

City of Fredericksburg

REGULAR CITY COUNCIL MEETING AGENDA MONDAY, APRIL 1, 2019 ~ 6:00 P.M. LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

Linda Langerhans, Mayor
Jerry Luckenbach, Councilmember
Tom Musselman, Councilmember

Gary Neffendorf, Councilmember
Charlie Kiehne, Councilmember
Kent Myers, City Manager

The City of Fredericksburg City Council will meet in a regular session on Monday, April 1, 2019 at 6:00 p.m. in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on March 29, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. EMPLOYEE RECOGNITIONS AND PROCLAMATION

- A. Public Safety Telecommunications Week
(Agenda Packet Pages 3-4)

4. PUBLIC COMMENTS

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

5. CONSENT

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

- A. Consider approval of the March 18, 2019 City Council Regular Meeting Minutes.
(Agenda Packet Pages 5-10)

6. PUBLIC HEARINGS

- A. Public hearing to receive comments on the annexation of approximately 213.64 acres of land situated in Gillespie County, Texas along U.S. Highway 290 East, consisting primarily of frontage properties located along U.S. Highway 290 East, extending from the existing City Limit line to the east approximately one (1) mile to the City's Extraterritorial Jurisdiction (ETJ). (1st Public Hearing).
(Agenda Packet Pages 11-26)

- B.** Public hearing to receive comments on the Water and Wastewater Impact Fee.
(Agenda Packet Pages 27-44)

7. RESOLUTIONS – OTHER ACTION ITEMS - DISCUSSION ITEMS

- A.** Consider approval of the Pioneer Museum contract for Hotel/Motel Occupancy Tax be extended to December 2020 due to finalization of building project.
(Agenda Packet Page 45-46)
- B.** Consider approval of change in project scope of contract for Hotel/Motel Occupancy Tax for Friends of Gillespie County Country Schools, Inc.
(Agenda Packet Pages 47-50)
- C.** Presentation and update on the Water and Wastewater Impact Fee.
(Agenda Packet Pages 27-44)
- D.** Presentation and update on the Municipal Drainage Utility Fee and Stormwater/Vegetation Management Program Implementation.
(Agenda Packet Pages 51-58)

8. CITY MANAGER'S REPORT

- A.** Sports Park Bond Proposal
- B.** Legislative Update
- C.** Fluoridation of City Water
- D.** Community Visioning

9. ITEMS FOR FUTURE AGENDA

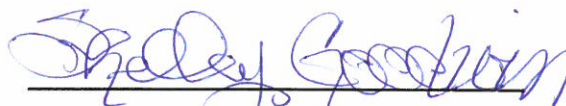
(Agenda Packet Pages 59-60)

10. COUNCIL COMMENTS

Reports about items of community interest, which no action will be taken.

11. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 11:05 a.m. on March 27, 2019 at the entrance and on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary

Proclamation

WHEREAS, Emergencies can occur at any time that require Police, Fire, or Emergency Medical Services; and

WHEREAS, When an emergency occurs, the prompt response of Police Officers, Fire Fighters, and Emergency Medical Services personnel is critical to the protection and preservation of life and property; and

WHEREAS, The safety of our Police Officers and Firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Gillespie County Communications Center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our Police Officers and Firefighters by monitoring their activities by radio, providing them information and insuring their safety; and

WHEREAS, Public Safety Telecommunicators of the Gillespie County Communications Center have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS, Each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year;

NOW, THEREFORE BE IT RESOLVED, that I, Linda Langerhans, Mayor of the City of Fredericksburg, Texas, State of Texas, do hereby proclaim the week of April 14 through 20, 2019, as

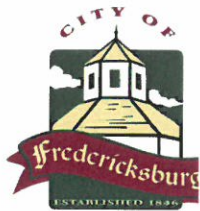
NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

in Fredericksburg, Texas, and ask that citizens honor the men and women whose diligence and professionalism help keep our City and citizens safe.

IN WITNESS WHEREOF, I hereunto set my hand and official seal of the City of Fredericksburg this 1st day of April, 2019.

Linda Langerhans
Mayor

Attest: _____
Shelley Goodwin
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL REGULAR MEETING

MARCH 18, 2019

Members Present:

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

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Russell Immel, Information Technology Director
Braxton Roemer, Police Department Lt.
Kris Kneese, Assistant Director Public Works and Utilities
Lee Stubblefield, Electric Department Superintendent
Shelley Goodwin, City Secretary

1. Pledge of Allegiance

Mayor Langerhans led the Pledge of Allegiance.

2. Call to Order

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

3. Employee Recognitions

Kent Myers, City Manager, recognized the Fire Department for going above and beyond by assisting St. Mary's Church with the removal of a cross on the top of a building that was damaged due to high winds.

4. Public Comments

Russ Rose spoke regarding the Recycling Center. He encouraged the City Council to read the Wall Street Journal article regarding aluminum cans and the Austin American Statesman regarding Cities that have recently closed their Recycling Centers. He also encouraged the City Council to look at contracting with a 3rd party provider for Recycling services.

5. CONSENT

A. Consider approval of the February 18, 2019 City Council Regular Meeting Minutes.

B. Consider approval of the March 4, 2019 City Council Regular Meeting Minutes.

C. Consider approval of the March 11, 2019 City Council Special Meeting Minutes.

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

6. RESOLUTIONS – OTHER ACTION ITEMS - DISCUSSION ITEMS

A. Consider the approval of the Hotel/Motel Occupancy Tax contract template.

Daniel Jones, City Attorney, reviewed the history of the Hotel/Motel Occupancy Tax contract process and the intent of the revisions to the contract and requirements to make it easier for grantees and grantor.

The City Council discussed the revisions to Section 4. Grantee Recordkeeping and Reporting regarding quarterly reports.

Kent Myers, City Manager, stated he met with Laura Hollenbeak, Finance Director, and she informed him that there were enough funds in the reserves to allow the City to eliminate the quarterly payments to the recipients. He stated this would eliminate the Finance Department from having to cut additional checks quarterly and eliminate the process of allocation funds in two separate fiscal years.

The City Council discussed expending one check to the recipients or cutting two checks to recipients who receive more than fifty-thousand dollars (\$50,000).

Mayor Langerhans stated she believes the recipients will not know where to find the Texas Tax Code Chapter 351 mentioned in Section 3. of the agreement.

Daniel Jones, City Attorney, stated he could provide a link to the Texas Tax Code Chapter 351 and a copy could be placed in the lobby at City Hall. He stated he could also provide a cover sheet highlighting the agreement and reporting requirements.

Councilmember Musselman stated he feels that once the recipients have been awarded the funds, it is their responsibility to use the funds as described by the law in Texas Tax Code Chapter 351.

Councilmember Kiehne recommended adding a link to the Texas Tax Code Chapter 351 so the recipients can find the Code.

The City Council discussed the tracking of overnight stays on Exhibit A. They also discussed the tracking of the Quarterly Reports and Annual Financial Report.

Kent Myers, City Manager, stated when the City Council reviews the applications for next year, the completion of the Annual Financial Report and the submissions of the Quarterly Reports should be considered.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to approve the Hotel/Motel Occupancy Tax contract template, with the following changes:

- Add exemption statement for any quarter period that did not have activities to only require them to send an email stating to the City Secretary that they had no activity during the quarter
- For recipients of less than \$50,000 the City shall make one payment to the grantee and two payments if over fifty thousand (\$50,000); one check at the end of May and the remainder at the end of August
- Exhibit B strike 2nd signage directing the public to sights and attractions (duplication)
- Add link to Texas Tax Code and provide a hard copy to be kept in City Hall
- Exhibit A adding clarification to the overnight stay question

The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Presentation by the Morning Rotary Club on the Basketball Pavilion at Old Fair Park and the discussion of additional projects.

Mark Bennett, Morning Rotary Club, provided the history of the Old Fair Park basketball facility. He also showed the rendering and site plan of the proposed Basketball facility and stated the Rotary Club has 100 % funding commitments for the facility.

The City Council discussed the rendering and site plan. They thanked the Morning Rotary Club for the proposed facility.

C. Presentation on the Electric Building Project; including site plan, building elevations, schedule, project and project construction cost estimate.

Kris Kneese, Assistant Director of Public Works, provided the history of the project.

Steve Thomas, SKT Architecture, reviewed the location at the proposed site and rendering of the Electric Building. He stated they are on track to complete the plans by early summer, then go out for bid to construct the building which will take 4-6 weeks.

The City Council then discussed the rendering and possibility of a retaining wall due to the slope of the property. They also discussed the separate storage building.

