregar a la

El Juez Presidente de Elecciones y los Jueces Presidentes Suplentes notificarán sus nombramientos a más tardar el 22 de marzo de 2024.

SECCIÓN 8 **NOMBRAMIENTO DE SECRETARIOS.**

El Juez Electoral Presidente del lugar de votación nombrará a los Secretarios Electorales y a tantos Secretarios Electorales adicionales como sean necesarios para la correcta realización de la elección. Sin embargo, tres (3) secretarios será el número mínimo de secretarios que pueden ser nombrados para servir en el lugar de votación. El Juez hará un esfuerzo razonable para nombrar al menos un (1) secretario electoral bilingüe.

SECCIÓN 9.
REMUNERACIÓN Y CAPACITACIÓN DE JUECES Y SECRETARIOS.

Por la presente, se autoriza al Secretario de la Ciudad a pagar las siguientes tarifas por hora:

Juez Presidente de Elecciones	\$16.00
Magistrado Presidente Suplente	\$15.00
Secretarios electorales	\$14.00

Se requiere que el Secretario de la Ciudad proporcione capacitación electoral o que todos los trabajadores electorales tomen la capacitación apropiada del Secretario de Estado para sus funciones.

SECCIÓN 10.
MÉTODO DE VOTACIÓN.

Por la presente se autoriza e instruye al Secretario de la Ciudad a proporcionar y suministrar todos los suministros necesarios para llevar a cabo la elección general, de acuerdo con esta resolución y el Código Electoral de Texas. La votación en la elección se realizará con boletas de papel con una máquina de votación ADA requerida.

SECCIÓN 11
ENTREGA DE DEVOLUCIONES.

De acuerdo con el Código Electoral, inmediatamente después del cierre de las urnas el día de la elección, los funcionarios electorales nombrados en esta Ordenanza harán y entregarán los resultados de la elección de acuerdo con el Código Electoral. Todos los registros y suministros electorales serán conservados por el Secretario de la Ciudad de acuerdo con el Código Electoral.

SECCIÓN 12.
LEY APLICABLE Y VOTANTES CALIFICADOS.

La elección se llevará a cabo de acuerdo con la Constitución del Estado de Texas y el Código Electoral, y todos los votantes calificados residentes de la Ciudad serán elegibles para votar en esta elección.

SECCIÓN 13.
PUBLICACIÓN Y FIJACIÓN DEL AVISO DE ELECCIÓN.

La notificación de la elección se dará según lo requerido por el Capítulo 4 del Código Electoral.

SECCIÓN 14.

ACCIONES NECESARIAS.

El Alcalde y el Secretario de la Ciudad de la Ciudad, en consulta con el Abogado de la Ciudad, están autorizados y ordenados a tomar todas y cada una de las medidas necesarias para cumplir con las disposiciones del Código Electoral de Texas u otros estatutos y constituciones estatales y federales en la realización de la elección, ya sea que estén expresamente autorizados o no en este documento.

SECCIÓN 15

Por la presente se declara que es la intención del Concejo Municipal que las frases, cláusulas, oraciones, párrafos y secciones de esta Ordenanza sean separables, y si alguna frase, cláusula, oración, párrafo o sección de esta Ordenanza es declarada inconstitucional por la sentencia o decreto válido de cualquier tribunal de jurisdicción competente, dicha inconstitucionalidad no afectará ninguna de las frases restantes, cláusulas, oraciones, párrafos y secciones de esta Ordenanza, ya que la misma habría sido promulgada por el Concejo Municipal sin la incorporación en esta Ordenanza de ninguna frase, cláusula, oración, párrafo o sección inconstitucional.

SECCIÓN 16

La presente Ordenanza entrará en pleno vigor y efecto a partir de su adopción.

ACEPTADO Y APROBADO en este día ____ de febrero de 2024.

Jeryl Hoover, Alcalde

ATESTIGUAR:

Shelley Goodwin, TRMC/CMC, Secretaria de la Ciudad

APROBADO EN CUANTO A LA FORMA:

Mick McKamie, Abogado de la Ciudad



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: February 6, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Resolution 2024-01R related to City support of MAC-RE, LLC's proposed rehabilitation of the Fredericksburg Senior Apartments located at 591 E. Highway St. (Jeryl Hoover, Mayor)

PRESENTATION:

SUMMARY:

Consideration of a resolution in support of MAC-RE, LLC's proposed rehabilitation of affordable rental housing at The Fredericksburg Senior Apartments located at 591 E. Highway St.

BACKGROUND:

MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at The Fredericksburg Senior Apartment complex located at 591 E. Highway St. MAC-RE intends to submit an application to the Texas Department of Housing and Community Affairs for 9% housing tax credits.

MAC-RE is requesting the City pass a resolution of support of the project which would include a development fee waiver in the amount of \$250.00 as a commitment of development funding. Robby Meyer with ARX Advantage/MAC-RE will be in attendance at the meeting to make the attached presentation and to answer any questions that may arise.

FUNDING SOURCE: General Fund
(Development Fees)

FINANCIAL IMPACT:
\$250

STAFF RECOMMENDATION:

The proposed rehabilitation of the facility represents a substantial re-investment in the developed property and will provide much-needed affordable housing stock, so City staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Quality of Life Vision

ATTACHMENTS:

1. Fredericksburg Seniors Support-Financial-Resolution
2. Fredericksburg Seniors Mac-Re Presentation

APPROVAL/REVIEW:

Krista Wareham, Director of Finance

Date: January 30, 2024

William McKamie, City Attorney

Date: February 02, 2024



Shelley Goodwin, City Secretary

Date: February 02, 2024



Clinton Bailey, City Manager

Date: February 02, 2024

RESOLUTION 2024-01R

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 591 East Hwy Street, named The Fredericksburg Seniors Apartments in the City of Fredericksburg, Texas; and

WHEREAS, MAC-RE, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for The Fredericksburg Seniors Apartments

WHEREAS, MAC-RE, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for The Fredericksburg Seniors Apartments development as a commitment of development funding from the city of Fredericksburg, Texas; and

WHEREAS, the City of Fredericksburg, Texas has the authority to defer development fees on the property located at 591 East Hwy Street;

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Fredericksburg, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

The governing body of the City of Fredericksburg, Texas, hereby confirms that it supports the rehabilitation of The Fredericksburg Seniors Apartments located at 591 East Hwy Street, and that this formal action has been taken to put on record the opinion expressed by the City on _____, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Jeryl Hoover, Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

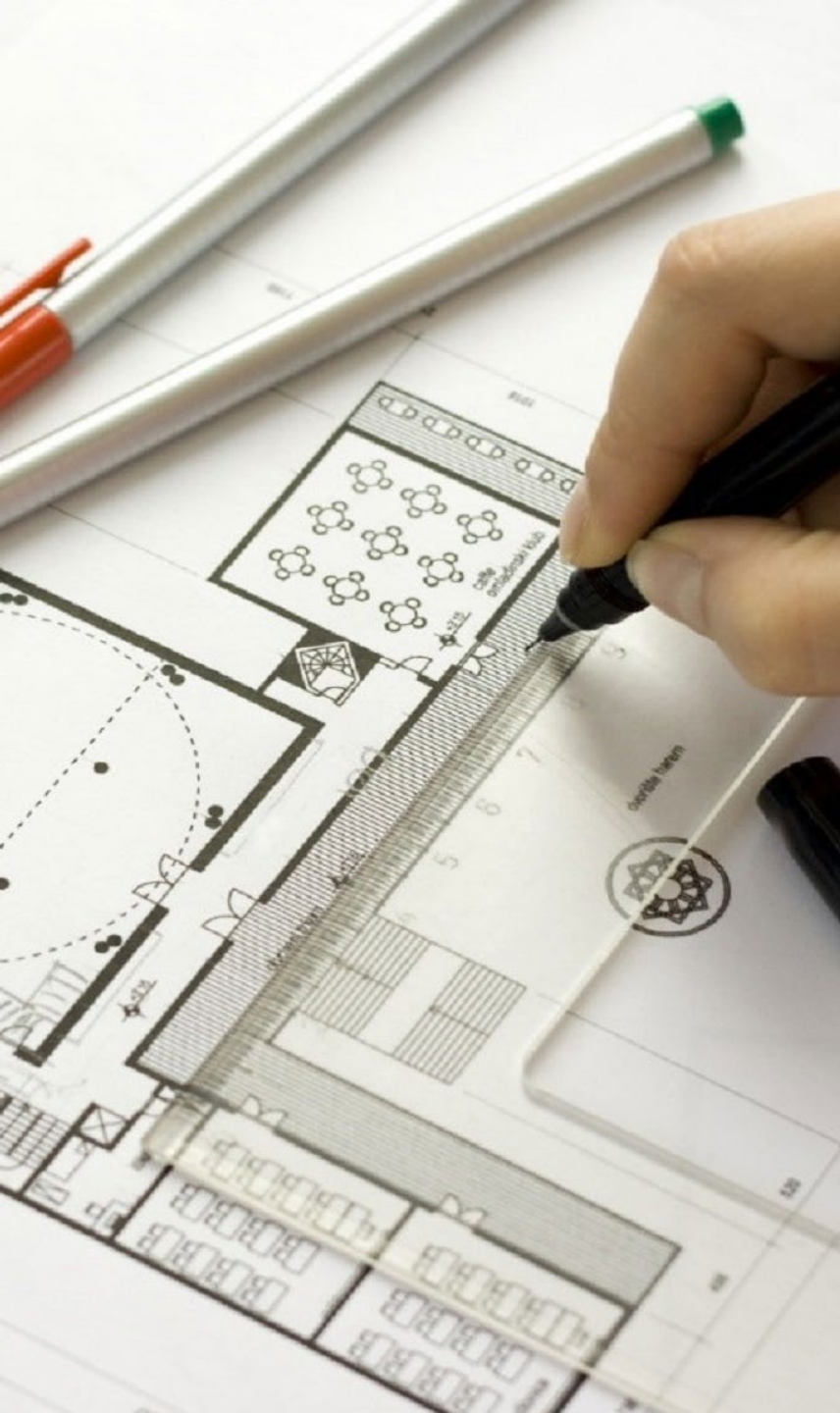
This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this _____ day of _____ 2024 at a regular meeting of the City Council of Fredericksburg.

Jeryl Hoover, Mayor

Seal

Shelley Goodwin, City Secretary



Arx Advantage Presents MAC-RE and Fredericksburg Seniors Apartments

Robbye Meyer, Principal

Justin Meyer, Principal, Development Specialist

Mark Meyer, Principal, Development Analyst



MAC-RE OVERVIEW

MAC-RE completed their first development in 1979 in Mansfield, Louisiana. Since that time they have acquired and completed 147 developments consisting of 4,978 units in 98 cities throughout Texas, Louisiana, and Mississippi. 3,406 of the units are for families and 1,572 of the units are for seniors.

ARX ADVANTAGE OVERVIEW

Arx Advantage Consulting, the development consulting group, has over thirty years of finance, real estate, housing programs and asset management experience. Robbye Meyer, principal and owner, is the former director of multifamily finance for the Texas Department of Housing and Community Affairs. Justin Meyer, principal, directs development logistics and planning. Mark Meyer, principal, oversees development strategic analysis.

Arx Advantage is a comprehensive real estate development consulting firm. The vision of Arx is to assist in the development of affordable housing through the use of public and private funding resources and to assist in providing opportunities for the people who eventually live in the homes created by helping provide them with the resources they need to better their lives.

TAX CREDIT PROGRAM OVERVIEW

- IRS Program originated through 1986 tax plan
- Program administered through State agencies – TDHCA
- Investor receives dollar-for-dollar income tax reduction
- Investor dollars contribute equity in the financing structure to reduce the amount of mortgage debt on the property
- Lower debt allows owner to charge below market rents

FREDERICKSBURG SENIORS APARTMENTS

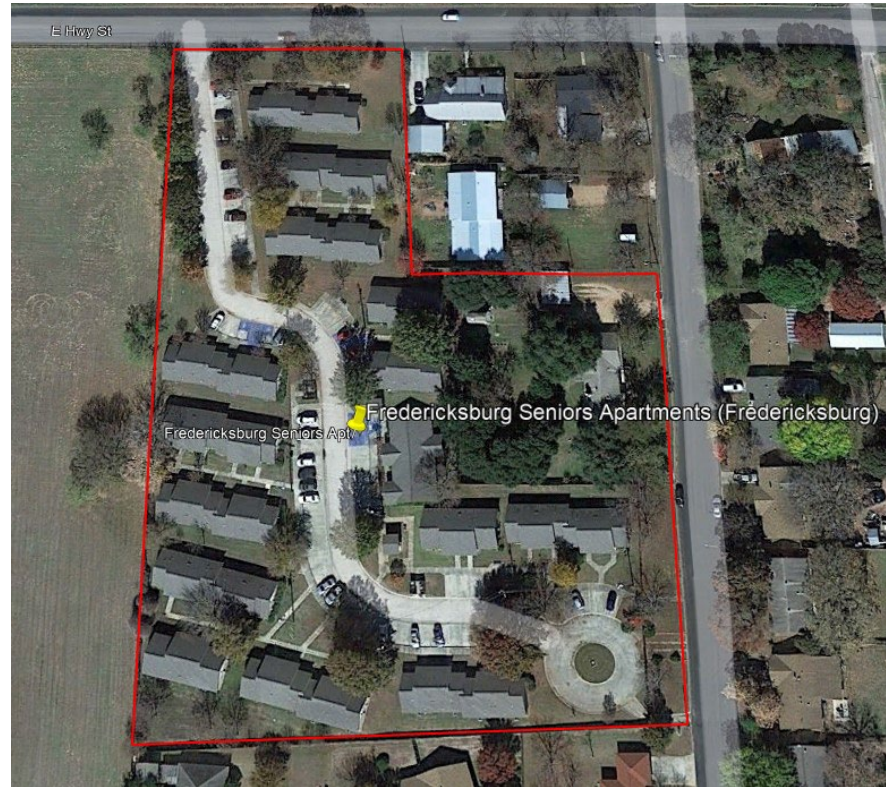
48 Units of Affordable Rental Housing for families

- 14 – residential buildings
 - 40 – one bedroom units
 - 8 – two bedroom units
- 1 – attached office building

All units are reserved for families making 60% and below the area's median income.

FREDERICKSBURG SENIORS APARTMENTS

591 E Hwy St, Fredericksburg, TX 78624



PROPOSED REHABILITATION

- Retrofitting parking areas for accessibility
- Kitchen cabinets/vanities/countertops
- Replace kitchen sinks
- New mailbox pad
- Metal fascia wrap
- New gutters
- Roofing replacements
- Additional framing and drywall
- Doors and windows replacement
- VCT Tile floors
- Parking lot upgrades
- Landscaping upgrades
- Energy Star refrigerators
- Energy Star rated electric ranges
- Energy Star rated water heaters
- Tub/shower upgrades
- Energy Star HVAC units
- Energy Star ceiling fans



Complete scope of rehabilitation may change during development process)

TIMELINE

January 5, 2024 – Submitted Pre-Application

March 1, 2024 – Submission of Full Application

July 2024 – Awards Announced

April 2025 – Close on Development

June 2025 – Begin Construction on the rehabilitation.

(Proposed timeline may change during development process)

ASSISTANCE NEEDED FROM THE CITY

1. Resolution of Support from the City Council
(needs to be submitted with application on
March 1, 2024)
2. A waiver or reduction of fees for the
Development in an amount of at least
\$250.00 (also needs to be submitted with
application on March 1, 2024)



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Andrea Schmidt, Parks and Recreation
Director

MEETING DATE: February 6, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider awarding the Pioneer Pavilion Roof replacement bid for \$86,850 to Diamond K Construction (Andrea Schmidt, Director of Parks and Recreation).

PRESENTATION:

SUMMARY:

The roof at the Pioneer Pavilion is the original roof installed at the time of the building's construction in the 60s. Over the last several years, it has shown its age and is leaking in several areas. Funding was approved in the FY 2023 budget to replace the roof.

An invitation for bids was advertised in December 2023. At the pre-bid meeting, two companies attended and both submitted a bid. Diamond K Construction was the low bidder at \$86,850. Diamond K Construction has successfully worked on other city projects, including the storage facility at Lady Bird Johnson Municipal Park, and is about to start on the new storage facility at Old Fair Park. The second bid was in the amount of \$120,000.

BACKGROUND:

During the FY 2024 budget process, \$150,000 was approved for renovations at the Pioneer Pavilion. \$100,000 of this was for the new roof replacement. The low bid is below that amount. Since this is the original roof, issues may be discovered as the roof is removed. Any structure damage such as rusted purlins will be addressed at the time of the re-roof. The additional \$13,150 will be used to address any problems.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:
\$86,850 to \$100,000

STAFF RECOMMENDATION:

Consider approving the low bid from Diamond K Construction in the amount of \$86,850 with an additional \$13,150 in contingency for the Pioneer Pavilion roof replacement.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Diamond K Pioneer Roof Replacement bid
2. Pioneer Roof RFP 2023

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: January 18, 2024

Krista Wareham

Krista Wareham, Director of Finance

Date: January 18, 2024

William McKamie, City Attorney

Date: January 18, 2024

Shelley Goodwin

Shelley Goodwin, City Secretary

Date: January 24, 2024

Clinton Bailey

Clinton Bailey, City Manager

Date: February 01, 2024

Diamond K Construction

12038 FM 2093

Fredericksburg, TX 78624

(830)377-6143

Scope of work

Remove existing roof on the Pioneer pavilion

Supply all new 26-gauge galvalume "R" panel steel

Remove and replace existing insulation with 3" vinal back R 11 insulation

Replace all rake trim and gutters around eve of building (No soffit panels will be replaced)

No skylights will be used in the re-roof

Haul all old roof panels and insulation away from site

Replace and re flash small entry porch roof with the same type roof materials but no insulation

Any structure damage such as rusted purling's will be addressed at the time of re roof

Total with labor and materials 86,850

Request for Proposals

Pioneer Pavilion Roof Replacement City of Fredericksburg, TX



Issue Date: **Monday, December 11, 2023**

Proposal Due Date: **Tuesday, January 9, 2024, 1:00 p.m.**

INTRODUCTION AND SUMMARY

The City of Fredericksburg, Texas (“City”) invites all qualified parties to submit written proposals for the Pioneer Pavilion Roof Replacement project at Lady Bird Johnson Municipal Park, consistent with the terms, conditions and instructions set forth in this Request for Proposals (“RFP”).

The deadline for submitting the response to this RFP is 1:00 p.m. (CST), **Tuesday, January 9, 2024**. If mailed, the proposal must be received by the City by this date and time.

The Request for Proposals may also be downloaded from the City’s website at www.fbgtx.org. It is the downloader’s responsibility to check the website for addendums and additional information.

Respondents to this RFP must submit an original and one (1) copy of their Proposal in a sealed package labeled “**Pioneer Pavilion Roof Replacement.**”

Responses will be time stamped and dated and should be sent to:

Andrea Schmidt, Parks & Recreation Director
Fredericksburg City Hall
126 West Main Street
Fredericksburg, TX 78624

Late responses will not be accepted. Faxed or emailed responses will not be accepted. The City is not responsible for submissions not properly identified.

Questions regarding this RFP must be submitted in writing to the City by **Tuesday, January 2, 2024**. Responses to respondent questions will be provided by **Friday, January 5, 2024**.

The City reserves the right to reject any and all responses or to accept any qualifications deemed to be in its best interest. The City shall not be obligated to enter any contract with any respondent on any terms or conditions. Questions regarding this RFP should be sent in writing or email per respondent to:

Andrea Schmidt, Parks & Recreation Director
Fredericksburg City Hall
126 West Main Street
Fredericksburg, TX 78624
aschmidt@fbgtx.org

PRE-PROPOSAL CONFERENCE

Date and Time: Thursday, December 21, 2023, 10:30 a.m.

Location: Lady Bird Johnson Municipal Park
Pioneer Pavilion
432 Lady Bird Drive (Pavilion is past tennis courts on right)
Fredericksburg, TX 78624

*Attendance at this pre-proposal conference is mandatory. This will include a walk-through of the facility.

PROCUREMENT SCHEDULE

RFP Issued: Monday, December 11, 2023
Pre-Proposal Conference: Thursday, December 21, 2023, 10:30 a.m.
Questions must be received by: Tuesday, January 2, 2024
Questions answered by: Friday, January 5, 2024, 5:00 p.m.
RFP Responses Due: Tuesday, January 9, 2024, 1:00 p.m.

SCOPE OF SERVICE

Scope of Work

- Remove existing R-Panel Roof system.
- Supply and install new 26-gauge R-Panel Roof System throughout the entire building. Attach directly to the purlins with no substrate below and skylights will be roofed over.
- Provide and install new 3” rolled insulation underneath new roofing system to provide thermal protection to the interior of the building.
- Supply and install all necessary metal roof trim and accessories.

Performance Standards and Inspections:

- Respondent is responsible for on-site inspections of all facilities and shall provide sufficient personnel required to satisfactorily accomplish stated tasks.
- Respondent shall ensure that its employees do not bring or meet personal visitors to/at the City’s property at any time. This includes children, family, or acquaintances.

- Respondent shall ensure that its staff is drug free. No alcohol or drug use shall be permitted on City of Fredericksburg property. Smoking is not allowed in any City facility.
- Windows for project completion will be discussed at preproposal conference.

City of Fredericksburg's Responsibilities:

The City of Fredericksburg shall furnish limited space for the purpose of storing Respondent's equipment and supplies in or near facilities. Keys for project shall be provided to Respondent by the City. Storage space must be maintained in a neat and orderly manner. The City assumes no security against loss or damage. In addition, the City reserves the right to inspect the project site at any time. Respondent shall reimburse the City for replacement costs of any lost keys.

Communicate with contractor any special events or other factors that will change the project schedule.

The City reserves the right to make additions, deletions, revisions and /or otherwise modify the scope of services.

The goal is to award the project at the February 6, 2024, City Council meeting. Contract award will depend on funding approval in the Fiscal Year 2024 budget.

The City is entitled to reject any and all bids (Texas Local Government Code 271.027). The City may consider the criteria described in the Evaluation Criteria section of the RFP to determine the best value for the City (Texas Local Government Code 252.021).

The City may refuse to award a contract to or enter into a transaction with an apparent low bidder or successful proposer that is indebted to the municipality (Texas Local Government Code 252.0436).

INSURANCE REQUIREMENTS & BONDING REQUIREMENTS

Insurance and Liability

Bidder shall provide insurance certificates with the Bid submission showing evidence of the following insurance coverage:

Workers' Compensation and Employers' Liability	
State of Texas Statutory limits and	
Employer's Liability:	\$100,000 Each Accident
	\$500,000 Disease-Policy Limit
	\$100,000 Disease-Each Employee
Waiver of Subrogation	

Commercial General Liability

Bodily Injury & Property Damage	
General Aggregate Limit:	\$2,000,000
Personal & Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000

The policy shall be on an Occurrence Form and include the following coverage: Premises Operations; Personal and Advertising Injury; Medical Payments; Liability assumed under an Insured Contract; Independent Contractors; and Broad Form Property Damage. Coverage provided should be at least as broad as found in Insurance Services Office (ISO) form CG0001.

Commercial Automobile Liability Limits

Bodily Injury & Property Damage	
Combined Single Limit:	\$1,000,000
Medical Payments:	\$ 5,000 Per Person
Uninsured/Underinsured Motorist	\$100,000

Bonding

A governmental entity that makes a public work contract with a prime contractor shall require the contractor, before beginning the work, to execute to the governmental entity:

- (1) a performance bond if the contract is in excess of \$100,000; and
- (2) a payment bond if the contract is in excess of \$50,000.

PROPOSAL REQUIREMENTS

- Respondents shall provide a letter of introduction and identify and provide resumes for key personnel who will be involved with the implementation of this project.
- Respondents shall provide a summary of qualifications.
- Provide the name, title, address, and phone number of three (3) references having first-hand experience with your business/organization for contracts you have been awarded. If contractor has previous experience on projects with the city, this requirement may be waived.

EVALUATION CRITERIA

Under Texas Local Government Code Section 252.043, the City may consider the following criteria:

- a) Purchase price;
- b) The reputation of the bidder and of the bidder's goods or services;
- c) The quality of the bidder's goods or services;
- d) The extent to which the goods or services meet the municipality's needs;
- e) The bidder's past relationship with the municipality;
- f) The impact on the ability of the municipality to comply with laws and rules relating to contracting with historically underutilized businesses and nonprofit organizations employing persons with disabilities;
- g) The total long-term cost to the municipality to acquire the bidder's goods or services; and
- h) Any relevant criteria specifically listed in the request for bids or proposals.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: February 6, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Discussion and the consideration of an Agreement with FBG Friends of the Fields, a Texas non-profit organization, relating to a soccer complex located at Oak Crest Park (Garret Bonn, Assistant City Manager)

PRESENTATION:

SUMMARY:

Discuss and consider an agreement with FBG Friends of the Fields relating to operations and maintenance of the proposed soccer complex at Oak Crest Park.

BACKGROUND:

In August 2018, City Council approved a lease agreement with the American Youth Soccer Organization Region 714 – Fredericksburg, TX (AYSO Fredericksburg) to construct temporary soccer fields on 12.7 acres next to Oakcrest Park. Since that time, FBG Friends of the Fields have continued efforts to raise funds to build a permanent soccer complex at Oak Crest Park.

Funding has now been obtained to complete the 22 acre facility, which will include 16 acres of fields that can be configured in various ways for different field sizes, irrigation systems, lighting, fencing, and parking area. The project is to be built in two phases with play scheduled to begin in the fall of 2024 and the Planning and Zoning Commission has approved the site plan for the facility (attached).

The attached agreement, which addresses operations and maintenance of the facility upon completion, was modeled after the August 2018 agreement. Under the terms of the agreement, the FBG Friends of the Fields would be responsible for operation of the facility including maintaining the fields and grounds. The City would be responsible for utility service, trash collection, maintenance of the lighting and irrigation, and routine cleaning of the restrooms.

FUNDING SOURCE: General Fund (Parks)

FINANCIAL IMPACT:
\$25,000

STAFF RECOMMENDATION:

The proposed soccer fields will enhance the current Oak Crest Park facility and provide much

needed, dedicated soccer fields for the growing number of soccer players in the community, so staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Site Plan
2. Soccer Complex Agreement - FBG Friends of the Fields

APPROVAL/REVIEW:



Krista Wareham, Director of Finance

Date: January 31, 2024

William McKamie, City Attorney

Date: January 31, 2024



Shelley Goodwin, City Secretary

Date: February 01, 2024



Clinton Bailey, City Manager

Date: February 01, 2024

NON-PROFIT ORGANIZATION PARK USE AGREEMENT

This Non-Profit Organization Park Use Agreement (“Agreement”) is entered into between the City of Fredericksburg, Texas (“City”) and FBG Friends of the Fields (“User”), a Texas non-profit organization, collectively referred to herein as the “parties.”

WHEREAS, as a public service, User desires to operate a soccer complex including soccer fields, lights, security fencing, concession stand, restrooms, and parking lot upon City property, for the benefit and improvement of the community.

NOW, THEREFORE, in consideration of the mutual agreements set forth in this Agreement, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

I.

User shall have the right to occupy and manage approximately 22 acres of undeveloped City-owned land (the “Premises”) adjacent to Oak Crest Park in Fredericksburg, Texas, at the location specifically set forth in the attached Exhibit A. User shall allow the general public to use the Premises on such days and times that User does not have a scheduled event. User may reasonably limit the general public’s use of the Premises to prevent overuse or damage to the Premises, as determined jointly by User and the City. User acknowledges and agrees that User has no ownership or exclusive leasehold interest of any kind in the Premises, and User may not exclude City from entering the Premises at any time for any reason, provided that City shall not unreasonably interfere with User’s use of the Premises or User’s events in progress upon the Premises.

II.

User shall be entitled to occupy and use the Premises for the cost of ten dollars (\$10) per year, commencing on the date this Agreement is executed by both parties, for an initial period of thirty (30) years.

City may terminate this Agreement immediately upon any Default by User. For the purposes of this paragraph, “Default” means (a) any material breach of the terms of this Agreement by User not cured within ten (10) days following written notice of said breach; (b) the loss of User’s status as a non-profit entity; or (c) the non-renewal or lapse of User’s Insurance coverage as required in this Agreement.

III.

User shall not use any part of the Premises for any purpose other than the activities expressly and specifically stated in this Agreement, as follows:

1. User may hold soccer practice and scrimmages, soccer games, soccer camps, and soccer tournaments.

2. User may sell concessions and other concerns consistent with User's allowable activities on the Premises. User shall pay and discharge all sales taxes or other assessments applicable to and arising out of the operation and sale of concessions, and shall obtain and comply with all applicable laws, rules, or regulations by any governmental entity concerning permitting, licensing, or other provisions. User shall obtain any necessary health permits and/or sales tax permits required for sale of goods and/or food products.

3. User shall design, construct, and maintain soccer fields ("Fields") on the Premises. User is solely responsible for providing all funding and paying all costs necessary to design, engineer, construct, maintain, and equip the Fields, excepting any costs or services City is specifically obligated to provide under this Agreement. The design, engineering, and construction of the Fields by User shall conform to plans that are preapproved by City.IV.

User, at User's sole cost and expense, shall:

1. Keep all grounds and improvements on the Premises in a good state of appearance;
2. Maintain the grounds of the Fields on the Premises, including but not limited to field marking/stripping, mowing, fertilizing, and irrigating (in accordance with water conservation measures applicable to City of Fredericksburg parks system);
3. Post safety and regulation signs in or on the Premises, in the manner, number, and location as reasonably requested by City or as required by insurance provider;
4. Post proper signage listing agreement between City and User along with donor and sponsorship signage, in accordance with City signage policies;
5. Securely anchor or counter-weight soccer goals at all times; and
6. Notify City as soon as practicable of any known hazard or condition on the Premises that presents a danger to any user of the Premises;
7. Maintain insurance on the fields and regulate Fields and Premises as per insurance policy requirements.

V.

City, at City's sole cost and expense, shall:

1. Pay all costs for utility services (water, wastewater, & electric) used at the Premises;
2. Empty, on a weekly basis, any City-owned trash can placed on the Premises by the City;

3. Provide and extend water and wastewater services to restroom/concession stand location and connection point for field irrigation system (to be installed by others);
4. Maintenance and routine cleaning of restrooms;
5. Maintenance and repair of lighting and irrigation systems;

VI.

User may subcontract with a third party to perform services under Article III and Article IV herein on behalf of User, and to perform other services consistent with and necessary for User's activities on the Premises, provided City is notified of said subcontractor prior to subcontractor performing any services on behalf of User at the Premises. User's subcontractors/vendors shall pay and discharge all sales taxes or other assessments applicable to and arising out of the operation and sale of concessions of other goods and services upon the Premises, and shall obtain and comply with all applicable federal, state, and local laws, rules, or regulations, including but not limited to such laws, rules, and regulations concerning permitting and licensing.

VII.

User shall not:

1. Erect, construct, alter, remodel, or change any facilities or improvements on the Premises without express written approval from City, other than the improvements specifically authorized in this Agreement.
2. Collect any unconscionable or exorbitant fee from a third party for the use of the Premises or for the use of sports equipment owned by User located on the Premises.
3. Sell, sublease, or assign any of its rights or obligations under this Agreement during the lease term, other than as expressly authorized in this Agreement.
4. Use any part of the Premises for any purpose in violation of any federal, state, or local law, statute, ordinance, rule, or regulation.

VIII.

User shall maintain financial books and records during the term of this Agreement, together with such supporting or underlying documents and materials as necessary, including but not limited to records related to User's collection of use fees, tournament fees, payments made for supplies, and concession revenue. City shall have the right to review and to conduct an audit on all User books and records (in whatever form they may be kept, whether written, electronic, or other) relating to or pertaining to User's use of the Premises under this Agreement, kept by or under the control of

User, including but not limited to those kept by User or its board members, volunteers, agents, assigns, and successors.

IX.

User shall obtain and maintain general liability insurance written on an occurrence basis with limits of not less than \$1,000,000 combined single limit per location and \$2,000,000 aggregate for personal injury, bodily injury, and property damage. City and its officers, agents, and employees shall be named as an additional insured on the insurance policy.

X.

USER HEREBY AGREES TO RELEASE, INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY, INCLUDING ITS OFFICERS, AGENTS, OR EMPLOYEES, FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, ACTIONS, AND CAUSES OF ACTION WHATSOEVER ARISING OUT OF OR RELATED TO ANY LOSS, DAMAGE OR INJURY, INCLUDING DEATH, RELATED TO OR ARISING FROM USER'S USE OR MAINTENANCE OF THE PREMISES UNDER THIS AGREEMENT, EXCEPT FOR LOSSES, DAMAGES, OR INJURIES CAUSED BY THE SOLE NEGLIGENCE OF CITY. CITY EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE FOREGOING SENTENCE IS NOT APPLICABLE TO ANY LOSS, DAMAGE OR INJURY SUFFERED BY A THIRD PARTY AND UNRELATED TO USER'S USE OR MAINTENANCE OF THE PREMISES.

XI.

A. Notices. Any notice required hereunder shall be deemed given if such notice is in writing and mailed by certified mail, postage prepaid, or hand-delivered to the address of such party as provided below:

1. if to the City, to:
City of Fredericksburg
Attention: City Manager
126 W. Main St.
Fredericksburg, TX 78624
2. if to User, to:
FBG Friends of the Fields

B. No Waiver. No delay by a party in enforcing any part of this Agreement shall be deemed a waiver of any of that party's rights or remedies, nor shall such delay be deemed a waiver of any subsequent breach or default by the other party.

C. Severability. Each and every covenant and obligation contained in this Agreement is and shall be construed to be a separate and independent covenant and obligation. If any term or

provision of this Agreement, or its application to any person or circumstances, shall to any extent be held invalid, illegal, or unenforceable, the remainder of this Agreement shall not be affected thereby, and each and every other term and provision shall be enforced to the fullest extent permitted by law as if the invalid, illegal, or unenforceable provision had never been included in this Agreement.

D. Venue and Applicable Law. The parties hereto agree that the laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement. Venue for any action involving this Agreement shall be solely and exclusively in the courts of Gillespie County, Texas.

E. Construction and Interpretation. Each of the parties has read and understands the meaning and effect of this Agreement. The parties agree that in the construction and interpretation of the terms of this Agreement the rule of construction that a document is to be construed most strictly against the party who prepared same shall not be applied, it being agreed that the Agreement should be construed fairly and simply and not strictly against either party.

F. Binding Effect. This Agreement binds and inures to the benefit of the parties and their respective legatees, devisees, heirs, executors, legal and personal representatives, assigns, transferees, assigns, and successors in interest. The rights, obligations, and duties under this Agreement shall not be assigned by either party without the express written consent of the other party.

G. Entire Agreement. This Agreement constitutes the entirety of the agreement between the parties regarding the subject matter herein and supersedes any prior or contemporaneous verbal or written agreements between the parties regarding such subject matter. If any provisions in this Agreement conflict with any provisions in any other previously executed instrument, this Agreement shall control.

H. Amendments. No amendment, modification, or alteration of the terms of this Agreement shall be binding unless reduced to writing, dated, and duly executed by the parties subsequent to the date of this Agreement.

I. No Agency. The relationship between the parties under this Agreement is that of independent contracting entities. User is not an agent or employee of City, and User's officers, agents, and employees are not officers, agents, or employees of City.

J. Survival. Article IX of this Agreement shall survive the termination of this Agreement.

K. Non-Discrimination and Compliance with Law. All work performed by User or User's contractors in furtherance of this Agreement shall provide for the fair, equal, and nondiscriminatory treatment of all persons. All work performed by User or User's contractors in furtherance of this Agreement shall comply with applicable federal, state and local laws, rules, and regulations.

L. Authority. The signatories to this Agreement hereby represent that they have full legal authority to execute this Agreement on behalf of their respective entities.

{Remainder of this page intentionally blank}

IN WHNESS WHEREOF, each of the parties hereto has executed this Agreement, or caused the same to be executed by its duly authorized representative.

FBG FRIENDS OF THE FIELDS

By: _____

Date: _____

Printed Name: Daniel Kemp

Title: _____

CITY OF FREDERICKSBURG, TEXAS

By: _____

Date: _____

Printed Name: Clinton Bailey

Title: City Manager

EXHIBIT A



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities

TO: Mayor & City Council Members

FROM: Kris Kneese, Director of Public Works,
Utilities, and Engineer

MEETING DATE: February 6, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider the approval of a Right Of Way Joint Use Agreement with Samuel K. Weber and the City of Fredericksburg for the property located at 209 N. Crockett Street (Kris Kneese, Director of Public Works/Utilities)

PRESENTATION:

SUMMARY:

Consider approving a Right-of-Way Use Agreement for 209 North Crockett Street.

BACKGROUND:

A portion of the building at 209 North Crockett Street was built into the street Right-of-Way many years ago. City Staff was approached by the owners of the property to approve a Right-of-Way Use Agreement for the building encroachment, as noted in the attached ROW Use Agreement.

The property is located at the corner of Crockett and Schubert Streets. The building encroachment into the right-of-way includes approximately 4 ft of porch on both streets.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

City Staff recommends approving the Right-of-Way Use Agreement for 209 North Crockett Street.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. ROW Use Agreement - 209 N. Crockett
2. 209 N Crockett Survey notes

APPROVAL/REVIEW:



Kris Kneese, Director of Public Works, Utilities, and Engineer

Date: February 01, 2024



Garret Bonn, Assistant City Manager

Date: February 01, 2024



Krista Wareham, Director of Finance

Date: February 01, 2024

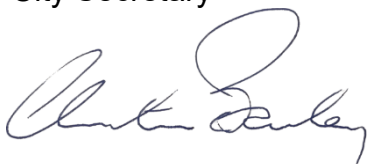
William McKamie, City Attorney

Date: February 01, 2024



Shelley Goodwin, City Secretary

Date: February 01, 2024



Clinton Bailey, City Manager

Date: February 01, 2024

RIGHT-OF-WAY JOINT USE AGREEMENT

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

Be it known, that the City of Fredericksburg, hereinafter referred to as “City,” does consent and agree to permit the building encroachment illustrated in the attached “Exhibit A,” which consists of a portion of roof structure overhanging the right-of-way abutting Lot 62, Block 38, of the Fredericksburg Addition, City of Fredericksburg, Gillespie County, Texas, also known as 209 N. Crockett Street, as more fully described in the attached Exhibit B, and does further agree and permit Samuel K Weber, hereinafter referred to as “Applicant(s),” to maintain and repair said encroachment to the extent necessary to preserve the roof structure; and being subject to the following conditions:

I.

That Applicant(s), and their successors or assigns, shall maintain in good condition all of the encroachment area and the improvements situated thereon or overhanging thereto; that Applicant(s), and their successors or assigns, shall not expand the building encroachment beyond the encroachment as graphically depicted in the attached Exhibit A; and, that City shall not become responsible for maintenance of such encroachment at any time in the future.

II.

That Applicant(s) shall and does hereby agree to indemnify and hold harmless City from any and all damages, loss, or liability of any kind whatsoever by reason of (1) injury to property or third person occasioned by City’s use of the right of way or (2) any act, omission, neglect, or wrongdoing of Applicant(s), and their officers, successors, assigns, agents, employees, invitees, or other persons, with regard to the improvements and maintenance of such improvements; and Applicant(s) shall, at their own cost and expense, defend and protect City against any and all such claims and demands.

III.

That Applicant(s), and their successors or assigns, shall not seek compensation from City for loss of the value of the improvements made hereunder when such improvements are required to be removed by Applicant(s).

IV.

This Agreement shall be filed of record in the Deed Records of Gillespie County, Texas; shall bind all future owners of this lot; and shall for all purposes be considered a covenant running with the land.

IN TESTIMONY WHEREOF, this Right-of-Way Use Agreement is entered into on this _____ day of _____, 2024.

Applicant(s):

City of Fredericksburg:

Signature

By: Jeryl Hoover, Mayor

Printed Name

APPROVED AS TO FORM:

City Attorney

EXHIBIT A
[SURVEY]

EXHIBIT B
[LEGAL DESCRIPTION]

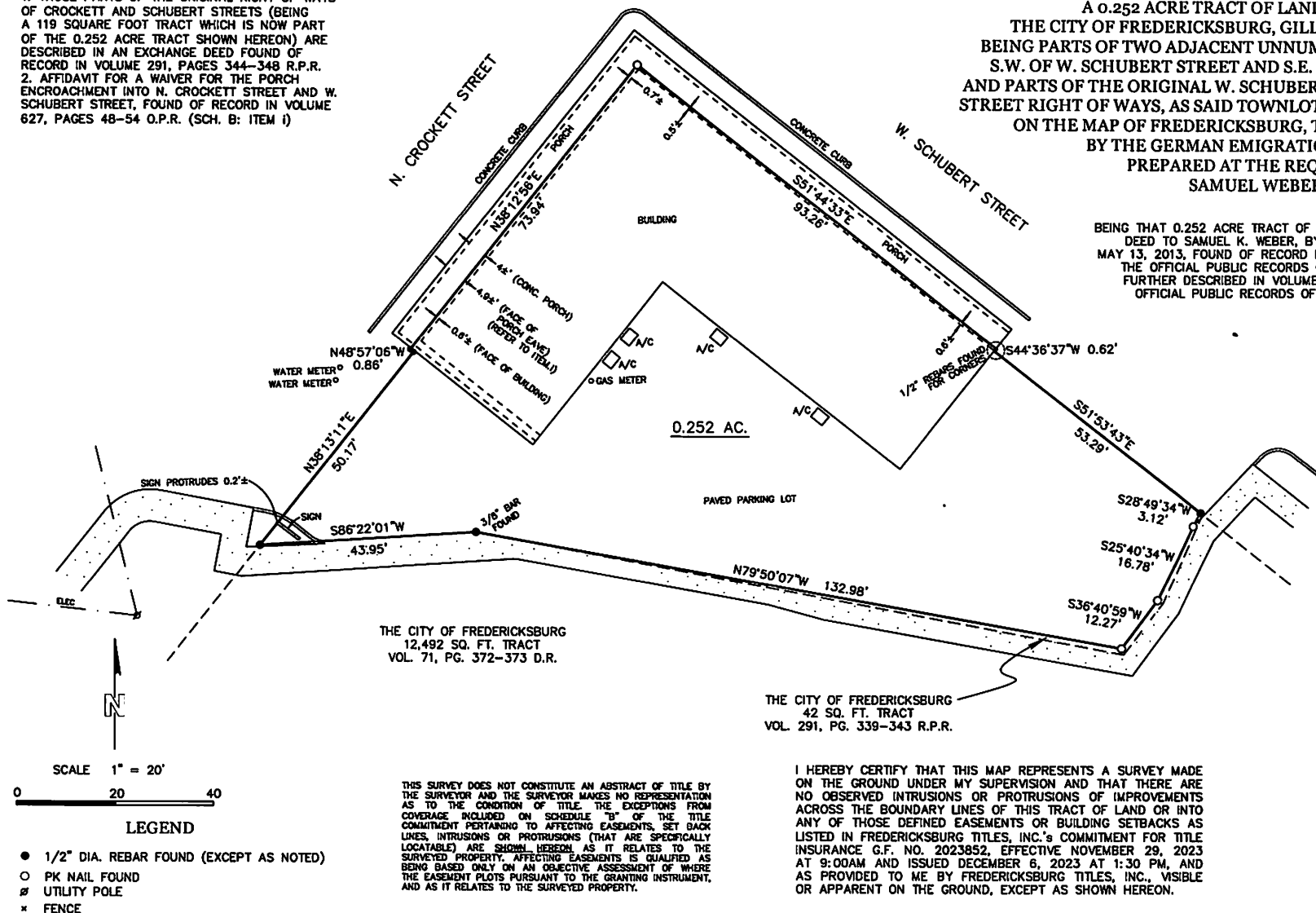
NOTE:

1. THOSE PARTS OF THE ORIGINAL RIGHT OF WAYS OF CROCKETT AND SCHUBERT STREETS (BEING A 119 SQUARE FOOT TRACT WHICH IS NOW PART OF THE 0.252 ACRE TRACT SHOWN HEREON) ARE DESCRIBED IN AN EXCHANGE DEED FOUND OF RECORD IN VOLUME 291, PAGES 344-348 R.P.R.
2. AFFIDAVIT FOR A WAIVER FOR THE PORCH ENCROACHMENT INTO N. CROCKETT STREET AND W. SCHUBERT STREET, FOUND OF RECORD IN VOLUME 627, PAGES 48-54 O.P.R. (SCH. B: ITEM I)

MAP SHOWING

A 0.252 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PARTS OF TWO ADJACENT UNNUMBERED TOWNLOTS LYING S.W. OF W. SCHUBERT STREET AND S.E. OF N. CROCKETT STREET, AND PARTS OF THE ORIGINAL W. SCHUBERT STREET AND N. CROCKETT STREET RIGHT OF WAYS, AS SAID TOWNLOTS AND STREETS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.
PREPARED AT THE REQUEST OF
SAMUEL WEBER.

