



City of Fredericksburg
CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, JUNE 4, 2024 ~ 9:00 a.m.
LAW ENFORCEMENT CENTER
1601 E. MAIN STREET
FREDERICKSBURG, TEXAS 78624

Members Present:

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

Members Absent:

Councilmember Bobby Watson

City Staff Present:

Clinton Bailey, City Manager
Alicia Kreh, City Attorney
Mick McKamie, City Attorney (by phone)
Garret Bonn, Assistant City Manager
Lynn Bizzell, Fire Chief
Brian Vorauer, Police Chief
Kris Kneese, Director, Public Works and Utilities
Anna Hudson, Director, Development Services
Michael Erwin, Building Official
Darren Eckhardt, HOT Collection Specialist
Sean Doerre, Public Information Officer
Aaron Anderegg, Director, Information Technology
Leslie Embrey, Assistant to the City Secretary
Melinda Uriegas, Interim City Secretary

Others Present:

Dan Wegmiller, Specialized Finance Public Inc., Financial Advisor

1. CALL TO ORDER

Mayor Hoover called the June 4, 2024, Regular City Council Meeting to order at 9:00 a.m. and announced that a quorum had been met.

2. INVOCATION

Mayor Hoover introduced Rob Holster, Pastor, Hill Country Church, who led the Invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

The Mayor reported that no items were scheduled to be highlighted.

5. COUNCIL COMMENTS

Councilmember Briley:

- July 12th is the deadline to apply for Leadership Gillespie County, a program run by the Fredericksburg Chamber of Commerce
- Highlighted the Peach Fest sponsored by the CVB to be held at La Cantera in San Antonio on June 15th starting at 10am
- Noted that Historic Preservation applications were due June 20th

Councilmember Klein:

- Noted that he attended the County Commissioner's Court meeting
- Announced that there will be a Dedication Ceremony at MarketPlatz on June 5th to dedicate the John Klein Meeting Room, a Nimitz bust, and an LBJ bust

Mayor Pro Tem Kirchner:

- Reported that construction on the new Chik-fil-A in Fredericksburg will begin in August and be completed by Spring 2025
- She stated that the City was seeking volunteers to serve on various City boards
- Stated that on June 6th, the City would have a special celebration commemorating the 80th Anniversary of D-Day

Mayor Hoover

- Noted that the old Cross on Cross Mountain was scheduled to be sold as surplus property

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 the April 16, 2024 Regular City Council Meeting Minutes.

A motion was made by Mayor Pro Tem Kirchner and seconded by Klein to approve the Consent Agenda. Four (4) members voted in favor, motion passed unanimously. Absent: Councilmember Watson.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

A. Consideration and Approval of a Resolution (2024-07RA) by the City Council of the City of Fredericksburg, Texas Authorizing and Approving Publication of Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date (Dan Wegmiller, Specialized Public Finance Inc., Financial Advisor)

RESOLUTION 2024-07RA

A RESOLUTION AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12; AND PROVIDING AN EFFECTIVE DATE

Dan Wegmiller, Financial Advisor with Specialized Public Finance Inc., stated that the Texas Local Government Code and the Government Code authorized the issuance of Certificates of Obligation for payment of contractual obligations associated with permanent public improvements to include designing, acquiring, purchasing, renovating, equipping, and improving municipal facilities.

Mr. Wegmiller, noted that prior to the issuance of the certificates, a Notice of the City's Intent to Issue Certificates of Obligation in an amount not to exceed \$9.5 million was required to be published.

Garret Bonn, Assistant City Manager, provided an overview of required actions and deadlines.

Mayor Hoover summarized an email sent to the Council by Charlie Kiehne outlining some questions and concerns with the purchase of the building.

Mick McKamie, City Attorney, stated that current market values indicated that building a new City Hall would cost 2 to 3 times more than the estimated \$9.5 million purchase price of the Hill County University Center with construction taking approximately 5 years.

Mayor Hoover stated that City Staff assessed development options and its impact on local resources. He reported that purchasing the Hill County University Center with Certificates of Obligation would save the City approximately \$20 to \$25 million over time.

A motion was made by Councilmember Klein and seconded by Mayor Pro Tem Kirchner to approve Item 7A. Four (4) members voted in favor, motion passed unanimously. Absent: Councilmember Watson.

B. Consideration and Approval of Resolution 2024-08RA Officially Adopting the Approved Charter Amendments from the May 4, 2024 Special Election (Garret Bonn, Asst. City Manager)

RESOLUTION 2024-08RA

A RESOLUTION DECLARING THAT THE AMENDMENTS TO THE CHARTER THAT WERE APPROVED BY THE VOTERS AT THE SPECIAL ELECTION HELD ON MAY 4, 2024 ARE ADOPTED; AND PROVIDING EFFECTIVE DATE.

