



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, December 3, 2024 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember

Tony Klein, Councilmember
Randy Briley, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, December 3, 2024, at 9:00 AM. The meeting will be live-streamed & available for re-watch on the City's website: fredericksburgtx.portal.civicclerk.com.

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

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

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

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

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

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

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

1. **CALL TO ORDER - Mayor Jeryl Hoover**
2. **INVOCATION - Pastor Jonathan Mollenkopf of Zion Lutheran Church will deliver the Invocation**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **CEREMONIAL MATTERS/EMPLOYEE RECOGNITION - Recognize & welcome Ron Sutton, Juvenile Case Manager at Municipal Court.**
5. **COUNCIL COMMENTS**
6. **CONSENT**

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

 - A. Consider approval of City Council Minutes for the Regular City Council Meeting of November 5, 2024. (Leticia Vacek, City Secretary/RMO)
 - B. Consider the approval of Ordinance 2024-41, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)
 - C. Consider approval of the Re-Appointment of Cathy Lindig and the New Appointment of Cheryl Rowan (replacing Wanda Detmar) to the Gillespie County Health Board for a 3-year term beginning January 2025 and ending December 2027. (Kelli Olfers, Director of Gillespie County Health Division)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Consider the approval of Ordinance 2024-42, amending Section 24.200, "Fees For Use of Lady Bird Johnson Park Pool and Town Pool," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)
 - B. Conduct 2nd Public Hearing for requested voluntary ANNEXATION of a 1.47 ACRE TRACT OF LAND CONSISTING OF A PORTION OF WEST TRAVIS STREET, ALL OF CATHOLIC CEMETERY ROAD AND A PORTION OF WEST AUSTIN STREET IN GILLESPIE COUNTY, TEXAS; BEING A PORTION OF OUTLOT NOS. 585, 586 AND 587 AND A PORTION OF BLOCK III AS SHOWN

ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS
This annexation request is for the Right of Way only. This annexation will not increase or extend the City's Extraterritorial Jurisdiction (ETJ). No action will be taken.

(Anna Hudson, Director of Development Services)

- i Presentation by Staff
- ii Hold Public Hearing

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider contract approval for the Water and Sanitary Sewer Main Replacement Project to JM Pipeline, LLC for an amount not to exceed \$600,000.00. (Kris Kneese, Director of Public Works and Utilities)
- B. Consider approval of the Water and Wastewater Masterplan Update Project to Freese and Nichols in an amount not to exceed \$300,000.00. (Kris Kneese, Director of Public Works and Utilities)
- C. Consider contract approval for the Annual Sidewalk Improvement Project to Myers Concrete Construction in an amount not to exceed \$150,000.00. (Sibyl Deckard, Staff Engineer)
- D. Discussion and Possible Action on a Tax Increment Reinvestment Zone (TIRZ#1 Downtown) from Travis James of TXP. (Anna Hudson, Director of Development Services)
 - 1. Presentation of Feasibility Study of TIRZ by Travis James of TXP
 - 2. Consider approval of Resolution No 2024-15 calling a public hearing to consider the designation of Tax Increment Reinvestment Zone Number One
- E. Consider and take action on appeal of denial of STR permit for 405 N. Orange Street by Kristi Galichet. (Anna Hudson, Director of Development Services)
- F. Consider directing the City Manager and City Attorney to take any and all actions necessary for the Immediate Termination on December 5, 2024, of the 380 Economic Development Agreement and the Ground Lease with the Former Texas Rangers Foundation due to Default of the Agreement and the Lease; and to take such other actions as may be necessary to protect and preserve the property and interests of the City. (Mick McKamie, City Attorney)

9. CITY MANAGER'S REPORT

10. ITEMS FOR FUTURE AGENDA

- A. Review Future Agenda Items/Upcoming Meetings

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections - (551.071 and 551.074):

- A. Legal Matters Update - Texas Government Code Section 551.071 (Lucy Pearson, Prosecutor)
- B. Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease (Section 551.071)
- C. Annual Review and Evaluation of Municipal Court Judge Shelley Becker - Texas Government Code Section 551.074 (Mayor Jeryl Hoover)