Kent Myers, City Manager, requested that the cost of the electric building be separate from the cost of the storage building. He also stated originally there was only one proposal for financing the project, but since then the financing had fallen through and the financing for the project will be brought back to City Council for approval.

Daniel Jones, City Attorney, stated the State of Texas provides regulations regarding financing debt and the type of financing the bank was proposing did not provide for a recourse in collecting an outstanding debt. He stated after he spoke to the bank's attorney the financing fell through.

D. Presentation and update on the implementation of the City Comprehensive Plan.

Brian Jordan, Development Services Director, provided a PowerPoint on the Comprehensive Plan update. He reviewed the history of the Comprehensive Plan implementation and the process used regarding the Zoning Ordinance, Subdivision Ordinance, other Development Regulations, Annexation-Establish a Priority Plan, Capital Improvement Program, Other City Programs, Incentives & Financing Programs, and Public-Private Partnerships.

Kent Myers, City Manager, stated that the City also approved a Comprehensive Parks and Facilities Plan/Master Plan. He also stated the Community Visioning Committee recommends that

every time a new Plan is created or updated, staff needs to refer back to the Community Visioning Plan.

Mayor Langerhans stated she feels the upgrades to the Golf Course and RV Park should also be included in the Plan.

7. CITY MANAGER'S REPORT

A. Touch a Truck Event

Kent Myers, City Manager, reminded the City Council of the 2nd Annual Touch a Truck and Open House Event on Thursday, March 21, 2019 at 3:30 – 7:00 p.m. at the Marktplatz and City Hall area.

B. Relief Route Information

Kent Myers, City Manager, reported new information on the Relief Route and frequently asked questions fact sheet has been placed on the website as well as sent to everyone who attended the meetings. He also stated a follow up meeting with Citizen for Information Relief Route (CIRR) is being scheduled.

C. Legislative Update

Kent Myers, City Manager, stated the next 30 days the Legislation will get very busy. He stated staff is currently tracking bills on Short-Term Rentals, Historic Preservation, Eminent Domain, Annexation, Property Tax Revenue Caps, and HOT Rebate. He also stated staff will be attending hearings and you will be notified, in case you want to attend.

D. Annexation Update

Kent Myers, City Manager, stated the 290 E. Annexation is moving along and the public hearings on the 290 E. Annexation are scheduled for April 1st and 15th. He stated currently Brian Jordan and Daniel Jones are working on the Annexation Agreement for the Crewnwelge Annexation.

8. ITEMS FOR FUTURE AGENDA

Kent Myers, City Manager, reviewed the Future Agenda items for the April 1, 2019 and April 15, 2019 City Council Regular Meetings.

9. COUNCIL COMMENTS

Councilmember Kiehne thanked the Fire Department for the assistance they provided to St. Mary's Catholic Church.

10. EXECUTIVE SESSION

Pursuant to Texas Government Code Section 551.072 – Consider and discuss the purchase, exchange, lease, or value of real properties owned by the City:

- A. located in the vicinity of Old San Antonio Road, and**
- B. located in the vicinity of N. Adams St. and Lower Crabapple**

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to go out of Regular Session into Executive Session at 7:19 p.m. The motion carried unanimously.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Neffendorf, to go out of Executive Session into Regular Session at 8:17 p.m. The motion carried unanimously.

11. BUSINESS ITEMS

The City Council did not make an announcement or take action after the Executive Session.

12. ADJOURN

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Neffendorf, to adjourn the Monday, March 18, 2019 City Council Regular Meeting at 8:17 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: March 26, 2019

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: : Public hearing on the annexation of approximately 213.64 acres of land situated in Gillespie County, Texas located along U.S. Highway 290 East. (1st of Two required hearings)

Summary:

The annexation area consists primarily of frontage properties located along U.S. Highway 290 East, extending from the current city limit line to the east approximately one (1) mile to the City's Extraterritorial Jurisdiction (ETJ). The property is characterized by a mix of existing commercial businesses, residences, improved land and ranch land. The required public hearings are scheduled for April 1 and April 15, 2019. The Institution of Annexation Proceedings is scheduled for May 6, 2019.

Recommendation:

Conduct the Public Hearing and receive comments. No action is required.

Background / Analysis:

At the retreat in January, 2018, the City Council prioritized areas of the community for annexation. It was determined that the U.S. Highway 290 East corridor was the highest priority. Staff initiated the annexation process by first establishing a map of the area that would meet the statutory requirements in terms of minimum width. The map was also prepared based on Council direction to include those properties fronting on the highway on the south side of the roadway and increase the width on the north side of the roadway. The attached map was used as the final map for notification purposes.

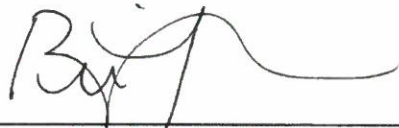
In June, 2018, a letter was sent to property owners who had a tax exemption for agricultural, wildlife or timber purposes, offering them a pre-annexation development agreement. This agreement allowed these property owners the ability not to be annexed as long as their property remained undeveloped and met certain requirements. It was at this time that a number of property owner's contacted staff to determine if a mutual annexation agreement could be considered. Following a number of meetings and significant discussion, it was staff's opinion that such an agreement could not be met.

On February 27, 2019, letters were sent to all property owners whose properties were included in the proposed annexation (sample copy attached), advising them of the upcoming public hearings. And, on March 1, 2019, new letters were sent to property owners qualifying for the pre-annexation development agreement. To date, we have received one email in opposition to being annexed and three property owners (Dietz, Davenport and Bradshaw) who have signed the pre-annexation development agreement.

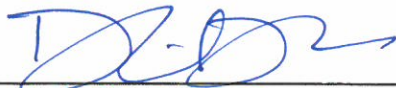
The City is required by statute to prepare a Service Plan for the areas being considered for annexation. The plan sets forth the timing and responsibilities for providing public services. A copy of the Service Plan is attached.

Attachments:

Map of Area, list of property owners, annexation schedule, sample annexation notice letter, sample tax-exempt property letter, service plan, opposition email.