BEING THAT 0.252 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO SAMUEL K. WEBER, BY PATRICIA A. WEBER, DATED MAY 13, 2013, FOUND OF RECORD IN INSTRUMENT NO. 20132234 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, FURTHER DESCRIBED IN VOLUME 627, PAGES 55-59 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



Cody J. Musick
CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
FIELD MEASUREMENTS: DECEMBER 16, 2023
SURVEY ISSUED: JANUARY 3, 2024
PROJECT NO.: 2312-08

WAYMAKER
SURVEYORS OF LAND

1788 W. Live Oak | Fredericksburg, Texas 78624
830-997-3884 | TITLES Firm No. 10104626

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and an accompanying map of a survey of 0.252 acres of land made at the request of Samuel Weber. Said land is situated in the City of Fredericksburg, Gillespie County, Texas, being parts of two adjacent unnumbered Townlots lying S.W. of W. Schubert Street and S.E. of N. Crockett Street and being parts of the original Schubert Street and Crockett Street Right of Ways, as said Townlots and Streets are shown on the Map of Fredericksburg, Texas, and Environs by the German Emigration Company, being that 0.252 acre tract of land described in a Warranty Deed to Samuel K. Weber, by Patricia A. Weber, dated May 13, 2013, found of record in Instrument No. 20132234 of the Official Public Records of Gillespie County, Texas, further described in Volume 627, Pages 55-59 of the Official Public Records of Gillespie County, Texas.

Said 0.252 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a 1/2-inch rebar found at the north edge of a concrete sidewalk in the S.E. line of N. Crockett Street, for the N.W. corner of that 12,492 square foot tract of land described in a conveyance to the City of Fredericksburg, found of record in Volume 71, Pages 372-373 of the Deed Records of Gillespie County, Texas, for the west corner of said 0.252 acre tract, for the west corner hereof;

THENCE with the southeasterly line of N. Crockett Street and the northwesterly line of said 0.252 acre tract, and hereof, as follows:

N. 38 deg. 13 min. 11 sec. E., 50.17 feet to a 1/2-inch steel bar found near a concrete porch (walkway) for a reentrant corner of said 0.252 acre tract, and hereof;

N. 48 deg. 57 min. 06 sec. W., 0.86 feet to a 1/2-inch steel bar found near a building corner for a west corner of said 0.252 acre tract, and hereof;

N. 38 deg. 12 min. 56 sec. E., 73.94 feet to a PK nail found near a building corner in the S.W. line of W. Schubert Street, for the north corner of said 0.252 acre tract, and hereof;

THENCE with the southwesterly line of W. Schubert Street and the northeasterly line of said 0.252 acre tract, as follows:

S. 51 deg. 44 min. 33 sec. E., 93.26 feet to a 1/2-inch steel bar found near a building corner for a N.E. corner of said 0.252 acre tract, and hereof;

S. 44 deg. 36 min. 37 sec. W., 0.62 feet to a 1/2-inch steel bar found for a reentrant corner of said 0.252 acre tract, and hereof;

S. 51 deg. 53 min. 43 sec. E., 53.29 feet to a 1/2-inch steel bar found, for the N.E. corner of that 42 square foot tract of land described in a conveyance to the City of Fredericksburg found of record in Volume 291, Pages 339-343 of the Real Property Records of Gillespie County, Texas, for the east corner of said 0.252 acre tract, for the east corner hereof;

THENCE with the northerly lines of said 42 square foot tract and the southerly lines of said 0.252 acre tract, and hereof, as follows:

S. 28 deg. 49 min. 34 sec. W., 3.12 feet to a PK nail found;

S. 25 deg. 40 min. 34 sec. W., 16.78 feet to a PK nail found;

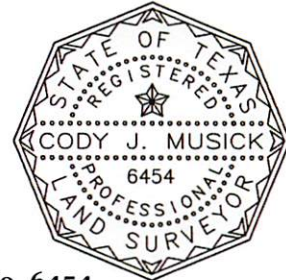
S. 36 deg. 40 min. 59 sec. W., 12.27 feet to a PK nail found for the S.E. corner of said 0.252 acre tract, and hereof;

N. 79 deg. 50 min. 07 sec. W., 132.98 feet to a 3/8-inch steel bar found, for a northerly corner of said 12,492 acre tract, for the west corner of said 42 square foot tract;

THENCE with a north line of said 12,492 square foot tract and continuing with a south line of said 0.252 acre tract, and hereof, **S. 86 deg. 22 min. 01 sec. W., 43.95 feet** to the **PLACE OF BEGINNING**, containing **0.252 acres of land**, as depicted on the accompanying map of a survey of even date surveyed on the ground December 18, 2023, by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454.

*All set corners described herein are 1/2-inch rebar
with caps marked "RPLS 6454", unless noted otherwise.*


Cody J. Musick,
Reg. Prof. Land Surveyor No. 6454





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Fire/EMS

TO: Mayor & City Council Members

FROM: Justin Calhoun

MEETING DATE: February 6, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Discussion and the consideration of an update to the City of Fredericksburg and Gillespie County Hazard Mitigation Plan (Justin Calhoun, Emergency Management Coordinator)

PRESENTATION:

SUMMARY:

Discussion and consideration of an update to the City of Fredericksburg and Gillespie County's Hazard Mitigation Plan.

BACKGROUND:

The City of Fredericksburg and Gillespie County share a Hazard Mitigation Plan that must be approved by the Texas Division of Emergency Management (TDEM) and the Federal Emergency Management Agency (FEMA). The plan aims to identify local hazards and present mitigation plans to reduce the risk to the community as a whole. The plan lists hazards that could have local impacts and statistics on how often these hazards have occurred. The original plan for both agencies was adopted in 2018 and must be updated every five years. An approved plan allows a jurisdiction to apply for available hazard mitigation grants.

The Hazard Mitigation Committee, which meets monthly, began working on this update in late 2022. Three public meetings were held on December 8th, 2022, January 26th, 2023, and February 23rd, 2023, to gain input from the public. These meetings were held in conjunction with the regular Hazard Mitigation Committee meetings. There was no additional input from the public.

Additional Agency's that were included in the process:

Hill Country Memorial Hospital (Now Methodist Hill Country Hospital)

American Red Cross Serving the Hill Country

United Way of San Antonio and Bexar County

Harper ISD

Fredericksburg ISD

National Weather Service

Hill Country Community Needs Council

Central Texas Electric Cooperative

Original guidance from TDEM stated that the plan should be turned in for approval by FEMA before being approved by the City Council or Commissioners Court. That guidance has since changed.

Timeline of Events:

March 14, 2023- The Hazard Mitigation Plan Submitted to TDEM

June 2023- Plan Expired

June 20, 2023- The Hazard Mitigation Plan was returned to the Emergency Management Coordinator for correction. Corrections were made and re-submitted to TDEM.

June 23, 2023- TDEM submitted the plan to FEMA.

September 5, 2023- Plan returned from FEMA for corrections.

September 12, 2023- Plan corrected and returned to TDEM for approval.

October 10, 2023- Notified by TDEM that TDEM no longer employed the representative we had been working with and our plan had not been forwarded to FEMA.

October 26, 2023- FEMA received the plan from TDEM.

December 21, 2023- Informed by TDEM that FEMA had not approved the plan. FEMA wanted local governing bodies to approve before they would approve. Other minor corrections were made as well.

The Gillespie County Commissioners Court approved the plan at their meeting on January 22, 2024. Once both governing bodies approve the plan, it will be re-submitted to TDEM for their approval and then passed on to FEMA for their final approval.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Government Vision

Quality of Life Vision

ATTACHMENTS:

1. Hazard Mitigation Update

APPROVAL/REVIEW:



Lynn Bizzell, Fire Chief

Date: January 29, 2024



Krista Wareham, Director of Finance

Date: January 30, 2024

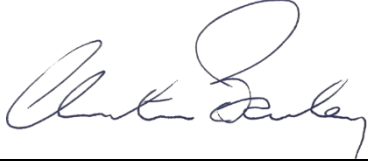
William McKamie, City Attorney

Date: January 30, 2024



Shelley Goodwin, City Secretary

Date: January 31, 2024



Clinton Bailey, City Manager

Date: February 01, 2024

City of Fredericksburg Gillespie County

Hazard Mitigation Plan 2024-2029



Adopted:

For more information, visit our website at:

City of Fredericksburg
Gillespie County

Written comments should be forwarded to:

Justin Calhoun
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

Record of Changes

City of Fredericksburg
Gillespie County
Hazard Mitigation Plan

Change #	Date of Change	Description	Changed By

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Section 1 – Introduction

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Background

Gillespie County is located in west central Texas. Fredericksburg, the county's largest town and county seat, is seventy miles west of Austin and sixty-five miles northwest of San Antonio. The center point of the county is at 30°18' north latitude and 98°55' west longitude, about two miles west of Fredericksburg. Gillespie County comprises 1,061 square miles. The terrain features plateaus and limestone hills broken by the Pedernales River, with an elevation ranging from 1,100 to 2,250 feet above sea level and averaging 1,747 feet above sea level. The soils on Gillespie County's limestone hills support growths of live oak, shin oak, and other browse plants, as well as grasses and forbs, well-suited for grazing. The deeper soils in the valleys and plains produce a true prairie of medium and tall grasses mixed with forbs and woody plants. Some 573,000 acres (85 percent of the agricultural land in the county) is rangeland, which constitutes the county's primary renewable resource. The recent trend in Gillespie County has been to convert land previously used for raising crops to improved pasture and hay culture. Cattle and sheep are raised throughout Gillespie County, and Angora goats are primarily in the southwest part of the county. Among the numerous wild animals are white-tailed deer, turkeys, quail, doves, foxes, ringtail cats, bobcats, coyotes, ducks, and geese. Many farm and ranch tanks have channel catfish, black bass, and sunfish. The county's principal water source is the Pedernales River, which flows from west to east across the width of southern Gillespie County. Other primary water sources include Threadgill Creek in the northwest, North Grape Creek in the east, and Crabapple Creek in the north-central part of the county. Mineral resources include limestone, talc, gypsum, and metallic minerals. Temperatures range from an average high of 95° F in July to an average low of 36° in January; rainfall averages 27.45 inches a year, and the growing season lasts 219 days. The county's population has grown steadily from 1,240 in 1850 to 26,675 in 2020. Of these, 72.6 percent were Anglo, 25 percent were Hispanic, and 0.8 percent were African American. ¹ To help protect our citizens, history, and resources, The City of Fredericksburg and Gillespie County have developed this Hazard Mitigation Plan to reduce risks from natural hazards affecting the area.

¹ Rudolph L. Bieseke, *The History of the German Settlements in Texas, 1831–1861* (Austin: Von Boeckmann-Jones, 1930; rpt. 1964).

The Federal Emergency Management Agency (FEMA) defines Mitigation as “any action taken to reduce or eliminate the long-term risk to human life and property from Natural Hazards.”² Mitigation differs from emergency preparedness and protective measures, which focus on activities designed to make communities more ready to take appropriate action in a disaster with emergency response and equipment. Mitigation activities involve altering physical environments to reduce risks and vulnerabilities from hazards and make responding to and recovering from disasters more cost-effective.

The City of Fredericksburg and Gillespie County are susceptible to a wide range of natural hazards, including flooding, tornadoes, wildfires, and drought. These hazards have destroyed property, disrupted the economy, and lowered our citizens' overall quality of life. For example, on May 25, 2015, a storm complex rolled through Gillespie County and spawned an EF-1 Tornado, which destroyed a water pumping station belonging to the City of Fredericksburg, numerous old and well-established oak trees, and threatened to destroy multiple homes in the path of the storm.

It is impossible to prevent this type of hazard from occurring. Still, the impact of hazards can be reduced in terms of their effect on people and property through effective hazard mitigation planning and implementation. This plan allows the City of Fredericksburg and Gillespie County to evaluate successful mitigation actions and explore opportunities to avoid future disaster loss.

Scope and Participation

This plan covers two jurisdictions: The City of Fredericksburg and Gillespie County. The Hazard Mitigation Plan for the City of Fredericksburg is detailed in Annex A, and the Hazard Mitigation Plan for Gillespie County is described in Annex B. This plan covers only these two jurisdictions. Other entities and businesses, including Fredericksburg Independent School District, the Harper Independent School District, and Methodist Hospital Hill Country, among others, participated in the development of this plan as Stakeholders and are included in the findings and actions under this plan. These groups and others provided valuable input into the planning process.

The Plan focuses on mitigating those hazards classified as “high” or “moderate” risk as determined through a detailed hazard risk assessment conducted for each jurisdiction. Hazards that pose a “low” or “negligible” risk will continue to be evaluated during future updates to the Plan. Still, they may not be fully addressed until they are determined to be of high or moderate risk. This enables both entities to prioritize mitigation actions based on hazards that are understood to present the most significant risk to lives and property.

² www.fema.gov

Purpose

This plan was prepared by the Gillespie County Office of Emergency Management under the direction of the Emergency Management Coordinator for the City of Fredericksburg and Gillespie County. It is an opportunity for the City of Fredericksburg, Gillespie County, stakeholders, and the general public to evaluate successful mitigation actions and explore opportunities to avoid future disaster loss.

In developing the plan, participants identified hazards that affected The City of Fredericksburg and Gillespie County. Though similar, the hazard list is different for the two jurisdictions represented in the plan. The City of Fredericksburg identified nine hazards, and Gillespie County placed ten to address.

This Plan aims to identify successful, cost-effective actions that can be taken to reduce or eliminate long-term risk to people and property from the identified hazards and their effects.

Through this process, the City of Fredericksburg and Gillespie County seek to:

- Assess any previous mitigation projects and develop unique mitigation strategies to meet future development and risks;
- Encourage improvements in floodplain management and participation in the National Flood Insurance Program (NFIP);
- Devise solutions to strengthen emergency management by addressing moderate and high-risk natural hazards and
- Develop and implement a comprehensive Hazard Mitigation Plan for the City of Fredericksburg and Gillespie County.

Authority



These Plans are tailored specifically for the City of Fredericksburg and Gillespie County. When complete, the Plans will comply with all requirements promulgated by the Texas Division of Emergency Management (TDEM) and all applicable provisions of the Robert T. Stafford Disaster

Relief and Emergency Assistance Act, Section 104 of the Disaster Mitigation Act of 2000 (DMA 2000) (P.L. 106-390), and the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004 (P.L. 108-264), which amended the National Flood Insurance Act (NFIA) of 1968 (42 U.S.C. 4001, et al). It will also comply with FEMA's February 26, 2002, Interim Final Rule ("the Rule") at 44 CFR Part 201, which specifies the criteria for approval of mitigation plans required in Section 322 of the DMA 2000 and standards found in FEMA's "Local Mitigation Plan Review Guide" (October 2011), and the "Local Mitigation Planning Handbook" (March 2013). The plan will fully comply with all codes

and ordinances adopted by the City of Fredericksburg and follow all laws and directives of the State of Texas and Gillespie County, Texas.

Summary of Sections

Sections 1 and 2 of the Plan outline the purpose and development process. Section 3 profiles the City of Fredericksburg in terms of population and economy. Section 4 profiles Gillespie County in terms of population and economy. Section 5 defines the hazards that were considered for mitigation under this plan.

The Hazard Mitigation Plan for The City of Fredericksburg will be detailed in Annex A. Annex A will contain nine sections, each addressing one hazard identified for mitigation. The capability assessment for the City of Fredericksburg is also included in Annex A.

The Hazard Mitigation Plan for Gillespie County will be detailed in [Annex B](#). Annex B will contain ten sections, each addressing one hazard identified for mitigation. The capability assessment for the City of Fredericksburg is also included in Annex B.

Appendix A contains supporting information or detailed data used to support the mitigation actions chosen or to document the process followed during the development of this plan.

Section 2 – Planning Process

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Plan Preparation and Development

Overview of the Plan

The 2024 City of Fredericksburg and Gillespie County Hazard Mitigation Plan is an update of the 2018 plans. The process used to develop this plan was first to identify the hazards, identify the resources that we currently have or anticipate having during the period covered by this plan that do not require grant funding or other outside resources, and then develop a strategy that would allow us to use our assets to perform

meaningful hazard mitigation for our citizens. This does not mean we rule out applying for grant funding or other aid for projects beyond our current capabilities. Instead, it sets priorities on what we can and will do and then provides guidance and priorities for larger, more expensive projects that will require grant funding to implement

Planning Team

The City of Fredericksburg /Gillespie County Office of Emergency Management is the lead agency in developing this Hazard Mitigation Plan. The planning team comprised representatives of the City of Fredericksburg, Gillespie County, Law enforcement, Fire Departments, Fredericksburg ISD, Chamber of Commerce, and other agencies and jurisdictions listed in [Appendix A](#).

Members of the planning team were picked from a mixture of paid staff from the City of Fredericksburg and Gillespie County and volunteers from various community organizations. Other key stakeholders in the community were asked to participate in the updating process of this plan. All the people asked to participate in the planning process were invited to the kickoff meeting via e-mail and telephone.

Planning Process

The City of Fredericksburg and Gillespie County hold a monthly Hazard Mitigation Committee meeting. This committee evaluates hazards throughout the city and county monthly and takes action to mitigate these hazards. The committee focused on the Hazard Mitigation Plan, which was due for an update. The committee meetings were publicly announced and open to the public. Information on dates and times is listed below.

Hazard Identification

Following the guidance provided by the Texas Division of Emergency Management, the Hazard Mitigation Committee evaluated the risk posed by fifteen natural hazards. Although these hazards posed similar risks to both jurisdictions, there are differences in the amount of risk each hazard might pose to the different jurisdictions. To fully understand the risk posed by each hazard, it was first necessary to define each hazard in terms of its destructive potential and its ability to disrupt life and commerce in the jurisdictions.

Risk Assessment

After defining the hazard and establishing a baseline understanding of each hazard, they were ranked in order of most dangerous/highest risk to least dangerous/lowest risk according to the following criteria:

1. Number of deaths or injuries caused in the jurisdiction by the identified hazards.

2. The number of incidences of the identified hazard.
3. The amount of monetary damage caused in the jurisdiction by the identified hazard.
4. The input was provided by committee members and local citizens, most of whom have lived their entire lives in the area.

This was done by asking each participant to rank the hazards on an Excel spreadsheet. The highest risk was scored 1, the subsequent highest risk was scored a 2, etc. Once this was completed, scores for each hazard were added, and a numerical rating was assigned. The results are documented in [Appendix F](#).

Plan Monitored, Evaluation, and Update Process

Under the direction of the Emergency Management Coordinator, The City of Fredericksburg/Gillespie County Office of Emergency Management conducts an annual review of the Emergency Operations Plan and Annexes each year. The Department Heads/Responsible Parties tasked with reviewing their respective Annexes shall include a review of any Hazard Mitigation Actions, whether part of this plan or as a separate action, that affect or relate to each annex and report the status of those hazard mitigation actions to the Emergency Management Coordinator.

Each mitigation action shall be evaluated for effectiveness by the Department tasked with its implementation. Although each action is different and may require another metric to gauge the efficacy, each mitigation action shall be evaluated as follows (at a minimum):

- Start /Finish Date
- Percent Complete
- Costs associated with implementation.
- A discussion of what has been completed and what actions are still to be accomplished.
- If possible, a cost/benefit analysis that can explain why an action has or has not been effective.
- Recommendations for further action.

The Hazard Mitigation Plan will be added to the lists of plans and annexes that will be reviewed each year at that time. The Hazard Mitigation Development Team will meet in February of each year and, more often as necessary, discuss the progress of the mitigation actions implemented in the plan and the need to include new hazards or modify the goals, strategies, or tactics identified in this plan.

As the Office that is directly tasked by both Gillespie County and the City of Fredericksburg, The Office of Emergency Management, under the direction of the

Emergency Management Coordinator, shall be responsible for ensuring that the mitigation actions and strategies identified in this plan are incorporated into existing and long-range planning documents for Gillespie County and the City of Fredericksburg.

After the annual review is conducted, if it is determined that changes/updates to the plan are required, then the Emergency Management Coordinator shall:

- Notify the agency responsible for the mitigation action(s) needing change/updates via written correspondence (email or written letter) that the plan for that action requires updating.
- Provide a working document for the responsible agency to mark the changes.
- Monitor the progress of the update process to ensure that the update is returned to his office within 30 days of notification.
- Update the current Hazard Mitigation Plan with the updates and forward those updates to the Texas Division of Emergency Management within 30 days of receiving the changes from the responsible agency. Post the updated plan on the appropriate websites for public use.

It is important to note that some changes can be implemented without TDEM/FEMA approval (changes to priorities, timetables, etc), while others must be submitted to FEMA (adding a new hazard or a new mitigation action) before the changes become approved and effective.

As this plan was being updated from the 2018 to the 2024 edition, many considerations were considered. The mitigation goals of the previous plan were reviewed, and the outcome of each goal was discussed. These mitigation projects were compared to real-time information within the City of Fredericksburg and Gillespie County. The current trends in development were considered to affect both entities directly. Additional development and growth in the city and county will lead to more people being directly impacted by a significant event. These growth patterns were considered while updating the thing plan. Elected officials from both entities continue working together to improve the development process and sustain long-term growth.

Incorporating the Hazard Mitigation Plan into Existing Plans.

During the plan update process, existing documents were referenced to ensure that the Hazard Mitigation Plan goals and activities were consistent with the planning that had already occurred. The following plans were utilized in the review process:

- City of Fredericksburg Capital Improvements Plan (CIP)
- City of Fredericksburg Code of Ordinances
- City of Fredericksburg Master Drainage Plan
- Gillespie County Water Control and Improvement Plan Emergency Action Plan

- Gillespie County/City of Fredericksburg Emergency Action Plan and Annexes
- Gillespie County Flood Damage Prevention Ordinance
- Alamo Area Council of Governments Regional Mitigation Action Plan
- State of Texas, Hazard Mitigation Plan

The City of Fredericksburg and Gillespie County will be responsible for implementing hazard mitigation actions contained in this plan. Each hazard mitigation action has been assigned to a specific County and City department responsible for tracking and implementing the action.

Gillespie County and The City of Fredericksburg will integrate hazard mitigation actions in the Plan Update with existing planning mechanisms such as Master Storm Water and Drainage Plans, Flood and Drainage Studies, Emergency Operations or Management Plans, and other local and area planning efforts. Gillespie County will work closely with area organizations to coordinate the implementation of hazard mitigation actions that benefit the planning area regarding financial and economic impact.

Planning Team members will review and revise, as necessary, the long-range goals and objectives in its strategic plan and budgets to ensure they are consistent with the Plan. Further, Gillespie County and the City of Fredericksburg will work with neighboring jurisdictions to advance the goals of the Plan as it applies to ongoing, long-range planning goals and actions for mitigating risk to natural hazards throughout the planning area.

Table 2-1 identifies types of planning mechanisms and examples of methods for incorporating the Plan Update into other planning efforts.

Grant Applications	The Plan Update will be evaluated by Gillespie County and The City of Fredericksburg when grant funding is sought for mitigation projects. If a project is not in the Plan: an amendment may be necessary to include the action.
Annual Budget Review	Various departments and key personnel that participated in the planning process for Gillespie County and The City of Fredericksburg will review the plan and mitigation actions therein when conducting their annual budget review. Allowances will be made following grant applications sought and

	mitigation actions that will be undertaken, according to the implementation schedule of the specific action.
Regulatory Plans	Gillespie County and the City of Fredericksburg have regulatory plans, such as emergency management, continuity of operations, economic development, and evacuation plans. The Plan will be consulted when county and city departments review or revise their current regulatory planning mechanisms or are developing regulatory plans that are not currently in place.
Capital Improvement Plans	The City of Fredericksburg has a Capital Improvement Plan (CIP). Before any revisions to the CIP, the City departments will review the risk assessment and mitigation strategy sections of the HMAP, as limiting public spending in hazardous zones is one of the most effective long-term mitigation actions available to local governments.
Floodplain Management Plans	Floodplain management plans include preventative and corrective actions to address the flood hazard. Therefore, the actions for flooding and information in the Plan discussing the people and property at risk of flooding will be reviewed and revised when Gillespie County and the City of Fredericksburg update their management plans or develop new plans.

To implement this plan, the City of Fredericksburg and Gillespie County will draw upon the capabilities listed in [Appendix B](#). In addition to these capabilities, occasionally improving each jurisdiction's capabilities may be necessary to accomplish this plan's goals. Options for strengthening these capabilities may include the following actions:

- Establishing Planning Team members with the authority to monitor the Plan and identify grant funding opportunities for expanding staff.
- Identifying opportunities for cross-training or increasing the technical expertise of staff by attending free training available through FEMA and the Texas Division of Emergency Management (TDEM) by monitoring classes and availability through preparetexas.org.
- Review current floodplain ordinances for opportunities to increase resiliency, such as modifying permitting or building codes.
- Develop ordinances requiring all new developments to conform to the highest mitigation standards.

After the plan adoption, it is necessary to monitor the implementation of the adopted mitigation actions and the effectiveness of those actions. As the lead agency, the Office of Emergency Management is charged with tracking the progress of the plan by:

- Holding an annual Plan Review meeting with stakeholders and agencies tasked with implementation.
- Evaluating the budgets allocated to mitigation actions with agencies tasked with implementation.
- Review changes in flood zone maps as new maps are released and recommend to flood plain managers what changes may need to be made to local plans and ordinances.
- Coordinating with county fire chiefs to assist them in acquiring funding and equipment.
- Coordinating with the City of Fredericksburg and Gillespie County officials to ensure mitigation actions assigned to city and county officials are completed
- Recommend changes/updates to the plan whenever necessary due to changes in demographics or unforeseen events.
- Keep statistics on hazardous weather events and recommend updates to the plan as necessary.
- Keep local government officials appraised on the status and effectiveness of mitigation actions
- Recommending changes to city and county plans and ordinances based on the results of mitigation actions
- Reviewing and revising long-term goals, objectives, and budgets to ensure they are consistent with the Plan
- Monitoring the availability of grant funding to help implement plan actions
- Conducting an annual public meeting to solicit public input on the effectiveness of the plan

Public and Stakeholder Involvement

The City of Fredericksburg and Gillespie County have a joint Hazard Mitigation Committee. This committee meets monthly to discuss possible hazards within the community and how they should be addressed. This committee comprises elected officials, law enforcement, fire departments, engineering, the Texas Department of Transportation, local activists, and citizens within the community.

Continued Public Participation

Approved copies of the 2024 Hazard Mitigation Plan will be available to the public at the City Secretary's Office at City Hall and the Gillespie County Courthouse. The approved plan will also be placed on each jurisdiction's website.

Each year, during the review/update process, the Hazard Mitigation Committee will meet as noted in the Plan Update Process. These will be public meetings.

Fredericksburg and Gillespie County will make public notice as required by local regulations, advising the public of the meeting and inviting public participation.

Public Meetings

The first public meeting was held on December 8, 2022, at the Fredericksburg Fire/EMS training room at 126 W. Main St. The meeting was held in conjunction with our monthly Hazard Mitigation Committee meeting. The meeting was made public by the City Secretary's office. The purpose of this meeting was to inform the public about the reason and requirements for a current Hazard Mitigation Plan and to seek public input on hazards facing the jurisdictions covered in the plan. Outside of the citizens who regularly attended this meeting, no citizens participated.

The second Public Meeting was held on January 26, 2023, at the exact location as above. This meeting was made public through the City Secretary's office and the Gillespie County Judge's office. The meeting was again held with our monthly Hazard Meeting Committee meeting. Once again, no citizens outside the new attendees came to this meeting.

The third Public Meeting was held on February 23, 2023, at the exact location as above. This meeting was made public through the City Secretary's office and the Gillespie County Judge's office. The meeting was again held with our monthly Hazard Meeting Committee meeting. Once again, no citizens outside the new attendees came to this meeting.

The Fredericksburg City Council and Gillespie County Commissioners Court will approve this document in a regular meeting. All legal requirements for the Open Meetings Act will be met. This will be another chance for all community members to voice any concerns with the plan.

Stake Holder Involvement

The planning team included as many stakeholders as possible as part of the process. The Fredericksburg ISD, the American Red Cross, the United Way, Central Electric Cooperative, the Lower Colorado River Authority, and private citizens, among others, were all invited and encouraged to participate in the process. The City of Fredericksburg and Gillespie County are proud of the volunteers who are always available to help when needed, and every effort was made to include as many of these groups and people as possible. The table below shows people identified as stakeholders and whether they participated in the planning process. If a stakeholder chooses to participate, they are also considered team members.

Multiple non-profit agencies that represent and assist the underserved populations in our community were included as stakeholders in the preparation of this document. The

underserved portions of our community often don't participate in public meetings. By working with these non-profit organizations, we addressed hazard mitigation concerns for the community as a whole. We will continue to monitor how these hazards could directly impact those underserved communities and find ways to improve their input into the planning process.

Stakeholder Involvement			
Name of Organization/Person	Organization	Title	Participated in the Planning Process?
Timothy Roberts	Hill County Memorial Hospital	Emergency Management Coordinator	Yes
Dennis Land	American Red Cross serving Texas Hill Country	Senior Disaster Program Manager	Yes
Lea Urshan	United Way of San Antonio and Bexar County	Outreach Coordinator	Yes
Bonnie Stewart	Harper ISD	Superintendent	Yes
Michelle Williams	Fredericksburg ISD	Director of Operations	Yes
Paul Yura	National Weather Service	Forecaster	Yes
Cindy Heifner	Director	Hill Country Community Needs Council	Yes
Janice Durst	Central Texas Electric Cooperative	Executive Assistant to CEO	Yes
Doyle Moellering	Citizen	Citizen	Yes

Section 3 – City of Fredericksburg Profile

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According to U.S. Census Bureau Data, the median household income in 2020 dollars was \$54,771. Sales tax collected in 2021 was 8,186,090.00. This is a 38% increase from 2018. Even through the COVID-19 pandemic in 2020, the city continued to show an increase in sales tax revenue.

During the 1980s, Fredericksburg endured the era of declining small towns in the USA. Many shops and businesses along Main Street sat empty and abandoned. The rise of the Texas Hill Country tourist industry resurrected Fredericksburg's economy. Tourists come to Fredericksburg from every state in the U.S. and overseas. Fredericksburg is home to many large festivals and celebrations, including the annual Oktoberfest, Food and Wine Festival, and the Crawfish Festival, to name only a few. There are also 17 unique wineries within the city limits. It is not uncommon for the population of Fredericksburg to double during the weekends these festivals are held.

While a robust economy is one of the best assets available to the city, it also produces challenges. Traffic and parking throughout the city are difficult, especially on festival weekends. The increase in the weekend population means that mass warning and communications systems available to local citizens may not reach tourists in time to help prevent a major disaster.

Existing and Future Land Use and Development Trends

Most of the land suitable for development in the central area of the City of Fredericksburg is already developed. Existing buildings are being re-purposed from homes into these new uses to open new businesses such as wine-tasting rooms, bed and breakfast facilities, restaurants, and retail companies.

Land suitable for development is available near the city limits in the unincorporated areas of Gillespie County surrounding the city. Much of this land is already being purchased with an eye toward residential development. The city is anticipated to annex most of these areas after development.

Affordable housing is becoming a significant issue for Fredericksburg. Housing, in general, is scarce within both Fredericksburg and Gillespie County. New apartment complexes are being proposed to help accommodate the increasing population in the area. However, real estate values have increased steadily, making the development of new affordable residential housing difficult.

The population of Fredericksburg is expected to grow at about a 1% per year rate for the next several years. This additional growth will require other infrastructure to support the increasing population. Demands on roads and utilities will increase, as will the amount of water needed to support business and residential use.

Current and Future Water Supply

The City of Fredericksburg is included in the Lower Colorado Regional Water Planning Area K. Most of this region of Texas is located in the Colorado River basin, including the cities of Austin, Bay City, Pflugerville, and Fredericksburg.

The Hill Country Underground Water Conservation District serves Gillespie County and the City of Fredericksburg. The District was created by the Acts of the 70th Legislature (1987), HB 792, and Chapter 865 following Article XVI, Section 59 of the Texas Constitution, and Chapters 35 and 36 of the Texas Water Code, as amended. Gillespie County voters approved the district's creation in August 1987. The district boundaries are coterminous with Gillespie County.

The district was created to conserve, preserve, recharge, control subsidence, protect and prevent waste of groundwater in the aquifers, and implement proper management techniques to address local groundwater conditions within Gillespie County.

The City of Fredericksburg currently draws all its water supply from underground sources, mainly the Ellenburger Aquifer. The city stores water in storage tanks to meet supply and pressure demands. Most of this water is used to meet residential and local business demands.

The City of Fredericksburg, as part of Gillespie County, has been designated as a critical area by the Texas Water Development Board and is expected to experience groundwater supply shortages and diminished water quality well into the 21st century.

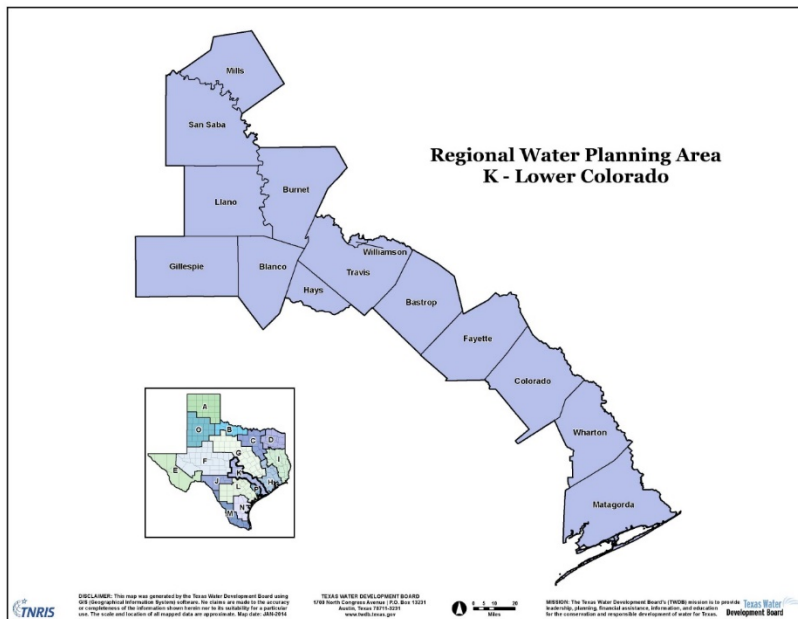


Figure 2: Region K Water Planning Area

Participation in the NFIP

The City of Fredericksburg participates in the National Flood Insurance Program and is a participating member in good standing. The current FIRM covering the City of Fredericksburg is dated 10/19/2001. As of January 2023, 61 flood insurance policies were issued in Fredericksburg. There are no repetitive loss properties within the City of Fredericksburg.

The City of Fredericksburg Code of Ordinances, Chapter 38 –Subdivision prohibits the construction of new structures in the established flood plain. In conjunction with any future ordinances and plans, this ordinance will ensure that Fredericksburg will comply with existing and future NFIP requirements.

Flood Plain maps are available for review by the public at Fredericksburg City Hall and online at the FEMA website. All citizens of Fredericksburg and Gillespie County are encouraged to visit the site if there is any question as to the location of their property and the nearest mapped flood plain.

To ensure our compliance with the NIFP, the City of Fredericksburg Public Works and Emergency Management has identified the following actions that may be taken upon approval by the City Council:

- Inclusion of a Flood Plain tab on the city website, which may contain some or all of the following items:
 - Links to FEMA Map Service Center
 - Links to Floodplain Development Regulations
 - Contact Information
 - Links to Helpful Websites
 - FAQ
- Implement a Storm Water Utility Fee adjustment to help fund drainage projects identified in the drainage master plan.
- Updating the Code of Ordinances to adopt new flood plain maps when released by FEMA.
- The Drainage Master Plan was completed in 2016 for the City of Fredericksburg, of which projects are being designed, funded, and constructed.

The current flood plain map for Fredericksburg is included as [Appendix I](#) of this plan.

The City of Fredericksburg will utilize its staff and legal assets to implement and monitor this Hazard Mitigation Plan. These assets are listed in Annex B.

Expanding current capabilities to monitor and implement this plan may arise. Options for improving capabilities in the future include:

- Establishing Planning Team members with the authority to monitor the Plan and identify grant funding opportunities for expanding staff.
- Identifying opportunities for cross-training or increasing the technical expertise of staff by attending free training available through FEMA and the Texas Division of Emergency Management (TDEM) by monitoring classes and availability through preparingtexas.org.
- Review current floodplain ordinances for opportunities to increase resiliency, such as modifying permitting or building codes.
- Develop ordinances requiring all new developments to conform to the highest mitigation standards.

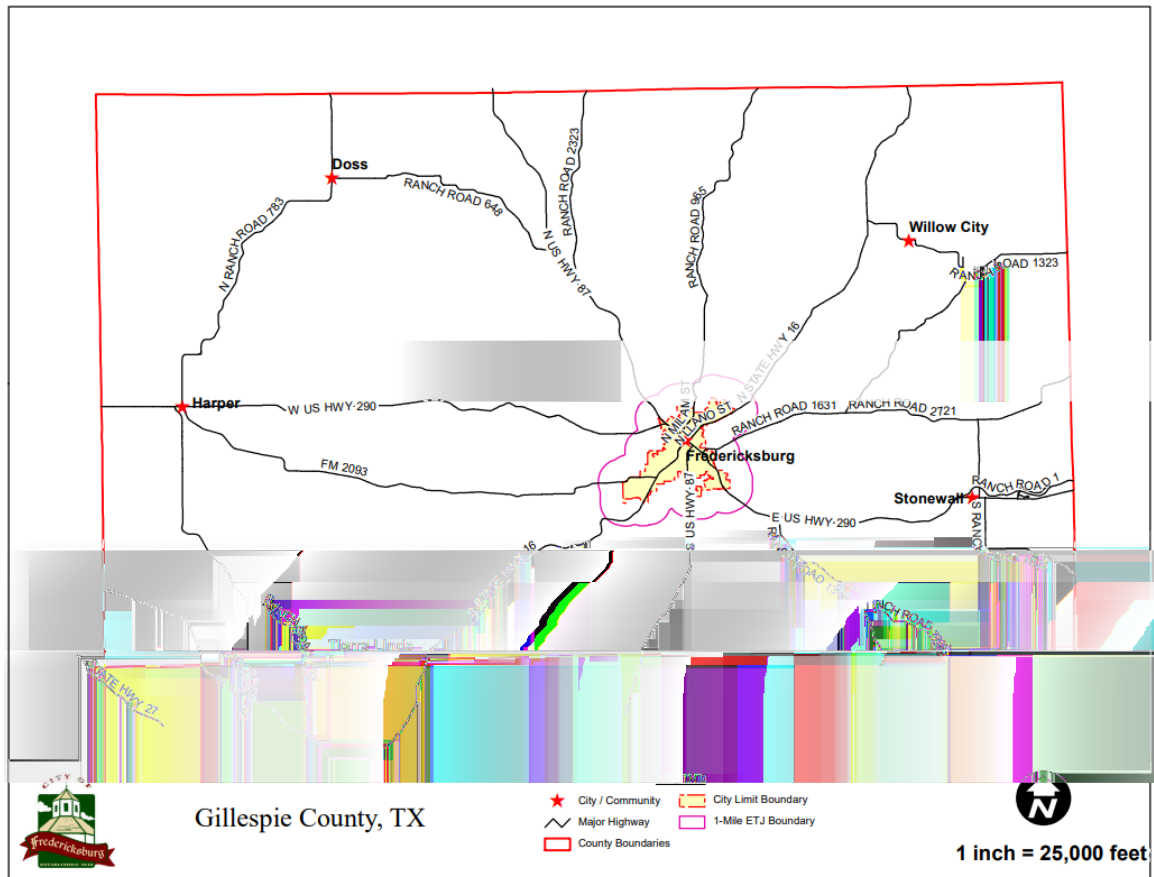
Section 4 - Gillespie County Profile

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Overview

Gillespie County, Texas, is on the Edwards Plateau in south central Texas. The county has a total area of 1,061 Square miles, of which 1058 square miles is land and 3.5 square miles is water. Major highways passing through Gillespie County are Interstate 10, U.S. Highway 87, and U.S. Highway 290, Texas State Highway 16, Texas Farm to Market 783 and Farm to Market 965. The County Seat is Located in Fredericksburg, along U.S. Highway 290, in approximately the center of Gillespie County.





Population and Demographics

The population of Gillespie County has shown steady, if not spectacular, growth during the last twenty-five years. The 1990 census reported Gillespie County's population as 17,204. The 2010 census reported the population of Gillespie County at 24,827. The 2020 census reported a population of Gillespie County at 26,725. This is an increase of 7.6% in the ten years.

Economy and Industry

According to the 2020 U.S. census estimate, there were 1,099 employer establishments in Gillespie County, employing 14,672 workers. The median household income in 2020 dollars was \$64,438.

