



City of Fredericksburg
CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 20, 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
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
Krista Wareham, Director of Finance
Aaron Anderegg, Interim Director of Information Technology
Leslie Embrey, Assistant to the City Secretary

1. CALL TO ORDER

Mayor Hoover called the February 20, 2024, Regular Meeting to order at 9:00 a.m. and announced that a quorum had been met.

2. INVOCATION

Mayor Hoover introduced Cody Carnett, Pastor of Trinity Church, who led the invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

Andrea Schmidt, Director of Parks and Recreation, introduced a new employee, Scott Stewart. She stated he is a rehire, initially working for the Sanitation Department.

5. COUNCIL COMMENTS

Councilmember Briley reported on the following:

- Attending the recent candidate forum
- Polling locations and times for the March 5th Primary Election can be located at www.gillespiecounty.org

Mayor Pro Tem Watson provided the following events and meetings attended:

- February 8th - Hill Country Alliance Leadership
- February 12th- Chamber of Commerce Meeting where the Food & Winefest was discussed
- February 15th – Parks Foundation Kick Off
- February 16th – Economic Development Meeting

Councilmember Kirchner reported on the following:

- Solar Eclipse Meeting with the event occurring on April 8, 2024.
- She reminded the residents of the Joint Meeting with the City Council and Planning and Zoning Commission at 5:30 p.m. at the University Center. She noted the meeting is to discuss the Comprehensive Plan and the Parks Master Plan.

Mayor Hoover reported the following on Short-Term Rentals since January 1, 2024:

- Active R1 – 466
- Active R2 - -310
- Special exceptions – 3
- HOT delinquencies – 60 – delinquent notices for the 4th quarter
- Three active cases in Municipal Court for operating without a permit

6. CONSENT

A. Consider approval of the February 6, 2024, City Council Regular Meeting Minutes

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

7. OTHER ACTION ITEMS AND UPDATES

A. Consider the appeal of a denial for a Short-Term Rental Permit Application requested by Justin Hrabovsky for the address located at 110 S. Olive Street

Justin Hrabovsky, owner, provided the history of the property and the processes he has gone through to achieve a permit. He stated he had paid all the hotel occupancy taxes. He acknowledged that he is at fault for not knowing all the new STR rules and regulations. He noted this property can not be long-term rental, and if he sells, he will lose money.

Tom Musselman, a city resident and member of the Planning and Zoning Commission, reviewed the Commission's process. He also reviewed the violations of the STR Ordinance that occurred.

Anna Hudson, Director of Development Services, provided the history of the application, the property, and the notification timeline. The 2024 Short Term Rental Ordinance requires the City Council to review appeals of denials of new or renewing Short Term Rental permit applications. She noted that STR Permits must be posted on-site and show both the date issued and the expiration date. She also stated that since 2018, STR permits have expired after a year and must be renewed. The operator will collect Hotel Occupancy Taxes and remit them separately to the City (7%) and State (6%). She reviewed the zoning of the property and the Appeal process.

The City Council discussed the following:

- Hotel Occupancy Tax collection and payment
- Notifications sent to the owner
- Special Exceptions
- STR process

Motion: Upon a motion made by Councilmember Briley and a second by Councilmember Watson to uphold the denial for a Short-Term Rental Permit Application requested by Justin Hrabovsky for the

address located at 110 S Olive Street. The City Council voted five (5) for and none (0) against. The motion passed unanimously.

B. Consider a fee reduction request for "Local Dance Hall Nights" at Adelsverein Halle at Marktplatz, up to five days each calendar year

Andrea Schmidt, Director of Parks and Recreation, stated this topic arose from the last City Council Meeting, where Marktplatz approved the new fees. She noted that this is organized by several community members who raise funds to pay for the dance. She recommends allowing the dance to rent Adelsverein Halle for up to five days in a calendar year for \$250,00 per day.

Motion: Upon a motion made by Mayor Pro Tem Watson and a second by Councilmember Klein to approve Local Dance Hall Nights" at Adelsverein Halle at Marktplatz, up to five days each calendar year at a rate of \$250.00. The City Council voted five (5) for and none (0) against. The motion passed unanimously.