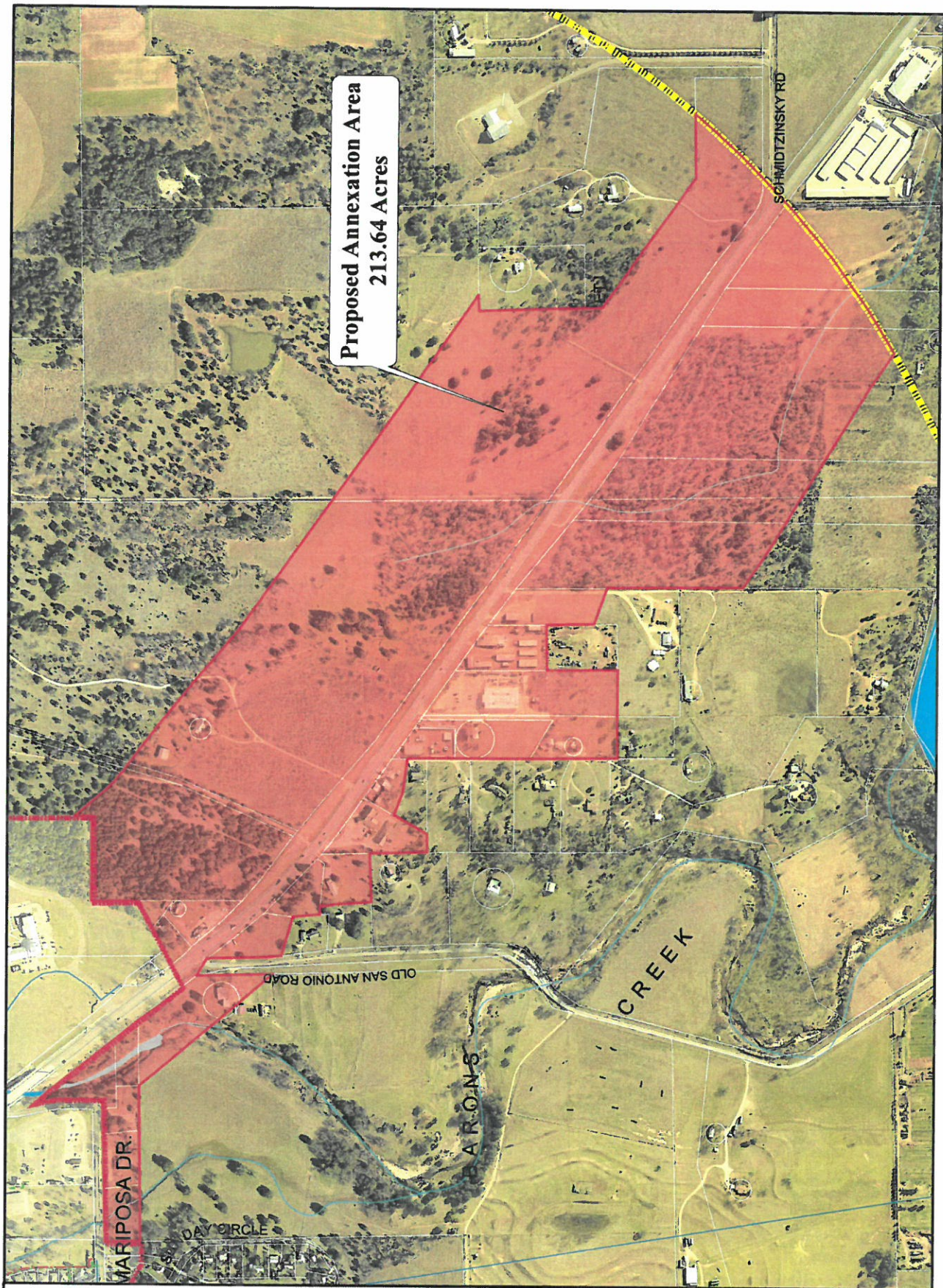
Department Approval



City Attorney Approval



City Manager Approval



Property Owner	Mailing Address	Site Address
Gilbert and Betty Esensee	2948 E. US Highway 290, FBG TX 78624	Same
Gilbert and Betty Esensee	2948 E. US Highway 290, FBG TX 78624	2964 E. US Highway 290
Daisy Dee Incorporated	2966 E. US Highway 290	2966 E. US Highway 290
E. Donald and Marcia G. Dietz	3132 E. US Highway 290, FBG TX 78624	3132 E. US Highway 290
William D. and Clare D. Davenport	P.O. Box 2464, FBG TX 78624	3136 E. US Highway 290
Curtis A. Cameron, Etal	111 Cameron Road, FBG TX 78624	173 Cameron Road
Carol L. Bradshaw	655 Bradshaw Ln FBG. TX 78624	755 Bradshaw Ln
William A. Scripps	97 Pioneer Ln. Fredericksburg, TX 78624	
C. Hollmig LLC & Heimer Fam. Partnership	130 S. Seguin, Suite 100 New Braunfels, TX 78130	
Kenneth J Schindler	105 Mariposa Dr. Fredericksburg, TX 78624	Mariposa Drive
Kenneth J Schindler	105 Mariposa Dr. Fredericksburg, TX 78624	Lot 2, Schindlers Orchard
Kenneth J Schindler	105 Mariposa Dr. Fredericksburg, TX 78624	Lot 3, Schindlers Orchard
Kenneth J Schindler	105 Mariposa Dr. Fredericksburg, TX 78624	Lot 4, Schindlers Orchard
Kenneth J Schindler	105 Mariposa Dr. Fredericksburg, TX 78624	Lot 5, Schindlers Orchard
Sharon Hodges	26 Old San Antonio Road FBG, TX 78624	26 Old San Antonio Rd
Mr. W Fireworks Inc.	P.O. Box 114 Somerset, TX 78069	
Daniel Patrick and Amy Oneil	261 Blue Jay Way, FBG TX 78624	3187 E. Highway 290
Timothy and Kay Woodburn	3131 E. US Highway 290 FBG, TX 78624	
Daniel Patrick and Amy Oneil	261 Blue Jay Way, FBG TX 78624	3187 E. Highway 290
William V. and Susan Johnson, Living Trust	P.O. Box 2288 FBG TX 78624	3245 E. Highway 290
William V. and Susan Johnson, Living Trust	P.O. Box 2288 FBG TX 78624	32 Danz Lane
Vernon P. Weber	3273 E. US Highway 290, FBG TX 78624	
Vernon P. Weber	202 Weber Ln FBG, TX 78624	60 Hillview Ln
Joseph and Jean Polichino	181 Danz Ln FBG, TX 78624	
Spirit TS Fredericksburg Tx. LLC	16767 N. Perimeter Dr. Suite 210 Scottsdale, AZ 85260	3325 E. US Highway 290
William H. and Colleen Haley	3411 E. US Highway 290, FBG TX 78624	
Morales King Ranch LLC	8143 Ranch Road 1222 Mason, TX 76856	3443 E. US Highway 290
Akery Investments LLC	105 Cristol Drive.	3567 E. US Highway 290
David William & Karen Katherine Harris	1037 Hidden Hills Dr. Dripping Springs, TX 78620	
David William & Karen Katherine Harris	1037 Hidden Hills Dr. Dripping Springs, TX 78620	
Fredericksburg Pedernales Ranch LP	13100 Trautwein Rd. Austin TX 78737	3567 E. US Highway 290
Fredericksburg Pedernales Ranch LP	13100 Trautwein Rd. Austin TX 78737	3567 E. US Highway 290
Russell and Mitchell, Donna Hutton	1347 Tivydale Road, FBG TX 78624	3915 E. US Highway 290

Tax Exempt Properties



February 27, 2019

Akery Investments LLC
3567 E. US Highway 290
Fredericksburg, TX 78624

The purpose of this letter is to notify you that your property is included in a proposed annexation area by the City of Fredericksburg. The Gillespie County Appraisal District records indicate that you own property in the proposed annexation area. Under state law, the City may annex the area after following certain notice and hearing procedures contained in Chapter 43 of the Texas Local Government Code.

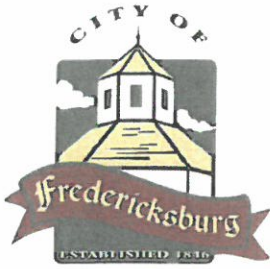
State law establishes the procedure the City must follow to annex the area. City staff will prepare a proposed service plan describing the services the City will provide to the area upon annexation. The City Council will then hold public hearings to discuss the annexation and the service plan.

The public hearings will be held at the Law Enforcement Center, 1601 E. Main Street, Fredericksburg, Texas at 6:00 p.m. on April 1, 2019, and at the Law Enforcement Center, 1601 E. Main Street, Fredericksburg, Texas at 6:00 p.m. on April 15, 2019.

If you have questions concerning the annexation process, we encourage you to contact Brian Jordan at 830-997-7521. If you no longer own property in the area, we would appreciate it you would contact Brian Jordan so that we can provide this notice to the current owner.

Sincerely yours,

Brian Jordan, AICP
Director of Development Services



March 1, 2019

Akery Investments LLC
3567 E. US Highway 290
Fredericksburg, TX 78624

Dear Property Owner:

The City of Fredericksburg mailed you a letter in June, 2018, offering you the opportunity to enter into a development agreement with the City in lieu of annexation. That development agreement in lieu of annexation was offered pursuant to Section 43.016 of the Texas Local Government Code. The original deadline for your acceptance of the proposed development agreement was established as June 25, 2018. Following this deadline, the City and a number of property owners represented by Mr. Chris Weber entered into discussions concerning numerous issues related to annexation. At this time, no agreement has been reached between the property owners and the City.

Therefore, the City's original offer for you to enter into the development agreement in lieu of annexation remains in effect. Should you elect to accept the offered development agreement, please sign, notarize and return the development agreement to my attention on or before March 15, 2019. Should you elect to decline the City's offered development agreement, you are not required to take any action, your property may be annexed by the City, and you will receive City services following annexation in accordance with the annexation service plan. Said annexation service plan will be available for review during the annexation public hearing process. If the City does not receive an executed development agreement from you on or before March 15, 2019, the City will assume that you have declined to enter into the offered development agreement.

Sincerely,

Brian Jordan, AICP
Director of Development Services

City of Fredericksburg
Annexation Service Plan For
Annexation Parcel 2019-01

I. TERRITORY

This service plan is applicable to approximately 213.64 acres of land located in Gillespie County, Texas (the "Annexation Parcel"), as additionally shown on a map of the area set forth in Exhibit A, a copy of which is attached hereto and incorporated herein by reference. The Annexation Parcel consists primarily of frontage properties located along US Hwy 290 E, extending to the east approximately one (1) mile from intersection of US Hwy 290 E and Old San Antonio Road.