Gillespie County is experiencing a significant shift in its economy and industry. The last 30 years have seen a substantial change in economic activity, from the rural economy that was dominant in the county into the 1980s to the tourist-driven economy of today. Agriculture remains an integral part of the local economy, with ranching and peach orchards significantly contributing to the county's economy. Gillespie County is the

largest peach-producing county in Texas. However, the county has seen significant increases in wineries, bed and breakfast establishments, hotels, bicycling, hunting, retail activity, and other tourist-related industries. There are 50 unique wineries in the unincorporated areas of Gillespie County, with 67 wineries in the county. This trend will continue well into the future as more and more tourists visit the area.

Existing and Future Land Use and Development Trends

Current projections indicate that the shift to a tourism-based economy will continue. Gillespie County has a history of land ownership by well-established families. However, land owned by some of these families is gradually being sold to newcomers to the area, and many of these tracts of land are being converted into subdivisions and mini-ranches, wineries, and bed and breakfast establishments in the county. New homes and businesses are being built in once remote portions of the county, and some of these homes are being built in locations that make them vulnerable to hazards such as wildfire and flash flooding. Gillespie County has minimal regulatory authority in the non-incorporated areas of the county. County Commissioners rely primarily on persuasion to encourage development in safer areas and discourage development in less defensible areas.

Current and Future Water Supply

Gillespie County is included in the Lower Colorado Regional Water Planning Area K. Most of this region of Texas is located in the Colorado River basin, including the cities of Austin, Bay City, Pflugerville, and Fredericksburg.

The Hill Country Underground Water Conservation District serves Gillespie County and the City of Fredericksburg. The District was created by the Acts of the 70th Legislature (1987), HB 792, and Chapter 865 following Article XVI, Section 59 of the Texas Constitution, and Chapters 35 and 36 of the Texas Water Code, as amended. Gillespie County voters approved the district's creation in August 1987. The District boundaries are coterminous with Gillespie County.

The district was created to conserve, preserve, recharge, control subsidence, protect and prevent waste of groundwater in the aquifers, and implement proper management techniques to address local groundwater conditions within Gillespie County.

Gillespie County has been designated as a critical area by the Texas Water Development Board and is expected to experience ground-water supply shortages and diminished water quality well into the 21st century. As a result, the Hill Country Underground Water Conservation District has been organized to plan and implement water resource management procedures.

Approximately forty percent of the population of Gillespie County is located in the City of Fredericksburg. The remaining population resides in rural communities that derive livelihoods from agricultural operations and tourism. The 1990 population in Gillespie County was 17,204, which included a population of 6,934 living in the City of Fredericksburg. The population growth in the county's rural areas is expected to increase by about 75 to 80 percent by 2030, with a corresponding increase of about 55 percent within the City of Fredericksburg.

Ten public water systems currently provide the municipal water supply in Gillespie County. Ninety-five percent of the County's municipal demand that is being met by community water systems is supplied by the City of Fredericksburg, with approximately two-thirds of this demand being provided for residential use. This pattern of municipal water demand is expected to remain the same throughout the county until 2030.³

Water demand projections for non-municipal uses considered needs for manufacturing, irrigation, mining, and livestock activities. Manufacturing activities were projected to occur solely within the City of Fredericksburg. Comparing historical water demands from 1989 to each of these activities, the projected demands in the year 2030 indicate increased total water demand of 766 acre-feet per year for manufacturing, decreased irrigation demands of 685 acre-feet per year, reduced mining demands of up to 15 acre-feet per year and increased livestock water demands of 517 acre-feet per year. Surface water in Gillespie County is widely used for irrigation and livestock purposes. Virtually all water rights are already permitted for these uses and flow from the Pedernales River and its tributaries. There are no large reservoirs in Gillespie County. Several preliminary studies by federal agencies have proposed reservoir sites; however, inadequate water is available to provide a dependable water supply after permitted uses are removed. Surface water rights that could help to prevent depletion of the ground-water supplies through watershed storage or aquifer recharge practices may become available in the future.

Participation in the NFIP

Gillespie County participates in the National Flood Insurance Program and is a participating member in good standing. The current FIRM covering Gillespie County is dated 10/19/2001. As of January 2023, 101 NFIP policies were in effect. The NFIP in Gillespie County covers no repetitive damage structures.

On September 24, 2001, Gillespie County adopted the Gillespie County Flood Damage Prevention Ordinance governing the management of flood hazard areas in Gillespie County. This ordinance and any future ordinances or court orders will ensure that Gillespie County complies with the NFIP.

To ensure that Gillespie County remains a member in good standing with the NFIP, the County Commissioners have identified the following actions that may be taken in the future:

- Inclusion of a Flood Plain tab on the county website, which may contain some or all of the following items:
 - Links to FEMA Map Service Center
 - Links to Floodplain Development Regulations
 - Contact Information
 - Links to Helpful Websites
 - FAQ
- Updating the Gillespie County Flood Damage Prevention Ordinance to adopt new flood plain maps when released by FEMA.
- Consider the addition of additional staff to improve permit processes and compliance.
- Consider the addition of GIS Staff to depict flood plan data on county maps.

Gillespie County will utilize its staff and legal assets to implement and monitor this Hazard Mitigation Plan. These assets are listed in [Annex B](#).

Expanding current capabilities to monitor and implement this plan may arise. Options for improving capabilities in the future include:

- Establishing Planning Team members with the authority to monitor the Plan and identify grant funding opportunities for expanding staff.
- Identifying opportunities for cross-training or increasing the technical expertise of staff by attending free training available through FEMA and the Texas Division of Emergency Management (TDEM) by monitoring classes and availability through preparingtexas.org.
- Review current floodplain ordinances for opportunities to increase resiliency, such as modifying permitting or building codes.
- Develop ordinances requiring all new developments to conform to the highest mitigation standards.

Gillespie County lacks adequate GIS staffing and resources to add floodplain mapping to the current mapping software. A Gillespie County Floodplain map is not currently available.

Section 5 – Hazard Definitions

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Hazards Considered

Following guidance and direction provided by the Texas Division of Emergency Management, Mitigation Plans Administrator, the Jurisdictions covered by this document considered the following natural hazards:

- Flood
- Wildfire
- Tornadoes
- Lightning
- Hail
- Windstorms
- Drought
- Extreme Heat
- Severe Winter Storms
- Hurricanes
- Coastal Erosion
- Expansive Soils
- Earthquakes
- Land Subsidence
- Dam Failures

To evaluate the impact these natural hazards have or could have on their jurisdictions, the jurisdictions that are participants in this plan, namely The City of Fredericksburg and

Gillespie County, have decided to use the following definitions in evaluating the hazards addressed in this plan. Except for Lightning, these definitions are taken directly from the State of Texas Hazard Mitigation Plan.⁴ The definition of Lightning was taken from the FEMA Hazard Mitigation Ideas Handbook.⁵ These definitions have been modified slightly to better address the hazards that affect these jurisdictions.

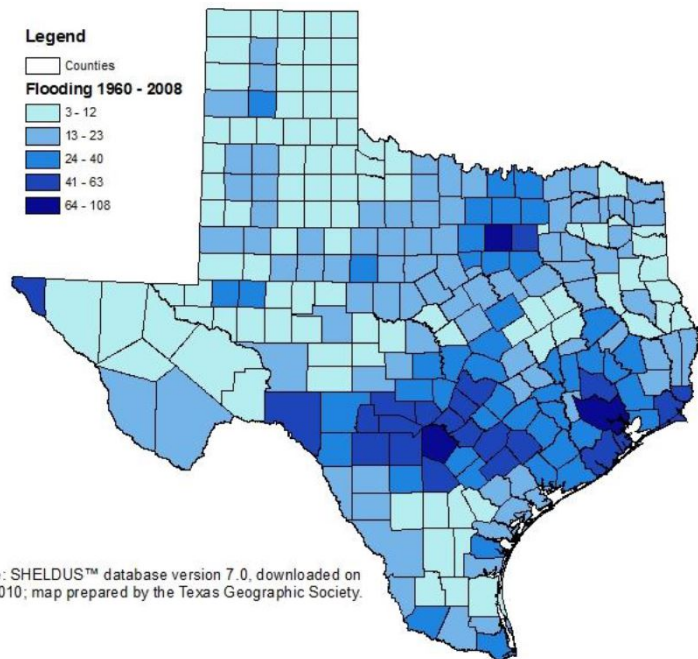
Flood

Floods are the accumulation of water within a body and overflowing excess water into adjacent floodplain lands.

Historically, floods have been one of the most frequently occurring, destructive, and costly natural hazards facing Texas, constituting over 90% of the disaster damage experienced in the state. Moreover, statistical probability exists that a more significant flood could occur in any given area than one that has happened in the past. Flooding can occur during any season of the year. Seasonal rainfall patterns typically cause winter and early spring floods. In contrast, summer floods (except those associated with

hurricanes and tropical storms) are usually caused by clusters of thunderstorms that generally affect only small, localized areas. Floods may be caused by large-scale weather systems that can generate prolonged rainfall events, locally intense thunderstorms, or coastal storms such as hurricanes and tropical storms. The Central Texas area is considered one of the three most flash flood-prone regions in the world due primarily to a

combination of climatic factors and the specific physiography of the area. Damage from flooding can range from water damage to structures and their contents to the destruction of the structures with a total loss of all contents. Roads and infrastructure may be undermined and damaged. Riverbank erosion, injury, and loss of life are



additional common consequences of flooding incidents. On average, Texas suffers approximately 400 floods annually.

Wildfire

Wildfire is defined as a sweeping and destructive conflagration, especially in a wilderness or a rural area.

From 2002 to 2022, 132 Fire Management Assistance Declarations were made in Texas.

⁶ Wildfires within Texas can be defined as wildland, interface, or intermix fires. This area, known as the Wildland Urban Interface (WUI), is where structures and other human improvements meet and intermingle with undeveloped wildland or vegetative fuels. A map of the WUI of Fredericksburg appears in [Appendix H](#).

Wildland fires are fueled almost exclusively by natural vegetation, while interface or intermix fires are urban/wildland fires in which vegetation and the built environment provide the fuel. With the semi-arid climate of the western, southern, and panhandle counties of the State, wildland fires are most common in the spring and summer months. Still, they can occur any time during the year, as evidenced by the winter wildfire Federal disaster declaration (DR-1624) in January 2006.

Tornadoes

A tornado is a rapidly rotating vortex or funnel of air extending groundward from a cumulonimbus cloud.

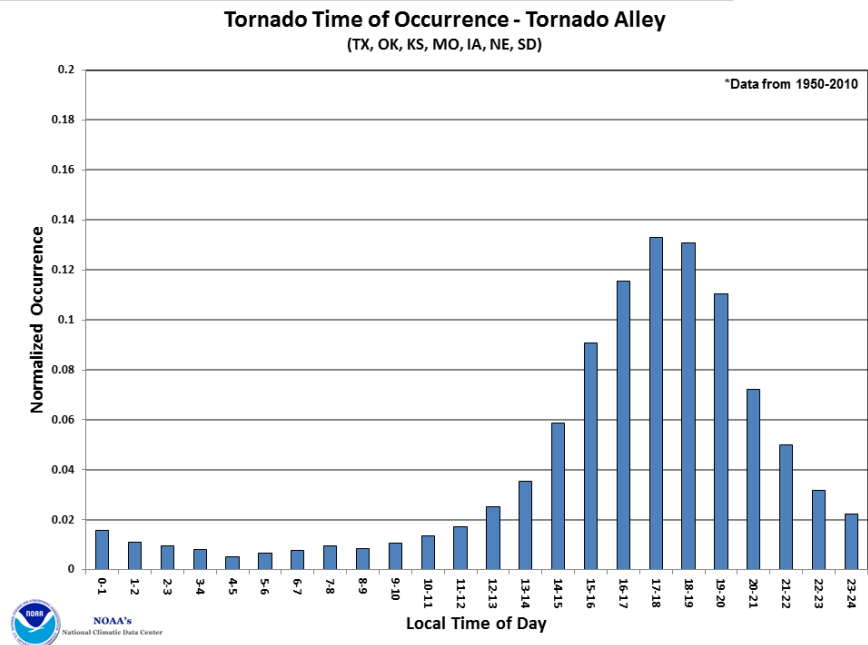
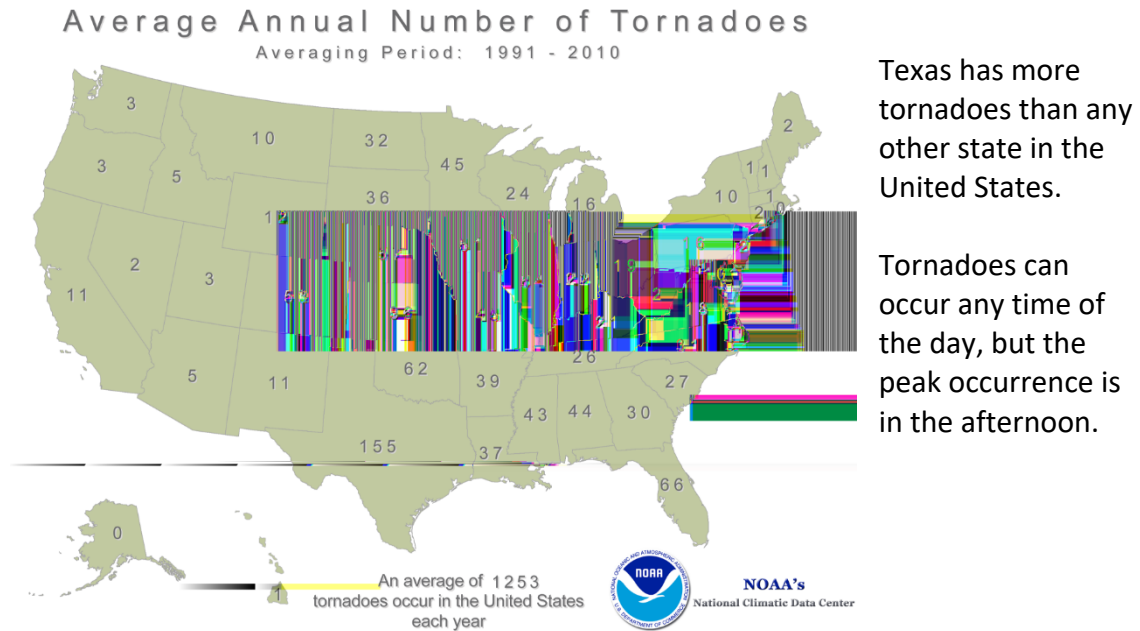
Tornadoes form in unusually violent thunderstorms when sufficient instability and wind shear are present in the lower atmosphere. Instability refers to hot and humid conditions in the lower atmosphere and possibly cooler-than-usual conditions in the upper atmosphere. Wind shear, in this case, refers to the change in wind direction and the increase in wind speed with height. An example would be a southerly wind of 15 mph at the surface, changing to a southwesterly or westerly wind of 50 mph at 5,000 feet altitude.

Many factors influence or cause the development of Tornadoes. Regardless of the cause, tornadoes are the most violent storms in nature. An average of 800 tornadoes are reported annually, resulting in 80 deaths and 1500 injuries. Tornadoes are a worldwide phenomenon, touching down on every continent except Antarctica.

Tornado wind and debris cause most of the structural damage suffered, but nearly half of the injuries from such disasters occur after the tornado has left, during rescue work

and cleanup. According to the Federal Emergency Management Agency, a third of these injuries come from stepping on nails.

Tornadoes can occur any time during the year but form most frequently in the spring and summer, depending on the location. They are most likely to appear between 3 p.m. and 9 p.m., but again, they can occur at any time of the day or night.



Lightning

Lightning is a discharge of electrical energy that results from the buildup of positive and negative charges in a thunderstorm, which creates a “bolt” when the buildup of charges becomes strong enough.

Since 2006, an average of 28 people have been killed annually by lightning. Hundreds of people are injured yearly by lightning strikes in the United States. Lightning is the second most common cause of weather-related deaths in Texas.

Lightning can strike communications equipment (e.g., radio or cell towers, antennae, satellite dishes, etc.) and hamper communication and emergency response. Lightning strikes can also cause significant damage to buildings, critical facilities, and infrastructure, mainly by igniting a fire. Lightning can also ignite a wildfire. ⁷

Understanding Severe Thunderstorm Risk Categories					
THUNDERSTORMS (no label)	1 - MARGINAL (MRGL)	2 - SLIGHT (SLGT)	3 - ENHANCED (ENH)	4 - MODERATE (MDT)	5 - HIGH (HIGH)
No severe* thunderstorms expected	Isolated severe thunderstorms possible	Scattered severe storms possible	Numerous severe storms possible	Widespread severe storms likely	Widespread severe storms expected
Lightning/flooding threats exist with all thunderstorms	Limited in duration and/or coverage and/or intensity	Short-lived and/or not widespread, isolated intense storms possible	More persistent and/or widespread, a few intense	Long-lived, widespread and intense	Long-lived, very widespread and particularly intense
					
- Winds to 40 mph - Small hail	- Winds 40-60 mph - Hail up to 1" - Low tornado risk	- One or two tornadoes - Reports of strong winds/wind damage - Hail ~1", isolated 2"	- A few tornadoes - Several reports of wind damage - Damaging hail, 1 - 2"	- Strong tornadoes - Widespread wind damage - Destructive hail, 2" +	- Tornado outbreak - Derecho
* NWS defines a severe thunderstorm as measured wind gusts to at least 58 mph, and/or hail to at least one inch in diameter, and/or a tornado. All thunderstorm categories imply lightning and the potential for flooding. Categories are also tied to the probability of a severe weather event within 25 miles of your location.					
 National Weather Service www.spc.noaa.gov 					

⁷ FEMA Mitigation Ideas Handbook

As noted above, lightning can exist in all thunderstorms.

Hail

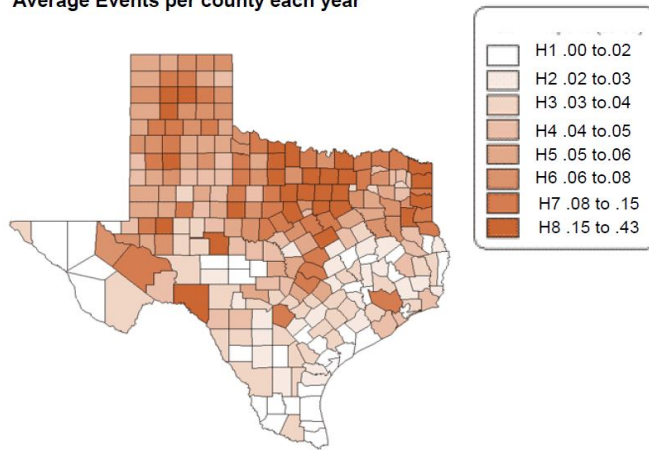
Hail is precipitation in small balls or lumps, usually consisting of concentric layers of clear ice and compact snow.

There are, on average, 5,000 hailstorms in the United States yearly. Texas has, on average, 600 hailstorms per year. From 2017 to 2019, there were 638,000 insurance claims in Texas for hail damage.

The following chart explains the NOAA/TORRO Hailstorm Intensity scale shown on the map below.

Size Code	Intensity Category	Typical Hail Diameter (Inches)	Approximate Size	Typical Damage Impacts
H0	Hard Hail	Up to 0.33	Pea	No Damage
H1	Potentially Damaging	0.33 – 0.60	Marble or Mothball	Slight Damage to plants, Crops
H2	Potentially Damaging	0.60 – 0.80	Dime or Grape	Significant Damage to Fruit, Crops, Vegetation
H3	Severe	0.80 – 1.20	Nickel to quarter	Severe damage to fruit and crops, damage to grass and plastic structures, and paint and wood scores.
H4	Severe	1.2 – 1.6	Half Dollar to Ping Pong Ball	Widespread glass damage, vehicle bodywork damage
H5	Destructive	1.6 – 2.0	Silver Dollar to Golf Ball	The wholesale destruction of glass, damage to tiled roofs, and significant risk of injuries
H6	Destructive	2.0 -2.4	Lime or Egg	Aircraft bodywork is dented, and brick walls pitted
H7	Very Destructive	2.4 – 3.0	Tennis Ball	Severe roof damage, risk of serious injuries
H8	Very Destructive	3.0 – 3.5	Baseball to Orange	Severe damage to aircraft bodywork
H9	Super Hailstorm	3.5 -4.0	Grapefruit	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open
H10	Super Hailstorm	4+	Softball and UP	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open

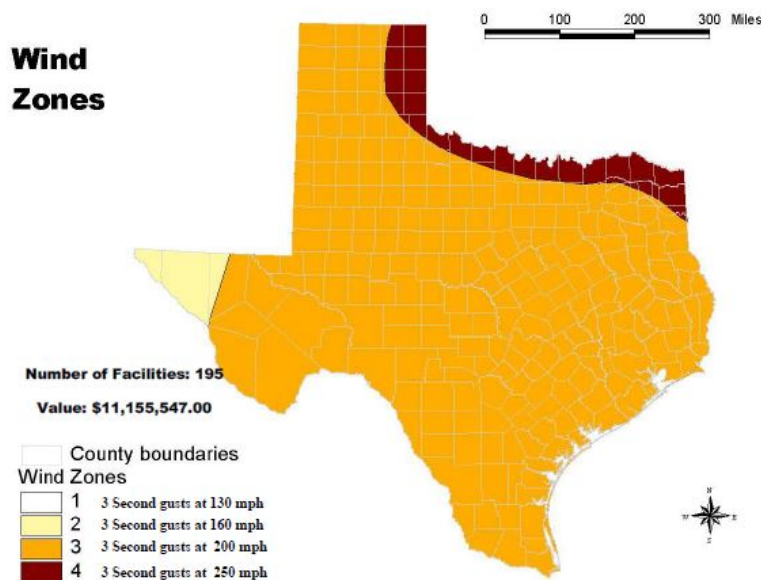
Texas Hail Map, 15 years of NCDRC record, Severe Hail (H3 over ¾ inch Average Events per county each year



Windstorm

Windstorms are storms marked by high winds with little or no precipitation.

Extreme winds other than tornadoes are experienced in all regions of the United States. Extreme windstorm events are associated with tropical cyclones, severe thunderstorms, and downbursts. Winds can vary from zero at ground level to 200 mph in the upper atmospheric jet stream. The Texas Panhandle is most vulnerable to windstorms as few trees are there to provide a natural windbreak or barrier.



Winds are typically measured according to the Beaufort Wind Scale. This scale, along with the type of damage typically caused by winds of a given velocity, is presented in the following table:

Beaufort wind scale for land					
The Beaufort wind scale begins at zero with wind speeds of less than one mile per hour					
1 Wind speed 1-3mph	2 Wind speed 4-7mph	3 Wind speed 8-12mph	4 Wind speed 13-18mph	5 Wind speed 19-24mph	6 Wind speed 25-31mph
					
Light air: smoke drifts in wind direction	Light breeze: wind felt on face, leaves rustle, wind vane moves	Gentle breeze: leaves, small twigs in motion, light flags extended	Moderate breeze: small branches move, dust, leaves and loose paper raised up	Fresh breeze: small trees in leaf begin to sway	Strong breeze: large branches move, wind whistles in wires
7 Wind speed 32-38mph	8 Wind speed 39-46mph	9 Wind speed 47-54mph	10 Wind speed 55-63 mph	11 Wind speed 64-72mph	12 Wind speed 73mph plus
					
Near gale: whole trees move, resistance felt walking against wind	Gale: twigs and small branches break off trees	Strong gale: slight structural damage, slates blown off roofs	Whole gale: trees broken, structural damage	Storm: widespread damage	Hurricane force: violence and destruction

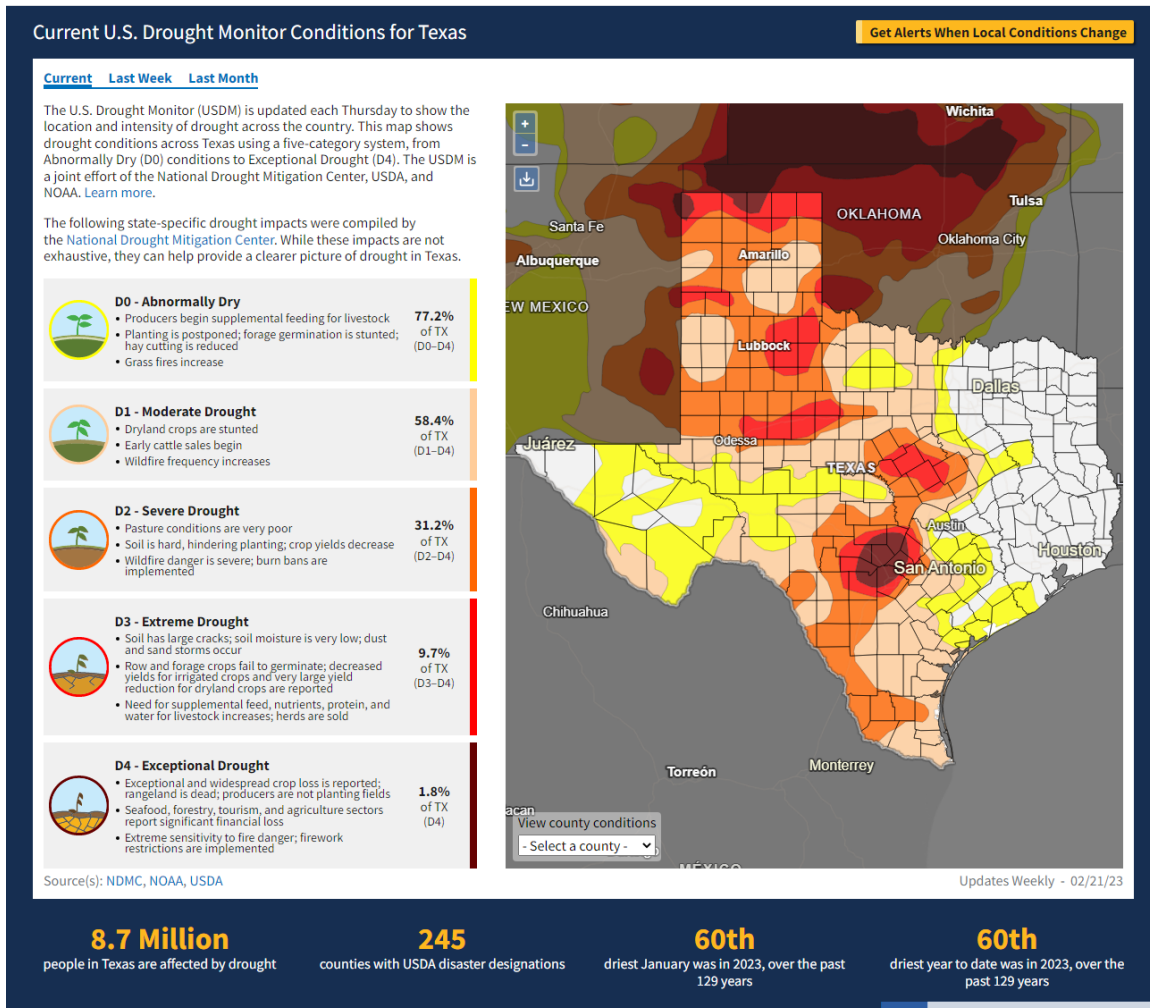
Press Association Graphic

Drought

Drought is the consequence of a natural reduction in the precipitation expected over an extended period, usually a season or more in length.

Drought is often considered a condition of climatic dryness severe enough to reduce soil moisture and water supplies below the requirements to sustain average plant, animal, and human life. Every decade in the 20th century, Texas was a victim of one or more severe droughts.

Texas has been the victim of numerous droughts. As of 2023, Texas is in a disaster declaration due to drought. Although the drought is not as widespread as in 2011, Gillespie County has endured exceptional drought conditions.



The Palmer Drought Severity Index (PDSI) was developed to classify drought conditions. In 1965, Wayne Palmer developed an index to "measure the departure of the moisture supply." Palmer based his index on the supply-and-demand concept of the water balance equation, considering more than only the precipitation deficit at specific locations. The objective of the PDSI, as this index is now called, was to provide a measurement of moisture conditions that were "standardized" so that comparisons using the index could be made between locations and between months. PDSI is based on precipitation and temperature. The PDSI can, therefore, be applied to any site for which sufficient precipitation and temperature data is available. The PDSI varies roughly between -4.0 and +4.0. Weekly PDSI values are calculated for the Climate Divisions during every growing season and are on the Internet from the Climate Prediction Center.

The index has proven most effective in determining long-term drought in several months, but it is not as good with conditions over a matter of weeks. It uses a 0 as usual, and drought is shown in terms of negative numbers; for example, negative 2 is

moderate drought, negative 3 is severe drought, and negative 4 is extreme drought. Palmer's algorithm also describes wet spells using corresponding positive numbers. Palmer also developed a formula for standardizing drought calculations for each location based on the variability of precipitation and temperature at that location.

PDSI CLASSIFICATION FOR DRY AND WET PERIODS

4.00 or more	Extremely Wet
3.00 to 3.99	Very Wet
2.00 to 2.99	Moderately Wet
1.00 to 1.99	Slightly Wet
0.50 to 0.99	Incipient Wet Spell
0.49 to -0.49	Near Normal
-0.50 to -0.99	Incipient Dry Spell
-1.00 to -1.99	Mild Drought
-2.00 to -2.99	Moderate Drought
-3.00 to -3.99	Severe Drought
-4.00 or less	Extreme Drought

Extreme Heat

Extreme Heat is a combination of very high temperatures and exceptionally humid conditions.

When persisting over some time, it is called a heat wave. All of Texas is vulnerable to extreme heat, but most is in West Texas. There is no standard designation for an extremely hot day. It is a complex number assigned by local National Weather Service (NWS) regions based on the heat index, time of year, and area of the country. Thus, a heat index of 105 in Austin, Texas, in July is considered routine. The same index in New York City in August would warrant an extreme heat warning.

Heat-related deaths and illnesses are preventable, yet annually, many people succumb to extreme heat. Extreme heat caused 7,415 heat-related deaths in the United States from 1999 to 2010. Extreme heat kills more people than hurricanes, floods, tornadoes, and lightning combined, according to the National Weather Service. In 2001, 300 deaths were caused by excessive heat exposure.

People suffer heat-related illnesses when their bodies cannot compensate and properly cool themselves. The body normally cools itself by sweating. But under some conditions, sweating isn't enough. In such cases, a person's body temperature rises rapidly. Very high body temperatures may damage the brain or other vital organs.

NOAA's National Weather Service

Heat Index

Temperature (°F)

Relative Humidity (%)	80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110
40	80	81	83	85	88	91	94	97	101	105	109	114	119	124	130	136
45	80	82	84	87	89	93	96	100	104	109	114	119	124	130	137	
50	81	83	85	88	91	95	99	103	108	113	118	124	131	137		
55	81	84	86	89	93	97	101	106	112	117	124	130	137			
60	82	84	88	91	95	100	105	110	116	123	129	137				
65	82	85	89	93	98	103	108	114	121	128	136					
70	83	86	90	95	100	105	112	119	126	134						
75	84	88	92	97	103	109	116	124	132							
80	84	89	94	100	106	113	121	129								
85	85	90	96	102	110	117	126	135								
90	86	91	98	105	113	122	131									
95	86	93	100	108	117	127										
100	87	95	103	112	121	132										

Likelihood of Heat Disorders with Prolonged Exposure or Strenuous Activity

Caution

Extreme Caution

Danger

Extreme Danger

Severe Winter Storm

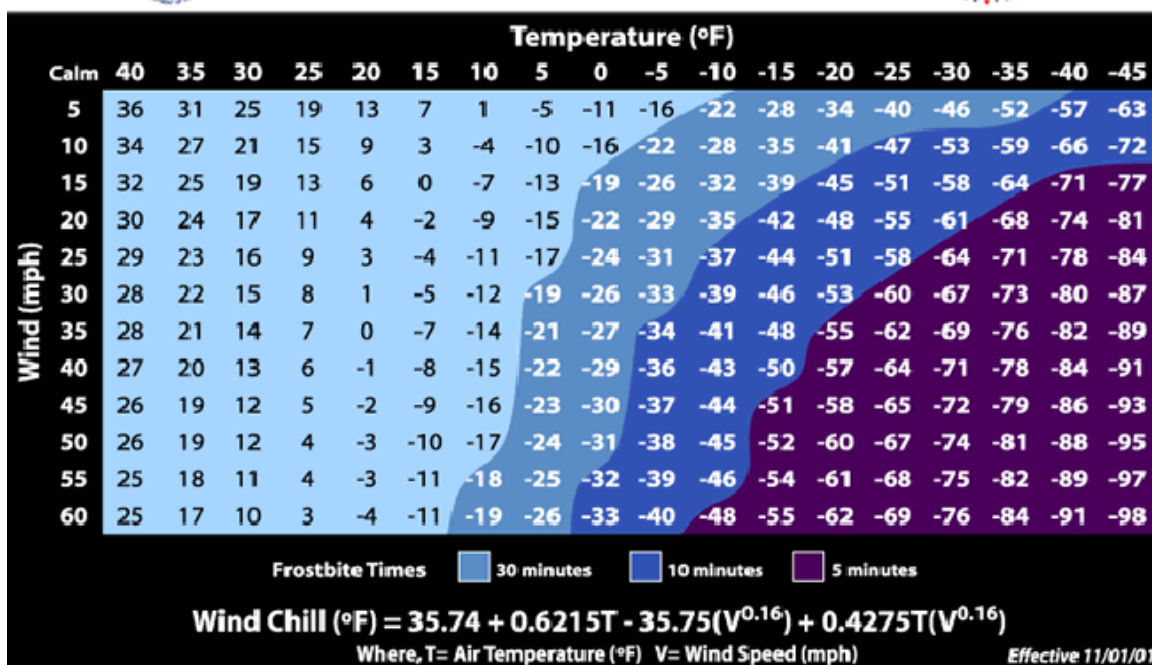
Severe winter storms are defined as extreme cold and heavy concentrations of snowfall or ice.

Winter storms in Texas, although not as numerous as in our neighboring states to the north, do occur often enough and with enough severity to be a threat to people and property. Texans are most familiar with snowstorms, blizzards, cold waves, and ice storms. Generally, the winter storm season in Texas runs from late November to mid-March, although severe winter weather has occurred as early as October and as late as May in some locations.

Wind chill temperature measures how cold the wind makes the actual air temperature feel to the human body. Since wind can dramatically accelerate heat loss from the body, a windy 30° day would feel just as cold as a calm day with 0° temperatures. The index was created in 1870, and on November 1, 2001, the NWS released a more scientifically accurate equation that is used today. The chart below is a method for calculating wind chill. (Please note that it is not applicable in calm winds or when temperatures are over 50°).



NWS Windchill Chart



Hurricane

A tropical cyclone is a low-pressure area of closed circulation winds originating over tropical waters.

Hurricanes, tropical storms, and typhoons, collectively known as tropical cyclones, are among the most devastating naturally occurring hazards in the United States and its territories.

In the North Atlantic and Central and South Pacific basins east of the International Date Line, tropical cyclones with wind speeds between 39 and 74 mph are commonly known as Tropical Storms. When wind speeds exceed 74 mph, they are widely known as hurricanes. Tropical Storms are annual events occurring from May through November with varying intensities and levels of destruction. Tropical Storms primarily cause severe flooding and frequent loss of life by citizens unfamiliar with the road and drive into flooded stream crossings and low-lying areas. Hurricanes, however, occur less frequently, and residents along the Texas Gulf Coast have a good chance of living many years there without experiencing a hurricane. However, none of the Texas coastal areas are immune from hurricanes. Since 1953, Texas has experienced 23 Federal disaster declarations due to hurricane/ tropical storm events, the most recent events being Hurricane Dolly (DR 1780), which was declared on July 24, 2008, Hurricane Ike (DR-1791)

which was declared on September 13, 2008, and Hurricane Alex (DR-1931) that was declared on September 16, 2010.

Hurricanes are rated according to the Saffir-Simpson Hurricane Wind Scale on page 46. This scale classifies storm intensity by wind velocity and describes the damage that can be expected with each intensity level.

Category	Sustained Winds	Types of Damage Due to Hurricane Winds
1	74-95 mph	Very dangerous winds will produce some damage: Well-constructed frame homes could have damage to roof, siding, and gutters. Large branches of trees will snap and shallowly rooted trees may be toppled. Extensive damage to power lines and poles are likely to result in power outages that could last up to several days.
	64-82 kt	
	119-153 km/h	
2	96-110 mph	Extremely dangerous winds will cause extensive damage: Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
	83-95 kt	
	154-177 km/h	
3 (major)	111-129 mph	Devastating damage will occur: Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
	96-112 kt	
	178-208 km/h	
4 (major)	130-156 mph	Catastrophic damage will occur: Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
	113-136 kt	
	209-251 km/h	
5 (major)	157 mph or higher	Catastrophic damage will occur: A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
	137 kt or higher	
	252 km/h or higher	

Coastal Erosion

Coastal Erosion is a hydrologic hazard defined as the wearing away of land and loss of beach, shoreline, or dune material due to natural coastal processes or manmade influences.

The Texas Gulf Coast has a barrier islands and peninsula system, which protects numerous bays and inlets from oncoming waves. These features are relatively young; most are less than 7,000 years of age. These primarily sandy islands have become in great demand for residential and recreational development.

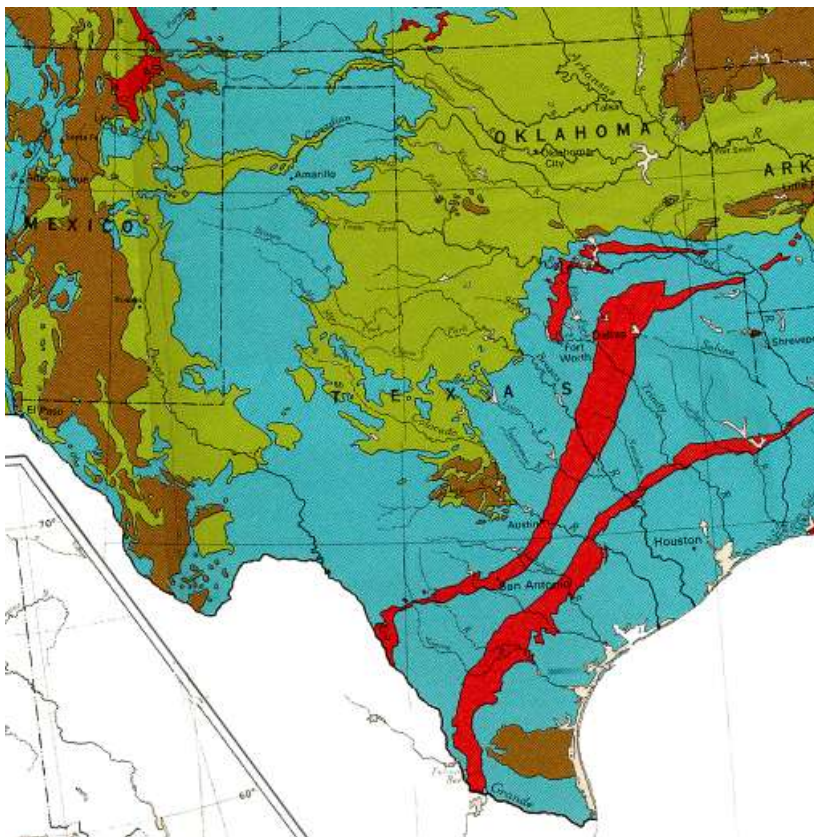
The eighteen coastal counties within the Texas Coastal Management Program Boundary (Map 1.1) are home to 5.2 million residents, which comprise 25 percent of the state's

population (2000 U.S. Census). The highest population density is generally located on the Upper Texas Coast.⁸

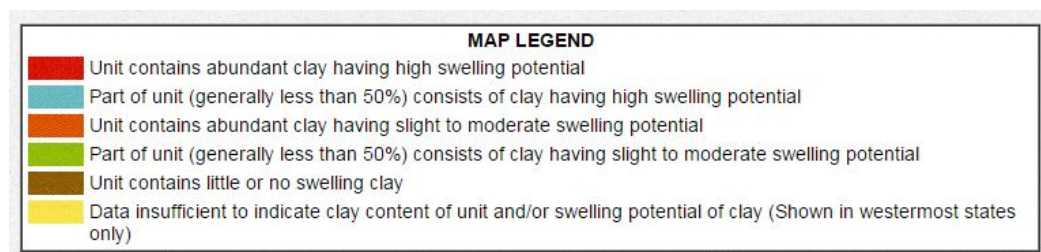
Expansive Soils

Expansive soils are soils and soft rocks that tend to swell or shrink due to changes in moisture content.

Changes in soil volume are primarily hazardous to structures built on expansive soils. The most extensive damage occurs to highways and streets. In Texas, the most



expansive soils are located in a band 200 miles west of the coastline, stretching approximately from Beaumont to Brownsville. Another band of expansive soils stretches from Laredo northeast through San Antonio, Austin, and Dallas along an area also known as the I-35 corridor. These areas receive the most moisture and are also vulnerable to droughts, which can cause the soils to expand and contract.



Earthquake

Earthquakes are shaking or trembling of the earth that is volcanic or tectonic in origin.

Earthquakes do occur in Texas. There have been over 15,000 earthquakes in Texas since 1931. Texas has an average of 183 earthquakes per year. The largest earthquake happened in 1931 and was recorded at 5.8 magnitudes. The earthquake took place Southwest of Valentine.

In four regions within Texas, there have been historical earthquakes that indicate potential earthquake hazards. Two regions, near El Paso and in the Panhandle, should expect earthquakes with magnitudes of about 5.5-6.0 to occur every 50-100 years, and even more significant earthquakes are possible. In northeastern Texas, the greatest hazard is from large earthquakes (magnitude seven or above) that might occur outside of Texas, particularly in Oklahoma or Missouri-Tennessee. In south-central Texas, the hazard is generally low, but residents should be aware that small earthquakes can occur there, including some that are triggered by oil or gas production. Elsewhere in Texas, earthquakes are exceedingly rare. However, the hazard level is not zero anywhere in Texas; small earthquakes are possible almost anywhere, and all regions face ill effects from large, distant earthquakes.

Land Subsidence

Land subsidence is defined as the loss of surface elevation due to the removal of subsurface support.

The principal causes are aquifer-system compaction, drainage of organic soils, underground mining, hydro-compaction, natural compaction, sinkholes, and thawing permafrost. More than 80 percent of the identified subsidence in the United States is a consequence of the exploitation of underground water, and the increasing development of land and water resources threatens to exacerbate existing land-subsidence problems and initiate new ones. Land subsidence is an often-overlooked environmental consequence of our land- and water-use practices in many areas of the arid Southwest and more humid areas underlain by soluble rocks such as limestone, gypsum, or salt.⁹

The location of land subsidence in Texas would most likely be along the Texas Gulf Coast counties, where the removal of subsurface support (such as groundwater) could cause the loss of surface elevation. High-risk counties include Orange, Jefferson, Chambers,

⁹ US Geological Survey

Harris, Galveston, Brazoria, Matagorda, Calhoun, Aransas, San Patricio, Nueces, Kleberg, Kenedy, Willacy, and Cameron.¹⁰

Dam Failure

A dam failure is defined as a systematic failure of the dam structure resulting in the uncontrolled release of water, often resulting in floods that could exceed the 100-year floodplain boundaries.