C. Discussion and the consideration of an Agreement with Fredericksburg Parks Foundation, a Texas non-profit organization

Councilmember Kirchner stated the Fredericksburg Parks Foundation is a partnership with the community. This partnership advocates for Parks and Greenspace within Fredericksburg. They will be working on a Strategic Plan for Parks. She stated you can follow the Foundation at Fbgparks.org. She noted the mission statement is to help revitalize existing parks and recreational spaces, support innovative projects that enhance our community, provide healthy outlets for our youth, and promote the history of our area. She thanked the board members. She stated that she would abstain from voting since she is a board member.

John Wells, President of Fredericksburg Parks Foundation, stated the purpose of this Foundation is to help improve the community by assisting with Parks and Greenspace.

Motion: Upon a motion made by Councilmember Klein and a second by Mayor Pro Tem Watson to approve the Agreement with Fredericksburg Parks Foundation, a Texas non-profit. The City Council voted four (4) for, none (0) against, and one (1) abstain (Councilmember Kirchner). The motion passed.

D. Discussion and provide direction regarding the Hotel Occupancy Tax Recipient Program

Councilmember Briley stated he has been working on how to improve this Program. He feels what is going to be presented today is Step 1. He noted that this is to improve the Program and not eliminate any organization.

Brady Closson, CVB Executive Director, provided a PowerPoint of areas CVB can assist with. He provided samples of how GEO Fencing can assist with the requirement of Heads in Beds. He noted the CVB can also assist the Event Impact Calculator.

The City Council discussed the following:

- Providing a better number of overnight stays
- Marketing
- Money received before the City Council distributes the funds

8. CITY MANAGER'S REPORT

A. City Manager's Monthly Update

Clinton Bailey, City Manager, provided the attached City Manager's Update on Development, Projects, Financial, and Miscellaneous. He noted that sales tax is down 2.1% from 2023, and the electric consumption and sales are up some.

Anna Hudson, Director of Development Services, reminded the City Council and residents of the Joint meeting with Planning and Zoning today at 5:30 p.m. She also reviewed the remaining timeline of the Comprehensive Plan.

Garret Bonn, Assistant City Manager, provided an Update on the South Llano Shared Use Bridge & Ufer Street Sidewalk. He noted the project will begin in June.

Kris Kneese, Director of Public Works and Utilities, updated the well levels. He stated the wells are 5 feet higher than this time last year.

B. Fire/EMS and Police Department 2023 Annual Report Presentations

Lynn Bizzell, Fire Chief, and Brian Vorauer, Police Chief, provided the attached PowerPoint of their 2023 Annual Reports.

George Studor, City resident, spoke regarding the Airvac tracking, agreements, and response time.

C. Live-streaming meetings

Aaron Anderegg, Interim Director of Information Technology, provided an update on the new way to view meetings. He stated all meetings can now be viewed by clicking on the Agenda page of the City website. A note will appear when a meeting is live. He also noted the City's YouTube Channel will be used for other types of videos.

9. ITEMS FOR FUTURE AGENDA

A. Review the Future Agenda spreadsheet

Clinton Bailey, City Manager, reviewed the Future Agenda Spreadsheet.

10. EXECUTIVE SESSION

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

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

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

C. Consider and discuss the value and possible disposition of city-owned real properties located throughout the City (Section 551.072)

D. Consider and discuss the State of Texas, et al. Association Against Fredericksburg Annexations vs. City of Fredericksburg, Texas, pending in 216th District Court (551.071)

Motion: A motion was made by Councilmember Kirchner and a second by Mayor Pro Tem Watson to go out of Regular Session into Executive Session at 10:20 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, seconded by Councilmember Klein, to go out of the Executive Session and into the Regular Meeting at 11:52 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

11. 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 the Executive Session as necessary.

12. ADJOURN

With no other business, Mayor Hoover adjourned the Tuesday, February 20, 2024, City Council Regular Meeting at 11:32 a.m.



Shelley Goodwin, TRMC/CMC
City Secretary



Jeryl Hoover
Mayor