II. GENERAL PROVISIONS

a. Effective Term. This service plan shall be in effect for a ten-year period commencing on the effective date of the annexation.

b. Amendment or Renewal. This service plan may be amended from time to time as provided by Local Government Code, Sec. 43.056(k). Renewal of this service plan shall be at the sole option of the Fredericksburg City Council.

c. Intent. It is the intent of the City of Fredericksburg that this service plan shall provide for the delivery of full municipal services to the annexed area in accordance with State law. The failure of this plan to describe any particular service shall not be deemed to be an attempt to omit the provision of such services from the annexed area. The delivery of municipal services may be accomplished through any means permitted by law.

d. Level of Services to be Provided. It is the intent of the City of Fredericksburg to provide the level of services required by State law. The City Council finds and determines that the level of services, infrastructure and infrastructure maintenance provided within the area prior to annexation is not greater than is provided in the City. The City Council finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with reasonably similar topography, land use, and population density. The City Council finds and

determines that implementation of this plan in the manner proposed will not reduce the level of fire, police, and emergency medical services available within the City.

III. SERVICES TO BE PROVIDED AT ANNEXATION

The following services will be provided within the annexed area immediately upon the effective date of the annexation. In the case of a gated subdivision, it will be the responsibility of the Property Owners Association (POA) of the gated subdivision to allow timely emergency service access and City staff access, particularly in cases where the access mechanism changes on or after annexation.

a. Police Protection. The City of Fredericksburg Police Department will provide police services, including criminal investigations, routine patrol, traffic enforcement, and dispatched response to both emergency and non-emergency service calls. It is anticipated that police services within the annexed area will be provided utilizing existing levels of personnel and equipment. Currently, the nearest police station is the City of Fredericksburg Police Department headquarters, located at 1601 E. Main Street.

b. Fire Protection and Emergency Medical Services. The City of Fredericksburg Fire Department will provide emergency fire suppression and routine fire prevention services within the annexed area. The City of Fredericksburg Emergency Medical Services (EMS) Department will provide primary EMS services within the annexed area. Firefighters may be dispatched to the scene of accidents or other medical emergencies to assist EMS personnel or to provide "first responder" services pending the arrival of EMS personnel.

c. Solid Waste Collection. The City provides fee based household garbage and recycling collection services to single family residences within the City. The City does not collect garbage from commercial establishments. Commercial garbage collection and disposal and/or recycling is available from privately owned collection businesses.

The City currently provides residential garbage collection at the street curb using an automated collection system that requires use of specific collection containers. In accordance with the City's current policy, each residential garbage customer will be provided a collection container for waste disposal.

Privately owned solid waste management service providers currently provide collection services within the annexed area and may continue to provide such services. Pursuant to Local Government Code, Sec. 43.056(n), at any time before the second anniversary of the date an area is included within the corporate boundaries of a the City by annexation, the City may not (1) prohibit the collection of solid waste in the area by a privately owned solid waste management service provider; or (2) offer solid waste management services in the area unless a privately owned solid waste management service provider is unavailable. The City will commence residential collections services prior to the second anniversary of annexation if requested to do so in writing by any property owner. Any such request must be made at least 90 days prior to the proposed effective date for initiation of City service.

d. Maintenance of Water and Wastewater Facilities. The annexation territory is not currently within the service area of the City of Fredericksburg. The extension of City utility services to areas not within the service area of another water or wastewater utility service provider will be provided in accordance with the City's capital improvement plan described in Article IV of this service plan, and the City's water and wastewater utility extension policies that are described in Article V of this service plan.

The City does not maintain privately owned water wells or septic or aerobic wastewater systems. Property owners who currently have water wells, septic or aerobic wastewater systems may keep them as long as they are maintained in proper working order. When City wastewater disposal facilities are available to serve existing development the City may require connection to the City system instead of permitting the installation of new septic or aerobic disposal systems. Mandatory connection to the City wastewater system will not be required where existing systems remain in good working order and do not present a threat to public health or safety.

e. Maintenance of Roads, Streets and Street Lighting. The City is currently not responsible for the maintenance of public streets or roads in the annexed

area.

The City will assume the responsibility for maintenance of public streets and roads previously accepted for maintenance by official action of the Commissioners Court of Gillespie County. Any such streets or roads formerly maintained by Gillespie County that become subject to City maintenance will be maintained in a condition which is at least equal to the Gillespie County maintenance standard, however, the City will not be required to reconstruct or upgrade such streets to a higher standard.

It is the responsibility of a developer to construct or provide new streets or roads necessary to serve the demands of new development in the areas to be annexed. The City may accept the dedication of public streets constructed in accordance with applicable development regulations of the City and will thereafter be responsible for their maintenance.

f. Maintenance of Parks, Playgrounds and Swimming Pools. There are no public parks, public playgrounds, or public swimming pools within the area to be annexed.

g. Maintenance of any other Public Building, Facility or Service. Annexation does not transfer ownership of most public buildings, facilities or services, all of which should continue to be maintained or provided by the public entity that currently owns or provides them. Privately owned facilities, including privately owned and operated storm water detention facilities, are not affected by the annexation.

An appropriate City Department will be assigned to assume responsibility for the maintenance or provision of any required facilities or services which become the responsibility of the City and are not expressly provided for by this service plan.

IV. CAPITAL IMPROVEMENTS PLAN

Construction of the following capital improvements related to the annexation will be substantially completed within 2 ½ years, except for certain services that the City cannot reasonably provide within that period, and for which the City proposes a schedule set forth below to provide for the provision of full municipal services no later than 4 ½ years after the effective date of the annexation.

a. Police Protection. No additional capital improvements are needed at this time to provide police services.

b. Fire Protection. No capital improvements are needed at this time to provide fire protection services.

c. Solid Waste Collection. No capital improvements are needed at this time to provide solid waste collection services.

d. Water and Wastewater Facilities. The City cannot reasonably provide full water and wastewater services to the annexed area within 2 ½ years. To provide for the provision of full municipal water and wastewater services to the annexed area no later than 4 ½ years after the effective date of the annexation, the City proposes a schedule set forth below:

Water Service - Design and construction of water infrastructure including, but not limited to water lines, boring water line infrastructure under HWY 290 East, water valves, fire hydrants, and other appurtenances necessary.

Design of water line infrastructure to be complete by March 2020.

Construction of water line infrastructure to be complete by June 2021.

Wastewater Service - Design and construction of wastewater infrastructure including, but not limited to gravity sanitary sewer system, force main pipe, lift station, and other appurtenance necessary.

Design of wastewater infrastructure to be complete by September 2020.

Construction of wastewater infrastructure to be complete by January 2022.

e. Roads, Streets and Streetlights. No new roads, streets or street lights are needed at this time. It will be the responsibility of a developer of any property to provide the new roads and streets necessary to serve new development within the annexed area.

f. Parks, Playgrounds and Swimming Pools. No capital improvements are needed at this time to provide recreational services.

g. Other Public Buildings, Facilities or Services. No capital improvements are needed at this time to provide other public services.

V. WATER AND WASTEWATER SERVICE EXTENSION POLICIES

The City provides fee based water and wastewater services to the portions of the City which are not within the service area of another water or wastewater utility provider. For lots that have water or wastewater lines in an abutting street or easement, the owner may receive water or wastewater service by applying for a City tap and paying any required fees.

The provision of water and wastewater facilities for new development within the City is primarily governed by the City's building code and subdivision ordinances that are found in Chapters 14 and 94 of the City Code of Ordinances. New development must be served by owner/developer provided public water and wastewater facilities that meet the City's standard requirements. Upon construction and dedication by the owner/developer the City agrees to provide services via the facilities and thereafter to maintain them.

Facilities necessary to serve any new development are generally provided at the sole cost of the developer. Such facilities include not only those which are located within the developer's property, but also any exterior mains which must be extended to connect the property under development to the point of connection with the City's existing facilities. The City need not compensate the developer for the ordinary costs of extending exterior mains.

The City may require that the developer provide oversized water or wastewater facilities. In such cases the City will pay the reasonable cost of such oversizing. Whether or not a particular line sizing constitutes "oversizing," is determined upon the basis of generally accepted sound engineering design

practices.

In newly annexed areas the City examines the need for line extensions to serve existing development that does not currently receive water or wastewater services. The City will determine the need for the construction of lines and facilities to serve existing development after giving due consideration to the topography, land use, population density, the adequacy of existing private water wells and septic tanks and anticipated levels of demand. The City will not undertake line extensions to serve such existing development unless the new lines will be logical, reasonable and prudent extensions of the City's existing facilities. From time to time, upon the request of an interested property owner the City will consider whether or not line extensions previously deemed unnecessary have become necessary as a result of changed conditions. The City may recover the capital costs of extending water or wastewater facilities to serve existing development through the use of impact fees, assessments or any other method authorized by law.