A dam failure could create mass fatalities, structural damage, and a cascading potential if a populated area is below the dam structure.¹¹

Historically, Texas has had over 136 documented dam failures. At least two of those failures resulted in the loss of life. In 1900, 25 people were killed when the Lake Austin Dam on the Colorado River at Austin failed. In 1989, one man was killed when the Nix Lake Dam in Rusk County failed. Considering the serious dam failure problems other states have experienced, Texas is extremely fortunate that no more lives have been lost. This becomes more obvious when considering that 24% of inventoried dams in the state present a risk to human life, the high frequency of severe rainfall events, and Texas's burgeoning population. Most of the recent dam failures were small dams classified as low hazard. Texas has more dams listed in the National Inventory of Dams (NID) than any other State.

Dam owners are solely responsible for the dam's safety and liability and for financing its upkeep, upgrade, and repair. While most infrastructure facilities (roads, bridges, sewer systems, etc.) are owned by public entities, most dams in the United States are privately owned. Dams are owned and operated by individuals and many different types of entities.

Due to changes in the Dam Safety Program rules in January 2009, the definition of the dam was changed to remove small dams with no downstream hazard from the list of dams under the Texas Commission on Environmental Quality (TCEQ) jurisdiction. As a result, there are 7,272 dams in Texas, including all federal dams. These dams are over 6 feet high and have 50 acre-feet capacity at the top of the dam, many of which may pose a safety hazard to a downstream population. There are currently 1,031 dams, including federal dams, which are classified as high hazard, meaning if a failure occurs, there will likely be a loss of life. This classification does not necessarily mean that these dams need repair--these dams could be in excellent condition, or they could be in poor condition. The term "high-hazard" reflects the dam's potential for doing damage downstream

¹⁰ State of Texas Hazard Mitigation Plan

¹¹ State of Texas Hazard Mitigation Plan 2010-2013

should it fail. In addition, 737 dams are classified as a significant hazard, meaning there could be a loss of life if the dam fails.

There are an increasing number of these high-hazard structures--not because more high-hazard dams are being built, but because more development is occurring downstream. Owners of dams built as low-hazard dams are finding that the hazard classification has changed due to the increase in population downstream of the dams. The owners are now finding that their dams are deficient because they are no longer adequate to meet State regulations and need to be upgraded.

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Hazard Analysis

Using the definitions established in [section 5](#) of this Plan, the City of Fredericksburg evaluated each natural disaster discussed in that section. The analysis and ranking of each hazard were done according to the following criteria:

1. Number of deaths or injuries caused in the jurisdiction by the identified hazards
2. The number of incidences of the identified hazard
3. The amount of monetary damage caused in the jurisdiction by the identified hazard
4. Input provided by committee members and local citizens, most of whom have lived their entire lives in the area

For each identified hazard, it is necessary to determine the probability that the hazard will affect the City of Fredericksburg again in the future. Since the weather is unpredictable from day to day in Texas, the probability was determined by dividing the number of occurrences of each hazard by a period. The period was determined by the data amount and the database's completeness for each hazard. For example, if there were five severe thunderstorms over ten years, there is a 50 % probability that a severe thunderstorm would affect the community in any given year.

Each hazard and its effects on the City of Fredericksburg are addressed in this Annex. All hazards addressed by the City of Fredericksburg are assumed to be a hazard within the city limits or a one-mile-wide area immediately adjacent to the city limits known as the Extra Territorial Jurisdiction (ETJ).

To assess a hazard, it is necessary to determine how likely it will occur again. The following methodology was utilized since it is impossible to predict the weather and the consequences of severe weather to a precise probability. If an event such as a flood occurs five times in 20 years, a flood would likely happen once every four years. Although not a precise statistical measurement, it explains how often this might happen to us in the future. It provides a method to assign mitigation priorities.

Climate change and population growth are two factors in planning events. Climate change is challenging to predict, and it is currently unknown how these conditions will affect the City of Fredericksburg for these specific events. These conditions are monitored and will be updated as needed. Population growth in the region is growing exponentially. The increase in the number of people living in the area tremendously impacts the planning for all these events. The growth will produce more structures in the WUI, and more impervious surfaces will be installed. These factors and the increased number of people that could be affected were considered hazards.

There were no new community priorities in assessing these hazards and mitigation actions.

Flood

Historically, the City of Fredericksburg has experienced many flood events. These are flash flood events where heavy rainfall produces significant runoff. The water levels on streets and roadways quickly rise and quickly fall. In July 2007, a flood in Fredericksburg resulted in 1 death. Recent floods include the following events:

2015: On May 24, 2015, the statewide flooding event that resulted in the Federal Disaster Declaration 4223 also affected Gillespie County and the City of Fredericksburg. The Mayor of Fredericksburg issued a disaster declaration, and the city was subsequently included in the Federal Disaster Declaration. Repair costs for damage done to city streets during this flooding event totaled \$10,945.52.

2016: On May 25, 2016, heavy showers of rain associated with the massive rain system and the strong El Nino weather pattern affecting the state also affected Gillespie County. Heavy rains occurred over the entire area during May. On May 25th, over 5 inches of rain fell in a 1-hour time frame in the early morning hours, flooding several areas to a depth of up to 5 feet. Flooding depths ranged from several inches to over 5 feet in several locations throughout the city. The Fredericksburg Fire Department conducted one high-water rescue during this event.

Flooding within the Fredericksburg city limits often occurs at the following locations:

- Highway Street Approaching US 290 East
- 600 Block of East Creek Street
- The intersection of North Llano and College Street
- Edison and Creek Street
- Bowie and Peach Street
- 800 Block of West San Antonio Street
- The intersection of Schubert and Edison
- Bowie and Creek Street
- Travis and Edison
- Acorn Street near Peach Street

The water depth over the road at these locations varies with the amount of rainfall, the rate of rainfall, and the amount of rain that might have fallen previously. The water depth over these roads has ranged from an inch to over 5 feet.

The City of Fredericksburg Flood Hazard Reduction Ordinance bases substantial damage on costs exceeding 50 percent of the market value when the damage occurred or before the start of construction, respectively. As part of the City's floodplain development permitting process, which applies to all development (defined as any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials) within a particular flood hazard area, the applicant is required to provide the estimated cost of the project and if the project/improvement will exceed 50% of the market value. This information is then reviewed against market and insurance data for confirmation.

There are no critical facilities located in a floodplain in Fredericksburg.

Location

Locations of flood Zones A and AE in The City of Fredericksburg, based on the Digital Flood Insurance Rate Map (DFIRM) from FEMA, are illustrated in [Appendix I](#).

Impact and Extent of Future Threat

Without some mitigation action, flood depths of 5 feet or more significant will likely occur. During these events, bridges, buildings, utilities, and roads may be destroyed or damaged; of course, our citizens are vulnerable to the force and depth of the running water.

No critical facilities for the City of Fredericksburg are located in a floodplain.

Flooding is the deadliest natural disaster in the U.S. each year, and it poses a constant and significant threat to the health and safety of the people in the planning area.

Impacts on Fredericksburg can include:

- Flood-related rescues may be necessary at swift water and low water crossings or in flooded neighborhoods where roads have become impassable, placing first responders in harm's way.
- Evacuations may be required for entire neighborhoods because of rising floodwaters, further taxing limited response capabilities, and increasing sheltering needs for displaced residents.
- Health risks and threats to residents are elevated after the flood waters have receded due to contaminated flood waters (untreated sewage and hazardous chemicals) and mold growth typical in flooded buildings and homes.
- Significant flood events often result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- An extended power outage can result in increased structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their home with alternate, unsafe cooking or heating devices, such as grills.
- Floods can destroy or make residential structures uninhabitable, requiring shelter or relocation of residents in the aftermath of the event.
- First responders are exposed to downed power lines, contaminated and potentially unstable debris, hazardous materials, and generally unsafe conditions, elevating the risk of injury to first responders and potentially diminishing emergency response capabilities.
- Emergency operations and services may be significantly impacted due to damaged facilities.
- Significant flooding can result in the inability of emergency response vehicles to access areas of the community.
- Critical staff may suffer personal losses or be otherwise impacted by a flood event and unable to report for duty, limiting response capabilities.
- City or county departments may be flooded, delaying response and recovery efforts for the entire community.
- Private sector entities that the City and its residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully operational and require assistance from neighboring communities until complete services can be restored.
- Damage to infrastructure may slow economic recovery since repairs may be extensive and lengthy.
- Some businesses not directly damaged by the flood may be negatively impacted while utilities are restored, or water recedes, further slowing economic recovery.
- When the community is affected by significant property damage, it is anticipated that funding would be required for infrastructure repair and

restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.

- Displaced residents may be unable to return to work immediately, furthering economic recovery.
- Residential structures substantially damaged by a flood may not be rebuilt for years, and uninsured or underinsured residential structures may never be rebuilt, reducing the tax base for the community.

Vulnerabilities:

All infrastructure listed in Appendix B

A property's vulnerability to a flood depends on its location and proximity to the floodplain. Structures along the banks of a waterway are the most vulnerable and often repetitive loss structures. No critical facilities within the city limits of Fredericksburg lie within a designated flood zone. Further, per city ordinance, no new construction is allowed within a designated flood zone. However, roads, utility infrastructure, and older, pre-existing houses built before the enactment of current city ordinances remain vulnerable to flooding.

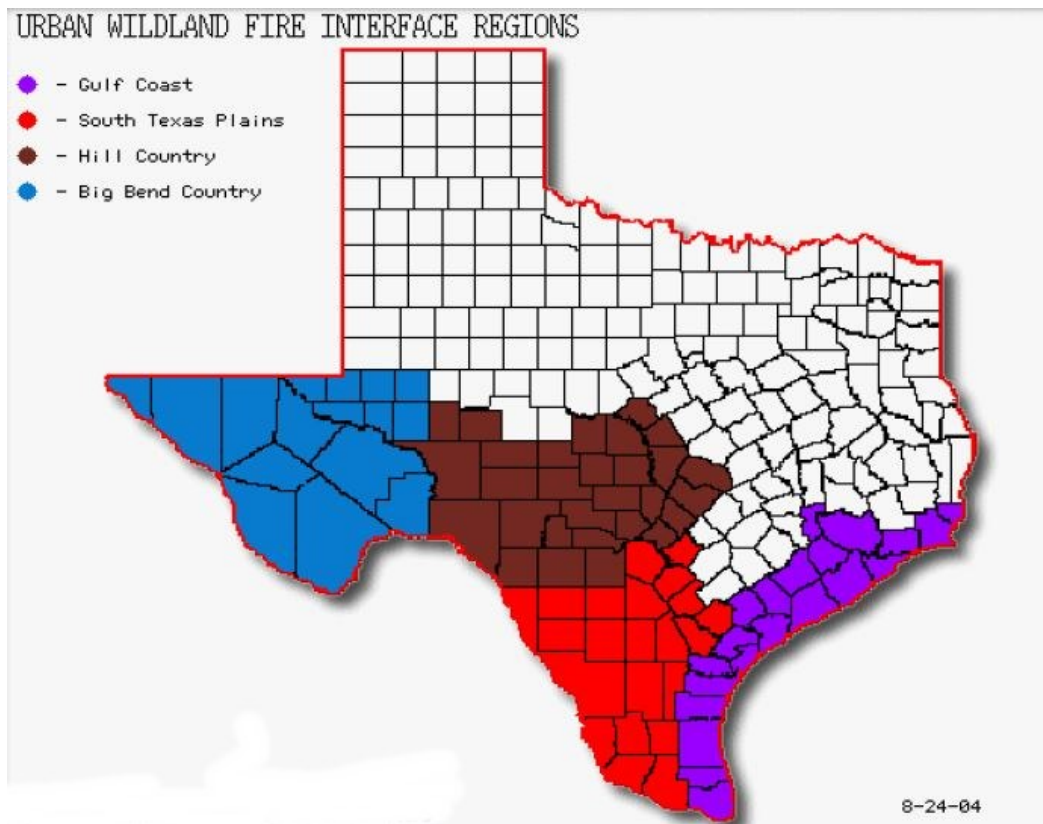
The potential impacts of flooding in Fredericksburg include but are not limited to the financial costs of replacing or rebuilding roads and bridges and utilities, disruption of transportation, costs incurred by private citizens to repair or rebuild homes and structures damaged by the flooding, and potential loss of tax revenue from a disruption of tourism in the city.

Given the frequency of flooding in the past ten years, there is a 10% probability that a flooding event will occur in Fredericksburg in any given year, with the possibility of at least one flooding event every year. Flooding is a hazard to Fredericksburg and will be included in this hazard mitigation plan.

Wildfire

Wildfire within the Fredericksburg city limits is not the same problem as in the unincorporated areas in Gillespie County. The primary wildfire problem faced by the City of Fredericksburg is a fire in the urban/wildland fire interface area. Wildland fires are fueled almost exclusively by natural vegetation, while Interface or intermix fires are urban/wildland fires in which vegetation and the built environment provide the fuel.¹²

Fredericksburg and unincorporated Gillespie County are part of the Hill Country Urban Wildland Fire Interface Region.



Please see [Appendix H](#) for a map showing Fredericksburg's Wildfire Urban Interface area.

As noted in this plan, new growth in and around Fredericksburg will occur outside the city limits. New housing projects are being proposed just outside the city limits with the expectation that the city will annex the projects either before the construction phase or immediately after construction is completed. This expansion will introduce new built-environment fuel into the predominantly rural landscape.

Between September 2011 and March 2016, the Fredericksburg Fire Department responded to 104 grass fires, most of which occurred in or near the city limits of Fredericksburg. In 2016 alone, there were 40 calls for service for wildland fires. In 2022, Fredericksburg Fire/EMS responded to 162 wildland fires. This is a 400 percent increase in wildland fires in this time frame. As Fredericksburg expands, this number is expected to increase. Drought conditions and lightning, significant contributors to wildfire, are common in Fredericksburg and will contribute to wildfires in the future.

Location

Wildfires can vary significantly in size, location, intensity, and duration. While wildfires are not confined to any specific geographic location, they are most likely to occur in open grasslands. The threat to people and property from wildfire is more significant in

the fringe areas where developed areas meet open grasslands, such as the WUI. It is estimated that 50 percent of the total population in Fredericksburg lives within the WUI. However, the entire City of Fredericksburg planning area is at risk for wildfires.

Impact and Extent of Future Threat

For the duration of this plan, the extent and threat of wildfire to the City of Fredericksburg are considered equal to the frequency observed in the past. As the city expands and more land is annexed, the threat is expected to grow and will be re-evaluated as part of the development of the next Hazard Mitigation Plan.

In an average, non-drought year, the City of Fredericksburg can expect that between 50 and 75 acres will be consumed by wildfire, mainly in the WUI area. In a drought year, depending on the severity of the drought, the City of Fredericksburg can expect that between 75 and 100 acres will be consumed by wildfire, again mainly in the WUI area but also in areas near city parks and open fields within the city limits.

The potential impacts of Wildfire on the City of Fredericksburg include but are not limited to the possible loss of historic buildings and artifacts, possible loss or damage to homes and businesses, costs associated with extinguishing wildfire, potential injury or death to firefighters and civilian populations and destruction of utilities (power poles and lines and roads).

Even with some mitigation actions, the City of Fredericksburg will remain vulnerable to wildfire. Natural vegetation, drought, and human interaction with the natural environment by residents and visitors create the potential for a wildfire event.

A Wildfire event poses a potentially significant risk to public health and safety, mainly if the wildfire is initially unnoticed and spreads quickly. The impacts associated with a wildfire are not limited to direct damage. Potential implications for the planning area include:

- Persons in the area at the time of the fire are at risk for injury or death from burns and smoke inhalation.
- First responders are at greater risk of physical injury since they are near the hazard while extinguishing flames, protecting property, or evacuating residents.
- First responders can experience heart disease, respiratory problems, and other long-term related illnesses from prolonged exposure to smoke, chemicals, and heat.
- Emergency services may be disrupted during a wildfire if facilities are impacted, roadways are inaccessible, or personnel cannot report for duty.
- Critical city and county departments may be unable to function and provide necessary services depending on the location of the fire and the structures or personnel impacted.

- Non-critical businesses may be directly damaged, suffer the loss of utility services, or be otherwise inaccessible, delaying normal operations and slowing recovery.
- Displaced residents may be unable to return to work immediately, further slowing economic recovery.
- Roadways in or near the WUI could be damaged or closed due to smoke and limited visibility.
- Older homes are generally exempt from modern building code requirements, which may require fire suppression equipment.
- Some high-density neighborhoods feature small lots with structures close together, increasing the potential for fire to spread rapidly.
- Air pollution from smoke may exacerbate respiratory problems of vulnerable residents.
- Charred ground after a wildfire cannot easily absorb rainwater, increasing the risk of flooding and potential mudflows.
- Wildfires can cause erosion, degrading stream water quality.
- Wildlife may be displaced or destroyed.
- Historical or cultural resources may be damaged or destroyed.
- Tourism can be significantly disrupted, further delaying economic recovery for the area.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Fire suppression costs can be substantial, exhausting the community's financial resources.
- Residential structures lost in a wildfire may not be rebuilt for years, reducing the tax base for the community.

Vulnerabilities

The following critical facilities would be vulnerable to wildfire events inside the Fredericksburg City Limits:

All infrastructure is listed in Appendix B.

During these events, lives are at risk, and homes, businesses, and utilities will be at risk of being destroyed. Wildfires can also negatively affect the local business climate, based mainly on tourism, causing a decline in the city's tax revenues and property values.

History indicates a nearly 100% chance that wildfire will threaten Fredericksburg in any given year. Wildfire is considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Tornadoes

The City of Fredericksburg and Gillespie County is in the southwestern portion of the “Tornado Alley” area. The American Meteorological Society defines Tornado Alley as the corridor stretching from central Texas northward into Oklahoma, Kansas, and Nebraska eastward into central Illinois and Indiana. This region contains the maximum tornado frequency in the continental United States. However, recent research at the NOAA National Severe Storm Laboratory has focused on the likelihood that tornadoes will cause significant damage in a much larger region. They designate a swath from central Texas northward to South Dakota as having the greatest risk of “significant tornadoes.” Such twisters are rated EF2 or higher on the Enhanced Fujita Tornado Scale and have winds over 111 mph. ¹³

The Enhanced Fujita Scale measures tornado intensity. This scale was accepted as the measuring standard for tornadoes in the United States on February 1, 2007, as an improvement to the original Fujita scale.

ENHANCED FUJITA SCALE

EF SCALE: THE ENHANCED FUJITA SCALE
CLASSIFIES TORNADOES INTO THE
FOLLOWING CATEGORIES.

EF0...WEAK.....65 TO 85 MPH
EF1...WEAK.....86 TO 110 MPH
EF2...STRONG....111 TO 135 MPH
EF3...STRONG....136 TO 165 MPH
EF4...VIOLENT...166 TO 200 MPH
EF5...VIOLENT...>200 MPH



Enhanced Fujita



According to the NOAA Storm Events

Database, there have been 16 recorded tornadoes in Gillespie County from 1962 - 2017. Since 1999, there have been six recorded tornadoes in Gillespie County. ¹⁴ One of these tornadoes touched down in Fredericksburg on November 16, 2004. The most recent tornadoes touched down on May 25, 2015, in Gillespie County near Cain City, about 2 miles northeast of the city. The tornado was verified as an EF-1 by the National Weather Service. The tornado destroyed a water pumping station owned by Fredericksburg, causing approximately \$300,000 in damage. As a result of this damage and flooding caused by the El Nino weather events throughout the State of Texas during May 2015, the Mayor of Fredericksburg declared a disaster. The City of Fredericksburg is included in the Federal Disaster Declaration # 4223.

The most significant tornado recorded in Gillespie County since 1999 is an EF-3. There have been 2 EF-1 tornadoes in Gillespie County since 2002, with one being in Fredericksburg.

As previously noted, the largest tornado recorded in Gillespie County is EF-3. Tornadoes are usually associated with thunderstorms, and as will be reported elsewhere in this plan, Fredericksburg is also vulnerable to this type of storm. Although not expected in this area, it would be unwise to rule out the possibility of an EF-5 tornado in Gillespie and Fredericksburg.

Several studies want to define vulnerability to tornadoes as a product of social vulnerability, build vulnerability, and tornado incidence. In the real world, in the event of a tornado in Fredericksburg, residents will be at extreme risk of death and injury if in the path of the storm. The partial or complete destruction of homes, businesses, and utilities will place a severe economic burden on the community. The loss of businesses and the tax revenue they generate will be a significant problem for the city as it seeks to recover from a tornado.

If tornadoes occur at approximately the same frequency in the future as they have, we can expect a tornado in Gillespie County about every 3.5 years, and any tornado in the county can conceivably strike Fredericksburg. Again, assuming that we can expect the same frequency and type of tornado in the future, this will probably be an EF-1, EF-2, or EF-3 tornado. Fredericksburg is potentially at risk for any tornado that occurs in Gillespie County.

Location

As with thunderstorms, tornadoes do not have a specific geographic boundary and can occur uniformly throughout the City of Fredericksburg. It is assumed that the City of Fredericksburg planning area is uniformly exposed to tornado activity. The City of Fredericksburg planning area is in Wind Zone III, where tornado winds can be as high as 200 mph.

Impact and Extent of Future Threat

Because tornadoes often cross jurisdictional boundaries, all existing and future buildings, facilities, and populations in Fredericksburg are considered exposed to this hazard and could be impacted. The damage caused by a tornado is typically a result of high wind velocity, wind-blown debris, lightning, and large hail.

The average tornado moves from southwest to northeast, but tornadoes have been known to move in any direction. Consequently, the vulnerability of humans and property is difficult to evaluate since tornadoes form at different strengths, in random locations, and create relatively narrow paths of destruction. Although tornadoes strike at random, making all buildings vulnerable, three types of structures are more likely to suffer damage:

- Manufactured Homes;
- Homes on crawlspaces (more susceptible to lift); and
- Buildings with large spans, such as shopping malls, gymnasiums, and factories.

Even with some mitigation actions, the City of Fredericksburg will remain vulnerable to Tornados. The possible impacts of a tornado are the potential to destroy personal and public property, kill residents and tourists, and damage schools, businesses, utilities, and historical landmarks. These losses can inflict significant psychological trauma on the community as well as cause major financial hardship for years to come.

The extent of the risk in the future in terms of frequency and intensity of tornados will be considered equal to the historical average of one tornado every 3.5 years.

Vulnerabilities

All infrastructure listed in Appendix B

Every citizen of the City of Fredericksburg is vulnerable to tornados. The possible loss of historic buildings and artifacts, possible loss or damage to homes and businesses, the costs associated with loss of revenue from destroyed business and tourist attractions, and the injury or death to civilian populations and destruction of utilities (power poles and lines and roads) are examples of some of the ways our citizens are vulnerable to these destructive storms.

50-year history suggests that there is about a 30% chance of a tornado occurring in Gillespie County in any given year and about a 2% chance of a tornado touching down in Fredericksburg in any given year. Tornadoes are considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Lightning

Section 3 of this document notes that lightning is produced by thunderstorms and may be produced by any thunderstorm. According to data from NOAA's severe storms database, Gillespie County will experience thunderstorms approximately 25 times yearly. Since any one of these storms can produce lightning, and since the exact timing and location of these storms are unpredictable, Fredericksburg must consider the possibility that each one of these 25 annual storms has the potential to move over the city, and with that comes the possibility of lightning, hail, high winds, and flooding.

This situation occurred on May 28, 2016, when a severe thunderstorm warning was issued for portions of Gillespie County, including Fredericksburg. Severe thunderstorms with cloud-to-ground lightning and baseball-sized hail were approaching the city from the Harper area during the peak hours of the annual Crawfish Festival held at Marketplatz on Main Street in Fredericksburg. The National Weather Service issued a severe thunderstorm warning for Fredericksburg and the surrounding area. This forced

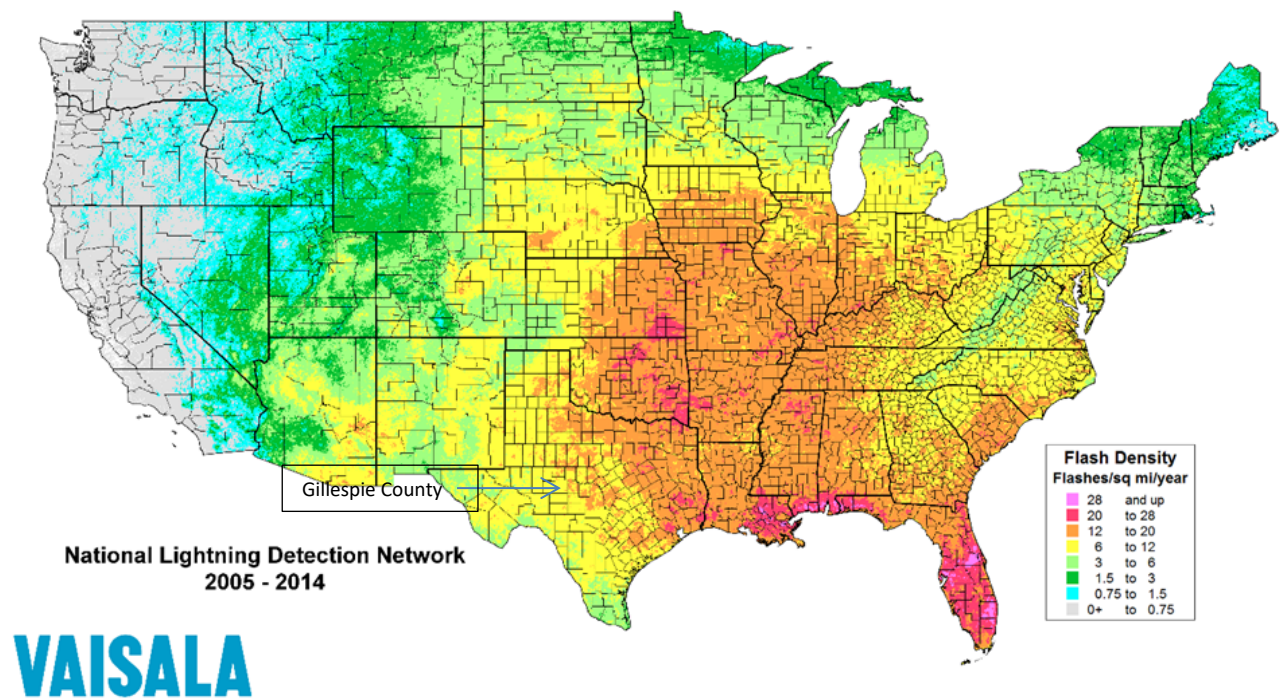
a voluntary evacuation of the festival that saw approximately 80% of the patrons leave, resulting in a loss of revenue for the organizers. Fortunately, the storm broke up before reaching the city, and there was no reported damage from this storm.

Lightning can strike virtually every square inch of the city of Fredericksburg. Lightning can carry an electric potential of more than 100 million volts and a current as strong as 100,000 amps. Compare that to a house, which only needs 200 volts and 220 amps.

As shown in the picture on page 64, Fredericksburg, located in Gillespie County, experienced between 6 and 12 lightning flashes per square mile per year. With a land mass totaling 1062 square miles, 6372 and 12,744 lightning flashes occur annually in Gillespie County.

Location

Lightning can strike in any geographic location and is common in Texas. The City of Fredericksburg is located in a region of the country that is moderately susceptible to lightning strikes. Therefore, lightning could occur at any location within the entire city. It is assumed that the whole city area is uniformly exposed to the threat of lightning.



Impact and Extent of Future Threat

Lightning events can pose a significant risk to people and create dangerous and demanding situations for public health and safety officials. As shown on the National Lightning Detection Network map above, Fredericksburg can expect up to 12 flashes of lightning per square mile of land mass per year, which is equal to 1741 lightning flashes

per year. In the future, we can expect the frequency of lightning strikes to remain the same. Impacts on the planning area can include:

- Fredericksburg is home to a thriving tourism industry. Lightning events could impact outdoor activities, placing visitors in imminent danger and potentially requiring emergency services.
- Individuals exposed to the storm can be directly struck, posing significant health risks and potential death.
- Structures can be damaged or crushed by falling trees damaged by lightning, resulting in physical harm to the occupants.
- Lightning strikes can result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- Extended power outages often increase structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their homes with alternate, unsafe cooking or heating devices, such as grills.
- Lightning strikes can be associated with structure fires and wildfires, creating additional risk to residents and first responders.
- Emergency operations and services may be significantly impacted due to power outages and loss of communications.
- City departments may be damaged, delaying response and recovery efforts for the entire community.
- Economic disruption due to power outages and fires negatively impacts the programs and services provided by the community due to short- and long-term losses in revenue.
- Some businesses not directly damaged by lightning events may be negatively impacted while utilities are restored, further slowing economic recovery.
- Businesses more reliant on utility infrastructure than others may suffer more significant damage without a backup power source.

Lightning impacts the community in many ways. Lightning strikes kill people, start fires, and destroy property. The massive electrical potential in a single bolt of lightning will kill or critically injure people and livestock. Lightning is the cause of both wildland fires and fires in homes and businesses. Lightning can destroy or disrupt utilities, such as electronic equipment, in homes and businesses. Baring rapid and severe climate change, in the future, we expect that the threat and impact of lightning in Fredericksburg will be at least as likely to occur as often as it has in the past.

In the future, we can expect lightning flashes to occur with at least the same frequency and intensity as we have seen in the past. The extent of the risk in the future in terms of frequency and number of strikes will be considered equal to the historical frequency in terms of the number and intensity of lightning strikes and the weather conditions that produce them.

Vulnerabilities

All infrastructure listed in Appendix B

Every citizen is vulnerable to lightning in several different ways. Lightning poses a direct threat to people (electrocution and burns), buildings, and utilities (mostly electrical grid-related utilities). The U.S. National Interagency Fire Center reported 9,000 wildland fires started by lightning from 2008-2012 that burned an average of 420 acres each. An average of four firefighters was killed per year from 2003- 2012 fighting lightning-caused fires, mostly in wildland fires. A recent study by the Insurance Information Institute states that over 100,000 homeowner insurance claims for lightning damages were paid for 2013 incidents in the U.S. for \$5869 each (Insurance Information Institute 2014). The result is that paid lightning-caused insurance claims represent about US \$3 per person annually. Much of this damage is due to electronic devices becoming more vulnerable and expensive than in the past. Communications towers that are struck by lightning may be disabled, disrupting communications.

The city of Fredericksburg estimates there is a 90% likelihood that lightning will threaten the city in any given year. Lightning is considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Hail

Since 2002, 33 documented instances of hail have struck the ground in Fredericksburg. The most recent hailstorm in Fredericksburg occurred on May 27, 2022. Hailstones ranged from pea-sized hail to 1.5-inch diameter hail. Accurate dollar damage is challenging to find. However, the reported damage from these storms is \$200,000.¹⁵



As documented in the above photos, a hail storm that occurred on May 9, 2013, caused severe damage throughout the northwestern portions of Fredericksburg. Many cars,

roofs, and windows were damaged or destroyed.¹⁶ No reliable monetary damage figures are available on this storm. However, the photos below indicate the type of damage caused in the city.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future hailstorms will occur at the same frequency and intensity as they have in the past.

Location

Hailstorms are not confined to any specific geographic location and can vary significantly in size, location, intensity, and duration. All areas in the City of Fredericksburg planning area are equally exposed to this hazard.

Impact and Extent of Future Threat

Hail can have a significant economic impact in our area. Hailstones break windows, dent vehicles, strip crops, and can kill livestock and people. A hailstorm can devastate the economy of a small farming community in just a few minutes. It can also have a devastating effect on the hatching season of many game birds and other wildlife. We expect hail stones up to 3 inches in diameter may occur in future storms.

Hail events can pose a significant risk to people and create dangerous situations. Impacts on the planning area can include:

- Hail may create hazardous road conditions during and immediately following an event, delaying first responders from providing for or preserving public health and safety.
- Individuals and first responders exposed to the storm may be struck by hail, falling branches, or downed trees, resulting in injuries or possible fatalities.
- Residential structures can be damaged by falling trees, which can harm occupants physically.
- Large hail events will likely cause extensive roof damage to residential structures, siding damage, and broken windows, creating a spike in insurance claims and a rise in premiums.
- Automobile damage may be extensive depending on the hail's size and the storm's length.
- Hail events can result in power outages over widespread areas, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.

- An extended power outage can result in increased structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their home with alternate, unsafe cooking or heating devices, such as grills.
- First responders are exposed to downed power lines, damaged structures, hazardous spills, and debris often accompanying hail events, elevating the risk of injury to first responders and potentially diminishing emergency response capabilities.
- Downed power lines and large debris, such as downed trees, can result in the inability of emergency response vehicles to access areas of the community.
- Hazardous road conditions may prevent critical staff from reporting for duty, limiting response capabilities.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Some businesses not directly damaged by the hail event may be negatively impacted while roads are cleared and utilities are restored, further slowing economic recovery.

The extent of the risk in the future in terms of frequency, number, and severity of hailstorms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce hail.

Vulnerability

All infrastructure listed in Appendix B

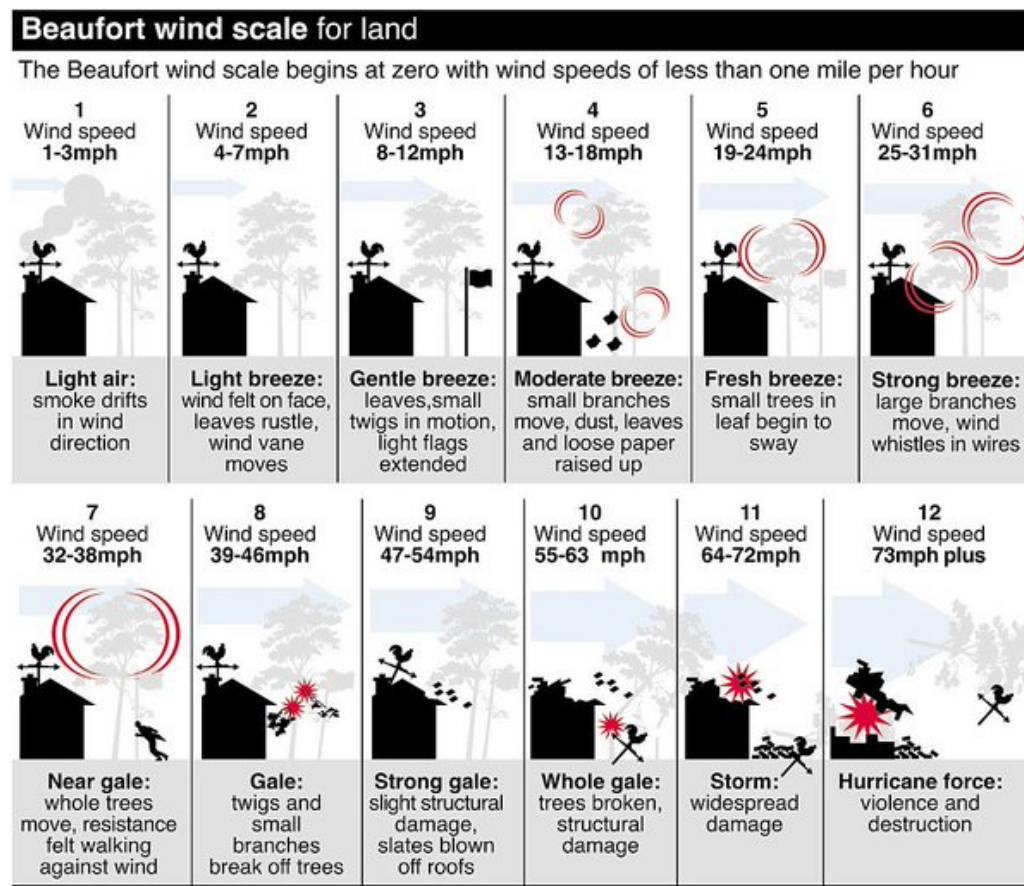
Farmers, cattlemen, owners, and operators of hunting ranches and wildlife operations, among others, are vulnerable to hail. Hail destroys crops, damages grazing/grasslands, and can kill small game animals and birds. Homeowners, business owners, owners of automobiles, and people who work outside in the elements are vulnerable to being injured in hailstorms.

As noted in section 3, any thunderstorm may cause hail, with severe thunderstorms producing hail up to 3 inches in diameter. There is virtually a 100% chance that hail will impact the city of Fredericksburg each year. Hail will be included in this hazard mitigation plan.

Windstorm

There have been seven documented windstorm events in Fredericksburg since 2022.¹⁷ The highest recorded wind during these storms was 70 kts on May 9, 2013. Wind gusts over 50 mph have been reported all seven times during this timeframe. There have been no reports of deaths or injuries due to these windstorms. A windstorm on July 14, 2022, resulted in significant roof damage to two local businesses.

Property damage is the most common issue associated with high winds. High winds uproot trees, cause powerlines to snap, damage roofs, and cause debris to damage buildings and automobiles. In Fredericksburg, the most common cause of high winds is thunderstorms traversing the area.



Press Association Graphic

As noted on the Beaufort wind scale, the highest reported wind value of 52 mph is considered a robust and gale-force wind capable of damaging structures, breaking limbs off trees, and dangerous roofs.

Windstorms may or may not be associated with thunderstorms traversing the county. If thunderstorms cause high winds, other hazards such as hail, lightning, or tornadoes may also be present.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future windstorms will occur at the same frequency and intensity as they have in the past.

Location

Windstorms are generally considered a common occurrence in Texas. Windstorms occur randomly, so it is impossible to predict where they will strike within The City of Fredericksburg. Thus, it is assumed that the entire city area is uniformly exposed to the threat of windstorms.

Impact and Extent of Future Threat

Windstorms impact the community by causing significant damage to crops, homes, buildings, and above-ground utilities. Debris thrown by high winds can break windows in cars and homes and strike and injure people, pets, and livestock. Insurance companies that have to pay out large claims due to windstorm damage are forced to raise insurance rates, which harms economic activity in the affected area. Referencing the Wind Zone Chart on [page 37](#), Fredericksburg is in Wind Zone 3 and subject to winds up to 3-second gusts of 200 MPH.

The extent of the risk in the future in terms of frequency, number, and severity of windstorms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce dangerous windstorms.

Windstorm events can pose a significant risk to people and create dangerous and demanding situations for public health and safety officials. Impacts on Fredericksburg can include:

- Individuals exposed to the storm can be struck by flying debris, falling limbs, or downed trees, causing severe injury or death.
- Structures can be damaged or crushed by falling trees, resulting in physical harm to the occupants.
- Significant debris and downed trees can result in emergency response vehicles being unable to access areas of the community.
- Downed power lines may make roadways unsafe, preventing first responders from answering calls for assistance or rescue.
- During exceptionally heavy wind events, first responders may be prevented from responding to calls, as the winds may reach a speed at which their vehicles and equipment are unsafe to operate.

- Thunderstorm wind events often result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- Extended power outages often increase structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their homes with alternate, unsafe cooking or heating devices, such as grills.
- First responders are exposed to downed power lines, unstable and unusual debris, hazardous materials, and generally unsafe conditions.
- Emergency operations and services may be significantly impacted due to damaged facilities and loss of communications.
- Critical staff may be unable to report for duty, limiting response capabilities.
- City or county departments may be damaged, delaying response and recovery efforts for the entire community.
- Private sector entities that residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully operational and require assistance from neighboring communities until complete services can be restored.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Some businesses not directly damaged by wind events may be negatively impacted while roads are cleared and utilities are restored, further slowing economic recovery.
- Older structures built to less stringent building codes may suffer more significant damage as they are typically more vulnerable to thunderstorm winds.
- Large-scale wind events can have a significant economic impact on the affected area, as it must now fund expenses such as infrastructure repair and restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.
- Businesses that are more reliant on utility infrastructure than others may suffer more significant damages without a backup power source.
- Recreational areas and parks may be damaged or inaccessible due to downed trees or debris, causing temporary impacts to area businesses.

Vulnerability

All infrastructure listed in Appendix B

People, buildings, and utilities are vulnerable to physical damage from windstorms. Airborne debris breaks windows, damages buildings, and harms people and animals. Utility poles can break in high winds, taking down power and communications systems and causing economic disruption in the affected area.

Drought

Drought is a fact of life in Fredericksburg. According to the United States drought monitor, The City of Fredericksburg and the entirety of Gillespie County were in drought conditions every day from May 2011 until June 2015.¹⁸ The county was again hit with drought from October 2017 until September 2018. Fredericksburg moved into drought conditions again in November 2020 and remained in those conditions. The NOAA National Severe Storms Database shows that long periods of drought occurred in Fredericksburg and throughout Gillespie County in 2005, 2008, 2011, 2017, and 2020. The drought periods ranged from abnormally dry conditions to long periods of exceptional drought, as defined by the Palmer Drought Category Index.

While there have been no reported deaths or injuries due to drought conditions in Fredericksburg, drought significantly impacts the city's residents. As aquifer levels fell, watering restrictions were implemented to preserve the local water supply. Trees, shrubs, and lawns dried up and died, forcing local merchants and residents to remove and replace dead vegetation.

Droughts are a significant problem for agricultural operations. Although there are no large agricultural operations in the city, Gillespie County has suffered substantial economic losses due to drought. These losses have translated into a reduced farm and ranch income in the county, which has harmed economic activity in Fredericksburg. For example, drought forced a reduction in cattle herds, which led to a loss of income for local feed stores.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future drought periods will occur at the same frequency and intensity as they have in the past. If the current theories concerning global warming are correct, the occurrence and duration of drought may become an even more significant hazard to Fredericksburg.

Location

Drought is an ordinary condition throughout Texas and the City of Fredericksburg. However, drought events can vary significantly in intensity and duration. There is no distinct geographic boundary to drought; therefore, it can occur throughout the City of Fredericksburg planning area.

Impact and Extent of Future Threat

In our community, drought includes economic impacts associated with crop loss and livestock loss in the county, wildfires, wind erosion of soils, the lack of food and drinking water for wild animals, and the loss or destruction of wildlife habitat. Other significant

¹⁸ Texas Drought Monitor

impacts are anxiety or depression caused by economic losses from drought, dust-related health problems, reduced incomes, and fewer recreational activities.

The Palmer Drought Index measures the extent of the duration and intensity of long-term drought-inducing circulation patterns. Long-term drought is cumulative, with the intensity of drought during the current month dependent upon the current weather patterns plus the cumulative patterns of previous months. The hydrological impacts of drought (e.g., reservoir levels, groundwater levels, etc.) take longer to develop. The Palmer Drought Index depicts the magnitude of drought, while the following table describes the classification descriptions.