Garret Bonn, Assistant City Manager, stated that the Local Government Code required the City Council to adopt the Charter Amendments approved by the voters at the May 4, 2024 Special Election prior to enactment of the amendments.

A motion was made by Councilmember Briley and seconded by Mayor Pro Tem Kirchner to approve Item 7B. Four (4) members voted in favor, motion passed unanimously. Absent: Councilmember Watson.

C. Consideration and Possible Adoption of Ordinance No. 2024-17 Relating to Parking of Vehicles in the Downtown District (Councilmembers Klein and Kirchner)

ORDINANCE 2024-17

AN ORDINANCE AMENDING DIVISION 3 "PARKING OF TRUCKS, TRACTORS, TRAILERS AND RECREATIONAL VEHICLES" OF ARTICLE VI "STOPPING, STANDING AND PARKING" OF CHAPTER 44 "TRAFFIC AND MOTOR VEHICLES" OF THE FREDERICKSBURG MUNICIPAL CODE BY PROVIDING A DEFINITION OF DOWNTOWN DISTRICT AND PROVIDING PARKING REGULATIONS APPLIED TO VEHICLES IN THE DOWNTOWN DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVING CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

Garret Bonn, Assistant City Manager reported that the City Code did not address parking time limits in the Downtown District for over-sized vehicles or vehicles used for advertising purposes. He stated that staff was proposing a 72-hour parking limit within the Downtown District.

Mayor Hoover opened the Public Hearing.

Annette Bennett, resident, recommended a 24-hour parking time limit.

Mick McKamie, Ctty Attorney, reported that the proposed 72-hour time limit was consistent with parking provisions implemented by other municipalities and clarified that the proposed parking regulations did not impact short term rental guest parking nor limited free speech messages displayed on vehicles.

Councilmember Briley requested Staff consider establishing parking restrictions for vehicles used as bill boards.

Jerry McCorkle, resident, spoke in favor of the new policy and voiced concern with the diagonal parking layout in Downtown.

Mr. Bonn reported that the Department of Transportation (TxDOT) was responsible for the oversight of Downtown parking and that the City had communicated concerns to TxDOT. City Staff was directed to implement short-term solutions that would alleviate concerns resulting from the diagonal parking layout.

Tim Dulley, resident, voiced concern with vehicles being moved every 72-hours to remain in compliance with the new policy, especially during elections.

Brian Vorauer, Police Chief, reported that the department anticipated little to no impact as drivers would be inconvenienced with having to move parking spots every 72-hours.

Mayor Hoover closed the Public Hearing.

A motion was made by Councilmember Klein and seconded by Mayor Pro Tem Kirchner to approve Item 7C. Four (4) members voted in favor, motion passed unanimously. Absent: Councilmember Watson.

8. OTHER ACTION ITEMS AND UPDATES

Items 8D was addressed at this time.

D. Presentation by City Attorney on current Annexation Options and Requirements (Mick McKamie, City Attorney)

Mick McKamie, City Attorney, stated that cities were prohibited from voluntarily annexing property while property owners with land in the City's ETJ could submit a petition to the City Council requesting to be annexed. He reported that only property owners with land meeting the contiguity requirements were eligible to petition the City for annexation and if approved by the Council, enter into development agreements. Mr. McKamie highlighted required actions and deadlines upon the submission of a petition.

City Council tasked the City Attorney and City Staff with proposing changes to the annexation process and developing a 2025 Legislative Plan that incorporate previously filed annexation legislation.

Garret Bonn, Assistant City Manager, reported that the City would coordinate with the County to identify improvements to the annexation process and develop a plan of action for the 2025 Legislative Session.

A. Review the applications requesting Hotel Occupancy Tax (HOT) funding and allocate funding for 2024 (Darren Eckhardt, HOT Collections Specialist)

Garret Bonn, Assistant City Manager, stated that a total of 25 entities applied for HOT funding.

Mayor Hoover clarified that funding awarded to the identified entities was for a 6-month period and that the deadline to submit funding applications for the 2025-2026 calendar year was November 2024.

The following entities were awarded 2024 HOT funding totaling \$458,982.