Brian Jordan

From: Tim Woodburn [REDACTED]
Sent: Wednesday, March 06, 2019 4:50 PM
To: Brian Jordan
Subject: Proposed annexation area

Dear Mr. Jordan,

Since my home is in the area on highway 290 East that would be affected by this proposed annexation, and I am unable to attend the two public hearings scheduled in April, I'm writing to express my opinion on this issue.

I see the growth that has occurred on highway 290 East and understand the city's desire to control it. And if that were all there was to the matter, I would support this annexation.

But the prospect of providing me with services I already have, such as police and fire protection, has no appeal. Or street sweeping or leaf pickup.

Likewise with the water and sewer utilities. I have these resources now. They were paid for at the time the house was built in the form of well and septic system costing thousands of dollars. Trash pickup has been arranged with a third party.

The only effect for me of this annexation is an increase in my property taxes for services I do not need and have not requested. And an increase in revenue for the city of Fredricksburg.

We do not want this annexation, and will not support it.

Tim and Kay Woodburn
3131 E. US Hwy 290
Fredricksburg, Texas

Proposed Annexation and Zoning Schedule for 290 E.

February 7, 2019	Joint Meeting City Council/P&Z to discuss Mixed Use
February 18, 2019	Action by City Council to direct P&Z to make recommendation on MU
Feb. 25, 2019	Prepare/send letters to tax exempt properties, and written notice sent to property owners being annexed (minimum 30 days prior to public hearing)
March 13, 2019	Deadline for tax exempt property owners (Bradshaw and Weber) to decide on selecting non-annexation agreement
March 15, 2019	Deadline for remaining tax exempt properties to decide on selecting non-annexation agreement.
March 13, 2019	Advertisement in Paper for April 3, 2019 P&Z Public Hearing on Mixed Use Zoning District
March 20, 2019	Deadline for preparing Service Plan
March 20, 2019	Advertisement in Paper for April 15, 2019 City Council Public Hearing on Mixed Use Zoning District and April 1, 2019 Annexation Public Hearing
April 1, 2019	1 st Public Hearing on Annexation
April 3, 2019	P&Z consider and make recommendation on MU-1, MU-2 and C-1.5 zoning
April 3, 2019	Advertisement in Paper for April 15, 2019 Annexation Public Hearing
April 15, 2019	2 nd Public Hearing on Annexation, consider ordinance for MU-1, MU-2 and C-1.5 zoning
May 6, 2019	City Council Meeting – Institute Annexation Proceedings (start 90 days)
May 8, 2019	P&Z to recommend establishing MU-2 zoning on annexed property
August 5, 2019	End of 90 Day time frame (decision to annex must be made)



CITY COUNCIL MEMO

DATE: April 1, 2019

TO: Mayor and City Council

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

SUBJECT: Water & Wastewater Impact Fee

Summary:

Over the last few months, the Impact Fee Advisory Committee, HDR and City have been working to update the water and wastewater impact fees, which were last updated in 2007.

Recommendation:

Receive and consider presentation update to the City's water and wastewater impact fees.

Background / Analysis:

The City Council approved a professional services contract with HDR Engineering March 2018, to update the City's water and wastewater impact fees, which were last updated in 2007. The City is currently charging a water and wastewater impact fees at a rate of \$1,840 and \$2,160, respectively per Living Equivalent Unit (LEU) for a total of \$4000.

On October 15, 2018, the City Council approved the Planning and Zoning Commission; including Janice Menking (Chair), Jim Jarreau, Daryl Whitworth, Brenda Segner, Chris Kaiser, Polly Rickert, Jim Warren, Tim Dooley and Steve Thomas, as well as an ETJ resident, Ken Carr to the Water and Wastewater Impact Fee Advisory Committee. Over the last few months, the Advisory Committee has worked with City Staff and Grady Reed, HDR Project Manager, to discuss the update to the water and wastewater impact fees.

At the January 9, 2019 Water and Wastewater Impact Fee Advisory Committee Meeting, Grady Reed presented the draft water/wastewater impact fee report to the Committee. During the presentation, the Committee discussed many items, expressed their concerns and provided feedback to Mr. Reed and City Staff.

On February 20, 2019, a workshop was held with members of the Impact Fee Advisory, City Staff, and Mr. Reed. At the workshop, City Staff addressed questions and concerns raised by the committee members at the January 9th meeting.

On March 6, 2019, the Impact Fee Advisory Committee made a recommendation to adopted the Water and Wastewater Impact Fee Report; including the water and wastewater CIP projects, impact fee service area, land use, and how the impact fees were calculated.

City Staff recommends City Council consider adopting the maximum allowable impact fee of \$3,707 for water and \$3,480 for wastewater, as calculated and presented in Table 8 of the report. As discussed with the Impact Fee Advisory Committee, City Council can consider adopting an effective impact fee that is less than the maximum calculated allowable fee. The Committee recommended that City Council consider a phased approach to increasing the impact fees, as shown in Section 8 of the Water and Wastewater Impact Fee Report and shown below. The fees shown below are recommendation for City Council to consider.

Impact Fee	Effective Date			
	Upon Passage by Council	1-Jan-20	1-Jan-21	1-Jan-22
Water	\$ 2,575	\$ 2,961	\$ 3,348	\$ 3,701
Wastewater	\$ 2,425	\$ 2,789	\$ 3,153	\$ 3,486
Total	\$ 5,000	\$ 5,750	\$ 6,500	\$ 7,187

Attachments:

- Water and Wastewater Impact Fee Presentation
- Water and Wastewater Impact Fee Report



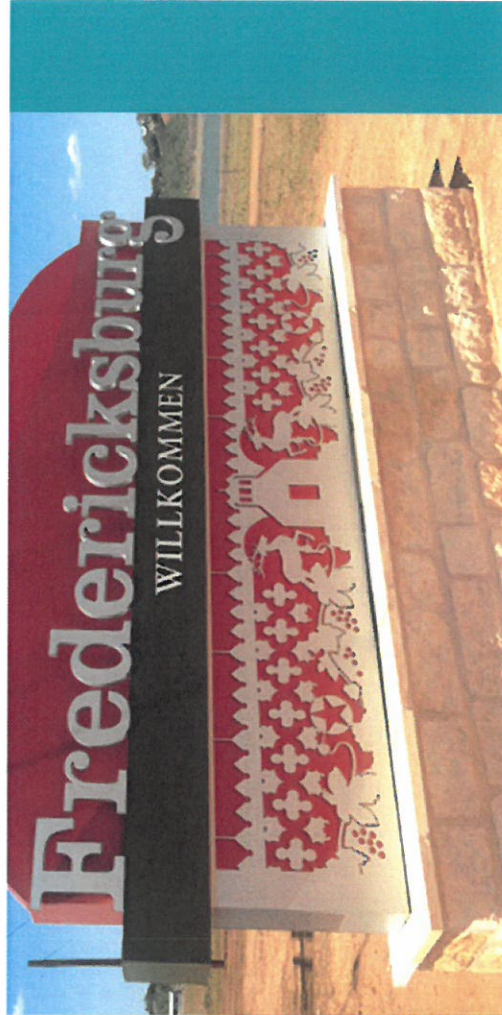
Department Approval



City Attorney Approval



City Manager Approval



2019 UPDATE OF WATER AND WASTEWATER IMPACT FEES

Public Hearing
City of Fredericksburg
April 1, 2019

HDR

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WHAT IS AN IMPACT FEE?

- A one-time, up-front payment levied on new or expanded development for its capital costs of providing service being place on the utility system.
- Intended to mitigate rate impacts arising from the capital costs of new development and help make growth pay for itself.
- Impact Fees in Texas are statutorily addressed in Chapter 395 of the Texas Local Government Code.

WHAT IS AN IMPACT FEE?

- The real issue underlying impact fees and rates is,

“Who pays for utility capacity related to growth?”

- If there are no impact fees, ratepayers carry the costs.
- If there are impact fees, the costs are shared.

- The ultimate goal is to assure that:

- Infrastructure needed to accommodate growth is constructed.
- Capacity will be available when the development community needs it.
- Limitations will not be placed on growth due to lack of utility capacity.