Palmer Drought Index

Drought Index	Drought Condition Classifications							
	Extreme	Severe	Moderate	Normal	Moderately Moist	Very Moist	Extremely Moist	
Z Index	-2.75 and below	-2.00 to - 2.74	-1.25 to 1.99	-	-1.24 to +.99	+1.00 to +2.49	+2.50 to + 3.49	n/a
Meteorological	-4.00 and below	-3.00 to - 3.99	-2.00 to 2.99	-	-1.99 to +1.99	+2.00 to 2.99	+ +3.00 to + 3.99	+4.00 and above
Hydrological	-4.00 and below	-3.00 to - 3.99	-2.00 to 2.99	-	-1.99 to +1.99	+2.00 to 2.99	+ +3.00 to + 3.99	+4.00 and above

CATEGORY	DESCRIPTION	POSSIBLE IMPACTS	PALMER DROUGHT INDEX
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures; fire risk above average. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.	-1.0 to -1.9
D1	Moderate Drought	Some damage to crops, pastures; fire risk high; streams, reservoirs, or wells low, some water shortages developing or imminent, voluntary water use restrictions requested.	-2.0 to -2.9
D2	Severe Drought	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed.	-3.0 to -3.9
D3	Extreme Drought	Major crop/pasture losses; extreme fire danger; widespread water shortages or restrictions.	-4.0 to -4.9
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; exceptional fire risk; shortages of water in reservoirs,	-5.0 or less

Drought is monitored nationwide by the National Drought Mitigation Center (NDMC). Indicators are used to describe broad-scale drought conditions across the United States. Indicators corresponding to the intensity of drought.

Based on the historical occurrences of drought and the location of Fredericksburg, the City of Fredericksburg can anticipate a range of droughts, from abnormally dry to exceptional or D0 to D4 based on the Palmer Drought Category.

Drought has the potential to impact people in Fredericksburg. While it is rare that drought, in and of itself, leads to a direct risk to the health and safety of people in the U.S., severe shortages could result in inadequate supply for human needs. Drought also is frequently associated with a variety of impacts, including:

- The number of health-related low-flow issues (e.g., diminished sewage flows, increased pollution concentrations, reduced firefighting capacity, and cross-connection contamination) will increase as the drought intensifies.
- Public safety from forest/range/wildfires will increase as water availability and pressure decreases.
- Respiratory ailments may increase as the air quality decreases.
- Jurisdictions and residents may disagree over water use/water rights, creating conflict.
- Political conflicts between municipalities, counties, states, and regions may increase.
- Increased law enforcement activities may be required to enforce water restrictions.
- Severe water shortages could result in inadequate supply for human needs and lower water quality for consumption.
- Firefighters may have limited water resources to aid firefighting and suppression activities, increasing risk to lives and property.
- During drought, there is an increased risk of wildfires and dust storms.
- The community may need increased operational costs to enforce water restrictions or rationing.
- Prolonged drought can lead to increased illness and disease related to drought.
- Utility providers can see decreases in revenue as water supplies diminish.
- Utility providers may reduce energy generation and service to their customers to prioritize critical service needs.
- Hydroelectric power generation facilities and infrastructure would have significantly diminished generation capability. Dams cannot produce as much electricity from low water levels as from high water.
- Wildlife will move to more sustainable locations, creating higher concentrations of wildlife in smaller areas, increasing vulnerability, and further depleting limited natural resources.
- Plant life will suffer from long-term drought. Wind and erosion will also threaten plant life as soil quality will decline.
- Dry and dead vegetation will increase the risk of wildfire.
- Land subsidence threat increases as groundwater is depleted.

- Drought poses a significant risk to annual and perennial crop production and overall crop quality, leading to higher food costs.
- Drought-related declines in production may lead to an increase in unemployment.

Vulnerability

All infrastructure listed in Appendix B

Although not as stark as vulnerabilities caused by other environmental factors, the widespread and prolonged nature of drought places significant strain on our community's environment and economy. Long drought often damages utility and transportation systems, causing water mains to break and roads to buckle. The risk of wildfire increases dramatically in times of drought, causing increased costs and danger for firefighters and other emergency personnel. The extreme heat, which often accompanies drought, puts elderly citizens at risk and forces agricultural interests in the county to sell livestock or lose crops, reducing the overall economy in our area.

It is difficult to assign an accurate risk factor to drought. Lying in the transition zone between humid and semiarid climates, the Hill Country experiences both wet and dry years; at Fredericksburg, eleven inches of precipitation was recorded in 1956 and forty-one inches the following year.¹⁹ However, by simply counting the number of recorded drought events over the last 20 years dating back to 1996, Fredericksburg is exposed to a drought cycle about every four years. Therefore, there is a 20% chance of drought in any given year. Drought is considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Extreme Heat

In 2022, Texas had 279 heat-related deaths.²⁰ No deaths or injuries in Fredericksburg have been reported directly attributable to extreme heat.

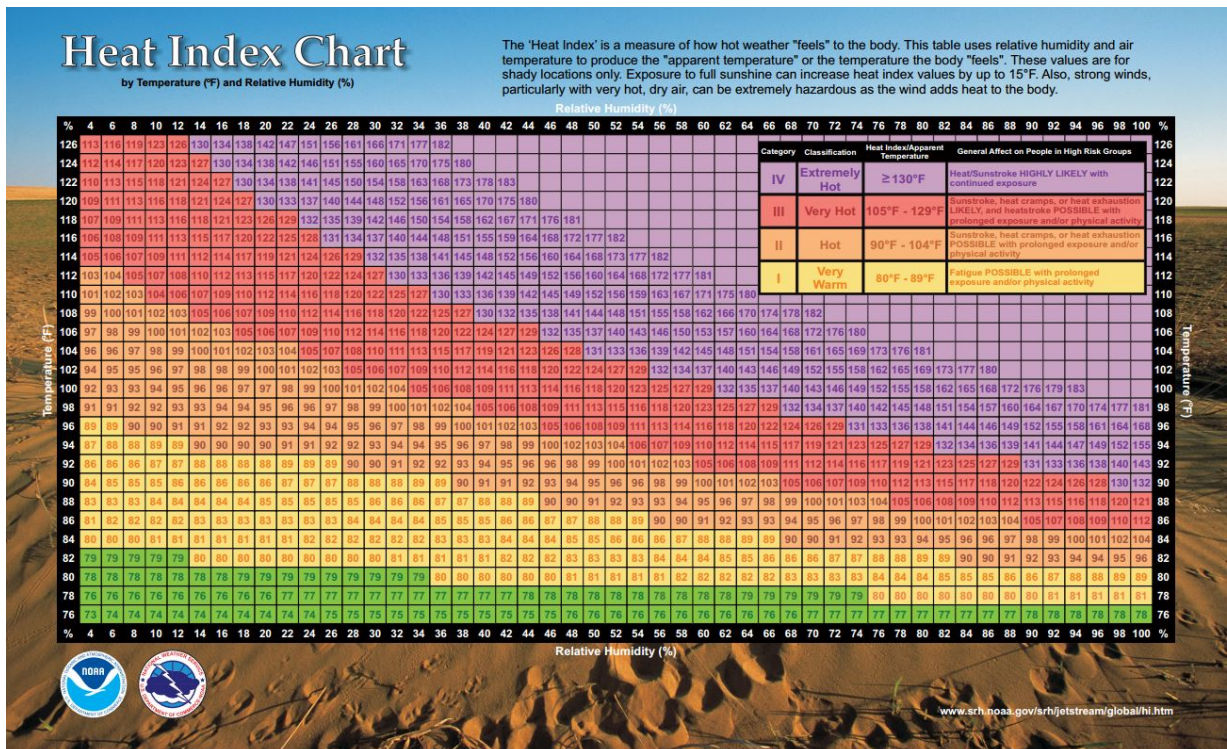
The National Weather Service Severe Events Database has two excessive heat events in the last 20 years. Both of these events have happened since 2018.

Heat-related illnesses and deaths are preventable. When extreme heat occurs, it's essential to be aware of those at most significant risk for experiencing its effects: the very young, the elderly, and people with chronic diseases and mental illness. However, even young, healthy individuals can succumb to heat if they participate in excessive physical exercise outdoors during hot weather.

The gradual nature of extreme heat's effects on the body makes it essential to be aware of these heat-related illnesses:

- Severe Sunburn
- Heat Cramps
- Heat Exhaustion
- Heat Stroke

Extreme heat is about more than just the temperature. Humidity plays a significant role in the effects of heat on the body. As the chart below indicates, a relative humidity of 36%, combined with the average daily high of 94 in August, results in a Heat index of 95, which can result in heat cramps or heat exhaustion. Higher temperatures and humidity will raise the heat index.



In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future occurrences of Extreme Heat, manifest in heatwaves or prolonged periods of extremely hot weather, will occur at the same frequency and intensity as they have in the past. If the current theories concerning global warming are correct, extreme heat may become an even more significant hazard to Fredericksburg.

Location

Though no deaths from extreme heat have been recorded in Fredericksburg, there have been heat-related deaths reported in other counties and counties in the region, including Bexar, Bandera, Blanco, and Kerr County. There is no specific geographic scope

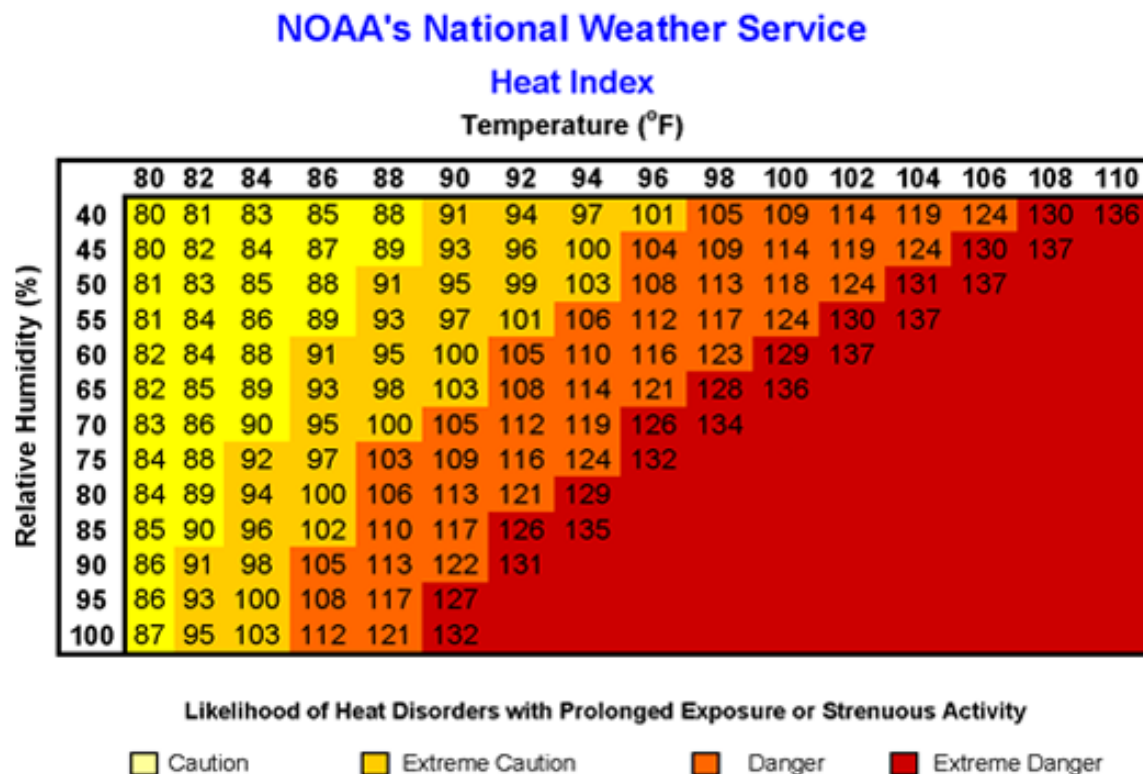
for the extreme heat hazard. Extreme heat could occur in any area of Gillespie County, including the City of Fredericksburg.

Impact and Extent of Future Threat

Extreme heat impacts the community in many ways. Extreme heat is the deadliest natural disaster in the U.S., killing on average more people (about 600 per year) than hurricanes, lightning, tornadoes, earthquakes, and floods combined. Extreme heat causes the death of livestock, the loss of crops, and a reduction in the survival rate of wildlife. Extreme heat places the elderly, the young, and the infirm at risk of death or other heat-related injuries. Workers exposed to extreme heat are at risk for heat-related injuries and may suffer reduced income if they are unable or not permitted to work during extremely hot conditions. Electrical grids struggle and often fail to keep up with the additional demand placed on them by air conditioning and other load demands.

The extent of the risk in the future in terms of frequency, number, and severity of extreme heat days will be considered equal to the historical frequency in terms of number and severity.

The magnitude or intensity of an extreme heat event is measured according to temperature concerning the percentage of humidity. According to the National Oceanic Atmospheric Administration (NOAA), this relationship is referred to as the “Heat Index” and is depicted below. This index measures how hot it feels outside when humidity is combined with high temperatures.



The extent scale displays varying degrees of caution depending on the relative humidity and temperature. For example, when the temperature is at 90°F or lower, caution should be exercised if the humidity level is at or above 40 percent.

The most significant risk from extreme heat is to public health and safety. Potential impacts on the community may include:

- Vulnerable populations, particularly the elderly and infants, can face severe or life-threatening health problems from exposure to extreme heat, including hyperthermia, heat cramps, heat exhaustion, and heat stroke (or sunstroke).
- Response personnel, including utility workers, public works personnel, and other professions requiring individuals to work outside, are more subject to extreme heat-related illnesses since their exposure is typically greater.
- High energy demand periods can outpace the supply of energy, potentially creating the need for rolling brownouts and elevating the risk of illness to vulnerable residents.
- Highways and roads may be damaged by excessive heat, causing asphalt roads to soften and concrete roads to shift or buckle.
- Vehicle engines and cooling systems typically run harder during extreme heat events, resulting in increased mechanical failures.
- Extreme heat events during drought can exacerbate the environmental impacts of drought, decreasing water and air quality and further degrading wildlife habitat.
- Extreme heat increases ground-level ozone (smog), increasing the risk of respiratory illnesses.
- Food suppliers can anticipate increased food costs due to increased production costs and crop and livestock losses.
- Outdoor activities may increase school injury or illness during extreme heat events.

Vulnerability

All infrastructure listed in Appendix B

People, wildlife, livestock, and utilities are vulnerable to extreme heat. Animals and people are vulnerable to heat-related injuries and death. Utility systems may be unable to keep up with additional demand and fail, increasing costs to grid operators and causing electrical outages and the loss of revenue to electrical suppliers and income to shops and businesses that depend on electricity.

Since the temperature and humidity conditions that place people in danger of heat-related injury or death have a 100% probability of affecting the citizens of Fredericksburg every year, Extreme Heat will be included in this hazard mitigation plan.

Severe Winter Storms

From 2003-2008, there were 115 deaths reported among Texas residents with exposure to excessive natural cold as the underlying cause of death. According to the NOAA Severe Storms Database, there were 13 severe winter storms throughout Gillespie County between 2002 and 2022. These were county-wide events that also affected Fredericksburg. No deaths or injuries were reported in these storms.

During winter months, freezing rain, sleet, and sometimes light snow mix and fall on roads and bridges. This combination often occurs when temperatures are at or slightly below freezing. This is an icing situation, making travel difficult, if not impossible, in some parts of the county. In the Fredericksburg city limits, in addition to the general icing conditions on some or all of the minor city streets, the bridge on U.S. 290 over Barons' Creek, the bridge on U.S. 87 South at Barons Creek, and the bridge on Texas State Highway 16 South over Barons Creek have all been the sight of icing in the past.

Winter Storm Uri in 2021 was a devastating event for the entire county. Infrastructure in both the city and county was pushed to the limits. The Emergency Operation Center was open for ten days. People were without water and electricity for multiple days in some cases. Due to the magnitude of the storm, there was very little help from outside agencies. A shelter was established at the Fredericksburg Elementary School/First Baptist Church and housed numerous people.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect severe winter storms to occur at the same frequency and intensity as they have.

Location

Winter storm events are not confined to specific geographic boundaries. Therefore, all existing and future buildings, facilities, and populations in Fredericksburg are considered exposed to a winter storm hazard and could be impacted.

Impact and Extent of Future Threat

The impacts of a severe winter storm affect almost everyone in our community. These may include:

- Ice accumulation on powerlines can cause widespread electrical outages.
- Tree limbs can become coated with ice and break, falling on homes, businesses, cars, people, and powerlines.
- Icy conditions can shut down roads, leaving motorists stranded and causing a significant reduction in economic activity until conditions improve.
- The loss of heat in homes that may accompany a power outage places people and pets at risk.

- Poor road visibility can severely limit visibility, causing injury or death to motorists.

The extent of the risk in the future in terms of frequency, number, and severity of winter storms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce and accompany severe winter storms.

The extent or magnitude of a severe winter storm is measured in intensity based on the temperature and level of accumulations, as shown in the table below. This table should be read in conjunction with the wind-chill factor described in the wind-chill chart to determine the intensity of a winter storm. The chart is not applicable when temperatures are over 50°F or winds are calm. This is an index developed by the National Weather Service.

Intensity Scale for Extreme Winter Weather Events

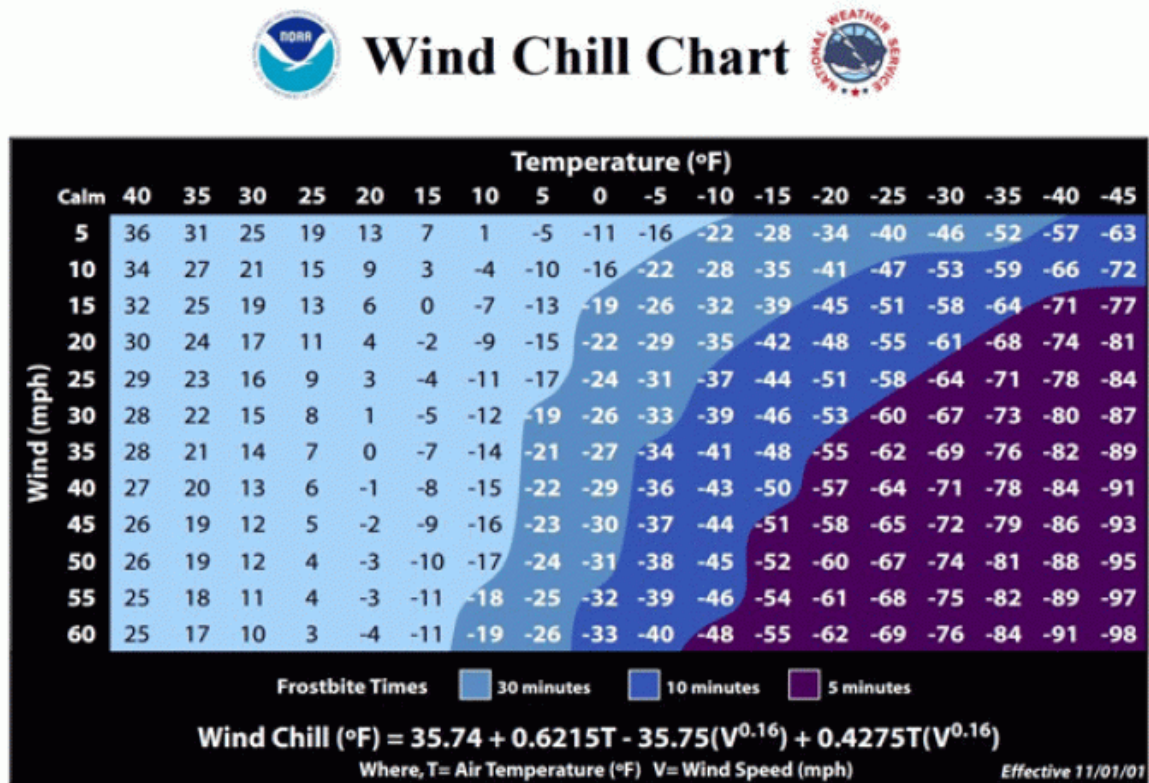
INTENSITY	TEMPERATURE RANGE (Fahrenheit)	EXTENT DESCRIPTION
Mild	40° – 50°	Winds less than 10 mph and freezing rain or light snow falling for short durations with little or no accumulations
Moderate	30° – 40°	Winds 10 – 15 mph and sleet and/or snow up to 4 inches
Significant	25° – 30°	Intense snow showers accompanied with strong gusty winds, between 15 and 20 mph with significant accumulation
Extreme	20° – 25°	Wind driven snow that reduces visibility, heavy winds (between 20 to 30 mph), and sleet or ice up to 5 millimeters in diameter
Severe	Below 20°	Winds of 35 mph or more and snow and sleet greater than 4 inches

Extent Scale – Winter Weather Alerts

Winter Weather Advisory	This alert may be issued for a variety of severe conditions. Weather advisories may be announced for snow, blowing or drifting snow, freezing drizzle, freezing rain, or a combination of weather events.
Winter Storm Watch	Severe winter weather conditions may affect your area (freezing rain, sleet, or heavy snow may occur separately or in combination.
Winter Storm Warning	Severe winter weather conditions are imminent.
Freezing rain or freezing drizzle	Rain or drizzle is likely to freeze upon impact, resulting in a coating of ice glaze on roads and all other exposed objects.
Sleet	Tiny particles of ice are usually mixed with rain. If enough sleet accumulates on the ground, it makes travel hazardous.

Blizzard Warning	Sustained wind speeds of at least 35 mph are accompanied by considerable falling or blowing snow. This alert is the most challenging winter storm, with visibility dangerously restricted.
Frost/Freeze warning	Below-freezing temperatures are expected and may cause significant damage to plants, crops, and fruit trees.
Wind Chill	A strong wind combined with a temperature slightly below freezing can have the same chilling effect as a temperature nearly 50 degrees lower in a calm atmosphere. The wind-chill factor is the integrated cooling power of the wind and temperature on exposed flesh.

Wind chill temperature measures how cold the wind makes real air temperature feel to the human body. Since wind can dramatically accelerate heat loss from the body, a blustery 30°F day would feel just as cold as a calm day with 0°F temperatures. Fredericksburg has never experienced a blizzard. However, based on previous occurrences recorded from 1996 through April 2018, it has been subject to winter storm watches, warnings, freezing rain, sleet, snow, and wind chill.



Vulnerability

All infrastructure listed in Appendix B

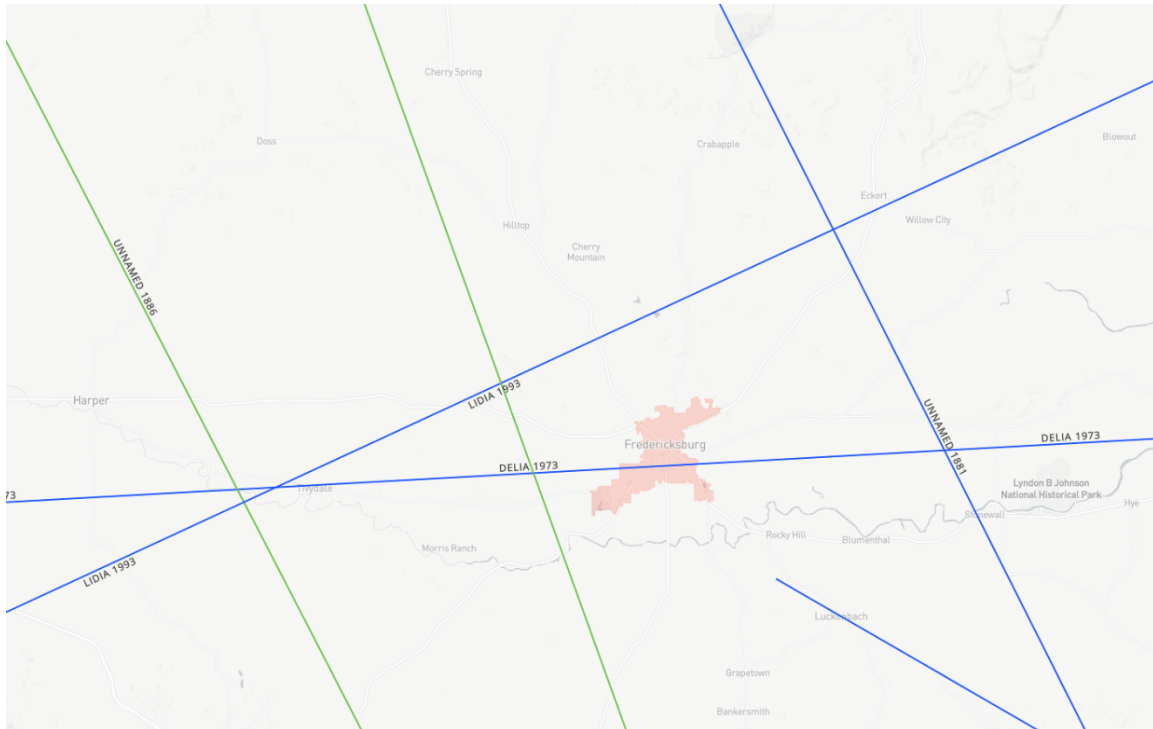
Our utility grid is vulnerable to icy conditions, often accompanying severe winter storms. Most of our electrical grid is overhead lines often damaged by ice. The number and severity of powerful winter storms in our area are insufficient to warrant de-icing

equipment purchases. Powerlines could be down for the event, causing significant disruption of schools, businesses, and transportation, causing a substantial disruption in commerce. Shut-in people, such as the elderly and infirm, may be unable to care for themselves, and emergency workers may be unable to reach and care for all those who need it.

Costs for this type of incident are hard to determine. These icing events have resulted in numerous traffic accidents over the years. They disrupt schools and businesses, force the government to pay overtime to road crews, and have caused city halls to remain closed or to open late. Based on the historical data in the NOAA Severe Climate Database, there is about a 65% chance that Fredericksburg will experience a severe winter storm in any given year. Therefore, severe winter storms will be included in this hazard mitigation plan.

Hurricane

As noted in [Section 3](#) of this Plan, Hurricanes are a significant threat to the state of Texas. Though not located in a coastal county, hurricanes still affect Fredericksburg. The current Hazard Mitigation Plan for Fredericksburg notes that freshwater flooding is the highest-ranking cause of death from hurricanes and tropical storms.²¹ Based on historical occurrences, there is a moderate probability that a hurricane or tropical storm will impact Fredericksburg in the future. Between 1851 and September 2022, hurricanes or low storm tracks crossed Gillespie County.



However, Fredericksburg's inland location is a buffer to most of a hurricane's major destructive forces. The freshwater flooding, high winds, lightning, and hail likely to affect Fredericksburg are essentially the same as any other severe storm event. Therefore, hurricanes will not be included for mitigation in this plan. The plan will separately address the likely hazards, such as flooding, hail, and tornadoes from a hurricane.

The impacts of a hurricane and the vulnerabilities of our local citizens to the conditions that a hurricane may cause will be addressed separately under each of those hazards.

Dam Failure

There are no dams within the city limits of Fredericksburg. The four dams in Gillespie County are in the far eastern portion and pose no direct threat to Fredericksburg. Dam Failure is not considered a hazard for the City of Fredericksburg and will not be addressed in this plan. The citizens of Fredericksburg are not impacted by or vulnerable to a dam failure in Fredericksburg.

Coastal Erosion

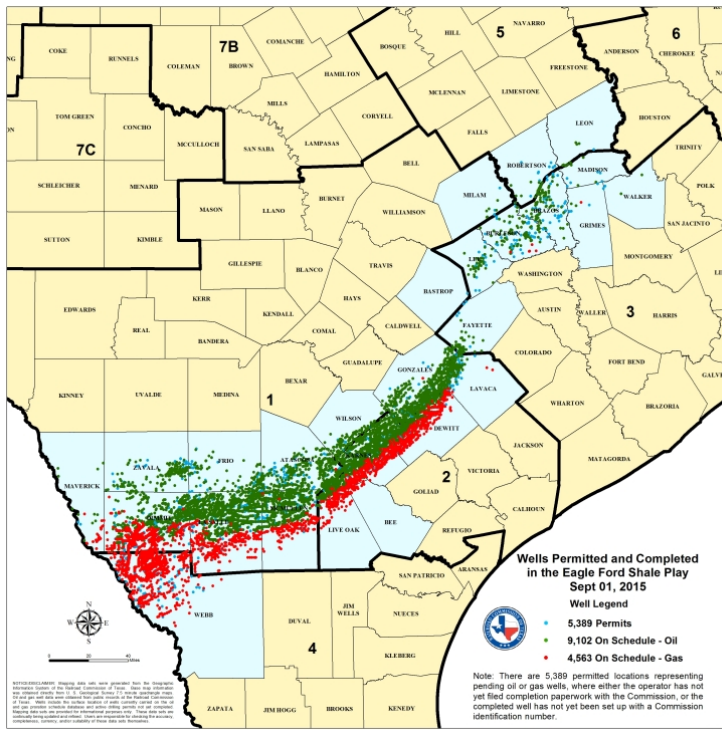
The City of Fredericksburg has no shoreline that meets the definition of Coastal Erosion as stated in [Section 3](#) of this plan. Further, no major river or stream runs through the city. Coastal erosion is not considered a hazard to the City of Fredericksburg and will not be addressed in this plan. The citizens of Fredericksburg are not impacted by or vulnerable to a coastal in Fredericksburg.

Expansive Soils

There is no history of expansive soils being a hazard in Fredericksburg. The soil prevalent in Gillespie County and Fredericksburg is not of the type typically associated with expansive soils. The citizens of Fredericksburg are not impacted by or vulnerable to Expansive Soils. Expansive Soil is not considered a hazard to the City of Fredericksburg and will not be addressed in this plan.

Earthquake

According to the U.S. Geological Service, Fredericksburg and Gillespie County are in the



lowest hazard earthquake zone in the United States. As noted in [Section 3](#), earthquakes do occur in Texas. Also, earthquakes and seismic events throughout the state could increase due to the fracking process used in Texas oil exploration. However, the nearest oil exploration zone, the Eagle Ford Shale, is nearly 100 miles southeast of Fredericksburg. Earthquakes will not be included for mitigation in this plan. Emergency management and other city officials will monitor the situation. If there is evidence of earthquake activity in the Fredericksburg

area in the future, the plan will be revised to reflect this hazard. Currently, the citizens of Fredericksburg are not impacted by or vulnerable to earthquakes.

Land Subsidence

Although the City of Fredericksburg depends entirely on underground water, no land subsidence has occurred in Fredericksburg. All water wells currently in use lie outside the city limits. No land subsidence has been observed in unincorporated Gillespie County. Land Subsidence will not be included for mitigation in this Plan. Local officials will monitor conditions in Gillespie County and revise this plan if required. The citizens of Fredericksburg are not impacted by or vulnerable to land subsidence in Fredericksburg.

Hazards to be included in the Hazard Mitigation Plan

Based on the above discussion, the City of Fredericksburg has decided to mitigate the following hazards. The hazards presented here were ranked as the greatest threat to the slightest danger according to the criteria established in the [Hazard Analysis](#) section of this Annex. Mitigation actions will be provided for each of the identified threats.

The threats chosen for mitigation and their threat ranking/prioritization are:

1. Hail
2. Flood
3. Tornadoes
4. Windstorm
5. Severe Winter Storm
6. Drought
7. Lightning
8. Wildfire
9. Extreme Heat

Mitigation Goals and Actions

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The Mitigation Goals of the City of Fredericksburg

The goals of the City of Fredericksburg, as outlined in this plan, shall be as follows:

1. Protect public health and safety
2. Reduce damage to and loss of new and existing real property
3. Increase the awareness of public officials, community, and business leaders of the need for hazard mitigation and support actions to protect public health and safety
4. Generate support for and increase public awareness of the need for hazard mitigation

5. Maximize and update existing capabilities for identifying the need for and implementing hazard mitigation activities
6. Promote the sustainable growth

The Mitigation Strategy of the City of Fredericksburg

To achieve the goals identified in this plan, it shall be the strategy of the City of Fredericksburg to:

1. Take maximum advantage of current mitigation capabilities,
2. Seek opportunities available within the City or available through cooperation with our partners,
3. Identify facilities, equipment, and technology within current means to purchase and implement,
4. Identify and pursue funding available through Hazard Mitigation Grants and other sources to finance large projects that exceed our financial capability to accomplish without such funding,
5. Engage the entire community to educate our citizens on the need for and the methods to reduce the hazards identified in this Plan,
6. Identify new hazards in the future and update this Plan accordingly.

Tactics: The Adopted Mitigation Actions

The city of Fredericksburg has identified these mitigation actions to achieve the identified mitigation goals. These mitigation actions fully comply with the capabilities and authorities identified in [Appendix B](#).

The mitigation actions presented in the tables below are prioritized following FEMA's Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLE+E) criteria for implementing each action. As a result of this process, an overall priority was assigned to each mitigation action.

As part of the economic evaluation of the STAPLE+E analysis, each action was analyzed in terms of the overall costs, measuring whether the potential benefit from the action outweighed its costs. As a result of this process, priority was assigned to each mitigation action.

The Staple Criteria used to develop these planning decisions are defined by FEMA:

- Social – Is the hazard mitigation strategy socially acceptable?
- Technical – Is the proposed action technically feasible, cost-effective, and does it provide the appropriate level of protection?

- Administrative – Does the community have the capability to implement the action, and is the lead agency capable of overseeing the project?
- Political – Is hazard mitigation action politically acceptable?
- Legal – Does the community have the authority to implement the proposed action?
- Economic – Does the hazard mitigation project justify the economic base, projected growth, and opportunity costs.
- Benefit-cost analysis is a mathematical method for comparing costs to the benefits to the community of a hazard mitigation action. If the benefits are greater than the costs, the project is cost-effective. Comparing the benefits ratios to costs for several hazard mitigation projects helps identify those offering the “greatest bang for the community’s buck.” The benefit-cost analysis gives decision-makers an understandable way to explain and defend their decisions. FEMA and the State will use benefit-cost analysis for many grant programs to determine whether a project is eligible. The community can save time and energy by limiting planning activities to projects more likely to receive funding.
- Environmental – Does the proposed action meet statutory considerations and the public desire for sustainable and environmentally healthy communities?

As a result of this analysis, each project was prioritized based on how planning team members scored each project.

- Priority 1: Satisfies STAPLE+E considerations.
- Priority 2: Moderately satisfies STAPLE+E considerations.
- Priority 3: Does not satisfy STAPLE+E considerations.

Mitigation Actions

Action 1: Implement a public education program using all communications processes available to inform the public on hazard mitigation actions that can be taken to protect themselves from the identified hazards.

Hazard	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Drought, Lightning, Wildfire, Extreme Heat
Background	Educating people about the exact nature of the hazards present in the environment is the first and most crucial step in helping to mitigate these hazards. Knowing the threat and how to counter that threat is the best, least expensive way to help protect our citizens against these hazards.
Benefits	Educating the public about the natural hazards in their environment and how to protect themselves and their property against these hazards will help reduce the risk that they or their property will be

	harmed or damaged by these hazards and improve the overall quality of their life.
Priority	1
Estimated Cost	\$5,000.00
Responsible Organization	Wildfire education program: Fredericksburg Fire Dept. All other education programs: Fredericksburg Emergency Management
Target Completion Date	Implementation date: 10/1/2024. Programs will be ongoing with no end date.
Funding Sources	City Department Budgets to share costs
Related Goals	Mitigation goals 1-6

Action 2: Purchase National Weather Service-approved radios for all identified critical buildings.

Hazard	Hail, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Extreme Heat, Wildfire, Drought, Flood
Background	NOAA Weather Radio is a nationwide network of radio stations broadcasting continuous weather information directly from National Weather Service (NWS) offices nationwide. The broadcasts include warnings, watches, forecasts, weather observations, and other hazard information 24 hours a day.
Benefits	Supervisory personnel in these buildings will have up-to-the-minute weather information. It can order city workers to seek shelter in hazardous weather.
Priority	1
Estimated Cost	\$500.00
Responsible Organization	Fredericksburg Emergency Management
Target Completion Date	12/31/2024
Funding Sources	Applicable city department's annual budget
Related Goals	Mitigation goals 1,3,4

Action 3: Improve the public mass communication system to include IPAWS

Hazard	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Drought, Lightning, Wildfire, Extreme Heat
Background	Update the City and County's mass communication software. This will allow public safety officials to notify residents and visitors promptly when an emergency occurs.
Benefits	Improve communication with the public.

Priority	1
Estimated Cost	\$10,000
Responsible Organization	Emergency Management
Target Completion Date	3/31/2024
Funding Sources	City/County Budget process
Related Goals	Mitigation goals 1-6

Action 4: Partner with Gillespie County and other non-profits to improve existing buildings for shelter use.

Hazard	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Wildfire, Extreme Heat
Background	Recent weather events in Fredericksburg documented in this plan highlight that patrons have no safe evacuation alternatives from Marketplatz during festivals. Additionally, other hazards identified could require shelter facilities. Building a safe, hardened structure that could also be used for community events is a proven method for providing a safe place for visitors and residents to shelter in the event of severe weather.
Benefits	Improved public safety, improved community readiness, and resiliency
Priority	3
Estimated Cost	\$500,000
Responsible Organization	Fredericksburg Emergency Management, Fredericksburg City Manager, Fredericksburg City Council, Gillespie County Commissioners Court, Gillespie County Office of Emergency Management, Local Non-profits.
Target Completion Date	12/31/2026
Funding Sources	Community Development Block Grants, FEMA PDM Grants, Fredericksburg City Budget, Gillespie County Budget
Related Goals	Mitigation Goal 1,3,4,5,6

Status of Mitigation Actions in Previous Plans

Action	Hazards Addressed in the previous plan	Status of Action	Explanation	Included in the new plan
Implement a public education program using all communications processes available to inform the public on hazard mitigation actions that can be taken to protect themselves from the identified hazards.	Flooding, dam/levee failure, tornado, TS/hurricane, thunderstorm, drought, hail, wildfire, winter storms, earthquakes, sinkholes, energy pipeline failures, hazardous materials incident, pandemic / infectious disease, terrorism	Complete/Will Continue	Educating the public about the natural hazards in their environment and how to protect themselves and their property against these hazards will help reduce the harm or damage they or their property and improve the overall quality of life. This will continue to take place through multiple educational avenues.	Yes
Purchase National Weather Service-approved radios to install in all identified critical buildings.	Flooding, dam/levee failure, tornado, TS/hurricane, thunderstorm, drought, hail, wildfire, winter storms, earthquakes, sinkholes, energy pipeline failures, hazardous materials incident, pandemic / infectious disease, terrorism	Partially Complete	Supervisory personnel in these buildings will have up-to-the-minute weather information. It can order city workers to seek shelter in hazardous weather. Some buildings were outfitted with the equipment. We will continue working to improve all buildings.	Yes
Install a Flood Early Warning System (FEWS) at Low Water Crossings.	Flooding	Not Complete	This was not funded during this time. A new approach to improving these areas through updated infrastructure is being pursued.	No
The City of Fredericksburg currently has a set of guidelines that developers and residents can utilize in designing and installing landscapes in the city. These	Drought	Complete	The City of Fredericksburg updated ordinances for new construction to be more drought-conscious moving forward.	Yes

guidelines can be placed in the appropriate city ordinance and enforced by building code officials.				
Purchase a lightning detection system for Marketplatz to protect the public from lightning during festivals and other events.	Lightning	Complete	The City of Fredericksburg purchased and installed this equipment. The equipment has been utilized at numerous events to detect lightning.	No
Partner with Gillespie County to construct an all-purpose safe structure to shelter residents in extreme weather events.	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Wildfire, Extreme Heat	Incomplete	The City of Fredericksburg and Gillespie County do not have the proper funding for this type of structure. Moving forward, they will work with other non-profits to utilize existing buildings.	Yes

Adoption and Implementation

This document will be sent to the Texas Division of Emergency Management for review and approval. Once this is complete, it will be moved to FEMA for approval. After both agencies approve this document, the City Council will support it.

Annex B: Mitigation Plan for the Gillespie County

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Hazard Analysis

Gillespie County, Texas, has determined that the following hazards affect its jurisdiction. The determination was based on the following factors:

1. Number of deaths or injuries caused in the jurisdiction by the identified hazards
2. The number of incidences of the identified hazard
3. The amount of monetary damage caused in the jurisdiction by the identified hazard
4. Input provided by committee members and local citizens, most of whom have lived their entire lives in the area

Each hazard and its effects on Gillespie County are addressed in this Annex. All hazards addressed by Gillespie County are assumed to be within all areas of the unincorporated county. Where a hazard is a threat to a specific location, it will be noted in the discussion.

For each identified hazard, it is necessary to determine the probability that the hazard will affect Gillespie County again in the future. Since the weather is unpredictable from day to day in Texas, the probability was determined by dividing the number of occurrences of each hazard by a period. The period was determined by the data amount and the database's completeness for each hazard. For example, if there were five severe

thunderstorms over ten years, there is a 50 % probability that a severe thunderstorm would affect the community in any given year.

Climate change and population growth are two factors in planning events. Climate change is challenging to predict, and it is currently unknown how these conditions will affect Gillespie County for these specific events. These conditions are monitored and will be updated as needed. Population growth in the region is growing exponentially. The increase in the number of people living in the area tremendously impacts the planning for all these events. The growth will produce more structures in the WUI, and more impervious surfaces will be installed. These factors and the increased number of people that could be affected were considered hazards.

There were no new community priorities in assessing these hazards and mitigation actions.

Flood

Historically, Gillespie County has experienced many flood events. Several of the significant events are listed below:

2007: In August 2007, flooding occurred in Gillespie County due to heavy, widespread rainfall. Flooding damaged streets and roads at 33 locations throughout the county.

2015: On May 24, 2015, the statewide flooding event that resulted in the Federal Disaster Declaration # 4223 also affected Gillespie County and the City of Fredericksburg. The Mayor of Fredericksburg issued a disaster declaration, and the city was subsequently included in this declaration. Gillespie County did not declare a disaster in the county's unincorporated areas.

2016: On May 25, 2016, heavy showers of rain caused by the massive rain system associated with the strong El Nino weather pattern affecting the state also affected Gillespie County. Heavy rains occurred over the entire area during May. On May 25th, over 5 inches of rain fell in a 1-hour time frame in the early morning hours, flooding many county roads to a depth of up to 5 feet.

2021: on May 1, 2021, a local heavy rainfall event occurred in Gillespie County. Numerous low-water crossings were flooded across the county. Two swift-water rescues occurred, including boat crews from Texas Task Force 1. All personnel were rescued with minimal injuries.

Flooding depths ranged from several inches to over 5 feet in many locations throughout the county. Flooding within Gillespie County typically occurs at the following locations:

- Alfred Petsch Crossing at the Pedernales River
- Goehmann Lane at the Pedernales River
- Friedrich Road at the Pedernales River
- Grapetown Road at Snake Creek
- Jung Lane at the Pedernales River
- Lower Crabapple Road at Middle Creek
- Luckenbach Road near South Grape Creek
- Old Kerr Highway at the Pedernales River
- Old San Antonio Road at the Pedernales River
- River Road at the Pedernales River
- Numerous low-water crossings located at the intersection of county roads and small creeks

There are no critical facilities located in a floodplain in Gillespie County.