ORGANIZATION	2024 REQUESTED CATEGORY	CITY AWARD
Admiral Nimitz Foundation	Advertising and historic preservation	\$80,000
Christian Methodist Episcopal Church	Historic preservation	\$25,000
Die Kunstler Von Fredericksburg A.K.A DK	Advertising, promotion of the arts, and historic preservation	\$3,000
Fredericksburg Art Guild	Advertising and promotion of the arts	\$2,900
Fredericksburg Chamber of Commerce	Advertising	\$15,000
Fredericksburg Farmers Market	Advertising, promotion of the arts and historic preservation	\$5,000

Fredericksburg Junior Chamber of Commerce	Advertising	\$15,000
Fredericksburg Music Club	Advertising and promotion of the arts	\$3,500
Fredericksburg Rotary Club Foundation, Inc.	Advertising	\$10,000
Fredericksburg Theater Company	Advertising and promotion of the arts	\$20,000
Friends of Gillespie County Country Schools	Advertising and historic preservation	\$2,000
German Choirs of Fredericksburg	Promotion of the arts	\$5,000
Gillespie County Fair & Festival Associations	Advertising, historic preservation, and sporting events	\$45,000
Gillespie County Historical Society	Historic preservation	\$71,324
Gillespie County Historical Society	Advertising and historic preservation	\$9,858
Mom Center DBA Heart of the Hills Resources	Advertising and sporting events	\$3,000
Oktoberfest/PCAA	Advertising and promotion of the arts	\$10,000
Stonewall Chamber of Commerce	Advertising and sporting events	\$10,000
Texas Center for Wine & Culinary Arts DBA Flavors TX	Advertising	\$7,500
Frontier History Company	Advertising	\$5,900
Heritage School	Advertising and sporting events	\$10,000
Vereins Quilt Guild of Fredericksburg	Advertising and promotion of the arts	\$5,000
Pedernales Valley Heritage Foundation	Advertising, promotion of the arts, and historic preservation	\$15,000
Texas Wine Revolution DBA Texas Wine Auction	Advertising	\$5,000
Der Stadische Friedhof Fredericksburg, Inc. DBA Der Stadt Friedhof Cemetery	Historic preservation	\$75,000
GRAND TOTAL		\$458,982

A motion was made by Councilmember Briley and seconded by Councilmember Klein to approve Item 8A. Four (4) members voted in favor, motion passed unanimously. Absent: Councilmember Watson.

B. Consider the approval of a Right-Of-Way Joint Use Agreement with Jordan Muraglia and Richard Beaupre and the City of Fredericksburg for the property located at 110 N. Bowie Street (Kris Kneese, Director of Public Works/Utilities)

Kris Kneese, Director, Public Works and Utilities, reported that the property owner planned on replacing the existing iron fence built within the City's Right-of Way and that the Historic Review Board approved the design of the new rock wall fence. He stated and that the City Code required the City Council to take action on all construction made within the City's Right-of-Way. Mr. Kneese noted that the varying heights of the new fence increased the property owner's privacy and that no portion of the fence blocked the view of traffic.

A motion was made by Councilmember Klein and seconded by Councilmember Briley to approve Item 8B. Four (4) members voted in favor, motion passed unanimously. Absent: Councilmember Watson.

C. Consideration and Action Relating to a Professional Services Contract with ATS for Third Party Plan Review & Inspection Services (Michael Erwin, Building Official)

Michael Erwin, Building Official, reported that Department Staff was responsible for the review of development plans and inspection services due to the challenge of retaining staff. He stated that the use

of a 3rd party was a cost-effective solution for the timely and thorough review of plans.

He provided an overview of the RFP process and noted that ATS Staff received training on the City's review process and was informed of the importance of following City regulations.

A motion was made by Councilmember Briley and seconded by Mayor Pro Tem Kirchner to approve Item 8C. Four (4) members voted in favor, motion passed unanimously. Absent: Councilmember Watson.

9. CITY MANAGER'S REPORT

Clinton Bailey, City Manager, stated that he had no items to present at this time.

10. ITEMS FOR FUTURE AGENDA

A. Future Agenda Spreadsheet

Clinton Bailey, City Manager, stated he would provide an overview of future agenda items at the June 18, 2024 Council Meeting.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.072:

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

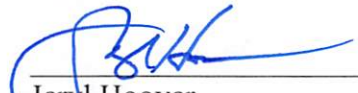
Mayor Hoover announced that the City Council would not be meeting in Executive Session.

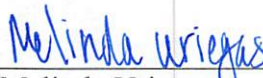
12. BUSINESS ITEM

Mayor Hoover announced that the City Council had no other business to discuss.

13. ADJOURN

Mayor Hoover adjourned the Regular City Council Meeting at 10:09 a.m.


Jeryl Hoover
Mayor


Melinda Uriegas
Interim City Secretary