CURRENT IMPACT FEES

- Fredericksburg last updated their impact fees in December 2007.
- By statute, the fees must be updated at least every five years, but can be updated sooner if conditions change.
- Current Impact Fees (per LUE):
 - Water \$1,840
 - Wastewater \$2,160
 - Total \$4,000

FEE DESIGN

- Overall fees are made up of component fees:

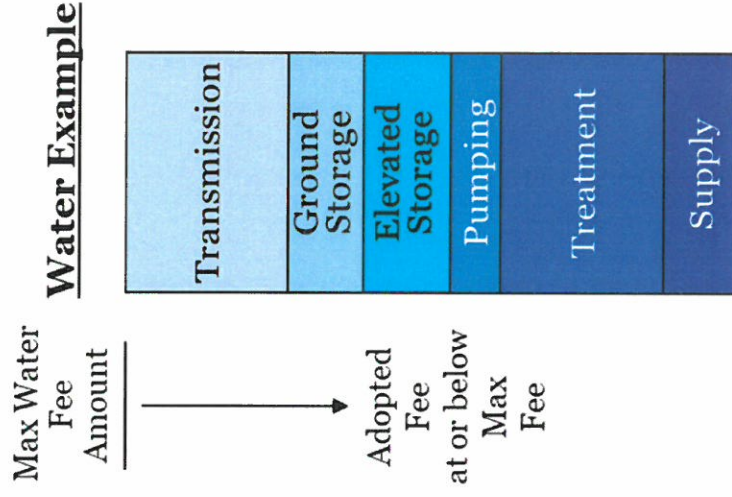
- Water

- Supply/Treatment
- Storage
- Transmission

- Wastewater

- Treatment
- Pumping
- Interceptors

- The process calculates a maximum fee amount, subject to Council decision on that *or a lesser amount*.



MAXIMUM FEE DETERMINATION

- Define impact fee service area & land uses
- Estimate wastewater utility demands
- Compare to existing capacity
- Identify amount and cost of existing available capacity and new facility needs (10-Year CIP)
- Allocate current & future service demands to facilities

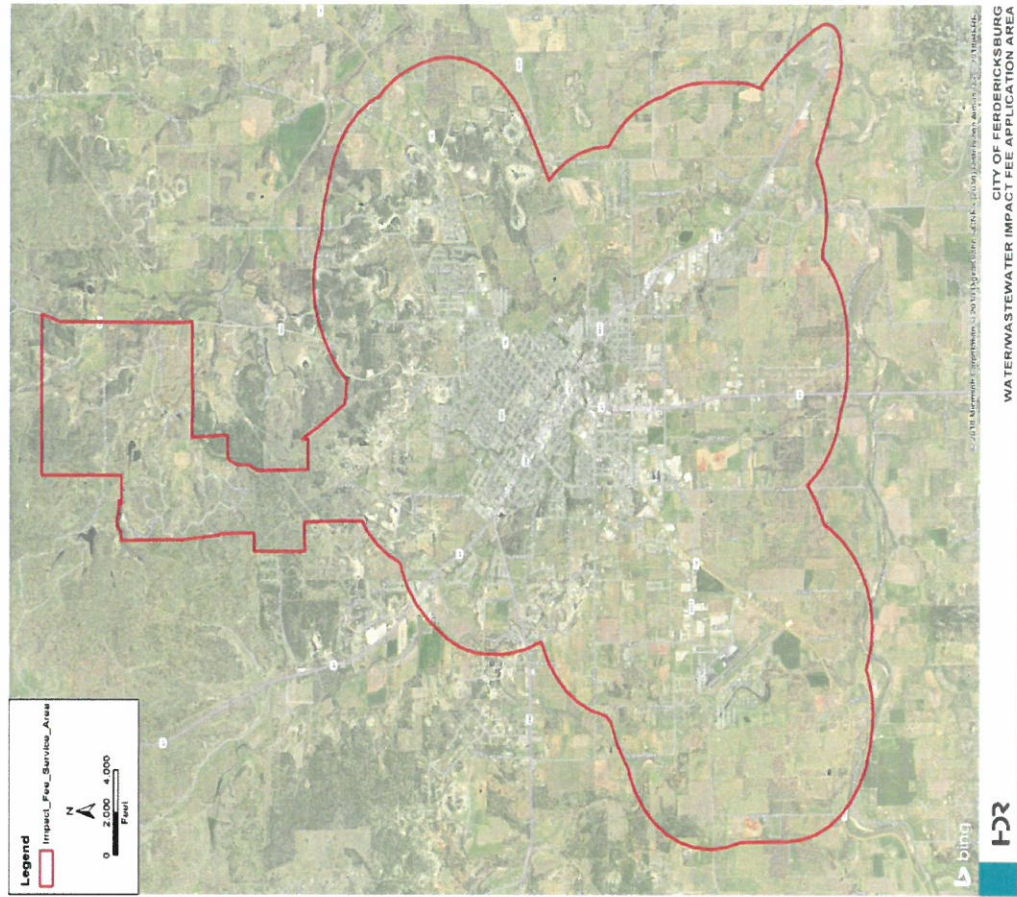
MAXIMUM FEE DETERMINATION

- Calculate weighted cost of existing and new capacity per Living Unit Equivalent (LUE)
- Determine amount of capital being funded through rates per LUE
- Weighted Capacity Cost per LUE
- Minus: Rate Credit per LUE

New customers pay for capital two ways (rates and fee), and this must be considered.

Equals: Maximum Impact Fee per LUE

IMPACT FEE APPLICATION AREA



LAND USE – CITY OF FREDERICKSBURG (W)

Item	Current		Future (Including ETJ)	
	Acres	%	Acres	%
Low Density Residential	4,490	20.0%	5,200	23.1%
Medium Density Residential	681	3.0%	850	3.8%
High Density Residential	105	0.5%	130	0.6%
Rural Residential	9,000	40.0%	8,500	37.8%
Multi-Family Residential	1,111	4.9%	1,250	5.6%
Commercial	716	3.2%	900	4.0%
Industrial	174	0.8%	250	1.1%
Parks/ROW	2,000	8.9%	2,300	10.2%
Un-developed/Not Served	4,217	18.7%	3,114	13.8%
Total Land Use Acreage	22,494	100%	22,494	100%

Source: City of Fredericksburg, 2018.
The following water use rates were used to project demand based on the land use data above:

- Low Density Residential – 175 gallons/acre/day
- Medium Density Residential – 225 gallons/acre/day
- High Density Residential – 275 gallons/acre/day
- Rural Residential – 75 gallons/acre/day
- Multi-Family Residential – 300 gallons/acre/day
- Commercial – 300 gallons/acre/day
- Industrial – 350 gallons/acre/day
- Parks/ROW – 50 gallons/acre/day
- Un-developed/Not Served – 0 gallons/acre/day

LAND USE – CITY OF FREDERICKSBURG (WW)

Item	Current		Future (Including ETJ)	
	Acres	%	Acres	%
Low Density Residential	4,490	20.0%	5,200	23.1%
Medium Density Residential	681	3.0%	850	3.8%
High Density Residential	105	0.5%	130	0.6%
Rural Residential	9,000	40.0%	8,500	37.8%
Multi-Family Residential	1,111	4.9%	1,250	5.6%
Commercial	716	3.2%	900	4.0%
Industrial	174	0.8%	250	1.1%
Parks/ROW	2,000	8.9%	2,300	10.2%
Un-developed/Not Served	4,217	18.7%	3,114	13.8%
Total Land Use Acreage	22,494	100%	22,494	100%

Source: City of Fredericksburg, 2018.

The following water use rates were used to project demand based on the land use data above:

- Low Density Residential – 50 gallons/acre/day
- Medium Density Residential – 80 gallons/acre/day
- High Density Residential – 100 gallons/acre/day
- Rural Residential – 40 gallons/acre/day
- Multi-Family Residential – 200 gallons/acre/day
- Commercial – 200 gallons/acre/day
- Industrial – 275 gallons/acre/day
- Parks/ROW – 25 gallons/acre/day
- Un-developed/Not Served – 0 gallons/acre/day

WATER CIP

Water Capital Projects		Cost
WATER SUPPLY		
None	\$	0
WATER TREATMENT		
None		0
WATER PUMPING		
1,050 gpm pump at Cross Mountain		162,240
1,000 gpm pump at South Heights Pump Station		337,459
400 gpm pump at Windcrest Pump Station		174,894
GROUND STORAGE		
Proposed Ground Storage Tank		7,833,596
ELEVATED STORAGE		
Cross Mountain Storage Tank		2,021,294
0.5 MG Elevated Storage Tank		3,703,348
Boot Ranch Elevated Storage Tank		2,021,294
TRANSMISSION		
Waterline Connection from WRF to Texas Rangers		35,096
16" Waterline to Proposed Pump Station on HWY 290		7,440,543
12" Waterline along Highway 87		4,160,534
12" Waterline along Morning Glory Drive		3,232,697
Windcrest Area Pressure Improvements		957,324
Total 10-Year Projects for Growth		\$32,080,319