Without some mitigation action in the areas prone to flooding, flooding of over 5 feet can be expected to continue in those locations.

During these events, bridges, buildings, utilities, livestock, and, of course, our citizens are vulnerable to the force and depth of the running water.

Gillespie County's Flood Damage Prevention Ordinance bases substantial damage and substantial on costs exceeding 50 percent of the market value at the time of the damage occurring or before the start of construction, respectively. As part of the County's floodplain development permitting process, which applies to all development within a particular flood hazard area, the applicant must provide the estimated project cost and if the project/improvement will exceed 50% of the market value. This information is then reviewed against market and insurance data for confirmation.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future flooding events will occur at approximately the same frequency and intensity as they have in the past. Flood depths ranging from 1 inch to 5 feet or more will continue to occur in Gillespie County.

Location

Locations of flood Zones A and AE in Gillespie County, based on the Digital Flood Insurance Rate Map (DFIRM) from FEMA, are illustrated in [Appendix J](#).

The Extent of Future Threat

The extent of the risk in the future in terms of frequency, number, and severity of flooding events will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce floods.

Impact

The potential impacts of flooding in Gillespie County include but are not limited to the financial costs of replacing or rebuilding roads, bridges, and utilities, disruption of transportation, costs incurred by private citizens to repair or rebuild homes and structures damaged by the flooding, and potential loss of tax revenue from a disruption of tourism in the county.

Flooding is the deadliest natural disaster in the U.S. each year, and it poses a constant and significant threat to the health and safety of the people in the planning area.

Impacts on Fredericksburg can include:

- Flood-related rescues may be necessary at swift water and low water crossings or in flooded neighborhoods where roads have become impassable, placing first responders in harm's way.
- Evacuations may be required for entire neighborhoods because of rising floodwaters, further taxing limited response capabilities, and increasing sheltering needs for displaced residents.
- Health risks and threats to residents are elevated after the flood waters have receded due to contaminated flood waters (untreated sewage and hazardous chemicals) and mold growth typical in flooded buildings and homes.
- Significant flood events often result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- An extended power outage can result in increased structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their home with alternate, unsafe cooking or heating devices, such as grills.
- Floods can destroy or make residential structures uninhabitable, requiring shelter or relocation of residents in the aftermath of the event.
- First responders are exposed to downed power lines, contaminated and potentially unstable debris, hazardous materials, and generally unsafe conditions, elevating the risk of injury to first responders and potentially diminishing emergency response capabilities.
- Emergency operations and services may be significantly impacted due to damaged facilities.
- Significant flooding can result in the inability of emergency response vehicles to access areas of the community.
- Critical staff may suffer personal losses or be otherwise impacted by a flood event and unable to report for duty, limiting response capabilities.
- County departments may be flooded, delaying response and recovery efforts for the entire community.
- Private sector entities that the County and its residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully

operational and require assistance from neighboring communities until complete services can be restored.

- Damage to infrastructure may slow economic recovery since repairs may be extensive and lengthy.
- Some businesses not directly damaged by the flood may be negatively impacted while utilities are restored, or water recedes, further slowing economic recovery.
- When the community is affected by significant property damage, it is anticipated that funding would be required for infrastructure repair and restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.
- Displaced residents may be unable to return to work immediately, further slowing economic recovery.
- Residential structures substantially damaged by a flood may not be rebuilt for years, and uninsured or underinsured residential structures may never be rebuilt, reducing the tax base for the community.

Vulnerabilities

All infrastructure listed in Appendix B

All citizens of Gillespie County are vulnerable to flooding events. Those living near creeks and rivers are vulnerable to the force of flood water, which destroys their homes and businesses and kills livestock, game animals, and crops. Those not directly affected by the flooding are vulnerable to the loss of income associated with agricultural and tourist-based economic losses. Floods often disrupt transportation and utilities, and the costs incurred by private citizens to repair or rebuild homes and structures damaged by the flooding represent a potential loss of tax revenue to the county.

A property's vulnerability to a flood depends on its location and proximity to the floodplain. Structures along the banks of a waterway are the most vulnerable and often repetitive loss structures.

Critical facilities within Gillespie County that lie within a designated flood plain include:

- Portions of LBJ State Park
- 4 Dams

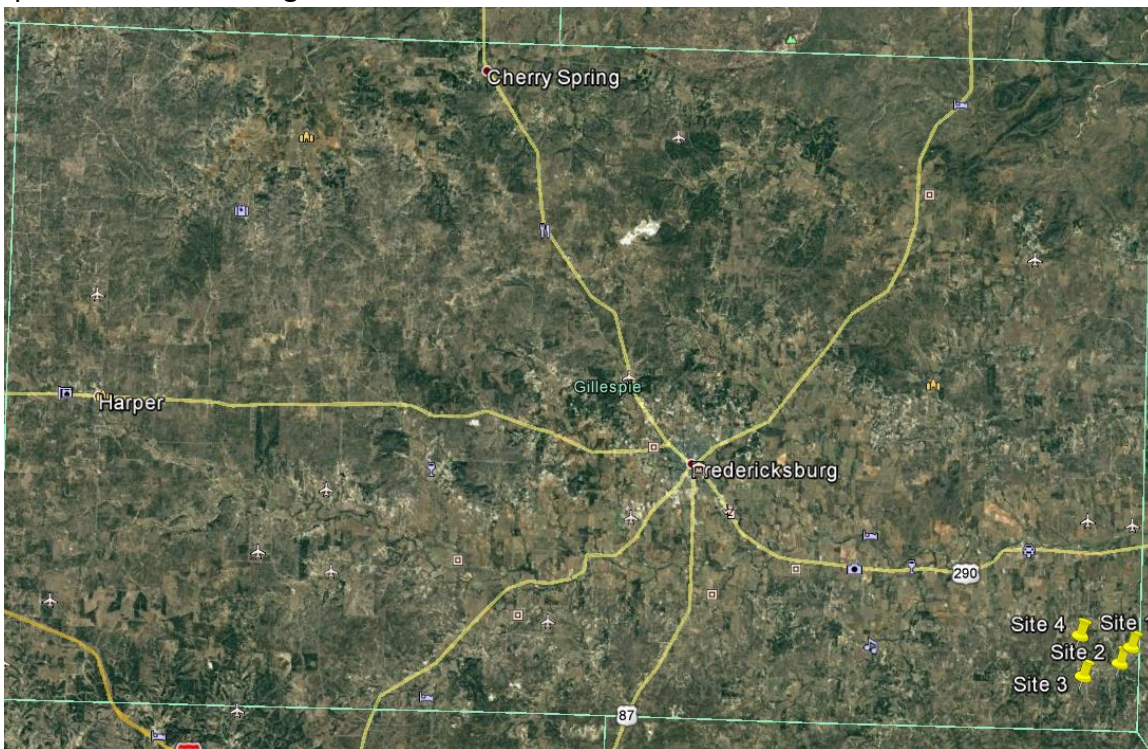
Additionally, roads, utility infrastructure, and older, pre-existing houses built before the enactment of current ordinances remain vulnerable to flooding. The county encourages development outside the flood plain.

The data obtained from NOAA suggests that there is virtually a 100% chance of flooding occurring somewhere in Gillespie County in any given year. Flooding will be included in this hazard mitigation plan.

Dam Failure

There are four dams in Gillespie County. These dams, located in the county's eastern portion, are operated by the Gillespie County Water Control and Improvement District #1. Emergency Action Plans have been developed for these sites. They are on file with all appropriate agencies, including the Texas Water Development Board, The Gillespie County Office of Emergency Management, The Gillespie County Sheriff's Office, and The Texas Commission on Environmental Quality. Appendix D of this document notes the exact location of each dam.

Flooding is the most prominent effect of dam failure. If the dam failure is severe, a large amount of water will enter the downstream waterways, forcing them out of their banks. Significant environmental effects may result in flooding that could disperse debris and hazardous materials downstream that can damage local ecosystems. In addition, debris carried downstream can block traffic flow, cause power outages, and disrupt local utilities such as water and wastewater. Surge waves resulting from dam breaks have the potential to create significant losses.



All four dam locations are located in the southeastern corner of Gillespie County. No failures, injuries, or deaths have been reported at these dams.

Each dam has an emergency action plan detailing actions to be taken in case of a breach or failure at that location. Each plan lists houses or developments in immediate danger if there is a failure at that site. However, development in the county is in danger of

rendering these plans obsolete. Population throughout the county is growing, and homes are being built in or near the inundation zones around these dams.

None of these dams has ever been breached or suffered a structural failure. Because of this, the probability that one of these dams will fail is very low. However, we must anticipate that such a breach or collapse can occur.

It is difficult to determine precisely how deep the flood waters would be at either of the dam sites should any of these dams suffer a breach or structural failure. Factors to consider are the depth of the water in the dam, the type and location of the dam's failure, and which of the dams has failed. Using Williams Creek Watershed Dam No. 1 as the worst-case example, since it is the largest of the four dams, it is possible that flooding water up to a depth of 9 feet could inundate the downstream area of the dams.

Location

See [Appendix K](#) for inundation maps for each of the four dams located in Gillespie County. These inundation maps are also available on [the Gillespie County Web Site](#). These dams are all a part of the Williams Creek Watershed in southeast Gillespie County.

Impact

The impacts of a dam failure in Gillespie County would include but not be limited to damage or destruction of homes and other buildings in the inundation zone, death or injury to people in the path of the released water, death or injury to livestock in the path of the released water and the erosion of soils in the path of the discharged water. Impacts of a dam failure could include any or all of the following hazards:

- Flood-related rescues may be necessary at swift water and low water crossings or in flooded neighborhoods where roads have become impassable, placing first responders in harm's way.
- Health risks and threats to residents are elevated after the flood waters have receded due to contaminated flood waters (untreated sewage and hazardous chemicals) and mold growth typical in flooded buildings and homes.
- Floods can destroy or make residential structures uninhabitable, requiring shelter or relocation of residents in the aftermath of the event.
- First responders are exposed to downed power lines, contaminated and potentially unstable debris, hazardous materials, and generally unsafe conditions, elevating the risk of injury to first responders and potentially diminishing emergency response capabilities.
- Significant flooding can result in the inability of emergency response vehicles to access areas of the community.
- Critical staff may suffer personal losses or be otherwise impacted by a flood event and unable to report for duty, limiting response capabilities.

- Private sector entities that the County and its residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully operational and require assistance from neighboring communities until complete services can be restored.
- Damage to infrastructure may slow economic recovery since repairs may be extensive and lengthy.
- Some businesses not directly damaged by the flood may be negatively impacted while utilities are restored, or water recedes, further slowing economic recovery.
- When the community is affected by significant property damage, it is anticipated that funding would be required for infrastructure repair and restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.
- Displaced residents may be unable to return to work immediately, further slowing economic recovery.
- Residential structures substantially damaged by a flood may not be rebuilt for years, and uninsured or underinsured residential structures may never be rebuilt, reducing the tax base for the community.

Vulnerability

The following critical facilities would be vulnerable to Dam Failures in Gillespie County:

- Schumann Road
- Farm to Market Road 1623
- Lower Albert Road
- Lindig Ranch Road

In addition to these facilities, numerous privately owned structures are identified as in the inundation zone and vulnerable to dam failure.

People living downstream of these dams may be killed or injured by the water released by the dam's failure. Homes, businesses, livestock, and wildlife can be damaged or destroyed by the water released in a dam failure.

Since one of these dams has never failed, the probability of experiencing a failure at one of these sites is very low but cannot be ruled out. The population growth in the county dictates that Gillespie County monitor development around the dam sites and be prepared for the possibility of failure at these locations.

Dam failure is considered a hazard to Gillespie County and will be included in this hazard mitigation plan.

Wildfire

Wildfire is a common occurrence in Gillespie County. The majority of land in Gillespie County is rural or undeveloped property. Much of this land is grassland or is home to large amounts of ash juniper, more commonly called cedar. [Drought](#), which will be discussed later in this Annex, is essential in the wildfire problem. Extended dry periods cause shallow-rooted plants to die or go dormant. When these events follow periods of rainfall, there is an abundance of fuel available for the fire to burn.

When conditions are dry, there is a high risk of wildfire in all parts of Gillespie County. In addition to the overall wildfire risk in Gillespie County, it is estimated that 18,919 people, or 78% of the total area population, live within the Wildland Urban Interface area.²²

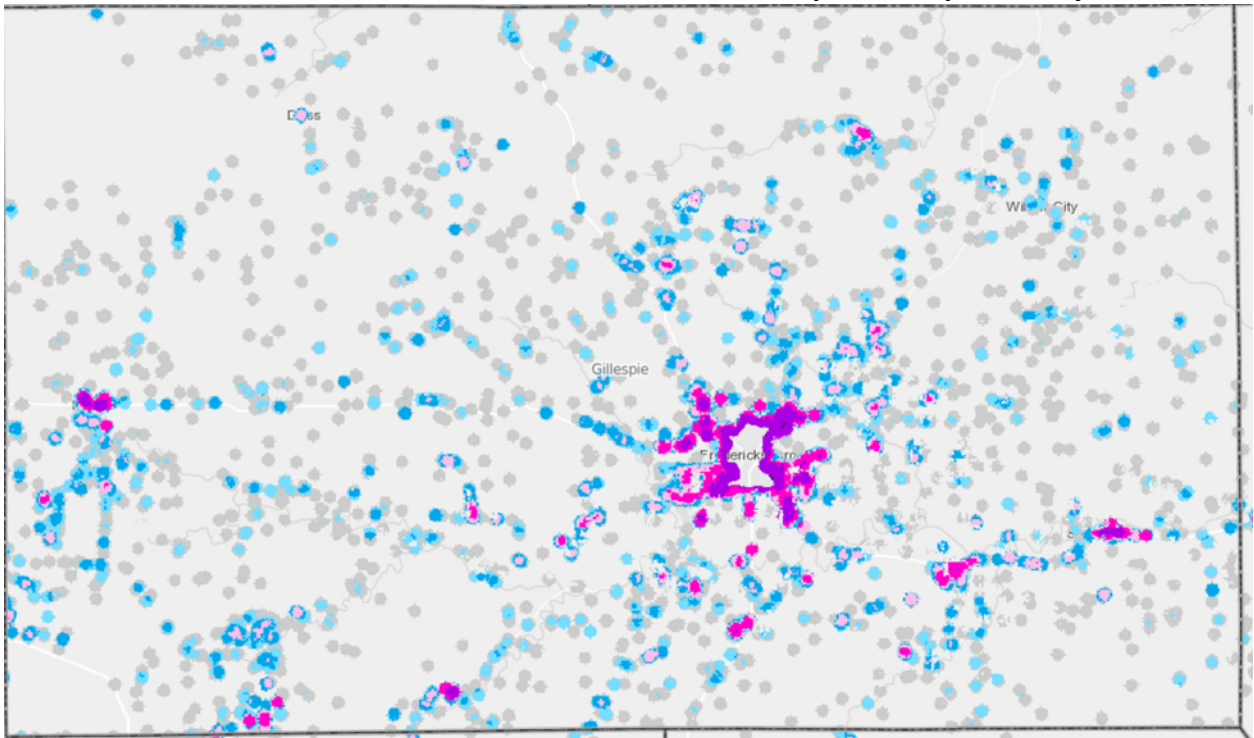
These charts, provided by the Texas A&M Forest Service, demonstrate wildfire hazards to Gillespie County. A 100% wildfire risk affects some portion of Gillespie County each year. These fires may be small or start on small land and turn into significant fires.

Based on current trends, the wildfire risk in Gillespie County will increase. The number of grass/brush fires that the county fire department has responded to has increased year over year since 2010. We expect wildfire/grass/brush fires to continue to occur at the same frequency as in the past.

On August 2, 2022, a fire occurred in the Willow City area of Gillespie County. A piece of machinery started the fire. The fire quickly spread and turned into a canopy fire. The fire consumed 1459 acres and damaged multiple structures. The fire did not grow in size after the first day, but it took ten days to extinguish the fire using resources from local, regional, state, and federal jurisdictions.

Below is a Texas A&M Forest Service map showing the Wildland Urban Interface areas in Gillespie County. The areas of dark purple are the areas most at risk.

Texas A&M Forest Service Wildland Urban Interface Map of Gillespie County



Location

Wildfires can vary significantly in size, location, intensity, and duration. While wildfires are not confined to any specific geographic location, they are most likely to occur in open grasslands. The threat to people and property from wildfire is more significant in the fringe areas where developed areas meet open grasslands, such as the WUI. It is estimated that 80 percent of the total population in Gillespie County lives within the WUI. However, the entire Gillespie County planning area is at risk for wildfires.

Some of the larger wildfires of the 2022 Fire Season:

- Big Sky Fire (Willow City)- 1459 Acres
- Henke-Kott Fire (South Gillespie County) 400 acres
- Ram Fire (Harper) 100 acres

Impact

Even with some mitigation actions, Gillespie County will remain vulnerable to wildfire. Natural vegetation, drought, and human interaction with the natural environment by residents and visitors create the potential for a wildfire event. During these events, lives are at risk, and homes, businesses, and utilities will be at risk of being destroyed.

The potential impacts of Wildfire on Gillespie County include but are not limited to the possible loss of historic buildings and artifacts, possible loss or damage to homes and

businesses, costs associated with extinguishing wildfire, potential injury or death to firefighters and civilian populations, and destruction of utilities (power poles and lines and roads).

A Wildfire event poses a potentially significant risk to public health and safety, mainly if the wildfire is initially unnoticed and spreads quickly. The impacts associated with a wildfire are not limited to direct damages. Potential implications for the planning area include:

- Persons in the area at the time of the fire are at risk for injury or death from burns and smoke inhalation.
- First responders are at greater risk of physical injury since they are close to the hazard while extinguishing flames, protecting property, or evacuating residents.
- First responders can experience heart disease, respiratory problems, and other long-term related illnesses from prolonged exposure to smoke, chemicals, and heat.
- Emergency services may be disrupted during a wildfire if facilities are impacted, roadways are inaccessible, or personnel cannot report for duty.
- Critical city and county departments may be unable to function and provide necessary services depending on the location of the fire and the structures or personnel impacted.
- Non-critical businesses may be directly damaged, suffer the loss of utility services, or be otherwise inaccessible, delaying normal operations and slowing recovery.
- Displaced residents may be unable to return to work immediately, further slowing economic recovery.
- Roadways in or near the WUI could be damaged or closed due to smoke and limited visibility.
- Older homes are generally exempt from modern building code requirements, which may require fire suppression equipment in the structure.
- Air pollution from smoke may exacerbate respiratory problems of vulnerable residents.
- Charred ground after a wildfire cannot easily absorb rainwater, increasing the risk of flooding and potential mudflows.
- Wildfires can cause erosion, degrading stream water quality.
- Wildlife may be displaced or destroyed.
- Historical or cultural resources may be damaged or destroyed.
- Tourism can be significantly disrupted, further delaying economic recovery for the area.
- Vegetated dunes can be stripped, significantly damaging the function of the dunes to protect inland areas from the destructive forces of wind and waves.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.

- Fire suppression costs can be substantial, exhausting the community's financial resources.
- Residential structures lost in a wildfire may not be rebuilt for years, reducing the tax base for the community.

The Extent of Future Threat

For the duration of this plan, the extent of the risk in the future in terms of frequency, size, and impact of wildfire will be considered equal to the historical frequency in terms of number, severity, and impact. As the county population grows and development into new areas expands, the threat of wildfire can also be expected to grow. It will be further addressed in the next hazard mitigation plan.

In an average, non-drought year, Gillespie County can expect that between 400 and 500 acres will be consumed by wildfire, mainly in the more rural areas and along major transportation corridors. In a drought year, depending on the severity of the drought, Gillespie County can expect that between 500 and 800 acres will be consumed by wildfire, again mainly in the more rural areas and along major transportation corridors.

Vulnerabilities

All infrastructure listed in Appendix B

During these events, lives are at risk, and homes, businesses, and utilities will be at risk of being destroyed. Wildfires can also negatively affect the local business climate, primarily based on tourism, causing a decline in the county's tax revenues and property values.

Wildfire is considered a hazard in Gillespie County and will be included in this hazard mitigation plan.

Tornadoes

Gillespie County is in the southwestern portion of the "Tornado Alley" area. The American Meteorological Society defines Tornado Alley as the corridor stretching from central Texas northward into Oklahoma, Kansas, and Nebraska eastward into central Illinois and Indiana. This region contains the maximum tornado frequency in the continental United States. However, recent research at the NOAA National Severe Storm Laboratory has focused on the likelihood that tornadoes will cause significant damage in a much larger region. They designate a swath from central Texas northward to South

Dakota as having the greatest risk of "significant tornadoes." Such twisters are rated EF2 or higher on the Enhanced Fujita Tornado Scale and have winds over 113 mph.²³

ENHANCED FUJITA SCALE

EF SCALE: THE ENHANCED FUJITA SCALE CLASSIFIES TORNADOES INTO THE FOLLOWING CATEGORIES.

EF0...WEAK.....65 TO 85 MPH
EF1...WEAK.....86 TO 110 MPH
EF2...STRONG....111 TO 135 MPH
EF3...STRONG....136 TO 165 MPH
EF4...VIOLENT...166 TO 200 MPH
EF5...VIOLENT...>200 MPH



Enhanced Fujita Scale

The
Enhanced

Fujita Scale measures tornado intensity. This scale was accepted as the measuring standard for tornadoes in the United States on February 1, 2007, as an improvement to the original Fujita scale.

According to the NOAA Storm Events Database, five recorded tornadoes have

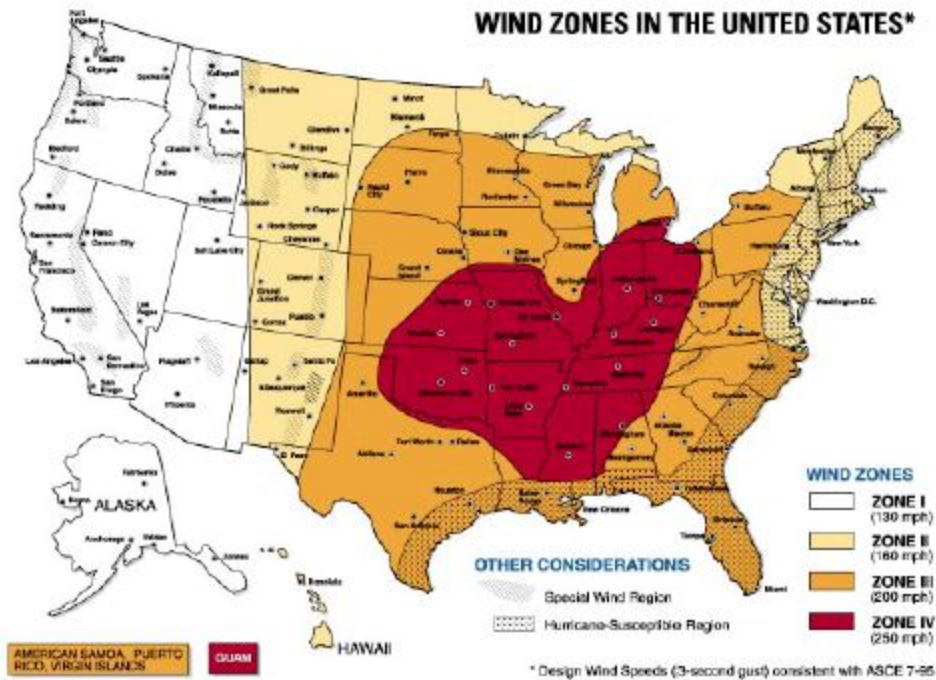
occurred since 2002. The most recent tornado happened on April 12, 2020, just north of Fredericksburg. This was an EF1 tornado, and it was reported to have done \$100,000 worth of property damage.

The most significant tornado recorded in Gillespie County since 1999 is an EF-3. There have been 2 EF-3 tornadoes in Gillespie County since 1999. The county remains vulnerable to tornadoes and will include tornadoes in this mitigation plan. 50-year history suggests that there is about a 30% chance of a tornado occurring in Gillespie County in any given year.

Assuming that tornados occur at approximately the same frequency in the future as they have in the past, we can expect a tornado in Gillespie County about every 3.5 years. Again, assuming that we can expect the same frequency and type of tornado in the future, this will probably be an EF-1, EF-2, or EF-3 tornado. The entire county is potentially at risk for any tornado in Gillespie County.

Location

As with thunderstorms, tornadoes do not have any specific geographic boundary and can occur throughout Gillespie County uniformly. The Gillespie County planning area is assumed to be uniformly exposed to tornado activity. The Gillespie County planning area is in Wind Zone III, where tornado winds can be as high as 200 mph.



Impact

Even with some mitigation actions, Gillespie County will remain vulnerable to Tornadoes. A single tornado has the potential to destroy, kill residents and tourists, and damage schools, businesses, utilities, and historical landmarks. These losses can inflict significant psychological trauma on the community as well as cause major financial hardship for years to come.

The Extent of Future Threat

For the duration of this plan, the extent of the risk in the future in terms of frequency and intensity of tornadoes will be considered equal to the historical average of one tornado every 3.5 years.

Vulnerabilities:

All infrastructure listed in Appendix B

The potential impacts of Tornadoes on Gillespie County include but are not limited to the possible loss of historic buildings and artifacts, possible loss or damage to homes and businesses, costs associated with loss of revenue from destroyed business and tourist attractions, and the injury or death to civilian populations and destruction of utilities (power poles and lines and roads).

Tornadoes are considered a hazard in Gillespie County and will be included in this hazard mitigation plan.

Lightning

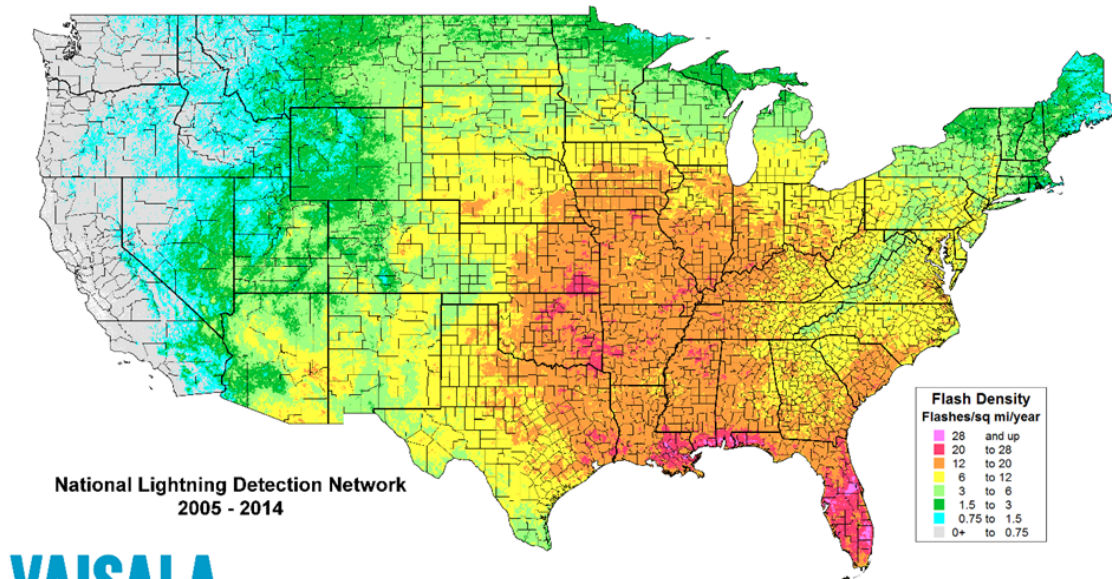
Section 3 of this document notes that lightning is produced by thunderstorms and may be produced by any thunderstorm. According to data from NOAA's severe storms database, Gillespie County will experience thunderstorms approximately 25 times yearly. Since any one of these storms can produce lightning, and since the exact timing and location of these storms are unpredictable, Gillespie County must consider the possibility that each one of these 25 annual storms has the potential to cause damage via lightning, hail, high winds, and flooding.

This situation occurred on May 28, 2016, when a severe thunderstorm warning was issued for portions of Gillespie County. Severe thunderstorms with cloud-to-ground lightning and baseball-sized hail were approaching Fredericksburg from the Harper area during the peak hours of the annual Crawfish Festival held at Marketplatz on Main Street in Fredericksburg. The National Weather Service issued a severe thunderstorm warning for Fredericksburg and the surrounding area. This forced a voluntary evacuation of the festival that saw approximately 80% of the patrons leave, resulting in a loss of revenue to the organizers. Although the storm passed north of the city, there were widespread reports of damage in and around Harper from this storm.

In the future, we can expect lightning flashes to occur with at least the same frequency and intensity as we have seen in the past.

Location

Lightning can strike in any geographic location and is common in Texas. The Gillespie County planning area, including the City of Fredericksburg, is located in a region of the country that is moderately susceptible to a lightning strike. Therefore, lightning could occur at any location within the entire planning area. It is assumed that the Gillespie County planning area is uniformly exposed to the threat of lightning.



VAISALA

The Extent of Future Threat

In the future, we can expect lightning flashes to occur with at least the same frequency and intensity as we have seen in the past. As shown on the National Lightning Detection Network map above, Gillespie County can expect up to 12 flashes of lightning per square mile of land mass per year, which is equal to 12696 lightning flashes per year.

Impact

Lightning strikes kill people, start fires, and destroy property. The massive electrical potential in a single bolt of lightning will kill or critically injure people and livestock. Lightning is the cause of both wildland fires and fires in homes and businesses. Lightning can destroy or disrupt utilities, such as electronic equipment in homes and businesses.

Lightning events can pose a significant risk to people, creating dangerous and demanding situations for public health and safety officials. Impacts on the planning area can include:

- Gillespie County is home to a thriving tourism industry. Lightning events could impact outdoor activities, placing visitors in imminent danger and potentially requiring emergency services.
- Individuals exposed to the storm can be directly struck, posing significant health risks and potential death.
- Structures can be damaged or crushed by falling trees damaged by lightning, resulting in physical harm to the occupants.
- Lightning strikes can result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.

- Extended power outages often increase structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their homes with alternate, unsafe cooking or heating devices, such as grills.
- Lightning strikes can be associated with structure fires and wildfires, creating additional risk to residents and first responders.
- Emergency operations and services may be significantly impacted due to power outages and loss of communications.
- County departments may be damaged, delaying response and recovery efforts for the entire community.
- Economic disruption due to power outages and fires negatively impacts the programs and services provided by the community due to short- and long-term losses in revenue.
- Some businesses not directly damaged by lightning events may be negatively impacted while utilities are restored, further slowing economic recovery.
- Businesses that are more reliant on utility infrastructure than others may suffer more significant damages without a backup power source.

Vulnerabilities

All infrastructure listed in Appendix B

Every citizen is vulnerable to lightning in several different ways. Lightning poses a direct threat to people (electrocution and burns), buildings, and utilities (mostly electrical grid-related utilities). The U.S. National Interagency Fire Center reported 9,000 wildland fires started by lightning from 2008-2012 that burned an average of 420 acres each. An average of four firefighters was killed per year from 2003- 2012 fighting lightning-caused fires, mostly in wildland fires. A recent study by the Insurance Information Institute states that over 100,000 homeowner insurance claims for lightning damages were paid for 2013 incidents in the U.S. for \$5869 each (Insurance Information Institute 2014). The result is that paid lightning-caused insurance claims represent about US \$3 per person annually. Much of this damage is due to electronic devices becoming more vulnerable and expensive than in the past. Communications towers that are struck by lightning may be disabled, disrupting communications.

Gillespie County estimates there is a 90% likelihood that lightning will threaten the county in any given year. Lightning will be included as a hazard in this hazard mitigation plan.

Hail

The NOAA Severe Storms Database records that since 2002, there have been 76 documented instances of hail striking the ground in unincorporated Gillespie County. Hailstones ranged from pea-sized hail to 3-inch diameter hail. The reported damage from these storms is \$102,000 in property damage and \$5,000,000 in crop damage. This

data does not include crop damage estimates from a hail storm on May 9, 2013. This storm destroyed approximately 95% of Gillespie County's peach crop.²⁴

A hailstorm near Harper in April 2006 caused the \$5,000,000 in crop damage mentioned previously. Once again, this was agricultural damage caused by the destruction of a significant portion of the county's peach crop. The most recent occurrence documented in the National Weather Service Severe Storms occurred in 2016 when a thunderstorm produced 1.25-inch hail near Harper. This storm system threatened Fredericksburg during the Crawfish Festival evacuation discussed earlier in this plan.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future hail storms will occur at the same frequency and intensity as they have in the past.

Location

Hailstorms are not confined to any specific geographic location and can vary significantly in size, location, intensity, and duration. All areas in Gillespie County are equally exposed to this hazard.

Impact

- Hail may create hazardous road conditions during and immediately following an event, delaying first responders from providing for or preserving public health and safety.
- Individuals and first responders exposed to the storm may be struck by hail, falling branches, or downed trees, resulting in injuries or possible fatalities.
- Residential structures can be damaged by falling trees, which can harm occupants physically.
- Large hail events will likely cause extensive roof damage to residential structures, siding damage, and broken windows, creating a spike in insurance claims and a rise in premiums.
- Automobile damage may be extensive depending on the hail's size and the storm's length.
- Hail events can result in power outages over widespread areas, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- An extended power outage can result in increased structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their home with alternate, unsafe cooking or heating devices, such as grills.
- First responders are exposed to downed power lines, damaged structures, hazardous spills, and debris often accompanying hail events, elevating the risk of

²⁴ Associated Press, Lubbock Online Reports

injury to first responders and potentially diminishing emergency response capabilities.

- Downed power lines and large debris, such as downed trees, can result in the inability of emergency response vehicles to access areas of the community.
- Hazardous road conditions may prevent critical staff from reporting for duty, limiting response capabilities.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Some businesses not directly damaged by the hail event may be negatively impacted while roads are cleared and utilities are restored, further slowing economic recovery.

The extent of the risk in the future in terms of frequency, number, and severity of hailstorms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce hail.

Hail can have a significant economic impact in our area. A hail storm can devastate the economy of a small farming community in just a few minutes. It can also have a devastating effect on the hatching season of many game birds and other wildlife.

The Extent of Future Threat

The extent of the risk in the future in terms of frequency, number, and severity of hailstorms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce hail. We expect hail stones up to 3 inches in diameter may occur in future storms.

Vulnerability

All infrastructure listed in Appendix B

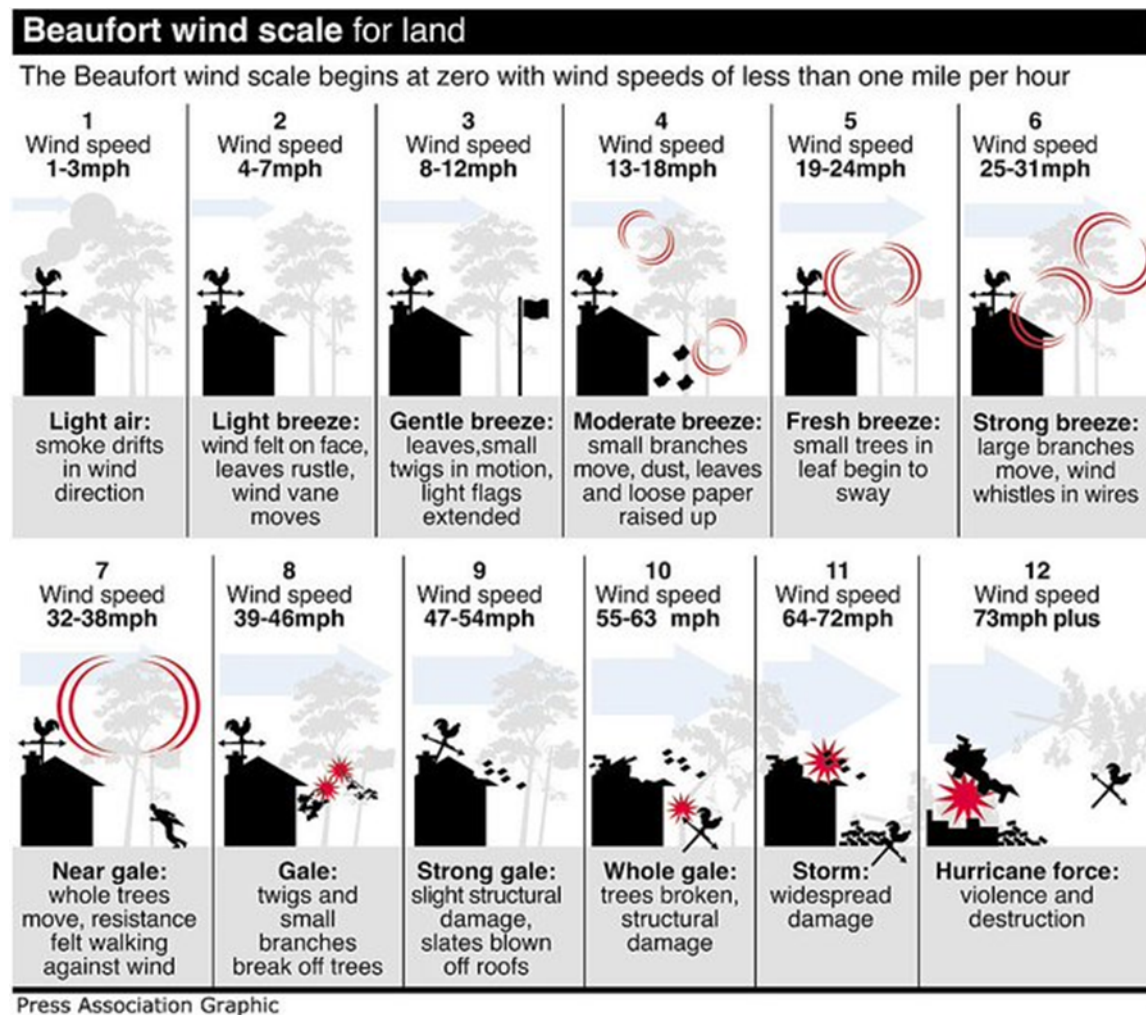
Farmers, cattlemen, owners, and operators of hunting ranches and wildlife operations, among others, are vulnerable to hail. Likewise, Gillespie County's Peach crops are susceptible to hail. Homeowners, business owners, owners of automobiles, and people who work outside in the elements are vulnerable to the damage caused by hailstorms.

Gillespie County has a well-documented history of damage from hail. As noted in Section 3 of this plan, any thunderstorm has the potential to produce hail, creating a nearly 100% chance that hail will affect the county every year. Therefore, hail will be included in this hazard mitigation plan.

Windstorm

There have been 15 documented windstorm events in Gillespie County since 2002.²⁵ The highest recorded wind during these storms was 80 kts during this. The most recent documented windstorm was at the Fredericksburg/Gillespie County Airport on July 14, 2022, with wind speeds at 51 kts. There have been no reports of deaths or injuries due to these windstorms. Property damage estimates total \$750,000.

Property damage is the most common issue associated with high winds. High winds uproot trees, cause powerlines to snap, damage roofs, and cause blowing debris to damage buildings and automobiles. In Gillespie County, the most common form of high winds is thunderstorms traversing the area.



As noted on the Beaufort wind scale, the highest reported wind value of 62 mph is considered whole gale force winds capable of breaking full trees and causing structural damage.

Windstorms may or may not be associated with thunderstorms traversing the county. If thunderstorms cause high winds, other hazards such as hail, lightning, or tornadoes might also be present.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future wind storms will occur at the same frequency and intensity as they have in the past.

Location

Windstorms are generally considered a common occurrence in Gillespie County. Windstorms occur randomly, so it is impossible to predict where they will strike within Gillespie County. Thus, it is assumed that the Gillespie County planning area is uniformly exposed to the threat of windstorms.

Impact and Extent of Future Threat

Windstorms can cause significant damage to crops, homes, buildings, and above-ground utilities. Debris thrown by high winds can break windows in cars and homes and strike and injure people, pets, and livestock. Insurance companies that have to pay out large claims due to windstorm damage are forced to raise insurance rates, which harms economic activity in the affected area. Referencing the Wind Zone Chart on [page 37](#), Gillespie County is in Wind Zone 3 and subject to winds up to 3-second gusts of 200 MPH.

Windstorm events can pose a significant risk to people and create dangerous and demanding situations for public health and safety officials. Impacts on the planning area can include:

- Individuals exposed to the storm can be struck by flying debris, falling limbs, or downed trees, causing severe injury or death.
- Structures can be damaged or crushed by falling trees, resulting in physical harm to the occupants.
- Significant debris and downed trees can result in emergency response vehicles being unable to access areas of the community.
- Downed power lines may make roadways unsafe, preventing first responders from answering calls for assistance or rescue.
- During exceptionally heavy wind events, first responders may be prevented from responding to calls, as the winds may reach a speed at which their vehicles and equipment are unsafe to operate.
- Thunderstorm wind events often result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- Extended power outages often increase structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their homes with alternate, unsafe cooking or heating devices, such as grills.

- First responders are exposed to downed power lines, unstable and unusual debris, hazardous materials, and generally unsafe conditions.
- Emergency operations and services may be significantly impacted due to damaged facilities and loss of communications.
- Critical staff may be unable to report for duty, limiting response capabilities.
- City or county departments may be damaged, delaying response and recovery efforts for the entire community.
- Private sector entities that residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully operational and require assistance from neighboring communities until complete services can be restored.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Some businesses not directly damaged by wind events may be negatively impacted while roads are cleared and utilities are restored, further slowing economic recovery.
- Older structures built to less stringent building codes may suffer more significant damage as they are typically more vulnerable to thunderstorm winds.
- Large-scale wind events can have a significant economic impact on the affected area, as it must now fund expenses such as infrastructure repair and restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.
- Businesses that are more reliant on utility infrastructure than others may suffer more significant damages without a backup power source.
- Recreational areas and parks may be damaged or inaccessible due to downed trees or debris, causing temporary impacts to area businesses.

Vulnerability

All infrastructure listed in Appendix B

People, buildings, and utilities are vulnerable to physical damage from windstorms. Airborne debris breaks windows, damages buildings, and harms people and animals. Utility poles can break in high winds, taking down power and communications systems and causing economic disruption in the affected area.

The 20-year history going back to 1996 suggests that there is a nearly 100% chance of a high wind event in Gillespie County in any given year. Windstorms are considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Drought

Drought is a fact of life in Gillespie County. According to the United States drought monitor, The City of Fredericksburg and the entirety of Gillespie County were in drought conditions every day from May 2011 until June 2015. The county was again hit with

drought from October 2017 until September 2018. Fredericksburg moved into drought conditions again in November 2020 and remained in those conditions. The NOAA National Severe Storms Database shows that long periods of drought occurred throughout Gillespie County in 2005, 2008, 2011, 2017, and 2020. The drought periods ranged from abnormally dry conditions to long periods of exceptional drought, as defined by the Palmer Drought Category Index.