12. BUSINESS ITEM

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

13. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 3 pm on November 27, 2024 on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas:

Leticia Vacek, TRMC/CMC/MMC
City Secretary



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, November 5, 2024 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
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
Gerald Pruitt, Interim City Attorney
Krista Wareham, Director of Finance
Brian Vorauer, Chief of Police
Lynn Bizzell, Fire Chief
Tammie Loth, Director of Human Resources
Aaron Anderegg, Director of IT
Kris Kneese, Director of Public Works/Utilities
Anna Hudson, Director of Development Services
Sean Doerre, Public Information Officer
Tyler Baethge, Short Term Rental Specialist
Leslie Ball Embrey, Assistant to the City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION

Michael Bell, Pastor at Christ is King Church, delivered the invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. CEREMONIAL MATTERS - EMPLOYEE RECOGNITION

Vanessa Wainwright, Accounting Administrative Assistant, and Betzayda Hernandez, Utility Billing Analyst were recognized as new employees with the Finance Department.

5. COUNCIL COMMENTS

Councilmember Briley announced it was Happy Election Day. He attended the CVB Retreat at the Sunday House and reminded everyone of the November 13th Leadership Breakfast at the Nimitz Ballroom with Police Chief Vorauer on the panel to discuss Mental Health and Wellness. He noted exceptional feedback from the High School Leadership Class of the final department presentation and thanked Krista Wareham and her team that presented. He added they will now advertise for the next wave of students to enroll.

Councilmember Klein reported on the meeting of the MSRC with a Glockenspiel update and its placement on the Northeast side of MarktPlatz. He noted the ongoing fundraising efforts of the PCAA. Lastly, he mentioned Light the Night on November 26th adding that after this year, a company will be placing the Christmas Lights and removing them each year thereafter.

Mayor Pro-Tem Kirchner read a note from Anna Wynn Smith with Portfolio Real Estate Company noting that we are a charming town with various city services that make this town work. Services such as pickup of garbage, chipper truck, and new construction of gas piping to the resurfacing of Main Street in the dead of night. Our EMS, Fire, Health, and Police simply works. Our town works due to the dedicated City Management and City Employees.

Councilmember Watson made note of the upcoming Coffee with the City Manager on November 20th at 8 am the Golf Course. He also mentioned the HCWA meeting was attended by 60-70 residents. He added that the Hill Country Leadership Institute would be holding their last in person session on December 9. Topics for the session include Texas Land Trends and Private Land Conversations. He also reported on the EDC report current Real Estate in Fredericksburg.

6. CONSENT

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

- A. Consider approval of City Council Minutes for the City Council Special Budget/Tax Rate Public Hearing held September 12, 2024. (Leticia Vacek, City Secretary)
- B. Consider approval of 2025 Calendar Year City Holiday Schedule. (Leticia Vacek, City Secretary)
- C. Consider approval of the purchase for Police Department Vehicles budgeted within the Fiscal Year 2025 Budget in the approximate amount of \$433,791.00 but not to exceed \$434,310.00. (Derek Seelig, Patrol Lieutenant, Fredericksburg Police Department)
- D. Consider approval for the purchase of Police Department In-Car and Body Worn Camera Systems budgeted within the Fiscal Year of 2025 Budget for

approximately \$83,264.00 but not to exceed \$85,600.00 (Derek Seelig, Patrol Lieutenant, Fredericksburg Police Department)

Councilmember Briley moved to approve the consent agenda Items 6A-6D except 6B to denote the date of the Good Friday Holiday as April 18, 2025. City Secretary Vacek mentioned that the holiday of Texas Independence Day was also on the list to be consistent with the County Holiday Schedule. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Mayor Pro-Tem Kirchner moved to approve Item 6B with the change of the Good Friday Holiday of April 18, 2025. Councilmember Klein seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider the approval of Resolution 2024-12 providing for the acquisition and lease purchase financing of public equipment and authorizing the execution and delivery of documentation required in connection with Cogent Leasing and Financing, Inc. (Krista Wareham, Director of Finance)

Mayor Pro-Tem Kirchner excused herself from the dais noting that she would be recusing herself from said item due to TRB's bid on said item.