WASTEWATER CIP

Wastewater Capital Projects		Cost
WASTEWATER TREATMENT		
None	\$	0
PUMPING (Lift Stations)		
Boot Ranch Lift Station Capacity Expansion		2,874,300
Fairgrounds Lift Station Expansion		2,800,056
Green Meadow Lift Station Expansion		4,051,101
Heritage Hill Country Lift Station Expansion		1,075,685
INTERCEPTORS		
Highway 290 West Sewer Line Expansion		1,526,365
Friendship Lane Sewer Line Expansion		1,691,795
Adams Street Sewer Line Expansion		2,177,849
Highway 290 East Annexation		1,515,000
Highway 87 South Sewer Line Expansion		7,228,645
Total 10-Year Projects for Growth		\$24,940,796

MAXIMUM IMPACT FEE CALCULATION

Item	Capital Cost of New Service per LUE	Optional Adjustments			Option A	Option B	Highest of Option A or B
		Option A Rate Credit	Option B 50% Cost Adjustment				
WATER							
Supply	\$ 46	\$	13	\$ 23	\$ 33	\$ 23	
Treatment	1		0	0	0	0	
Pumping	180		9	90	171	90	
Ground Storage	627		62	313	565	313	
Elevated Storage	219		42	109	176	109	
Transmission	2,892		133	1,446	2,759	1,446	
Allocated Impact Fee Study Cost	3				3	3	
Total Water	\$3,967		\$260	\$1,982	\$3,707	\$1,985	\$3,707
WASTEWATER							
Treatment	\$ 667	\$	11	\$ 333	\$ 656	\$ 333	
Pumping	1,598		50	799	1,548	799	
Interceptors	1,343		70	671	1,273	671	
Allocated Impact Fee Study Cost	3				3	3	
Total Wastewater	\$3,610		\$130	\$1,804	\$3,480	\$1,807	\$3,480
TOTAL WATER/WASTEWATER	\$7,577		\$390	\$3,786	\$7,187	\$3,791	\$7,187

ADVISORY COMMITTEE ACTIONS

- **January 9, 2019**
 - o Review Chapter 395 including methodology, population and land use, fee methodology, CIP, and received the draft report.
- **February 20, 2019**
 - o Comments from draft report addressed.
- **March 6, 2019**
 - o Draft report approved.
 - o Committee recommended:

Impact Fee	Effective Date		
	Upon Passage by Council	1-Jan-20	1-Jan-21
Water	\$ 2,575	\$ 2,961	\$ 3,348
Wastewater	\$ 2,425	\$ 2,789	\$ 3,153
Total	\$ 5,000	\$ 5,750	\$ 6,500
			\$ 7,187

AREA FEE COMPARISON

City/Utility	Water	Wastewater	Total
Boerne	\$4,081	\$3,218	\$7,299
Burnet	\$1,085	\$1,173	\$2,258
Marble Falls (1" Meter)	\$1,423	\$427	\$1,850
Cedar Park	\$2,250	\$2,000	\$4,250
San Marcos	\$2,285	\$3,506	\$5,791
Pflugerville	\$4,241	\$2,725	\$6,966
Austin	\$5,400	\$2,200	\$7,600
Leander	\$3,880	\$1,615	\$5,495
Hutto	\$3,625	\$2,128	\$5,753
Round Rock	\$4,025	\$2,099	\$6,124
Fredericksburg – Current	\$1,840	\$2,160	\$4,000
Fredericksburg – New Maximum	\$3,707	\$3,480	\$7,187



CITY COUNCIL MEMO

DATE: March 26, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Pioneer Museum-Request for Extension of HOT Contract

Summary:

The Pioneer Museum has recently requested that their HOT contract with the City be extended until December 31, 2020 to allow completion of the major overhaul of Vereins Kirche.

Recommendation:

It is recommended that this request be approved.

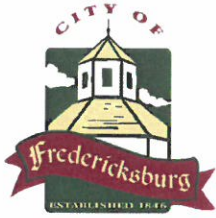
Background / Analysis:

Recently we received a request from Jeryl Hoover, Executive Director of the Pioneer Museum that they be allowed to extend their current HOT contract with the City to December 31, 2020. Jeryl will attend the Council meeting to provide you with an update on their plans and respond to any questions.

Attachments:

Department Approval

City Manager Approval



CITY COUNCIL MEMO

DATE: March 26, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Friends of Gillespie County Country Schools Request for Revision to HOT Contract

Summary:

The Friends of Gillespie County Country Schools has requested that they be allowed to apply \$7,895 in HOT funds previously awarded by the City to expand the scope of work at Rheingold School.

Recommendation:

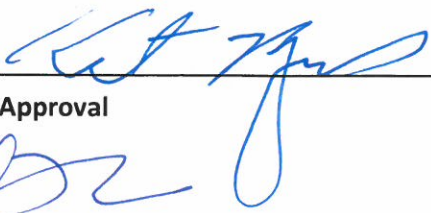
It is requested that the attached request be approved.

Background / Analysis:

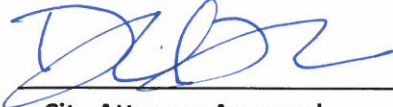
Last year the City Council approved funding to the Gillespie County Country Schools to make improvements at Rheingold School. This work has been completed with a budget savings of \$7,895. This organization would like to use the remaining funds to make additional improvements at this School that are beyond the original scope of their project. These improvements are outlined in the attached letter.

Attachments:

Letter from the Gillespie County Country Schools Inc.



Department Approval



City Attorney Approval



City Manager Approval

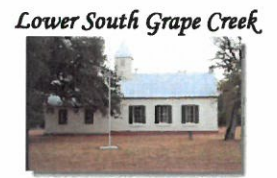


FRIENDS OF GILLESPIE COUNTY COUNTRY SCHOOLS, INC.

P. O. Box 55
Fredericksburg, Texas 78624
830-685-3078
www.historicschools.org

Tax ID#56-2380575

**“From Country Schools to Community Centers”
“Preserving the past to enrich the future”**



Kent Meyers
City Manager
City of Fredericksburg
Fredericksburg, Texas

Dear Kent,

Thank you for taking time to visit with Patsy Hauptrief and myself. As per our discussion and on behalf of the Friends of Gillespie County Country Schools we request an expansion of the scope of work at the Rheingold School with no increase in funds. The additional work will include painting of the pavilion on the north and south sides as well as the stage area. The west outside wall will be treated with a wood preserving oil and stain. The west wall appears to have never been painted. The rafter tails and all posts supporting the pavilion will be painted. All surfaces will be thoroughly cleaned and sanded before painting. At least two coats of top quality paint will then be applied.

In addition to the work on the pavilion the teacherage will receive needed work to prevent ingress of water from the weather/time damaged west wall. The upstairs widows will be covered and door will be replaced. Other minor repairs will be completed

We are requesting no additional funds for this expansion of the scope of work that was approved in the 2018 HOT funds application. Since this is an expansion of the original bid this work will not be completed by April 30th but will be completed as soon as the contractor is able. (Should be within the next 2 months) Let me know if any further documentation is needed.

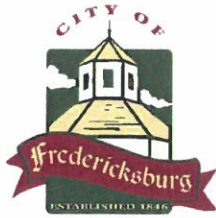
Thank you for your consideration of this request.

Sincerely yours,

Patsy Hauptrief, Treasure Friends of Gillespie County Country Schools
James Lindley MD, Chair Grants Committee

Agenda Packet Page 49





CITY COUNCIL MEMO

DATE: April 1, 2019

TO: Mayor and City Council

FROM: Garret Bonn, P.E., CFM – Asst. City Engineer

SUBJECT: Update on Municipal Drainage Utility Fee and Stormwater/Vegetation Management Program Implementation

Summary:

City staff will give an update and answer any questions related to the revised Municipal Utility Drainage Utility fee structure and implementation of the Stormwater/Vegetation Management Program.

Recommendation:

N/A

Background / Analysis:

On January 21, 2019, the City Council adopted revised Municipal Drainage Utility fees that make the fee structure more fair and equitable to both residential and non-residential properties and provides funding for the Stormwater/Vegetation Management Program. The new fees became effective on March 1st and will be reflected on utility bills that are sent out in early April. To provide additional information to the City's utility customers, a drainage division webpage has been created under the Public Works & Utilities Department webpage (<http://fbgtx.org/126/Storm-Water-Drainage>). The page includes information on the adoption process for the new fees, appeals and credit application forms, a frequently asked question (FAQ) page, information on the new Stormwater/Vegetation Management Program and the services it will provide, and a service request link.