While there have been no reported deaths or injuries due to drought conditions in Gillespie County, drought significantly impacts the city's residents. As aquifer levels fell, watering restrictions were implemented to preserve the local water supply. Trees, shrubs, and lawns dried up and died, forcing local merchants and residents to remove and replace dead vegetation.

Droughts are a significant problem for agricultural operations. Although there are no large agricultural operations in the city, Gillespie County has suffered substantial economic losses due to drought. These losses have translated into a reduced farm and ranch income in the county, which has harmed economic activity in Fredericksburg. For example, drought forced a reduction in cattle herds, leading to a loss of income for local feed stores.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future drought periods will occur at the same frequency and intensity as they have in the past. If the current theories concerning global warming are correct, the occurrence and duration of drought may become an even more significant hazard to Gillespie County.

Location

Drought is an ordinary condition that occurs regularly throughout Texas and Gillespie County. However, drought events can vary significantly in intensity and duration. There is no distinct geographic boundary to drought; therefore, it can occur throughout the entire Gillespie County planning area.

Impact and Extent of Future Events

In Gillespie County, drought includes economic impacts associated with crop loss and livestock loss in the county, wildfires, wind erosion of soils, the lack of food and drinking water for wild animals, and the loss or destruction of wildlife habitat. Other significant impacts are anxiety or depression caused by economic losses from drought, dust-related health problems, reduced incomes, and fewer recreational activities.

The Palmer Drought Index measures the extent of the duration and intensity of long-term drought-inducing circulation patterns. Long-term drought is cumulative, with the intensity of drought during the current month dependent upon the current weather patterns plus the cumulative patterns of previous months. The hydrological impacts of

drought (e.g., reservoir levels, groundwater levels, etc.) take longer to develop. The Palmer Drought Index depicts the magnitude of drought, while the following table describes the classification descriptions.

Palmer Drought Index

Drought Index	Drought Condition Classifications							
	Extreme	Severe	Moderate	Normal	Moderately Moist	Very Moist	Extremely Moist	
Z Index	-2.75 and below	-2.00 to - 2.74	-1.25 to 1.99	-	-1.24 to +.99	+1.00 to +2.49	+2.50 to + 3.49	n/a
Meteorological	-4.00 and below	-3.00 to - 3.99	-2.00 to 2.99	-	-1.99 to +1.99	+2.00 to 2.99	+ +3.00 to + 3.99	+4.00 and above
Hydrological	-4.00 and below	-3.00 to - 3.99	-2.00 to 2.99	-	-1.99 to +1.99	+2.00 to 2.99	+ +3.00 to + 3.99	+4.00 and above

CATEGORY	DESCRIPTION	POSSIBLE IMPACTS	PALMER DROUGHT INDEX
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures; fire risk above average. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.	-1.0 to -1.9
D1	Moderate Drought	Some damage to crops, pastures; fire risk high; streams, reservoirs, or wells low, some water shortages developing or imminent, voluntary water use restrictions requested.	-2.0 to -2.9
D2	Severe Drought	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed.	-3.0 to -3.9
D3	Extreme Drought	Major crop/pasture losses; extreme fire danger; widespread water shortages or restrictions.	-4.0 to -4.9
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; exceptional fire risk; shortages of water in reservoirs,	-5.0 or less

Drought is monitored nationwide by the National Drought Mitigation Center (NDMC). Indicators are used to describe broad-scale drought conditions across the United States. Indicators corresponding to the intensity of drought.

Based on the historical occurrences of drought and the location of Gillespie County, the entire planning area can anticipate a range of droughts, from abnormally dry to exceptional or D0 to D4 based on the Palmer Drought Category.

Drought has the potential to impact people in Gillespie County. While it is rare that drought, in and of itself, leads to a direct risk to the health and safety of people in the

U.S., severe shortages could result in inadequate supply for human needs. Drought also is frequently associated with a variety of impacts, including:

- Recreational activities that rely on water, such as hunting and fishing, may be curtailed, resulting in fewer tourists and lower revenue.
- The number of health-related low-flow issues (e.g., diminished sewage flows, increased pollution concentrations, reduced firefighting capacity, and cross-connection contamination) will increase as the drought intensifies.
- Public safety from forest/range/wildfires will increase as water availability and pressure decreases.
- Respiratory ailments may increase as the air quality decreases.
- There may be an increase in disease due to wildlife concentrations (e.g., rabies, Rocky Mountain spotted fever, Lyme disease).
- Jurisdictions and residents may disagree over water use/water rights, creating conflict.
- Political conflicts between municipalities, counties, states, and regions may increase.
- Water management conflicts may arise between competing interests.
- Increased law enforcement activities may be required to enforce water restrictions.
- Severe water shortages could result in inadequate supply for human needs and lower water quality for consumption.
- Firefighters may have limited water resources to aid firefighting and suppression activities, increasing risk to lives and property.
- During drought, there is an increased risk of wildfires and dust storms.
- The community may need increased operational costs to enforce water restrictions or rationing.
- Prolonged drought can lead to increased illness and disease related to drought.
- Utility providers can see decreases in revenue as water supplies diminish.
- Utility providers may reduce energy generation and service to their customers to prioritize critical service needs.
- Hydroelectric power generation facilities and infrastructure would have significantly diminished generation capability. Dams cannot produce as much electricity from low water levels as from high water.
- Fish and wildlife food and habitat will be reduced or degraded over time during a drought, and disease will increase, especially for aquatic life.
- Wildlife will move to more sustainable locations, creating higher concentrations of wildlife in smaller areas, increasing vulnerability and further depleting limited natural resources.
- Severe and prolonged drought can result in the reduction of a species or cause the extinction of a species altogether.
- Plant life will suffer from long-term drought. Wind and erosion will also threaten plant life as soil quality will decline.
- Dry and dead vegetation will increase the risk of wildfire.

- Land subsidence threat increases as groundwater is depleted.
- Drought poses a significant risk to annual and perennial crop production and overall crop quality, leading to higher food costs.
- Drought-related declines in production may lead to an increase in unemployment.

Vulnerability

All infrastructure listed in Appendix B

Although not as stark as vulnerabilities caused by other environmental factors, the widespread and prolonged nature of drought places significant strain on our community's environment and economy. Long drought often damages utility and transportation systems, causing water mains to break and roads to buckle. The risk of wildfire increases dramatically in drought, causing increased cost and danger for firefighters and other emergency personnel. The extreme heat, which often accompanies drought, puts elderly citizens at risk and forces agricultural interests in the county to sell livestock or lose crops, reducing the overall economy in Gillespie County.

It is difficult to assign an accurate risk factor to drought. Lying in the transition zone between humid and semiarid climates, the Hill Country experiences both wet and dry years; at Fredericksburg, eleven inches of precipitation was recorded in 1956 and forty-one inches the following year.²⁶ However, by simply counting the number of recorded drought events over the last 20 years dating back to 1996, Fredericksburg is exposed to a drought cycle about every four years. Therefore, there is a 20% chance of drought in any given year. Given the long-term nature of a drought, the actual percentage of time spent under drought conditions is much greater than the statistical probability of drought. Since 2006, Gillespie County has been in some form of drought, as defined by the Palmer Drought Severity Index, 78% of the time. Dating back 20 years to 1996, there is about a 20% chance of drought in any given year in Gillespie County. Drought is considered a hazard in Gillespie County and will be included in this hazard mitigation plan.

Extreme Heat

In 2022, Texas had 279 heat-related deaths. No deaths or injuries in Gillespie County have been reported directly attributable to extreme heat.

The National Weather Service Severe Events Database has two excessive heat events in the last 20 years. Both of these events have happened since 2018.

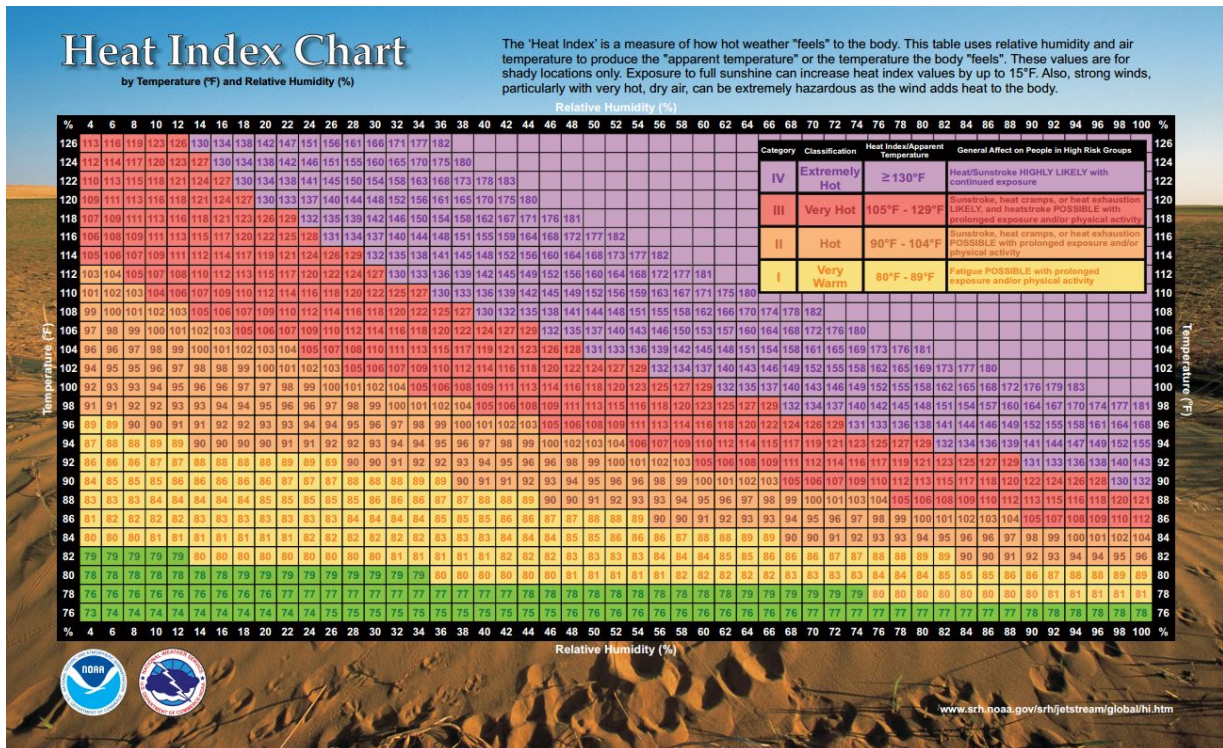
Fredericksburg has the only official weather reporting station in Gillespie County. The highest temperature ever recorded in Fredericksburg is 109° Fahrenheit. This was recorded on three separate occasions: July 2, 1980, August 10, 1953, and September 5, 2000. The record high recorded on September 5, 2000, corresponds to the drought experienced then. Although record temperatures could occur on any date, the average daily high in August is 94°, which is the warmest month.

Heat-related illnesses and deaths are preventable. When extreme heat occurs, it's essential to be aware of those at most significant risk for experiencing its effects: the very young, the elderly, and people with chronic diseases and mental illness. However, even young and healthy individuals can succumb to heat if they participate in overly strenuous physical exercise outdoors during hot weather.

The gradual nature of extreme heat's effects on the body makes it essential to be aware of these heat-related illnesses:

- Severe Sunburn
- Heat Cramps
- Heat Exhaustion
- Heat Stroke

Extreme heat is about more than just the temperature. Humidity plays a significant role in the effects of heat on the body. As the chart on the next page indicates, a relative humidity of 36% on the average daily high of 94 in August results in a Heat index of 95, which can result in heat cramps or heat exhaustion. Higher temperatures and humidity will raise the heat index.



In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future occurrences of Extreme Heat, manifest in heatwaves or prolonged periods of extremely hot weather, will occur at the same frequency and intensity as they have in the past. If the current theories concerning global warming are correct, extreme heat may become an even more significant hazard to Gillespie County.

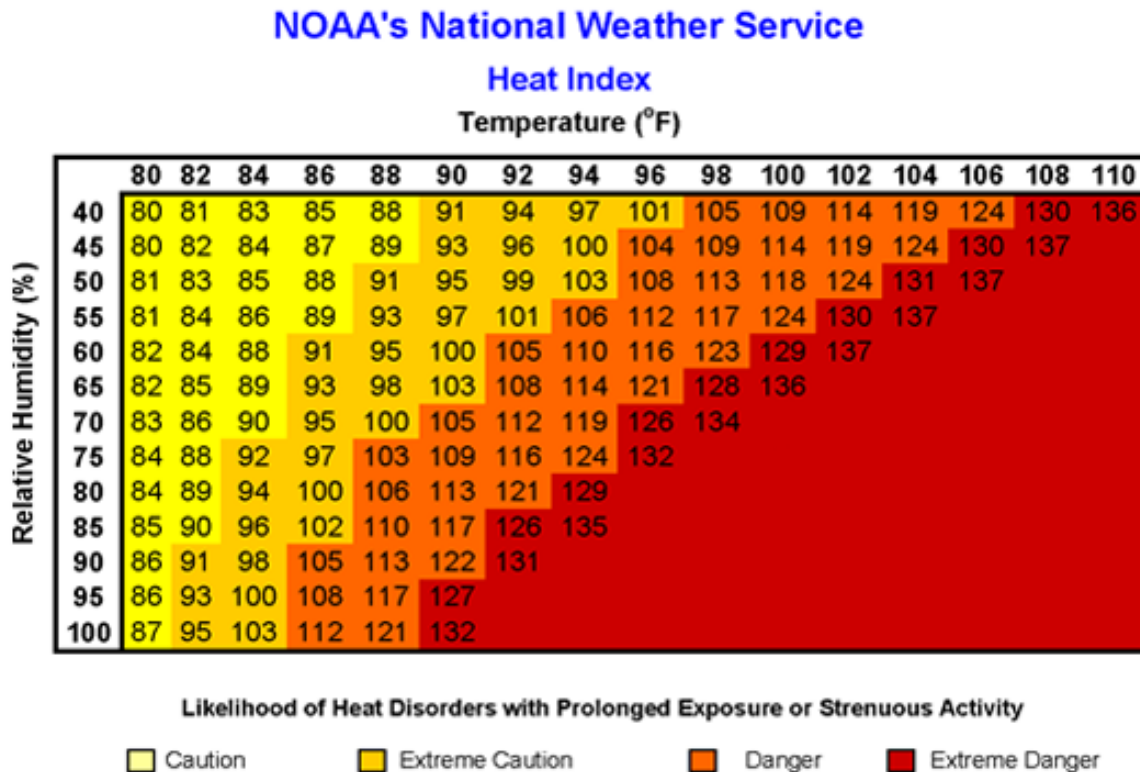
Location

Though no deaths from extreme heat have been recorded in Gillespie County, there have been heat-related deaths reported in other counties in the region, including Bexar, Bandera, Blanco, and Kerr County. There is no specific geographic scope for the extreme heat hazard. Extreme heat could occur in any area of Gillespie County, including the City of Fredericksburg.

Impact and Extent of Future Risk

Extreme heat is the most deadly natural disaster in the U.S., killing on average more people (about 600 per year) than hurricanes, lightning, tornadoes, earthquakes, and floods combined. Extreme heat causes the death of livestock, the loss of crops, and a reduction in the survival rate of wildlife. Extreme heat places the elderly, the young, and the infirm at risk of death or other heat-related injuries. Workers exposed to extreme heat are at risk for heat-related injuries and may suffer reduced income if they are unable or not permitted to work during extremely hot conditions. Electrical grids struggle and often fail to keep up with the additional demand placed on them by air conditioning and other load demands.

The magnitude or intensity of an extreme heat event is measured according to temperature concerning the percentage of humidity. According to the National Oceanic Atmospheric Administration (NOAA), this relationship is referred to as the “Heat Index” and is depicted below. This index measures how hot it feels outside when humidity is combined with high temperatures.



The extent scale displays varying degrees of caution depending on the relative humidity and temperature. For example, when the temperature is at 90°F or lower, caution should be exercised if the humidity level is at or above 40 percent.

The most significant risk from extreme heat is to public health and safety.

Potential impacts on the community may include:

- Vulnerable populations, particularly the elderly and infants, can face severe or life-threatening health problems from exposure to extreme heat, including hyperthermia, heat cramps, heat exhaustion, and heat stroke (or sunstroke).
- Response personnel, including utility workers, public works personnel, and other professions requiring individuals to work outside, are more subject to extreme heat-related illnesses since their exposure is typically greater.

- High energy demand periods can outpace the supply of energy, potentially creating the need for rolling brownouts and elevating the risk of illness to vulnerable residents.
- Highways and roads may be damaged by excessive heat, causing asphalt roads to soften and concrete roads to shift or buckle.
- Vehicle engines and cooling systems typically run harder during extreme heat events, resulting in increased mechanical failures.
- Extreme heat events during drought can exacerbate the environmental impacts of drought, decreasing water and air quality and further degrading wildlife habitat.
- Extreme heat increases ground-level ozone (smog), increasing the risk of respiratory illnesses.
- Food suppliers can anticipate increased food costs due to increased production costs and crop and livestock losses.
- Outdoor activities may increase school injury or illness during extreme heat events.

Vulnerability

All infrastructure listed in Appendix B

People, wildlife, livestock, and utilities are vulnerable to extreme heat. Animals and people are vulnerable to heat-related injuries and death. Utility systems may be unable to keep up with additional demand and fail, increasing costs to grid operators and causing electrical outages and the loss of revenue to electrical suppliers and income to shops and businesses that depend on the electricity.

Given that temperature and humidity conditions that place people in danger of severe heat-related injury or death have a 100% probability of affecting the citizens of Gillespie County every year, Extreme Heat will be included in this hazard mitigation plan.

Winter Storms

From 2003-2008, there were 115 deaths reported among Texas residents with exposure to excessive natural cold as the underlying cause of death. According to the NOAA Severe Storms Database, there were 13 severe winter storms throughout Gillespie County between 2002 and 2022. These were county-wide events that also affected Fredericksburg. No deaths or injuries were reported in these storms.

During winter months, freezing rain, sleet, and sometimes light snow mix and fall on roads and bridges. This combination often occurs when temperatures are at or slightly below freezing. This results in an icing situation, making travel difficult in some parts of the county, if not impossible. In the Fredericksburg city limits, in addition to the general icing conditions on some or all of the minor city streets, the bridge on U.S. 290 over Barons' Creek, the bridge on U.S. 87 South at Barons Creek, and the bridge on Texas State Highway 16 South over Barons Creek have all been the sight of icing in the past.

Winter Storm Uri in 2021 was a devastating event for the entire county. Infrastructure in both the city and county was pushed to the limits. The Emergency Operation Center was open for ten days. People were without water and electricity for multiple days in some cases. Due to the magnitude of the storm, there was very little help from outside agencies. A shelter was established at the Fredericksburg Elementary School/First Baptist Church and housed numerous people.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect severe winter storms to occur at the same frequency and intensity as they have.

Location

Winter storm events are not confined to specific geographic boundaries. Therefore, all existing and future buildings, facilities, and populations in Gillespie County are considered to be exposed to a winter storm hazard and could potentially be impacted.

Impact and Extent of Future Threat

The impacts of a severe winter storm affect almost everyone in our community. These may include:

- Ice accumulation on powerlines can cause widespread electrical outages.
- Tree limbs can become coated with ice and break, falling on homes, businesses, cars, people, and powerlines.
- Icy conditions can shut down roads, leaving motorists stranded and causing a significant reduction in economic activity until conditions improve.
- The loss of heat in homes that may accompany a power outage places people and pets at risk.

- Poor road visibility can severely limit visibility, causing injury or death to motorists.

The extent of the risk in the future in terms of frequency, number, and severity of winter storms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce and accompany severe winter storms.

The extent or magnitude of a severe winter storm is measured in intensity based on the temperature and level of accumulations, as shown in the table below. This table should be read in conjunction with the wind-chill factor described in the wind-chill chart to determine the intensity of a winter storm. The chart is not applicable when temperatures are over 50°F or winds are calm. This is an index developed by the National Weather Service.

Intensity Scale for Extreme Winter Weather Events

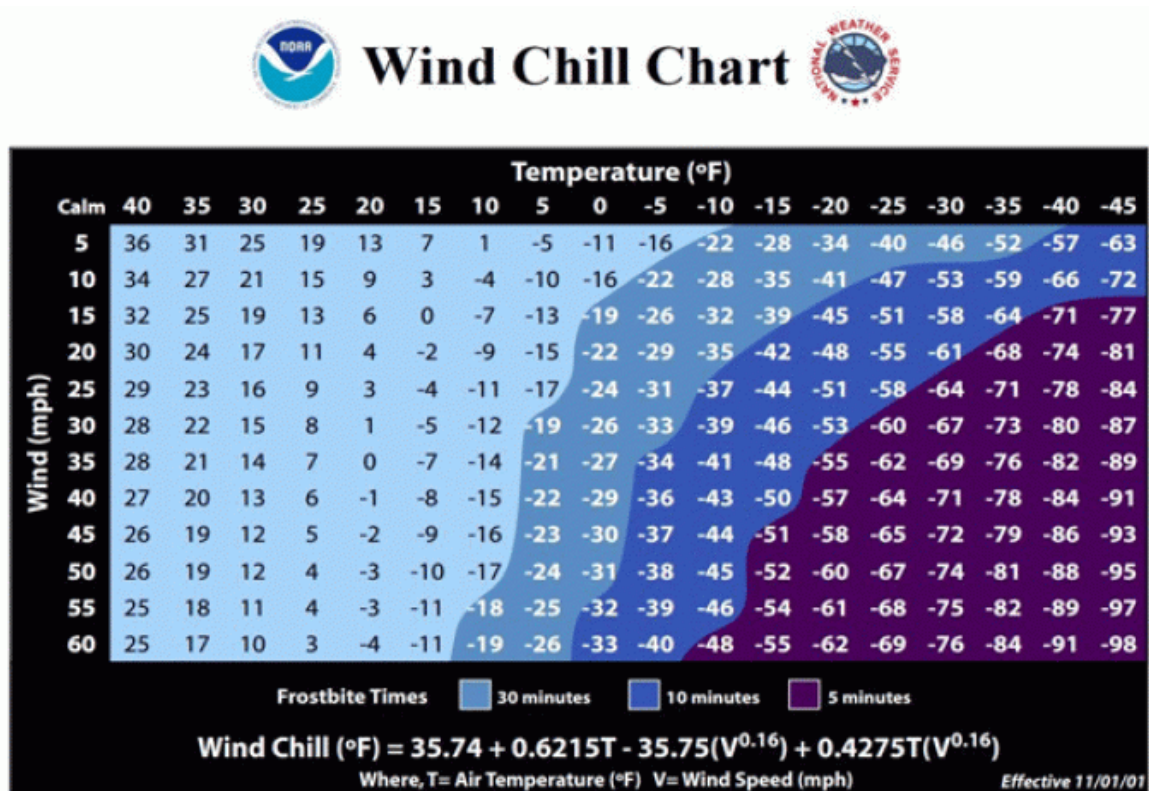
INTENSITY	TEMPERATURE RANGE (Fahrenheit)	EXTENT DESCRIPTION
Mild	40° – 50°	Winds less than 10 mph and freezing rain or light snow falling for short durations with little or no accumulations
Moderate	30° – 40°	Winds 10 – 15 mph and sleet and/or snow up to 4 inches
Significant	25° – 30°	Intense snow showers accompanied with strong gusty winds, between 15 and 20 mph with significant accumulation
Extreme	20° – 25°	Wind driven snow that reduces visibility, heavy winds (between 20 to 30 mph), and sleet or ice up to 5 millimeters in diameter
Severe	Below 20°	Winds of 35 mph or more and snow and sleet greater than 4 inches

Extent Scale – Winter Weather Alerts

Winter Weather Advisory	This alert may be issued for a variety of severe conditions. Weather advisories may be announced for snow, blowing or drifting snow, freezing drizzle, freezing rain, or a combination of weather events.
Winter Storm Watch	Severe winter weather conditions may affect your area (freezing rain, sleet, or heavy snow may occur separately or in combination.
Winter Storm Warning	Severe winter weather conditions are imminent.
Freezing rain or freezing drizzle	Rain or drizzle is likely to freeze upon impact, resulting in a coating of ice glaze on roads and all other exposed objects.
Sleet	Small particles of ice are usually mixed with rain. If enough sleet accumulates on the ground, it makes travel hazardous.

Blizzard Warning	Sustained wind speeds of at least 35 mph are accompanied by considerable falling or blowing snow. This alert is the most perilous winter storm, with visibility dangerously restricted.
Frost/Freeze warning	Below-freezing temperatures are expected and may cause significant damage to plants, crops, and fruit trees.
Wind Chill	A strong wind combined with a temperature slightly below freezing can have the same chilling effect as a temperature nearly 50 degrees lower in a calm atmosphere. The wind-chill factor is the integrated cooling power of the wind and temperature on exposed flesh.

Wind chill temperature measures how cold the wind makes real air temperature feel to the human body. Since wind can dramatically accelerate heat loss from the body, a blustery 30°F day would feel just as cold as a calm day with 0°F temperatures. Gillespie County has never experienced a blizzard. However, based on previous occurrences recorded from 1996 through April 2018, it has been subject to winter storm watches, warnings, freezing rain, sleet, snow, and wind chill.



All infrastructure is listed in Appendix B. Our utility grid is vulnerable to icy conditions, often accompanying severe winter storms. Most of our electrical grid is overhead lines often damaged by ice. The number and

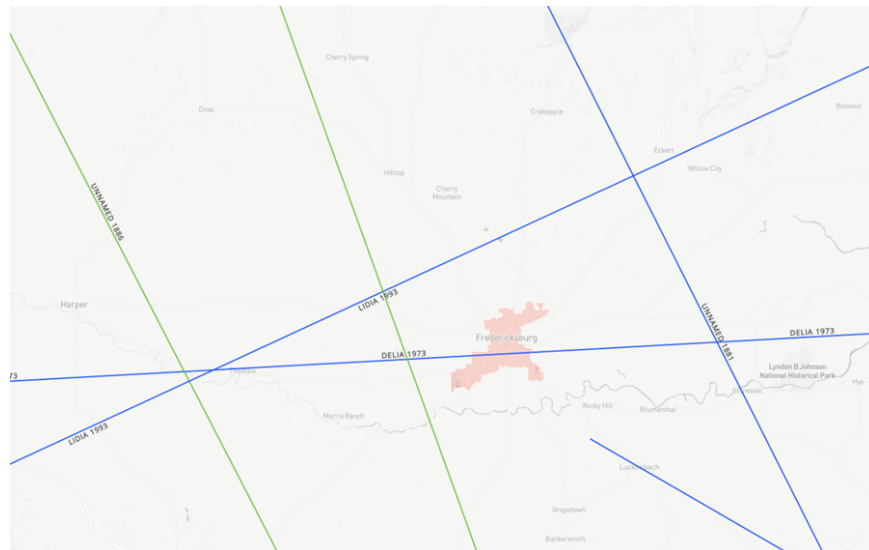
severity of powerful winter storms in our area are insufficient to warrant de-icing equipment purchases. Powerlines could be down for the event, causing significant disruption of schools, businesses, and transportation, causing a substantial disruption in commerce. Shut-in people, such as the elderly and infirm, may be unable to care for themselves, and emergency workers may be unable to reach and care for all those who need it.

Costs for this type of incident are hard to determine. These icing events have resulted in numerous traffic accidents over the years. They disrupt schools and businesses, force the government to pay overtime to road crews, and have caused county offices to remain closed or to open late. Based on the historical data in the NOAA Severe Climate Database, there is about a 65% chance that Gillespie County will experience a severe winter storm in any given year. Therefore, severe winter storms will be included in this hazard mitigation plan.

Hurricane

As noted in Section 3 of this Plan, Hurricanes are a significant threat to the state of Texas. Though not located in a coastal county, hurricanes still affect Fredericksburg. The current Hazard Mitigation Plan for Fredericksburg notes that freshwater flooding is the highest-ranking cause of death from hurricanes and tropical storms.

Based on historical occurrences, there is a moderate probability that a hurricane or tropical storm will impact Gillespie County in the future. Between 1851 and September 2022, hurricanes or low storm tracks crossed Gillespie County.



Based on historical occurrences, there is a moderate probability that a hurricane or tropical storm will impact Fredericksburg in the future. Between 1851 and September 2010, 4 hurricane or low storm tracks crossed Gillespie County.

However, Gillespie County's inland location is a buffer to most of a hurricane's major destructive forces. The freshwater flooding, high winds, lightning, and hail likely to affect the county are essentially the same as any other severe storm event. Therefore, hurricanes will not be included for mitigation in this plan. The plan will separately address the likely hazards, such as flooding, hail, and tornadoes from a hurricane. The impacts of a hurricane and the vulnerabilities of our local citizens to the conditions that a hurricane may cause will be addressed separately under each of those hazards.

Coastal Erosion

Gillespie County has no shoreline that meets the definition of Coastal Erosion as stated in Section 3 of this plan. Further, no major river or stream runs through the county. The citizens of Gillespie County are not impacted by or vulnerable to Coastal Erosion. Coastal Erosion is not considered a hazard to Gillespie County and will not be addressed in this plan.

Expansive Soils

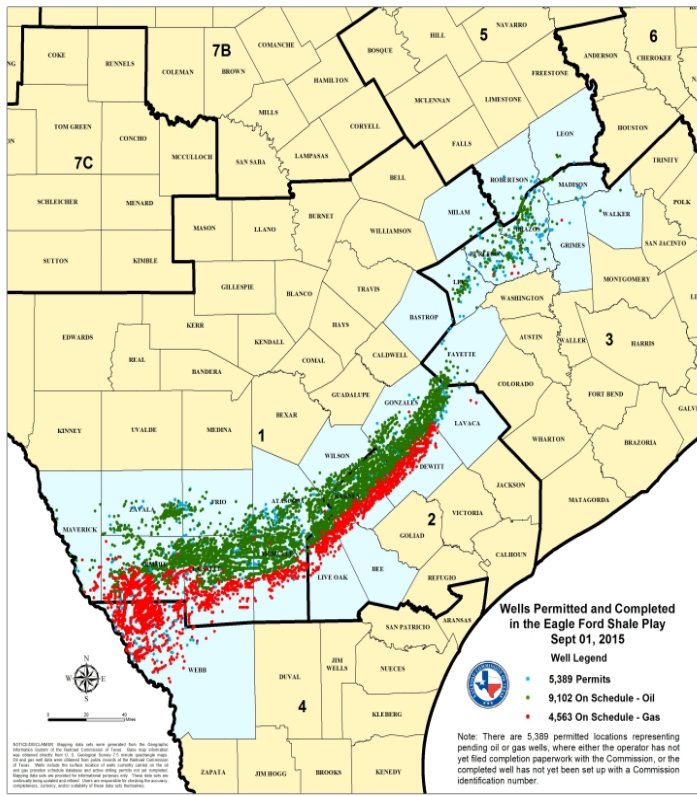
There is no history of expansive soils being a hazard in Gillespie County. The soil prevalent in Gillespie County is not typically associated with expansive soils. The citizens of Gillespie County are not impacted by or vulnerable to Expansive Soils. Expansive Soil is not considered a hazard to Gillespie County and will not be addressed in this plan.

Earthquake

According to the U.S. Geological Service, Gillespie County is in the lowest-hazard earthquake zone in the United States. As noted in [Section 3](#), earthquakes do occur in Texas. Earthquakes and seismic events throughout the state could increase due to the fracking process used in Texas oil exploration. However, the nearest oil exploration zone, the Eagle Ford Shale, is nearly 100 miles southeast of Fredericksburg. The citizens of Gillespie County are not impacted by or vulnerable to Earthquakes. Therefore, they will not be included for mitigation in this plan. Emergency management and other county officials will monitor the situation. If there is evidence of earthquake activity in Gillespie County in the future, the plan will be revised to reflect the new hazard.

Land Subsidence

Although Gillespie County depends entirely on underground water, no land subsidence has been observed in unincorporated Gillespie County. The citizens of Gillespie County are not impacted by or vulnerable to land subsidence. Land Subsidence will not be included for mitigation in this Plan. Local officials will monitor conditions in Gillespie County and revise this plan if required.



Hazards to be included in the Hazard Mitigation Plan

After thoroughly discussing these hazards, Gillespie County has decided to mitigate them. The hazards presented here were ranked as the greatest threat to the least danger according to the criteria established in the [Hazard Analysis](#) section of this Annex. Mitigation actions will be provided for each of the identified threats.

The threats chosen for mitigation and their threat ranking/prioritization are:

1. Flood
2. Wildfire
3. Drought
4. Windstorm
5. Hail
6. Tornado
7. Severe Winter Storms
8. Lightning
9. Extreme Heat
10. Dam/Levee Failure

Mitigation Goals and Actions

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The Mitigation Goals of Gillespie County

The mitigation goals of Gillespie County, as outlined in this plan, shall be as follows:

1. Protect public health and safety.
2. Reduce damage to and loss of new and existing real property.
3. Increase the awareness of public officials, community, and business leaders of the need for hazard mitigation and support actions to protect public health and safety.
4. Generate support for and increase public awareness of the need for hazard mitigation.

5. Maximize and update existing capabilities for identifying the need for and implementing hazard mitigation activities.
6. Promote sustainable growth.

The Mitigation Strategy of Gillespie County

To achieve the goals identified in this plan, it shall be the strategy of Gillespie County to:

1. Take maximum advantage of current mitigation capabilities,
2. Seek opportunities available within the county or available through cooperation with our partners,
3. Identify facilities, equipment, and technology within current means to purchase and implement,
4. Identify and pursue funding available through Hazard Mitigation Grants and other sources to finance large projects that exceed our financial capability to accomplish without such funding,
5. Engage the entire community to educate our citizens on the need for and the methods to reduce the hazards identified in this Plan,
6. Identify new hazards in the future and update this Plan accordingly.

Tactics: The Adopted Mitigation Actions

Gillespie County has identified these mitigation actions to achieve the identified mitigation goals. These mitigation actions fully comply with the capabilities and authorities identified in [Appendix B](#).

The mitigation actions presented in the tables below are prioritized following FEMA's Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLE+E) criteria for implementing each action. As a result of this process, an overall priority was assigned to each mitigation action.

As part of the economic evaluation of the STAPLE+E analysis, each action was analyzed in terms of the overall costs, measuring whether the potential benefit from the action outweighed its costs. As a result of this process, priority was assigned to each mitigation action.

The Staple Criteria used to develop these planning decisions are defined by FEMA:

- Social – Is the hazard mitigation strategy socially acceptable?
- Technical – Is the proposed action technically feasible, cost-effective, and does it provide the appropriate level of protection?
- Administrative – Does the community have the capability to implement the action and whether the lead agency is capable of overseeing the project.

- Political – Is hazard mitigation action politically acceptable?
- Legal – Does the community have the authority to implement the proposed action?
- Economic – Does the hazard mitigation project justify the economic base, projected growth, and opportunity costs?
- Benefit-cost analysis is a mathematical method for comparing costs to the benefits to the community of a hazard mitigation action. If the benefits are greater than the costs, the project is cost-effective. Comparing the ratios of benefits to costs for several hazard mitigation projects helps identify those offering the “greatest bang for the community’s buck.” The benefit-cost analysis gives decision-makers an understandable way to explain and defend their decisions. FEMA and the State will use benefit-cost analysis for many grant programs to determine whether a project is eligible. The community can save time and energy by limiting planning activities to projects more likely to receive funding.
- Environmental – Does the proposed action meet statutory considerations and the public desire for sustainable and environmentally healthy communities?

As a result of this analysis, each project was prioritized based on how planning team members scored each project.

- Priority 1: Satisfies STAPLE+E considerations
- Priority 2: Moderately satisfies STAPLE+E considerations
- Priority 3: Does not satisfy STAPLE+E considerations

Mitigation Actions

Action 1: Implement a public education program using all communications processes available to inform the public on hazard mitigation actions that they can take to protect themselves from the identified hazards.	
Hazard	Hail, Flood, Tornadoes, Windstorms, Severe Winter Storms, Drought, Lightning, Wildfire, Extreme Heat/Dam/Levee Failure
Background	Educating people about the exact nature of the hazards present in the environment is the first and most crucial step in helping to mitigate these hazards. Knowing the threat and how to counter that threat is the best, least expensive way to help protect our citizens against these hazards.
Benefits	Educating the public about the natural hazards in their environment and how to protect themselves and their property against these hazards will help reduce the risk that they or their property will be harmed or damaged by these hazards and improve the overall quality of their life.
Priority	1: High

Estimated Cost	\$2,000.00
Responsible Organization	Wildfire education program: All Gillespie County Fire Departments. All other education programs: Gillespie County Office of Emergency Management.
Target Completion Date	Implementation date: 10/01/2024. Programs will be ongoing with no end date.
Funding Sources	County Annual Budget, County Fire Department fundraising activities, Texas Water Development Board Grants.
Related Goals	Mitigation Goals 1-6

Action 2: Purchase National Weather Service-approved radios and install them in all identified critical buildings.

Hazard	Hail, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Extreme Heat, Wildfire, Drought, Flood, and Dam Failure.
Background	NOAA Weather Radio is a nationwide network of radio stations broadcasting continuous weather information directly from National Weather Service (NWS) offices nationwide. The broadcasts include warnings, watches, forecasts, weather observations, and other hazard information 24 hours a day.
Benefits	Supervisory personnel in these buildings will have up-to-the-minute weather information. It can order county workers to seek shelter in hazardous weather.
Priority	1: High
Estimated Cost	\$500.00
Responsible Organization	Gillespie County Office of Emergency Management
Target Completion Date	12/31/2026
Funding Sources	Radios will be purchased from the operating budget of each county department.
Related Goals	Mitigation Goals 1,3,4

Action 3: Identify and map significant public and private water sources throughout the county during emergencies.

Hazard	Drought, Wildfire
Background	Fire departments use large amounts of water to fight fires. All this water comes from wells or small, unreliable streams or tanks in Gillespie County. Catching rainwater would make more water available

	to these fire departments and reduce the demand for groundwater supplies.
Benefits	Increased water supply to first responders
Priority	2 Medium
Estimated Cost	\$5,000
Responsible Organization	County Fire Departments, Emergency Management, and Gillespie County Communications
Target Completion Date	12/31/2025
Funding Sources	Texas Water Development Board Grants, HMPG Grants
Related Goals	Mitigation Goals 1,2,5,6

Action 4: Develop a database of the county's special needs/high-risk people who could/do need assistance during a severe natural hazard event.

Hazard	Hail, Flood, Tornadoes, Windstorms, Severe Winter Storms, Drought, Lightning, Wildfire, Extreme Heat/Dam/Levee Failure
Background	Identifying high-risk populations before a crisis will help save lives and reduce injuries.
Benefits	Potential to save lives and reduce injuries to citizens and first responders during a severe weather event
Priority	2 Medium
Estimated Cost	\$10,000
Responsible Organization	Gillespie County Office of Emergency Management
Target Completion Date	12/31/2025
Funding Sources	County Budget Process, HMPG Grants
Related Goals	Mitigation Goals 1,4,5,6

Action 5: Partner with Gillespie County and other non-profits to improve existing buildings for shelter use.

Hazard	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Wildfire, Extreme Heat
Background	Recent weather events in Fredericksburg documented in this plan highlight that patrons have no safe evacuation alternatives from Marketplatz during festivals. Additionally, other hazards identified

	could require shelter facilities. Building a safe, hardened structure that could also be used for community events is a proven method for providing a safe place for visitors and residents to shelter in the event of severe weather.
Benefits	Improved public safety, improved community readiness, and resiliency
Priority	3: Low
Estimated Cost	\$500,000
Responsible Organization	Fredericksburg Emergency Management, Fredericksburg City Manager, Fredericksburg City Council, Gillespie County Commissioners Court, Gillespie County Office of Emergency Management
Target Completion Date	12/31/2026
Funding Sources	HMGP Grants, FEMA PDM Grants, Community Development Block Grants, Fredericksburg City Budget, Gillespie County Budget
Related Goals	Mitigation Goal 1,3,4,5,6

Action 6: Partner with Gillespie County Water Control and Improvement District #1 to rehab the remaining dams and bring them up to federal standards.

Hazard	Dam Failure
Background	Two of the four dams in Gillespie County have been or are being rehabbed to meet federal standards on dam safety. With the assistance of federal grants, the remaining two will need to be evaluated and updated to meet national standards.
Benefits	Improved public safety, improved community readiness, and resiliency
Priority	2; Medium
Estimated Cost	\$9,000,000
Responsible Organization	Gillespie County Water Control and Improvement District #1.
Target Completion Date	12/31/2030
Funding Sources	Federal Grants
Related Goals	Mitigation Goal 1,2,3,4,5,6

Action 7: Partner with Hill County Underground Water Conservation District to ensure the sustainability of local aquifers through monitoring and metering current and future wells.

Hazard	Drought
--------	---------

Background	The Central Texas Region, including Gillespie County, has experienced numerous years of drought conditions. Gillespie County is entirely dependent upon groundwater.
Benefits	Improved public safety, improved community readiness, and resiliency
Priority	1: High
Estimated Cost	\$0
Responsible Organization	Gillespie County and Hill Country Underground Water Conservation District
Target Completion Date	Continuous Monitoring
Funding Sources	Hill Country Underground Water Conservation District
Related Goals	Mitigation Goal 1,2,3,4,5,6

Status of Mitigation Actions in Previous Plans

Gillespie County Hazard Mitigation was adopted on June 11, 2018.

Action	Hazards Addressed in the previous plan	Status of Action	Explanation	Included in the new plan?
Implement a public education program using all communications processes available to inform the public on hazard mitigation actions that they can take to protect themselves from the identified hazards.	Hail, Flood, Tornadoes, Windstorms, Severe Winter Storms, Drought, Lightning, Wildfire, Extreme Heat/Dam/Levee Failure	Complete/Will Continue	Educating the public about the natural hazards in their environment and how to protect themselves and their property against these hazards will help reduce the harm or damage they or their property and improve the overall quality of life. This will continue to take place through multiple educational avenues.	Yes
Purchase National Weather Service-approved radios and install them in all identified critical buildings.	Hail, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Extreme Heat, Wildfire, Drought, Flood, and Dam Failure.	Incomplete	This was not completed due to budget issues.	Yes
Compile a complete contact database covering all dams in Gillespie County to alert residents below the dam of a	Dam/Levee Failure	Incomplete	This was incomplete due to budget issues and the inability to maintain	No

possible/impending emergency at the dams.			accurate information.	
Install rainwater collection systems at all county fire department stationhouses.	Drought, Wildfire	Partially Complete	4 out of 5 departments have a sustainable water source.	Yes
Develop a database of special needs/high-risk people in the county who could/do need assistance during a severe natural hazard event.	Hail, Flood, Tornadoes, Windstorms, Severe Winter Storms, Drought, Lightning, Wildfire, Extreme Heat/Dam/Levee Failure	Incomplete	Budget issues and inability to maintain	Yes
Partner with the City of Fredericksburg to construct an all-purpose safe structure to shelter residents in extreme weather events.	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Wildfire, Extreme Heat	Incomplete	The City of Fredericksburg and Gillespie County do not have the proper funding for this type of structure. Moving forward, they will work with other non-profits to utilize existing buildings.	Yes
Obtain solar-powered signs for 35 low-water crossings (county-wide).	Flooding	Incomplete	Funding has not been available to implement this action.	No

Adoption and Implementation

This document will be sent to the Texas Division of Emergency Management for review and approval. Once this is complete, it will be moved to FEMA for approval. After both agencies approve this document, it will be supported through the Commissioners Court.