Mrs. Wareham reported that 7 responses were received and staff recommends Cogent Leasing and Financing, Inc. with a 4.08% for an 8-year term and 3.84% for a 3-year term being the best proposal for the acquisition of capital equipment that is budgeted in the 2025 Budget.

Councilmember Briley moved to approve Resolution 2024-12 related to the lease-purchase financing of city equipment with Cogent Leasing and Financing, Inc. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Councilmembers Briley, Watson, Klein, and Mayor Hoover

NAY: None

ABSTAIN: Mayor Pro-Tem Kirchner

8. OTHER ACTION ITEMS AND UPDATES

- A. **Consider and take action on Appeal of Director of Development Services denial of STR permit for Gray Olive Properties at 318 W. Travis Street. (Anna Hudson, Director of Development Services)**

Mrs. Hudson presented said item noting that the STR permit expired on June 20, 2024 and the non-conforming status terminated on September 12, 2024. She stated that the STR Specialist notified the owner of same on September 17, 2024 when it was discovered. She added the property has 2 structures with STR permits. Mrs. Hudson provided options and a map showing the properties.

Mayor Hoover called upon the Owner of the property. Diane DeCou addressed the Council explaining that their bookkeeper tracked same but had a mental break-down and left. She added that her parents are in long term care and while taking care of them she missed the email from Heavenly Host Management

Company by 5 days. She noted that she has been conforming with all other requirements and asked for forgiveness. Mayor Hoover asked if there was any part of the appeal relative to any fault of the city. Ms. DeCou stated that it was truly her mistake adding that she has another home with a different renewal date.

Emaly Baehr addressed the Council requesting that this model STR Owner that she had never met be provided the STR permit. She asked when the renewal notice was sent out to the owner. She stated that this issue was important to her as her Father purchased a STR home and also spoke of the current STR housing market. She added she was willing to help by having a STR renewal party and was happy to call everyone to inform them of their renewal.

Mrs. Hudson outlined the STR renewal process in reply to Mayor Hoover. She noted that there was not a renewal reminder at this time since they had converted to the MGO System but that will not be the case going forward as the new system will send out reminders. Mrs. Hudson explained that the owner missed the renewal date in addition to the 90-day grace period.

Councilmember Klein asked Ms. DeCou if she expected Heavenly Host to renew her permit. She replied that Heavenly Host Management Company did email her a regarding an inspection in order to renew her STR permit and noted she knew it was her responsibility. Councilmember Briley expressed sympathy for her parent's circumstances and he felt extenuating circumstances needed to be looked at. Mayor Hoover also expressed same to Ms. DeCou but added that the deadline is the responsibility of the owner.

Mayor Pro-Tem Kirchner noted she was having difficulty seeing how this appeal was different than the appeal that was turned down previously where there was a death in the family and the deadline to renew was missed. She added that it was hard not to lead with your heart on said requests. Councilmember Briley suggested reviewing same within the Ordinance in order to be subjective when there have been extenuating circumstances. Councilmember Watson stated that there are 2 dates to keep track of being when to pay property taxes and when a STR Permit is due for renewal.

Councilmember Briley moved to grant the appeal for Ms. DeCou based on her statements. The motion died due to lack of a second.

Mayor Pro-Tem Kirchner moved to deny the appeal or 318 W. Travis Street. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Mayor Pro-Tem Kirchner, Councilmembers Watson, Klein, and Mayor Hoover

NAY: Councilmember Briley

B. Consider and take action on Appeal of Director of Development Services denial of STR permit for Rose Meridan at 509 W. Creek Street. (Anna Hudson, Director of Development Services)

Mrs. Hudson presented said item and noted that this permit expired on April 30, 2024 and the 90-day non-conforming status terminated on July 29, 2024 with a

reminder email that was sent on June 3, 2024. She added that the owner relied on management company, Fredericksburg Estates to take care of the permit.