Agenda Packet Page 51

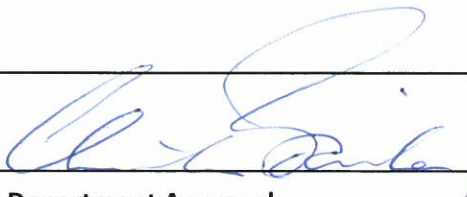
The City of Fredericksburg

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

Since the adoption of the revised fee structure, staff has continued to work with Freese and Nichols (engineering consultant) and Springbrook (Utility Billing Software Provider) to ensure the updated billing is correct based on Gillespie Central Appraisal District impervious cover data which is being used as the basis for the fee determination.

Staff is also continuing to implement the new Stormwater/Vegetation Management Program which is tentatively scheduled to begin service in early summer. We are currently working with Evergreen on job classifications for the Foreman Arborist and two Apprentice Arborist positions which will make up the initial staffing for the program. In addition, we are coordinating with the Street, Water, Electric, and Parks divisions to document the stormwater and/or vegetation management-related activities each division provides and will begin transitioning some of those assigned tasks to reduce redundant operations and equipment, a primary goal of the Stormwater/Vegetation Management program. During this transition, we have identified a number of drainage-related projects we intend to complete this summer. These projects include, but are not limited to, continuation of ongoing clean-up efforts along Live Oak Creek at Lady Bird Johnson Park, installation of a new stormwater inlet at the end of Beverly Drive to address ongoing erosion issues near a public sanitary sewer lift station, and flood debris clean-up in and around drainage way crossings of public rights-of-way. Additionally, we will continue working with Texas Parks and Wildlife on the Healthy Creeks Initiative to remove arundo donax (giant cane) and other invasive vegetation from drainage ways within the City.

Attachments:



Department Approval

City Manager Approval



Municipal Drainage Utility & Stormwater / V.M. Program Update

Municipal Drainage Utility

Revised Fee Structure

- Adopted January 21, 2019
- Became effective March 1, 2019
- Based on impervious cover on tract and impact to stormwater infrastructure
- Exemptions – Religious, School District, and Closed Cemeteries
- Credit System

Residential Tier	Main Building Area (sq. ft.)	Monthly Fee
1	≤ 1,000	\$3.00
2	>1,000 but ≤1,300	\$4.00
3	>1,300 but ≤1,600	\$5.00
4	>1,600 but ≤2,000	\$6.00
5	>2,000 but ≤3,000	\$7.00
6	>3,000	\$9.00

Non-Residential Tier	Total Impervious Area (sq. ft.)	Monthly Fee
1	≤1,800	\$3.00
2	>1,800 but ≤2,800	\$5.00
3	>2,800 but ≤5,500	\$9.00
4	>5,500 but ≤12,000	\$18.00
5	>12,000 but ≤50,000	\$50.00
6	> 50,000	\$200.00

Municipal Drainage Utility

Fee Implementation

- Coordination with Springbrook and Freese & Nichols
- 4,992 Utility Accounts
- Training of Utility Billing staff
- Webpage Development
 - Helpful Information
 - Appeals Forms
 - Credit Forms
 - FAQ's

THE CITY OF Fredericksburg, Texas

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Municipal Drainage Utility Fee FAQ's

Since the creation of the City's Municipal Drainage Utility in 1922, a drainage utility fee of \$1 per acre has been charged to all active utility accounts. On January 21, 2019, the City's Municipal Drainage Utility Fee was increased to \$1.50 per acre. The following information is being provided to answer the most common questions associated with the new Municipal Drainage Utility Fee Structure and implementation of the new Stormwater Management Program.

What is a Drainage Utility?

A drainage utility is the area in a subdivision that is used to collect, convey, store, and dispose of stormwater runoff. It is the responsibility of the City to maintain the drainage utility and to ensure that it is properly designed and constructed. The City's Municipal Drainage Utility Fee is based on the amount of impervious surface area on the property, which is used to estimate the volume of stormwater runoff that must be collected and carried by the City's drainage system. The fee is used to cover the cost of the drainage utility, including the cost of the drainage system, the cost of the drainage utility, and the cost of the drainage utility.

How is the Drainage Utility Fee determined?

The fee is based on the amount of impervious surface area on the property, which is used to estimate the volume of stormwater runoff that must be collected and carried by the City's drainage system. The fee is used to cover the cost of the drainage utility, including the cost of the drainage system, the cost of the drainage utility, and the cost of the drainage utility.

When do the revised fees go into effect?

The revised fee structure becomes effective on March 1, 2019, and will be reflected on the utility bills that go out in late March or early April.

Stormwater/Vegetation Management Program

Program Goals

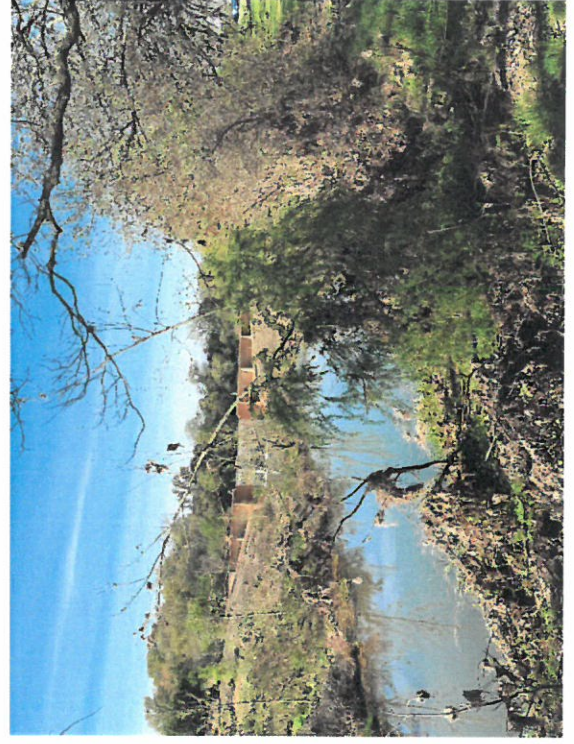
- Reduce Redundant Operations/Equipment Purchases and Reduce Overtime/Part-Time Needs
- Improve Drainage Infrastructure O&M
- Creek/Waterway Maintenance
- In-House Drainage Improvement Projects



Stormwater/Vegetation Management Program

Implementation

- Begin operations in early Summer 2019
- 3 Crewmembers
 - Foreman Arborist
 - Apprentice Arborist (2)
- Positions being classified by Evergreen
- Staff & Equipment to be located at Consolidated Warehouse Facility
- Initial Assignments
 - Mowing of drainage ways and ROW's
 - Creek clean-up (Ladybird Park)
 - Stormwater inlet installation
 - Healthy Creeks Initiative



Questions



**For more information regarding this presentation,
please contact:**

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Future Agenda Items

City Council

April 15, 2019

Regular Meeting

City Council = Red

Planning & Zoning = Green

Historic Review Board = Purple

Board of Adjustment = Blue

City Events=

Fri. April 19th Good Friday

Mon.-Fri., April 22nd-26th and April 29th-30th Early Voting
for General and Special (Bond) Election.

Sun	Mon	Tues	Wed	Thur	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Recognitions:

Consent

1. 4-1-19 City Council Regular Meeting Minutes.
2. Road closures for Oktoberfest, Kraut Run, and Food & Wine Fest
3. Set the General and Special Election canvas date (May 14th)
4. Standardized Recreational Camp Template for Parks Department

Public Hearing

1. 2nd Public Hearing on 290 E. Annexation
2. Amplified sound adjacent to Single Family Zoning
3. Parking on W. Main Street
4. Creation of Zoning District MU 1
5. Creation of Zoning District MU 2
6. Creation of Zoning District C 1.5

Ordinances

1. Amplified sound adjacent to Single Family Zoning
2. Parking on W. Main Street
3. Creation of Zoning District MU 1
4. Creation of Zoning District MU 2
5. Creation of Zoning District C 1.5
7. Water Wastewater Impact Fees

Resolutions:

1. Fort Martin Scott Friends Lease Agreement
2. Opposing the Kinder Morgan Pipeline

Approvals-Misc.

Presentations, Discussions and Updates:

1. Water Well Update
2. Audit presentation

May 6, 2019

Regular Meeting

City Council = Red

Planning & Zoning = Green

Historic Review Board = Purple

Board of Adjustment = Blue

City Events=

May 4th Election Day for General and Special (Bond) Election.

May 27th Memorial Holiday

Sun	Mon	Tues	Wed	Thur	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Recognitions:

Consent

1. 4-15-19 City Council Regular Meeting Minutes.

Public Hearing

Ordinances

Resolutions:

Approvals-Misc.

1. Appointment to Historical Review Board (to fill a vacancy)

Presentations, Discussions and Updates: