



City of Fredericksburg

CITY COUNCIL REGULAR MEETING

MINUTES

Tuesday, August 6, 2024, ~ 9:00 am

Law Enforcement Center

1601 E. Main Street

FREDERICKSBURG, TEXAS 78624

City Council Members Present:

Mayor Jeryl Hoover

Mayor Pro-Tem Emily Kirchner

Councilmember Bobby Watson

Councilmember Tony Klein

Councilmember Randy Briley

City Staff Present:

Clinton Bailey, City Manager

Garret Bonn, Assistant City Manager

Leticia Vacek, City Secretary

Brian Vorauer, Chief of Police

Lynn Bizzell, Fire Chief

Kris Kneese, Director of Public Works/Utilities

Anna Hudson, Director of Development Services

Krista Wareham, Director of Finance

Aaron Anderegg, IT Director

Sean Doerre, Public Information Officer

David Kellam, Finance Manager

Darren Eckhardt, Hotel Occupancy Tax Specialist

1. **CALL TO ORDER** - Mayor Hoover called the meeting to order and noted a quorum was present.
2. **INVOCATION** - Christine Burdick, Supervisor at the Fredericksburg Visitor Information Center, delivered the Invocation.
3. **PLEDGES OF ALLEGIANCE** - Mayor Jeryl Hoover led the Pledges.
4. **CEREMONIALS** – Mayor Hoover announced there were no Ceremonials.
5. **COUNCIL COMMENTS**

Mayor Hoover recognized the Councilmembers.

Councilmember Briley reported that the Chamber 2025 Leadership Class was kicking off August 7 and their Retreat will be held on August 13, 2024. He noted the size of the class will be 23. He also reported that the CVB letters are being re-worked in front of the CVB Office.

Councilmember Klein stated that he had no announcements.

Mayor Pro-Tem Kirchner reported that she visited with Site Manager Shannon, of the TX Historical Commission who informed her of the upcoming programming noting that the Camels are Coming for our Youth and Citizens. The Texas Camel Corps will be at Fort Martin Scott with host Doug Baum. Programs will be held at 10am, 2pm, and 6pm on August 8, 9, and 10 and admission is free.

Councilmember Watson reported a highly successful Preview Week for the Fredericksburg Food & Wine Festival. He added that so many are looking forward to the October Food & Wine Festival. He noted Jim Mikula would provide more information on the same. He added that the Hill Country Leadership Institute is having a meeting on Affordability and Economics in Comfort. Lastly, he noted he would be in attendance at the August 19, 2024, Airport Advisory Board Meeting and the EDC Meeting on Friday, August 16, 2024.

Mayor Hoover announced the full agenda with some presentations and moved forward with Item 6.

6. CONSENT

- A. Consider the approval of a street closure request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 18, 2024, at 7:00 am until Sunday, October 20, 2024, by 12:00 pm for BestFest (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Event Coordinator)**
- B. Approval of the City Council Regular Meeting Minutes of June 18, 2024. (Leticia Vacek, City Secretary)**

Mayor Pro-Tem Kirchner moved to approve items 6A and 6B as presented. Councilmember Klein seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Adoption of Ordinance 2024-23 declaring that the Amendments to the City Charter approved by the Voters at the Special Election held on May 4, 2024 are hereby adopted by Ordinance and effective as of June 1, 2024. (Leticia Vacek, City Secretary)**

Councilmember Klein moved to approve Ordinance 2024-23. Councilmember Briley seconded the motion. The motion carried unanimously.

- B. CONSIDERATION AND APPROVAL OF ORDINANCE 2024-22 BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS AUTHORIZING THE ISSUANCE OF "CITY OF FREDERICKSBURG, TEXAS, COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024"; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND FURTHER SECURING SAID CERTIFICATES BY A LIEN ON AND PLEDGE OF THE PLEDGED REVENUES OF THE CITY'S COMBINED UTILITY SYSTEM; AND OTHER MATTERS INCIDENT AND RELATED THERETO (Garret Bonn, Asst. City Manager)**

- i. Presentation by Dan Wegmiller, Specialized Public Finance, Inc. (Financial Advisor)
- ii. Hold a Public Hearing (Mayor declares the Public Hearing open and calls upon individuals to speak. Mayor declares the Public Hearing closed)
- iii. Take Action to Adopt Ordinance No. 2024-22 (Adoption of Ordinance 2024-22)

Mayor Hoover announced that he would defer Item 7B at this time for a later time to accommodate the presenter. He addressed Item 8A at this time.

Mayor Hoover recognized Mr. Dan Wegmiller who made a brief presentation regarding the bid opening held on the amount authorized of \$9.5 Million. He stated that the Issue sold this morning where the city's bond rating of AA+ on the General Obligation side was leverage for the lowest interest rate possible. The rating analysts noted a strong local economy with a growing tax base and strong reserves and conservative budgeting efforts and good fiscal management policies and practices and very strong and manageable profile. Mr. Wegmiller added that the sale brought in 7 Bids and the lowest bid was 3.659667% while the estimating was at 4.35%. Saw strong bids today and benefitted from the low bids received due to the stock market. Lastly, he added that you can pay down the note at your choosing to pay off the debt early.

Mayor Hoover declared the public hearing open and recognized the following individuals that registered to speak on Ordinance 2024-22.

Dr. Eric Hammersen addressed the Council and asked how much more tax would be needed to pay off the note. Mrs. Wareham responded that it would be one penny and a half. Mayor Hoover declared the public hearing closed. Mayor Hoover added that the Ordinance would be updated with the information on the lowest bid received today from Fidelity Capital Market.

Councilmember Briley moved that the City Council adopt Ordinance 2024-22 authorizing the "City of Fredericksburg, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2024 with the lowest bid received from Fidelity Capital Market. Councilmember Watson seconded the motion. The motion carried unanimously.

At this time, Mayor Hoover addressed Item 8C.

8. OTHER ACTION ITEMS AND UPDATES

A. Discussion and possible action on the Glockenspiel Conceptual Plan at Marktplatz. (Mike Zenner, Pedernales Creative Arts Alliance and Andrea Schmidt, Director of Parks & Recreation)

Mrs. Schmidt reported that the presentation has been approved by the Market Redevelopment Commission. She added that Mr. Mike Zenner will present the conceptual plan and if approved by the City Council; the next step will be that it is placed on the next agenda of the Historic Review Board for approval.

Mr. Mike Sinner introduced several members of the Commission as well as his co-chair. He presented the Mission and Vision Statements. The Pedernales Creative Arts Alliance (PGAA) Mission Statement reads as follows: PGAA's mission is to honor tradition while embracing progress, ensuring that the Glockenspiel Tower becomes an enduring symbol of pride and connection for the community of Fredericksburg. He also stated that PGAA is dedicated to creating, preserving, and celebrating a Glockenspiel Bell Tower that enriches our community's German cultural heritage, fosters unity, and provides a gathering space for generations to come.

He shared the design of the tower and noted the proposed location as of now displaying the views. He showed a rendering of the Project Details, specifically the concept of the tower by Chistoph Foundry in

South Carolina which is the only city in the US that makes the figurines. The height of the tower will be 45 ft with moving figurines and a beautiful bell tower at the top of the structure. He noted the base of the tower would be limestone offering space for landscape around the tower. He mentioned they have been in communications with several cities in the US and Germany. He spoke of creating a cultural legacy, a place where traditions are started and that the Glockenspiel provides a timeless design creating a place of learning and appreciation. He noted this concept would harmonize the draw that Fredericksburg brings. Lastly, he stated that the cost of the project would be north of \$1.5 Million. Lastly, he spoke of donors, grants, and 2-year pledges that they will pursue. He stated that this is what was agreed to by the Market Redevelopment Commission.

Councilmember Klein moved to approve and proceed with the Glockenspiel Conceptual Plan as presented. Councilmember Briley seconded the motion. Mayor Pro-Tem Kirchner requested a holistic plan, more of a masterplan be provided to the Historic Review Board. The maintenance by the city as well as staff training was also discussed. Councilmember Klein agreed with Mayor Pro-Tem Kirchner regarding a masterplan as a friendly amendment to his motion. Councilmember Briley seconded the motion. The motion carried unanimously.

B. Review and Discussion of the Truth in Taxation Rates provided by the Chief Appraiser of Gillespie Central County Appraisal District. (Krista Wareham - Director of Finance)

Krista Wareham presented the Truth in Taxation requirements and its process. Mrs. Wareham referenced a slide on the No-New Revenue Rate of \$0.160769; the Voter-Approval Rate of \$0.205326; and the Current Tax Rate of \$0.165180. At this time, she introduced the Chief Appraiser, Scott Fair who presented on the no new revenue rate and the voter approval rate. No action was required on said item.

Mayor Hoover noted that no action was required on said item. He announced that the council would now return to and address Item 7B.

C. Overview of a Tax Increment Reinvestment Zone (TIRZ) Program. (Anna Hudson, AICP - Director of Development Services)

Mrs. Hudson presented a powerpoint on the TIRZ Program noting that it is a tool to utilize to incentivize development and redevelopment. She noted that it was not a new tax that establishes a base tax value for the zone or district. The base tax value goes into a reserved "TIRZ Fund" and the funds can only be utilized on projects within the TIRZ boundaries that are established. The City Council appoints a TIRZ Board to oversee the projects prioritized within the TIRZ boundaries. She explained the increase in valuation can be split with the General Fund (i.e. 25 to 75%) as is done in Marble Falls or can elect to leave it at 100%. It was stated that the TIRZ can be renewed, and boundaries can be extended.

Councilmember Briley asked if the Council could make adjustments. Mrs. Hudson responded that the Council could make adjustments. She added that TIRZ funds can be used on bad sewer, facades in need of painting, beautification, etc...adding there were many other uses. She noted the bookends of Main Street and other areas in need of redevelopment. She stated that TIRZ has a life span of 25-years however, the boundaries can change.

Councilmember Klein noted that it has been mentioned to utilize this tool on the West Side on Main. Mayor Pro-Tem Kirchner stated that it is similar to a savings that becomes available to access and use towards improvements. She asked if the County would be a participant in the TIRZ Program. Mrs. Hudson stated if they do participate, the fund will grow at a much faster rate. Mayor Hoover asked if there can be more than one TIRZ. Mrs. Hudson replied yes.

Mrs. Hudson added that it is a public improvement that would benefit everyone. She showed the map and referred to the next steps as this would be more of a laser focus on the downtown area. She added that the

Council remains in control and would hire a third party to assist with a feasibility study for the implementation.

Mayor recognized a few individuals to comment on the TIRZ Program.

Mr. Tim Dooley asked how much the feasibility will cost. Mr. Bailey replied that it is expected to cost \$30,000. Councilmember Watson added that the TIRZ is an exceptionally good tool for our city to address the needs of areas that have been discussed.

Annette Bennett asked how much money would be taken out of the General Fund. Mayor Hoover stated that the feasibility study would answer many of the questions being asked.

George Studor and Jim Jarreau were also recognized for their comments related to the TIRZ boundaries.

Mayor Hoover stated that at this time; the Council has not decided on how to proceed.

No action was required on said item.

- D. Petition for Release of Approximately 140.914 acres of Property, generally located at 3567 US Highway 290 East from the City of Fredericksburg's Extraterritorial Jurisdiction, Gillespie County – Mr. Mickey Poole's Property. (Mick McKamie, City Attorney)

Mich McKamie reported that the new statute (Chapter 276) allows property owners to petition to release their property from the ETJ. He added that the Council may grant the release or do nothing, and it becomes effective (released automatically) by law after 45 days. He recommended one of the two actions.

Mayor Hoover entertained a motion. No motion was made and therefore, no action was taken.

9. CITY MANAGER'S REPORT

- A. Andrea Schmidt reported on the repainting of the decorative pole on the north side of Marktplatz Square that was installed in 1991 by the Pedernales Creative Arts Alliance (PCAA). The arms were removed and taken to Ms. Ruby Lee Clark, the local artist who is repainting them now. Robin and Jason Barnes repainted the blue and white stripes while on the lift. It was noted that PCAA is providing all to have this done by October. Mayor Hoover publicly acknowledged local artist, Ruby Clark who painted the arms years ago as well as to the Barnes Family.
- Nimitz Rotary Club's donation for Improvements to Cross Mountain Park Entrance – Andrea Schmidt reported on the donation to utilize the extra funds after the improvements were made to the entrance which will connect to the sidewalk. Additionally, she added that the Nimitz Rotary Club provided donations for Improvements to the Cross Mountain Park Entrance. Councilmember Klein added that there were also community funds that were donated for said improvements.
- B. Food and Wine Festival Update - Jim Mikula, CEO Chamber of Commerce gave an update of the Food and Wine Festival Preview Week which sold 476 tickets were sold for that event thus, it was quite successful. So far, two weeks into the ticket sales for October and have sold 487 tickets noting there were 4 different types of passes. He denoted the four types of tickets sold and stated that they have 15 Sponsors at an average of \$5,000 each. He encouraged everyone to get their tickets now.
- C. Fredericksburg Police Department Community Outreach Update – Chief Brian Vorauer presented an informative powerpoint showing all the Police Department's Community Outreach. He thanked Alyssa Rivera, Outreach Coordinator who assisted with the powerpoint and coordinated all the outreach events

ensuring staffing availability at the various events.

10. ITEMS FOR FUTURE AGENDA

City Manager Bailey reviewed the City Council Future Agenda Items and Upcoming Meetings denoting the Council Budget Workshop on August 27, 2024. Coffee with the City Manager on September 11th and the Public Hearing on the Tax Rate on September 12, 2024.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections - (551.071 & 551.072):

- A. Consider and discuss the Civil Action No. 1:24-CV-00701-D11 Joseph Brillhart, Laura Brillhart, and Sally Clark, Plaintiffs, v. City of Fredericksburg, Texas, pending United States District Court for the Western District of Texas, Austin Division (551.071).
- B. Consultation with City Attorney regarding legal requirements for municipal regulation of signs under current state and federal law (Texas Government Code 551.071). There will be no action after this Executive Session Item.
- C. Consultation with City Attorney regarding legal requirements for determining eligibility for use of, reporting of, and audit of expenditures of HOT funds. (Texas Government Code 551.071)
- D. Consider and discuss Real Estate in the vicinity of US 290E and Old San Antonio Rd. (Section 551.072)
- E. Discussion and possible action on the value and disposition of city-owned real properties located throughout the City (Section 551.072)

Mayor Hoover recessed the City Council Regular Meeting at 10:48am into executive session to discuss Items 11A through 11E.

12. BUSINESS ITEM

Mayor Hoover reconvened the City Council Regular Meeting at 12:03pm and announced that no action would be taken.

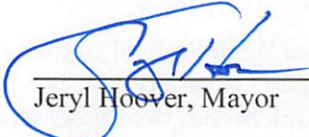
13. ADJOURN

Mayor Hoover adjourned the City Council Meeting at 12:03pm

ATTEST:



Leticia Vacek, TRMC/CMC/MMC
City Secretary



Jeryl Hoover, Mayor