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Appendix A: Planning Team

Planning Team Members

The City of Fredericksburg and Gillespie County Hazard Mitigation Plan planning team was organized using a direct representative model. At the beginning of the process, the Gillespie County Office of Emergency Management sent notices to city and county departments asking for input and participation. The planning committee chairman addressed the Gillespie County Commissioners Court in session, explained the process, and sought their feedback and participation. The following departments and organizations responded to the request and participated throughout the process.

Organization	Department	Title
Gillespie County Commissioners Court	Precinct 3	County Commissioner
Gillespie County Office of Emergency Management	Emergency Management	Emergency Management Coordinator
City of Fredericksburg	EMS	Administrator
City of Fredericksburg	Public Works	Director
City of Fredericksburg	Public Works	Floodplain Manager
City of Fredericksburg	Public Works	GIS Engineer
City of Fredericksburg	Development Services	Director
City of Fredericksburg	Development Services	Building Official
City of Fredericksburg	Fire Department	Chief
City of Fredericksburg	Communications	Director
City of Fredericksburg	Police	Chief of Police
National Weather Service	Southern Region	Forecaster
Fredericksburg ISD	Superintendents' Office	Superintendent
Gillespie County	Emergency Management	Fire Marshall
Gillespie County Health Division	Health	Director
Gillespie County	Communications Center	Director of Dispatch
Gillespie County	Sheriff's Office	Sheriff
Gillespie County	Economic Development Commission	Executive Director
Texas Department of Transportation	Gillespie County Office	Maintenance Supervisor
Hill Country Memorial Hospital	Emergency Management	Emergency Management Coordinator

American Red Cross serving Texas Hill Country	Hill Country Chapter	Senior Disaster Program Manager
United Way	United Way of San Antonio and Bexar County	Outreach Coordinator

Appendix B: Jurisdictional Capabilities

Capability Assessment: City of Fredericksburg

Existing Plans and Policy

City of Fredericksburg Comprehensive Plan
City of Fredericksburg Drainage Master Plan
International Building Code 2015
International Residential Code 2015
International Electrical Code 2015
International Plumbing Code 2015
International Fuel Gas Code 2015
Subdivision Ordinance March 2014
Capital Improvements Plan (Ord. No. 8-058, § 11.804, 11-18-1997; Ord. No. 17-029, § 5-282, 12-3-2007)
Flood Damage Prevention Code (Code 1992, § 3.702; Ord. No. 11-014, § 3.702, 8-6-2001), Article XI City of Fredericksburg Code of Ordinances
International Fire Code 2015
Zoning Ordinance (Code 1992, § 12.101) Chapter 211 of the Texas Local Government Code March 2016
International Property Maintenance Code 2009
Stormwater Control Ordinance, Article XIII City of Fredericksburg Code of Ordinances July 2017
Historic Preservation Ordinance July 2017

Administrative and Technical

GIS Technician
City Engineer/Director of Public Works and Utilities
Emergency Management Coordinator
Assistant Emergency Management Coordinator
Floodplain Administrator
Building Inspector
Code Enforcement Officer
Street Dept.-Road building equipment and crews

Financial Capabilities/Assets Available to Fredericksburg

Taxing Authority through State of Texas Property Tax Code (Code 1992, § 1.301)

Issue Bonds

Utility Fees (Water, Wastewater, Electric, and Sanitation)

Drainage Utility Fee

Development Impact Fees (Ord. No. 8-058, § 11.801, 11-18-1997)

Taxation of Telecommunication Services (Code 1992, art. 1.500)

Building Permit Fees

Hotel Occupancy Tax (HOT Tax)

FEMA Public Assistance

FEMA Hazard Mitigation Grant Program

FEMA/NFIP Flood Mitigation Assistance

FEMA Pre-Disaster Mitigation HUD Community Development Block Grants

Education and Outreach

Firewise/Storm Ready

Hazard Awareness Campaigns

CivicReady Mass Communication Software

City of Fredericksburg Web Site

City of Fredericksburg Facebook Site

City of Fredericksburg Twitter Account

Floodplain Information Web Page

Critical Facilities

Critical facilities are structures and institutions necessary for a community's response and recovery from emergencies. Critical facilities must continue to operate during and following a disaster to reduce the severity of impacts and accelerate recovery.

Critical Facilities	High Potential Loss Facilities	Infrastructure Systems
Fredericksburg City Hall	Hazardous Materials Sites	Transportation Systems
Emergency Operations Center	Water Plants Reclamation Facility	Power Utilities
Evacuation Shelters	Landfill	Communication Systems
Law Enforcement Center	Water Well Fields	Water and Waste Water Systems
FISD Schools		U.S. Highway 290
Hill Country Memorial Hospital		State Highway 16
Consolidated Warehouse		U.S. Highway 87
Fredericksburg Fire Department Headquarters		
Fredericksburg Fire Department Substation Frederick Road		
Fredericksburg Fire Department Substation Friendship Lane		
EMS Headquarters and Substation		
Airport (County-Owned)		

Capability Assessment: Gillespie County

Existing Plans and Policy

Flood Damage Prevention Ordinance

Administrative and Technical

Emergency Management Coordinator

Asst. Emergency Management Coordinator

Flood Plain Manager

Road Building equipment and crews

Gillespie County Central Appraisal District

County 911 Coordinator

Gillespie County Communications Center

Financial Capabilities/Assets Available to Gillespie County

Property Tax Authority

Sales Tax Authority

Bond Issuing Authority

FEMA Public Assistance

FEMA Hazard Mitigation Grant Program

FEMA Pre-Disaster Mitigation

FEMA/NFIP Flood Mitigation Assistance

HUD Community Development Block Grants

Education and Outreach

Firewise/Storm Ready

Hazard Awareness Campaigns

CivicReady Mass Communication Software

Gillespie County Website

Critical Facilities

Critical facilities are structures and institutions necessary for a community's response and recovery from emergencies. Critical facilities must continue to operate during and following a disaster to reduce the severity of impacts and accelerate recovery.

Critical Facilities	High Potential Loss Facilities	Infrastructure Systems
County Fire Departments	Hazardous Materials Sites	Power Utilities
County Maintenance Yards	Energy Pipelines	Transportation Systems
Emergency Operations Center		Communications Systems
Evacuation Shelters		State Highway 16
Gillespie County Fairgrounds		US Highway 290
Gillespie County Communications Center		U.S. Highway 87
Gillespie County Courthouse		CTEC Electrical Grid
Gillespie County Jail		
Hill Country Memorial		
All Schools		
Sheriff's Office Facilities/ Law Enforcement Center		
Gillespie County Airport		

Appendix C: Meeting Dates and Discussion Topics

1. Monthly Hazard Mitigation Committee Meetings. These monthly meetings have numerous stakeholders discussing hazards and potential hazards in both the City of Fredericksburg and Gillespie County.
2. The first public meeting was held on December 8, 2022, at the Fredericksburg Fire/EMS training room at 126 W. Main St. The meeting was held in conjunction with our monthly Hazard Mitigation Committee meeting. The meeting was made public by the City Secretary's office. The purpose of this meeting was to inform the public about the reason and requirements for a current Hazard Mitigation Plan and to seek public input on hazards facing the jurisdictions covered in the plan. Outside of the citizens who regularly attended this meeting, no citizens participated.
3. The second Public Meeting was held on January 26, 2023, at the exact location as above. This meeting was made public through the City Secretary's office and the Gillespie County Judge's office. The meeting was again held with our monthly Hazard Meeting Committee meeting. Once again, no citizens outside the new attendees came to this meeting.
4. The third Public Meeting was held on February 23, 2023, at the location above. This meeting was made public through the City Secretary's office and the Gillespie County Judge's office. The meeting was again held with our monthly Hazard Meeting Committee meeting. Once again, no citizens outside the new attendees came to this meeting.

Appendix D: Dam Locations

1. Williams Creek Watershed Dam No. 1: Latitude 30° 10.7 N, Longitude 98° 35.7 W
2. Williams Creek Watershed Dam No. 2: Latitude 30° 10.2 N, Longitude 98° 36.1 W
3. Williams Creek Watershed Dam No. 3: Latitude 30° 09.6 N, Longitude 98° 37.5 W
4. Williams Creek Watershed Dam No. 4: Latitude 30° 11.0 N, Longitude 98° 37.6 W

Appendix E: Acronyms

Acronyms

AACOG	Alamo Area Council of Governments
TIP	Capital Improvements Plan
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HUD	Housing and Urban Development
ISD	Independent School District
NFIP	National Flood Insurance Program

Appendix F: Risk Assessment Data

The method below was used to analyze the 2018 Hazard Mitigation Plan risk. When updating/revising the 2024 plan, this was reviewed and considered relevant for the updated version.

Final Risk Analysis and Ranking of Hazards

Respondents were asked to rank hazards from highest to lowest probability of affecting the respective jurisdiction. The highest risk was scored as a 1, the second highest was achieved as a 2, etc. Score values were then totaled. The lowest score corresponds to the most elevated evaluated risk.

Gillespie County

1. Flood	25
2. Wildfire	35
3. Drought	66
4. Windstorm	73
5. Hail	75
6. Tornado	76
7. Severe Winter Storms	100
8. Lightning	103
9. Extreme Heat	126
10. Dam/Levee Failure	144

City of Fredericksburg

1. Hail	32
2. Flood	49
3. Tornado	56
4. Windstorm	63
5. Severe Winter Storms	79
6. Drought	86
7. Lightning	91
8. Wildfire	93
9. Extreme Heat	123

Appendix G: Links and Helpful Information

Please click the link or copy and paste the web address into your browser for more information.

[City of Fredericksburg, Texas](http://fbgtx.org): fbgtx.org

[Gillespie County, Texas](http://www.gillespiecounty.org): www.gillespiecounty.org

[Texas Division of Emergency Management Mitigation Section](https://www.dps.texas.gov/dem/Mitigation/index.htm):
https://www.dps.texas.gov/dem/Mitigation/index.htm

[FEMA Mitigation Web Site](https://www.fema.gov/what-mitigation): https://www.fema.gov/what-mitigation

[FEMA FLOOD MAP SERVICE CENTER](https://www.fema.gov/flood-mapping-products): https://www.fema.gov/flood-mapping-products

[Texas Water Development Board](http://www.twdb.texas.gov/index.asp) http://www.twdb.texas.gov/index.asp

[Texas A&M Forest Service](http://texasforestservice.tamu.edu/) http://texasforestservice.tamu.edu/

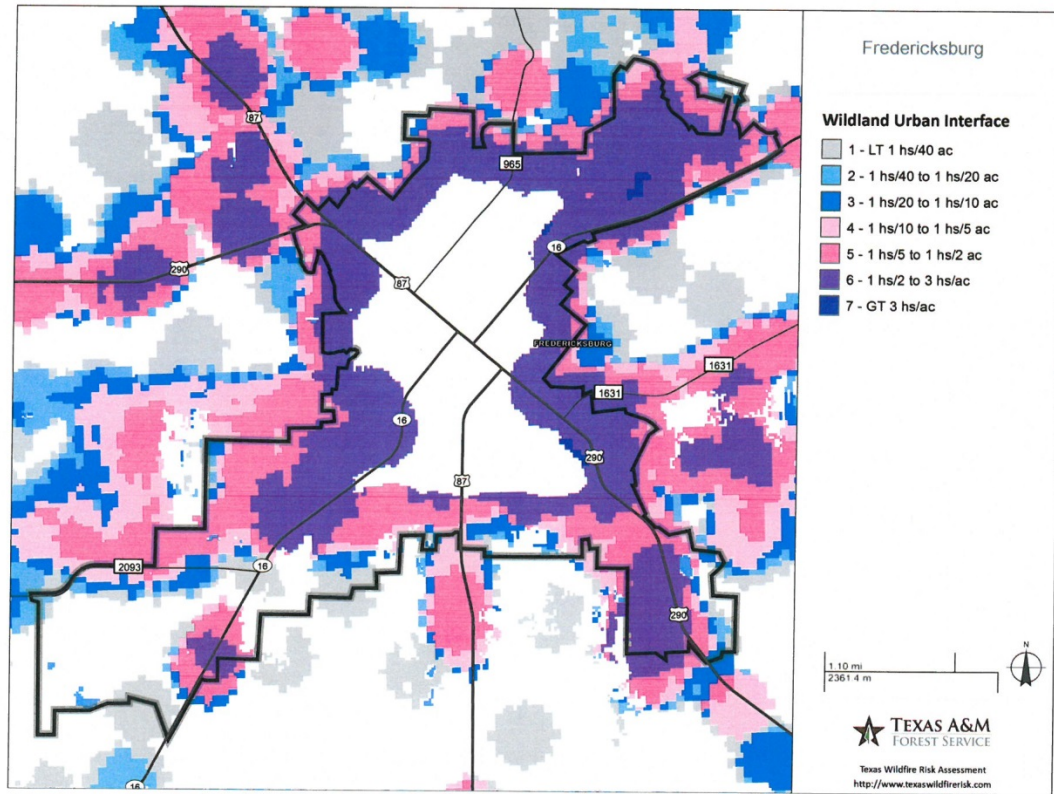
[National Weather Service](http://www.weather.gov/) http://www.weather.gov/

[National Integrated Drought Information System](https://www.drought.gov/drought/): https://www.drought.gov/drought/

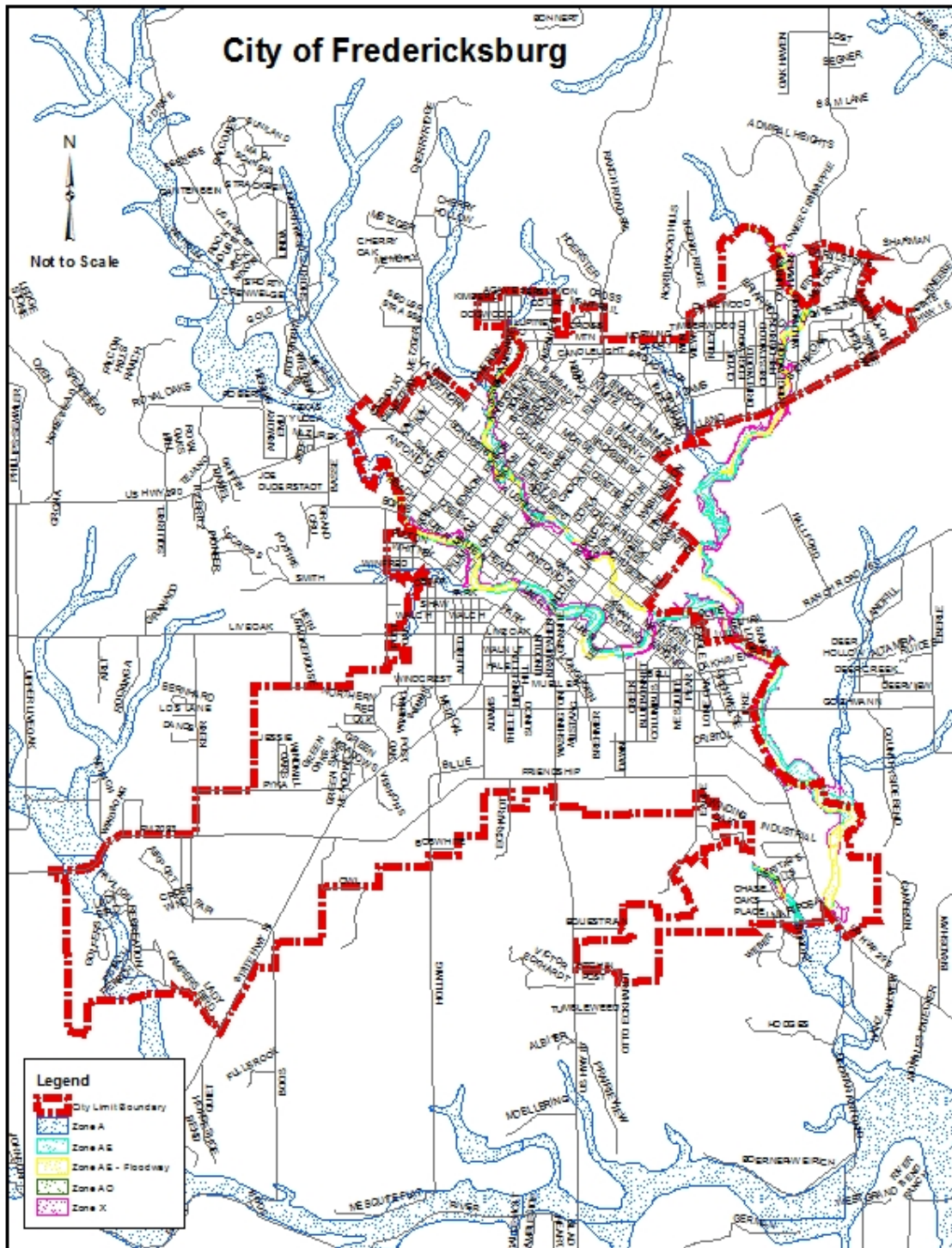
[National Severe Storms Laboratory](http://www.nssl.noaa.gov/): http://www.nssl.noaa.gov/

Appendix H: Wildland Urban Interface

The legend indicates the number of houses per acre in the Interface area. For example, 1hs/40 = 1 house per 40 acres.



Appendix I: Flood Plain Map for the City of Fredericksburg



1 inch = 20,000 feet

Legend

- Utility Locations (underground and overhead)
- Flood Zone Areas
- Elevation Contours and Property Line Locations are Approximate
- Please Verify in Field. Do Not Use for Construction Purposes.

Appendix K: Inundation Maps
Williams Creek Water Shed Site 1

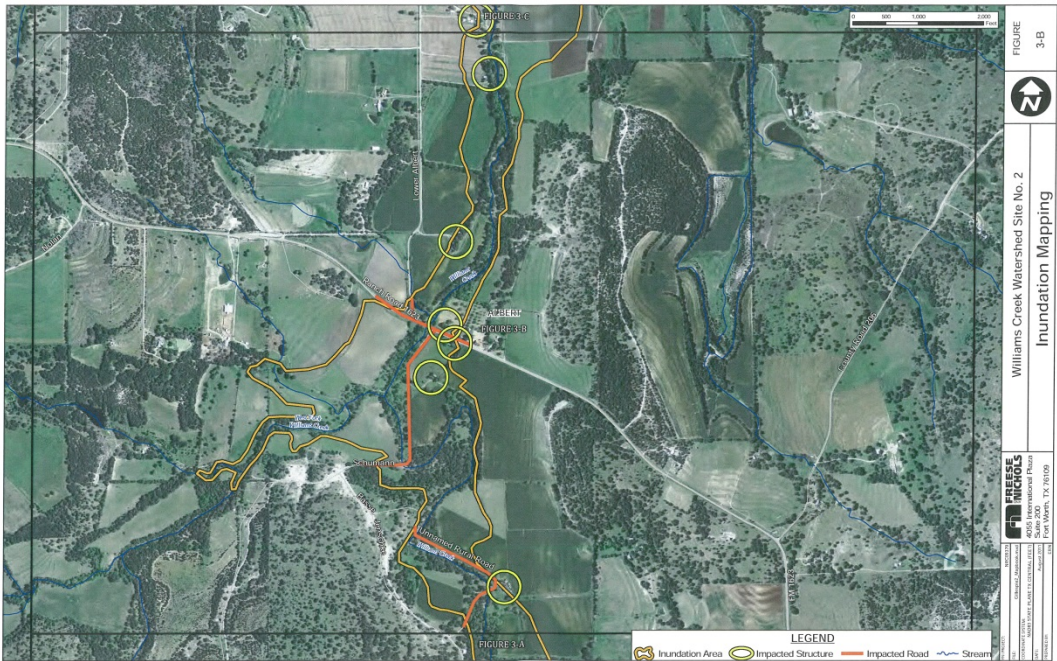


Plate 1

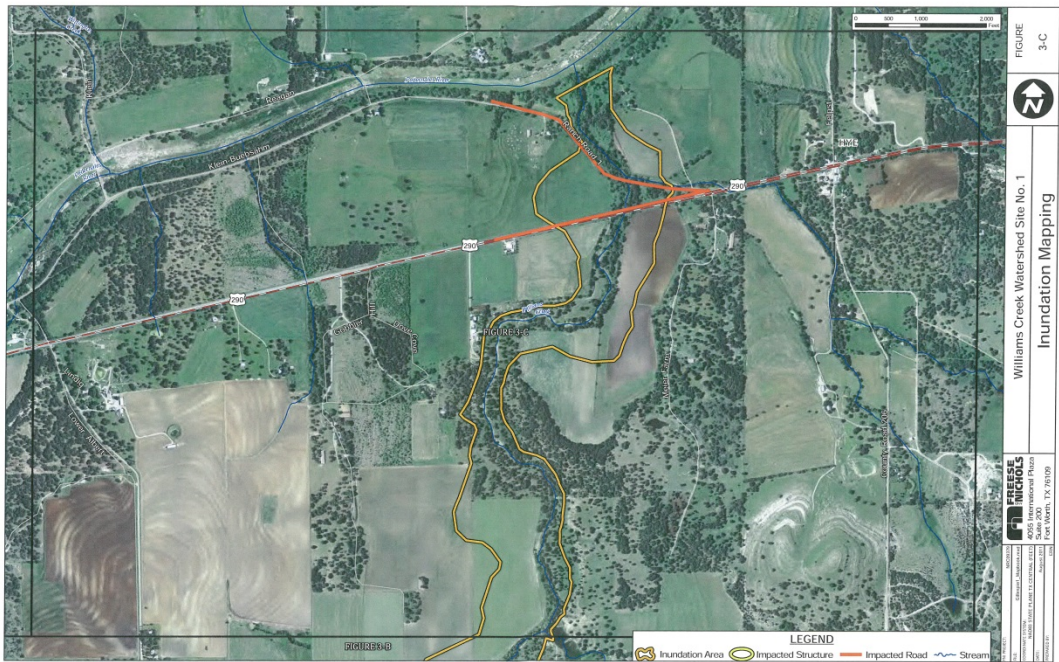


Plate 2

Williams Creek Water Shed Site 2

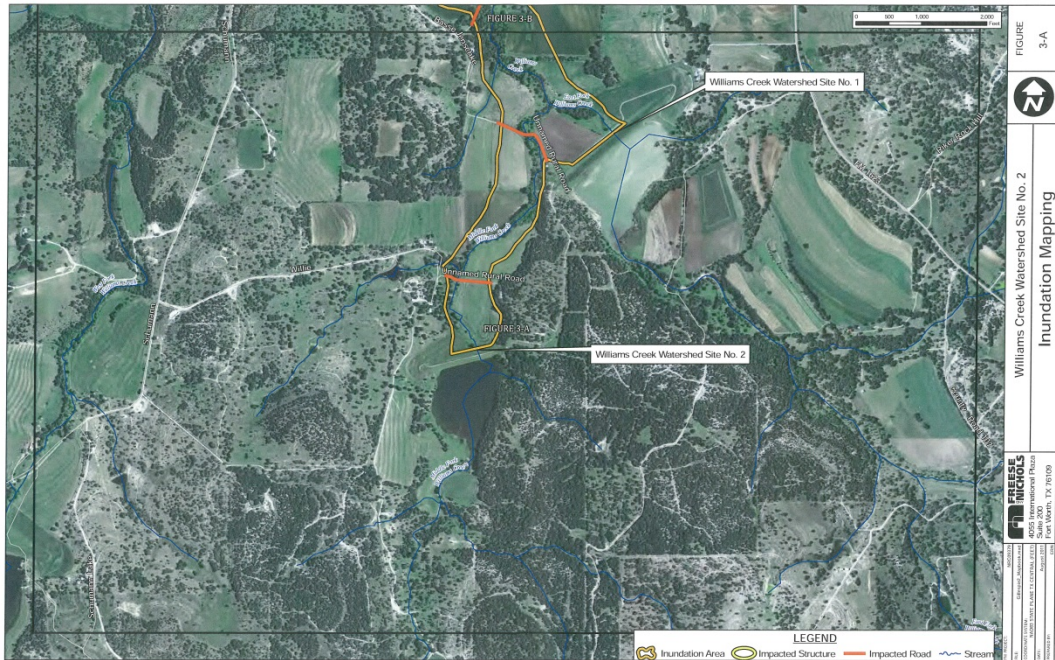


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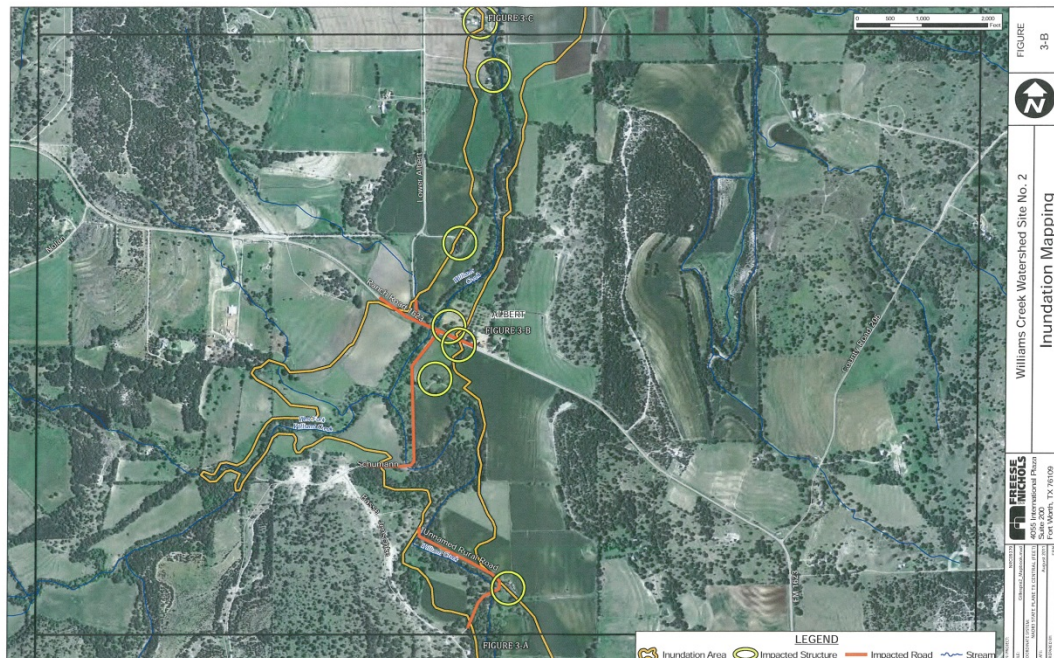


Plate 2

Williams Creek Water Shed Site 2 Continued



Plate 3



Plate 4
Williams Creek Watershed Site 3

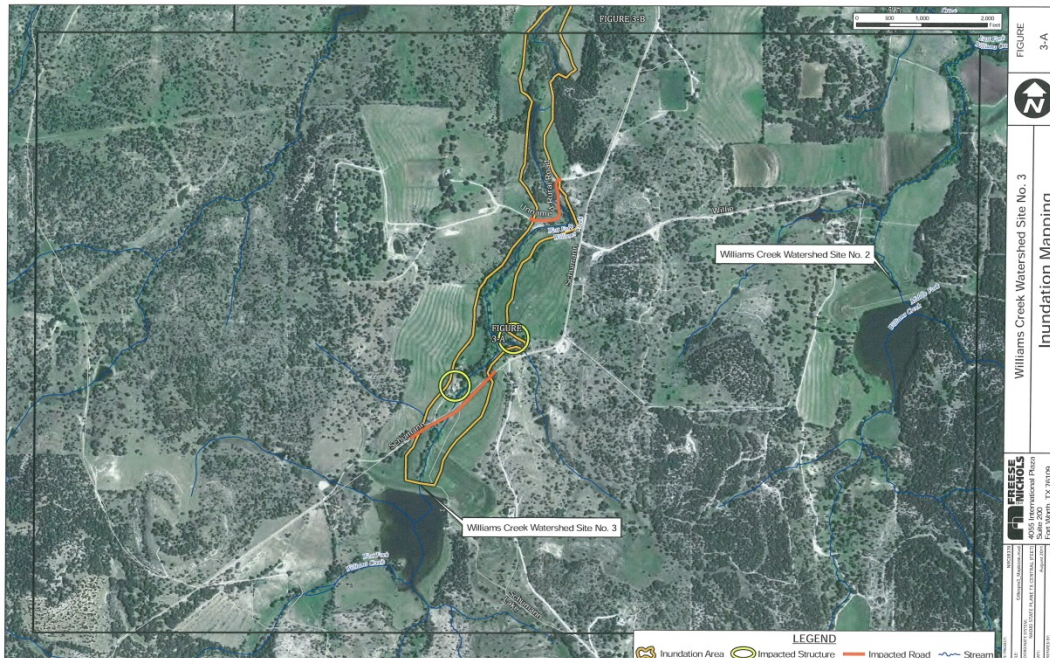


Plate 1

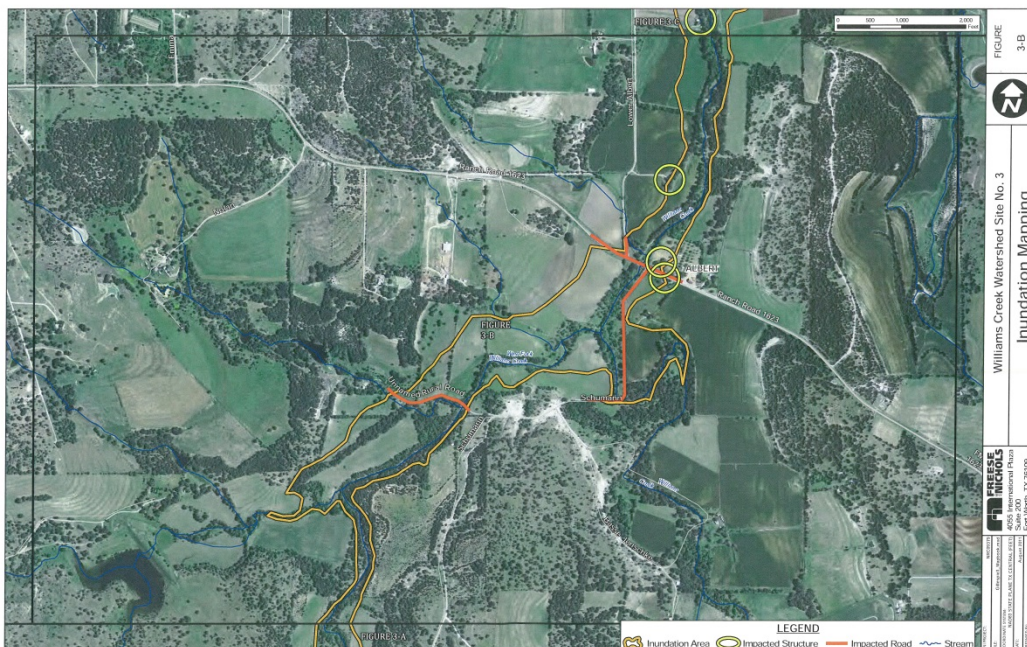
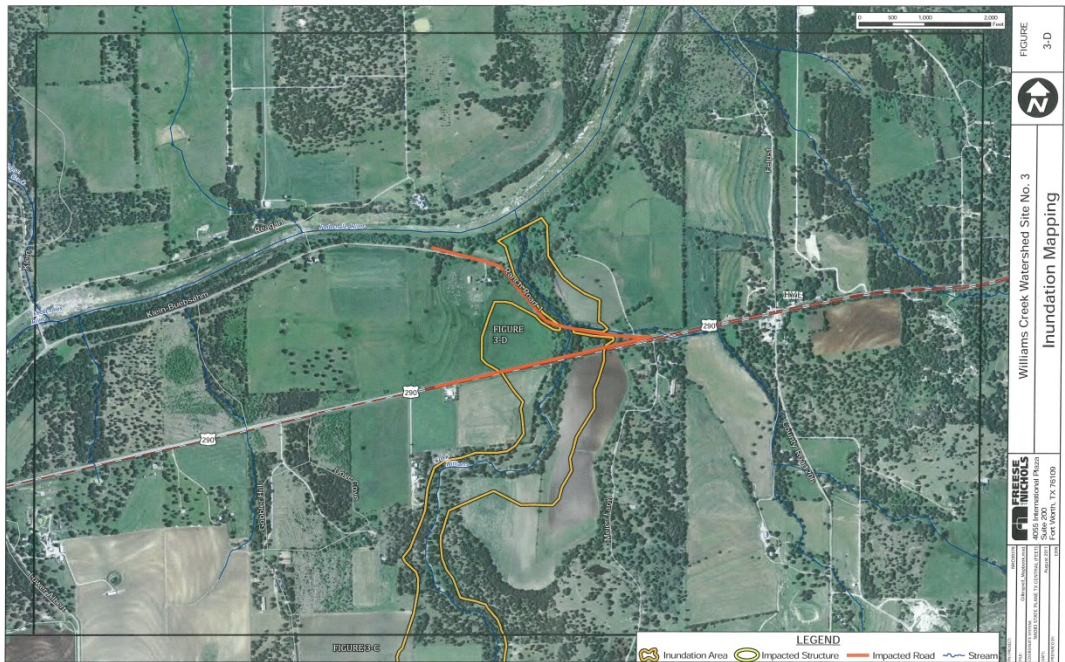


Plate 2

Williams Watershed Site 3 Continued



Plate 3
Plate 4



Williams Creek Watershed Site 4

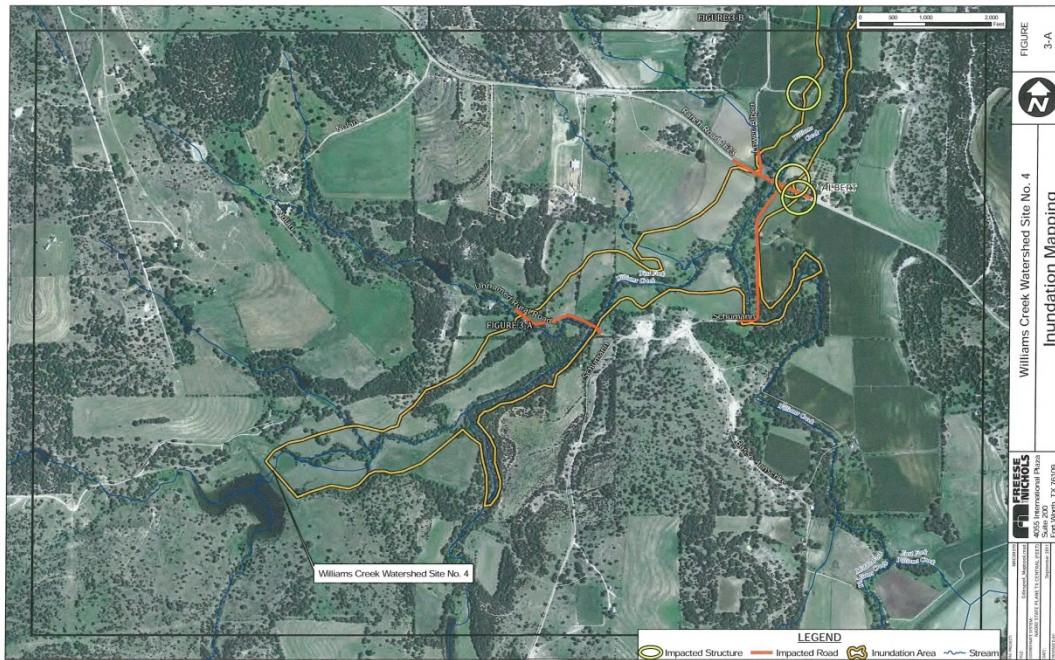


Plate 1



Plate 2

Williams Creek Watershed Site 4

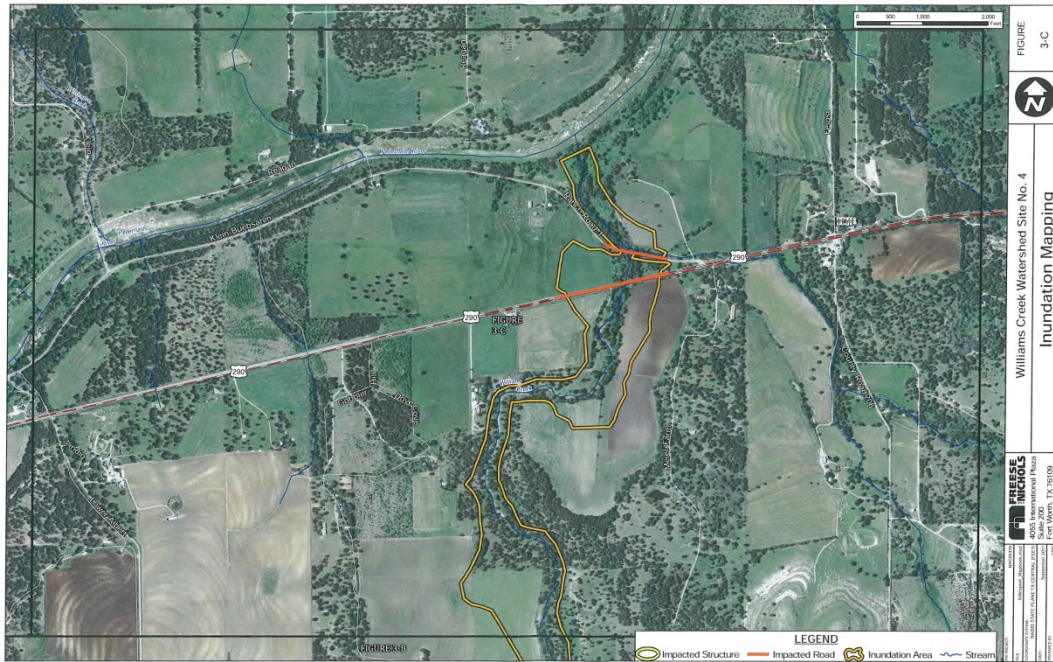


Plate 3



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 6, 2024

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Update on Comprehensive Plan and Parks Master Plan

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: January 31, 2024



Garret Bonn, Assistant City Manager

Date: January 31, 2024

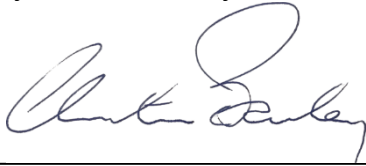
William McKamie, City Attorney

Date: February 02, 2024



Shelley Goodwin, City Secretary

Date: February 02, 2024



Clinton Bailey, City Manager

Date: February 02, 2024

City Council Regular Meeting February 20, 2024

2023-105	City Council Minutes February 6, 2024 Regular Meeting	Consent - Approve	Shelley Goodwin	City Secretary
2024-731	Consider the appeal of a denial for a Short-Term Rental Permit Application requested by Justin Hrabovsky for the address located at 110 Olive Street	Action	Anna Hudson	Development Services
	Discussion and the consideration of an Agreement with Fredericksburg Parks Foundation, a Texas non-profit organization	Discussion	Councilmember Kirchner	

Future Agenda Items

2023-487	Consider a Request from the Fredericksburg Independent School District (FISD) For Vacation and Abandonment of Public Right of Way in the Vicinity of the New Middle School Campus	Approve	Garret Bonn	Asst. City Manager
2023-656	Consider Texas Historical Commission possible management to Fort Martin Scott	Approve	Andrea Schmidt	Parks and Recreation
	Fiber Optic	Discuss and Approve	Eric Whiting	IT Department
2023-638	Request #Z-2309: By Thomas Mackie, Sarah Dak, Raul Rodriguez and Austin Rodriguez to consider the following: A To change the Land Use from Low Density Residential (LDR) to Medium Density Residential (MDR) for	Approve	Anna Hudson	Development Services

properties located at 107, 109, 111, and 113 Shaw Avenue.

B. To change the Zoning from R1, Single Family Residential to R2, Mixed Residential for properties located at 107, 109, 111, and 113 Shaw Avenue.

i. Presentation by the applicant

ii. Staff Report

iii. Hold a Public Hearing to receive comments for or against the request

iv. Take action on the Conditional Use Permit request

2023-639	Request #Z-2323: By Emmett Gold to consider a Conditional Use Permit per Section 3.220 of the Zoning Ordinance, to operate a Hotel/Motel in a CBD zoned area located at 108 E Ufer Street. i. Presentation by the applicant ii. Staff Report iii. Hold a Public Hearing to receive comments for or against the request iv. Take action on the Conditional Use Permit request	Approve	Anna Hudson	Development Services
2023-635	Consider Professional Design and Engineering Service Contract for Sanitary Sewer Lift Station Projects			
2023-648	2024 parade approvals; consider approval the Fourth of July, Gillespie County Fair, and the Christmas "Light the Night" parades. Canvass the May 4, 2024 Election (May 13 th with the effective day May 15 th)	Consent – approve Special Meeting	Jennifer Krupa Shelley Goodwin	Parks and Recreation City Secretary

Upcoming City Council Meetings

February 20, 2024 – City Council Regular Meeting at 9:00 a.m. at the Law Enforcement Center

February 20, 2024 – City Council Joint Meeting with Planning and Zoning Commission at 5:30 p.m. at the Law Enforcement Center

Work Session to discuss potential Ordinances.

Special Meeting for Annexation Hearing



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 6, 2024

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss the State of Texas, ex rel. Association Against Fredericksburg Annexations vs. City of Fredericksburg, Texas, pending in 216th District Court (551.071)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

None

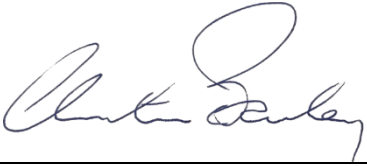
APPROVAL/REVIEW:

Date: January 18, 2024

William McKamie, City Attorney

Date: January 29, 2024

Shelley Goodwin, City Secretary



Clinton Bailey, City Manager

Date: February 01, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 6, 2024

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss Real Estate in the vicinity of Old San Antonio Rd. and Gravel Lane (Section 551.072)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:

Krista Wareham, Director of Finance

Date: February 01, 2024

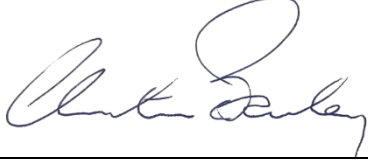
William McKamie, City Attorney

Date: February 01, 2024



Shelley Goodwin, City Secretary

Date: February 01, 2024



Clinton Bailey, City Manager

Date: February 01, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 6, 2024

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss Real Estate in the vicinity of US 290E and Industrial Loop (Section 551.072)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: February 02, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 6, 2024

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss the value and possible disposition of city-owned real properties located throughout the City (Section 551.072)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: February 02, 2024