Mayor Hoover called upon the property owner, Catherine, daughter of property owner Rose Meridian and Amy with the Property Management Company, Fredericksburg Escapes presented. It was stated that the owner of Fredericksburg Escapes went missing and no longer owns the company. The owner of the company was in charge of obtaining the STR permit and paying HOT for Rose Meridian. Additionally, it was noted that it was not realized until after the fact that the STR Permit renewal for 509 W. Creek Street had expired.

Councilmember Briley asked who was paying the HOT. It was stated that Fredericksburg Escapes was paying on behalf of the owner. Additionally, Ms. Meridian had never had an issue with the renewal as the property had been managed since 2000. Mayor Hoover apologized to The Meridians for encountering said issues with the property management company.

Emaly Baehr again noted that she was speaking on behalf of this owner who she had never met before. She mentioned the model STR owner that is contributing to the community and requested a grace period. Ms. Baehr again mentioned the inventory of homes on the market and asked for the ordinance to be reviewed.

Councilmember Watson moved to deny the appeal. Councilmember Klein seconded the motion. The motion carried unanimously.

C. Consider and take action on a contract with SEnergy for GIS Electrical System Inventory. (Kris Kneese, Director of Public Works & Utilities)

Evan Williamson, Assistant Director of Public Works & Utilities presented said item noting that it would provide for an inventory of all the electrical system infrastructure for efficiency. He added that the water system infrastructure was previously inventoried and readily available.

Councilmember Klein moved to approve the contract with SEnergy for the GIS Electrical Infrastructure System Inventory. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

D. Consider approval of the purchase of 75 Trash Can Replacements for Main Street budgeted within the Fiscal Year 2025 Budget in an amount not to exceed \$100,000.00 utilizing the Tourism Fund. (Kris Kneese, Director of Public Works & Utilities)

Kris Kneese reported that 75 trash cans would be replaced on Main Street utilizing the Tourism Fund. He added that said item was budgeted.

Mayor Pro-Tem Kirchner moved to approve the purchase of Trash Can Replacements as recommended by staff. Councilmember Klein seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

A. Atmos Energy Construction Project Update (Evan Williamson, Assistant City Engineer)

Mr. Williamson spoke of the Atmos Energy Fortification overall construction project. He introduced several representatives from Atmos that were present. He stated that the project will start in early September through the end of December. He spoke of Atmos' Public Outreach with a notice to be published, door hangers utilized and direct coordination with the customers as service transfers from old to new mains. Mentioned were the scheduled repairs that begin when the new system is complete with restoring sod or seed and sidewalks to be restored to City Specs. The unscheduled repairs that may occur during the construction include damage to private water, sewer or irrigation which will be repaired immediately. Mr. Williamson noted the Atmos Energy Customer Service number of (830) 990-2009.

Councilmember Briley asked about the old infrastructure and evacuating said lines. He also asked if testing will be done on the new infrastructure. Atmos staff answered they will test the pressure of the new lines and explained the process.

Mayor Pro-Tem Kirchner asked of the green netting that is being placed throughout. It was stated that the netting is biodegradable and will eventually disintegrate.

Mayor Hoover asked of the gas price increase of 25%. It was stated that the increase was due to the fluctuation in fuel prices.

Mr. Tim Dooley questioned the fire trucks and other units on site. It was noted that it is standard procedure for Atmos in case anything happens. Mayor Hoover thanked the gentlemen present representing Atmos.

Mr. Kris Kneese reported on the Main Street project with TXDoT. He noted the changes to certain intersections such as the 100 block of N. Washington which has been converted to a One-Way. He also advised that it was a decision made by TXDoT.

Councilmember Watson asked if there is going to be enough signage on Austin and N. Washington to clarify and notify people of this change. Mr. Kneese explained the signs that will be placed by TXDoT for notification purposes of the One- Way. Councilmember Watson asked if we could get blinking red lights on the signs to assist in seeing the signage. Mr. Kneese advised that he will work with TXDoT on same. He noted a change at Elk, Olive, and Highway Streets, and Goehmann Lane will all have dedicated turn lanes now. He also touched on the modifications to traffic signals.

B. Fredericksburg Food and Wine Festival Recap (Jim Mikula, Fredericksburg Chamber of Commerce President/CEO)

Mr. Mikula and Hailey Wakefield reported on the Fredericksburg Food & Wine Festival. Mr. Mikula thanked Jennifer Krupa and City Staff for all their help. He also thanked Councilmembers Bobby Watson and Tony Klein for serving on the advisory committee. He noted the survey indicated that out of 1,500 emails they

received 132 responses on the event. He added that approximately 1,900 people attended. Ms. Wakefield spoke on the marketing aspect of the event that went from 1,200 to 12,000 followers on social media. She added that their teaser event turned into 7 events. Mr. Mikula stated that they had 176 evening dinner guests and Saturday morning started off with a children's event and yoga and wine for the Adults. Mayor Hoover and the City Council thanked Mr. Mikula and Ms. Wakefield for all their work on a successful Food and Wine Festival.

10. ITEMS FOR FUTURE AGENDA

- A. Review of Future Agenda Items List. (Clinton Bailey, City Manager)

City Manager Bailey reviewed the list of future agenda items with the Mayor and City Council.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections - (551.071 and 551.074):

- A. Quarterly Legal Matters Update - Texas Government Code Section 551.071 (Mick McKamie, City Attorney)
- B. Annual Review and Evaluation of Clinton Bailey, City Manager - Texas Government Code Section 551.074 (Jeryl Hoover, Mayor)

Mayor Hoover announced that the Council would be in recess to go into executive session at 10:41 am.

12. BUSINESS ITEM

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

Mayor Hoover announced that the Council would reconvene into the regular meeting at 12:29 pm. No action was taken.

13. ADJOURN

Mayor Hoover adjourned the meeting at 12:29 pm.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary



CITY COUNCIL AGENDA MEMO

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

MEETING DATE: December 3, 2024

CATEGORY: CONSENT

CAPTION: Consider the approval of Ordinance 2024-41, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)

PRESENTATION:

SUMMARY:

A fee increase for the use of Marktplatz to double the rates over the course of three years was approved by City Council in February 2024. The first of the three-year fee increase took place in 2024. This is the second of the three-tier approach. These new rates will take place for all 2025 events at Marktplatz.

BACKGROUND: A three-tiered approach to increase the fees charged for use of Marktplatz by 100% was approved on February 6, 2024 by City Council. In the first year, the City implemented one-third of the proposed fees. In the second year (January 1, 2025-December 31, 2025) the City would implement the second third, and finally, in 2026, (January 1, 2026) the final third would be implemented at 100%. Additional details about the changes are listed below.

- Reservation fees would double by January 1, 2026. The non-profit discount of 50% off reservation fees would still apply.
- For events with an approved agreement through City Council for a reduced reservation fee: The fee listed in the approved agreement would stay the same and not change. The events impacted are: Pedernales Creative Arts Alliance (PCAA) Musical Evenings, Fredericksburg Farmers Market, and Heritage School's Eisbahn.
- When would these changes go into effect? A three-tiered implementation schedule began with the adoption of the original ordinance in February 2024. On January 1, 2025, the second tier will be implemented with full implementation achieved on January 1, 2026. In 2024, events paid 33% of the implementation rate (orange columns). On January 1, 2025, all events will pay the second-third (67%) implementation rate in the yellow columns and finally, on January 1, 2026, events will pay 100% of the implementation rate in the green columns.

- Were recurring special event organizers provided with the tiered pricing model and given an opportunity for feedback? Yes, approximately 25 recurring special events were sent the details on the potential for a fee increase over a three-year period prior to the first increase. In addition, scenarios were given for each event so that they would understand the financial impacts. The feedback on the need for a pricing increase was overwhelmingly positive, and event organizers appreciated the increase happening over three years, versus all at once.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

Year two; 67% increase; and Year three; 100% increase in the current reservation fees.

STAFF RECOMMENDATION:

Consider the adoption of Ordinance 2024-?? to implement the second of the three-year reservation fees increase at Marktplatz.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Business Visioning

ATTACHMENTS:

1. Fee Matrix for Marktplatz_2024.2025.2026

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: November 08, 2024

William McKamie

William McKamie, City Attorney

Date: November 08, 2024

Leticia Vacek

Leticia Vacek, City Secretary

Date: November 20, 2024

Clinton Bailey

Clinton Bailey, City Manager

Date: November 27, 2024

Marktplatz Fee Structure - effective February 6, 2024

Facility	Type of fee	33% implementation rate Non-Profit Jan. 1, 2024-Dec. 31, 2024	33% implementation rate For-Profit Jan. 1, 2024-Dec. 31, 2024	67% implementation rate Non-Profit Jan. 1, 2025-Dec. 31, 2025	67% implementation rate For-Profit Jan. 1, 2025-Dec. 31, 2025	100% Proposed Non-Profit Rate January 1, 2026	100% Proposed For-Profit Rate Jan. 1, 2026
Adelsverein Halle	Daily	\$166.25	\$332.50	\$208.75	\$417.50	\$250	\$500
Oktoberfest Halle	Daily	\$99.75	\$199.50	\$125.25	\$250.50	\$150	\$300
Kinder Halle	Daily	\$99.75	\$199.50	\$125.25	\$250.50	\$150	\$300
Catering Kitchen	Daily	\$33.25	\$66.50	\$41.75	\$83.50	\$50	\$100
Fest Zimmer	Daily	\$33.25	\$66.50	\$41.75	\$83.50	\$50	\$100
Entire Square	Daily	\$432.25	\$864.50	\$542.75	\$1,085.50	\$650	\$1,300
Entire Square	Weekly	Not available	Not available	Not available	Not available	Not available	Not available
Banner Hanging	One-time	\$33.25	\$33.25	\$41.75	\$41.75	\$50	\$50
Race, Run, Walk, Ride	One-time	\$150.00 + facility rate	\$300.00 + facility rate	\$300.00 + facility rate	\$600.00 + facility rate	\$450.00 + facility rate	\$900.00 + facility rate
Expedited Application	One-time	\$150	\$150	\$150	\$150	\$150	\$150
First-Time Special Event Fee	One-time	\$100	\$100	\$100	\$100	\$100	\$100
Security Deposit: less than 300 attendees	Refundable	Equal to reservation fee	Equal to reservation fee	Equal to reservation fee	Equal to reservation fee	Equal to reservation fee	Equal to reservation fee
Security Deposit: 300-1000 attendees	Refundable	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Security Deposit: Over 1,000 attendees	Refundable	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 3, 2024

CATEGORY: CONSENT

CAPTION: Consider approval of the Re-Appointment of Cathy Lindig and the New Appointment of Cheryl Rowan (replacing Wanda Detmar) to the Gillespie County Health Board for a 3-year term beginning January 2025 and ending December 2027. (Kelli Olfers, Director of Gillespie County Health Division)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: November 20, 2024



William McKamie, City Attorney

Date: November 27, 2024



Leticia Vacek, City Secretary

Date: November 27, 2024



Clinton Bailey, City Manager

Date: November 27, 2024



CITY COUNCIL AGENDA MEMO

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

MEETING DATE: December 3, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Ordinance 2024-42, amending Section 24.200, "Fees For Use of Lady Bird Johnson Park Pool and Town Pool," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)

PRESENTATION:

SUMMARY: Over the past few years, the starting pay for summer lifeguards has increased by approximately 30%. Private pool parties are a service the City offers at both pools when staff is available. Due to the increase in pay, the rates for the pool parties are no longer covering expenses. Staff recommends increasing the rate for pool parties at both pools to cover city costs. The increase will be approximately 30% to match the pay rate increase. The table of the new options and rates is included below.

Staff have also started to see an increase in problems with private pool users not following pool policies at these private parties. A deposit is being recommended so that it may be fully or partially held if rules are not followed by the renter or their guest. This would include charging the renter for leaving a mess or causing damage to the facilities.

Town Pool	Up to 50 Guests: \$250
Town Pool	Up to 75 Guests Max: \$300
Park Pool Entire Facility	Up to 75 Guests: \$350
Park Pool Entire Facility	Up to 100 Guests Max: \$400

BACKGROUND:

Current pool party options include a choice of only the leisure pool at Park Pool but staffing is nearly the same as if the entire pool was being used. This option has been removed. The options will include 50 and below or 51 to 75 for Town Pool and 75 and below or 76 to 100 for Park Pool. Pool

Paties are only offered in June, July or August when staff is available. A revised reservation form with pool rules is included which outlines the policies to eliminate confusion.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

Aproximate 30% increase in private pool party revenue

STAFF RECOMMENDATION:

Consider the adoption of Ordinance 2024-42 to increase fees for private pool parties adding a deposit.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life

ATTACHMENTS:

1. Pool Party fees Ordinance
2. Pool Party Policies and Regulations 2025

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: November 20, 2024

William McKamie

William McKamie, City Attorney

Date: November 20, 2024

Leticia Vacek

Leticia Vacek, City Secretary

Date: November 20, 2024

Clinton Bailey

Clinton Bailey, City Manager

Date: November 27, 2024

ORDINANCE NO. 2024-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 24.200, "FEES FOR USE OF LADY BIRD JOHNSON PARK POOL AND TOWN POOL," OF ARTICLE 24.000, "RECREATIONAL FEES," OF APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES, CITY OF FREDERICKSBURG, TEXAS, BY AMENDING THE FEE SCHEDULE FOR THE USE OF LADYBIRD JOHNSON PARK POOL AND TOWN POOL; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council finds it necessary to change the rental fees related to the use of the Ladybird Johnson Park and Campgrounds; and

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

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

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

Section 2. Subsection (f) of Section 24.200, "Fees for use of Lady Bird Johnson park pool and town pool," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, is hereby amended in its entirety to read as follows:

"Sec. 24.200. - Fees for use of Lady Bird Johnson park pool and town pool.

(f) Group use fees shall be as follows:

- (i) Town Pool outside of normal pool operating hours, for a maximum number of 75 people and a rental period of two hours: \$250.00 for one to 50 people, including non-swimmers. \$300.00 for 51 to 75 people, including non-swimmers.
- (ii) Lady Bird Johnson Park Pool Facility outside of normal pool operating hours, for a maximum number of 100 people and a rental period of two hours: \$350.00 for one to 75 people, including non-swimmers. \$400.00 for 76 to 100 people, including non-swimmers.

- (iii) Additional conditions: All guests entering the facility as part of a group rental will be counted, without regard to a guest's actual length of stay or actual use of the pool. Groups may only reserve the pool facilities for use at times outside of normal pool operating hours.

The rates set out above will be effective on the date passed and approved, except as otherwise specifically set forth above.

***"

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

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

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

PASSED AND APPROVED on this the 3 day of December, 2024.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

Pool Rental Policies & Regulations

1. All pool facilities are available for private rental only when the pools are not scheduled for public use. City sponsored events, maintenance, lifeguard availability, or weather conditions may restrict/prevent use of the facilities.
2. A lifeguard will clear the pool 10 minutes before the rental end time. This gives the renter and the renter's guests time to utilize the restrooms, clean up, and exit the facility.
3. Please see the below list of times and days that the pools are available for rent:
 - 6:45 pm – 8:45 pm Wednesday – Sunday at both Park & Town Pool
 - 10:30 am – 12:30 pm Thursday – Saturday Town Pool
 - 10:30 am – 12:30 pm Saturday at Park Pool
4. We will only host a total of 3 pool parties each week at either Town or Park Pool, and only 1 pool party can take place per day at either the Town or Park Pool.
5. Rentals fees are not due until staff have approved the rental. After approval, fees must be paid via check, credit card, or cash at least 48 hours prior to the reservations.
6. Staff will give the renter 2 weeks' notice if the rental can be made. There are no guarantees that the reservation will take place after submitting a pool rental request form.
7. The renter must submit the application within a minimum of 3 weeks of the rental request date as lifeguard schedules are posted 2 weeks in advance.
8. All reservations must be made by an individual at least 21 years of age. There must be 1 adult present for every 10 guests aged 17 and under during the entire rental period.
9. Lifeguards are included with all pool rentals. We are required to follow the American Red Cross standard of 1 lifeguard per every 25 patrons. If there are more guests than your request, staff will turn away guests that exceed the requested maximum capacity. The below list are options to choose from on the rental request form:
 - Town Pool: up to 50 guests
 - Town Pool up: to 75 guests
 - Park Pool up: to 75 guests
 - Park Pool up: to 100 guests
10. Lifeguards may not exceed a maximum time of 60 minutes while 'on stand'. We schedule additional lifeguards to follow these requirements, to assist guests in the event of general first aid or in the event of an emergency.
11. For safety reasons, pool rentals may be canceled prior to the party with little or no advance notice due to inclement weather. In this case the renter will receive a full refund, or the renter may request to reschedule the event. Inclement weather includes but is not limited to thunder, lightning, heavy rain, and winds.
12. If the pool is cleared due to inclement weather during a rental, the renter has the option to wait 30 minutes past last sight or sound of thunder. In the event of 'waiting it out' the renter will forfeit the right to their refund, since the payment covers the costs of lifeguard staff remaining present during the rental. If the rental has reached the 1-hour mark (halfway), the renter will forfeit the right to a refund. In the event of cancellation under the 1-hour mark (halfway), the renter may receive a partial refund. Aquatics staff will not extend the reservation past the rental end time due to inclement weather.
13. All rental cancellations must be received, either in writing, by email or by phone, by the Recreation Coordinator at least 48 hours in advance to receive a refund. Cancellations made less than 48 hours prior to the reservation date will not be refunded. Any applicable refunds will be mailed in the form of a check.

14. The renter must be present during the entire rental period.
15. The renter is responsible for the behavior and conduct of the group using the facility.
16. The renter is responsible for any damage that may be incurred during the rental.
17. Food and drinks are allowed at the picnic tables but not allowed on the pool deck or in the pool. All food and drinks must be approved by the Recreation Coordinator prior to the rental. No glass, Styrofoam, or alcohol is allowed.
18. Alcohol is **STRICTLY PROHIBITED** in the use of the City's aquatic facilities. Failure to comply with this may result in termination of your reservation, and law enforcement to be notified. In the event of cancellation due to alcohol in the facility, the renter forfeits the right to a refund, forfeits the deposit, and will result in the inability to rent facilities in the future.
19. All trash must be put in trash receptacles prior to the end of the rental period. Failure to do so will result in forfeiting the deposit and may result in inability to rent facilities in the future
20. Speakers are permitted at the pool but must remain at a reasonable volume for safety purposes.
21. Any party decorations must be approved by the Recreation Coordinator before use. Decorations may not be nailed or stapled to any part of the facility. The renter must remove all decorations and trash before the rental time is up. No glitter, pinatas, balloons, or confetti. The renter will not be granted early access to the facility to decorate or set up prior to the rental. The lifeguards are required to turn over the facility from public hours to a pool party in under 15 minutes. Please be courteous of this time as it allots them for a small window for a break as well.
22. All rental guests must be completely out of the facility at the completion of the rental. Rental time includes all set-up and clean-up. Rental time is from 10:30 a.m. – 12:30 p.m. or 6:45 p.m. – 8:45 p.m. Failure to comply will result in forfeiting the deposit and may result in the inability to rent facilities in the future.
23. Pool rules will be enforced and must be obeyed by all guests. Individuals and organizations reserving facilities must comply with all applicable rules, ordinances, and laws. Please see the list of Pool Rules on page 4-5.
24. The Parks and Recreation Department reserves the right to accept or reject any reservation request or to cancel a reservation at any time. This shall include the right to terminate a reservation during the activity if conditions so warrant in the sole judgement of the staff of the Parks and Recreation Department.
25. A deposit of \$100 will be collected once a pool party request has been approved. This deposit will be refunded to the renter if the renter and the renter's guests follow all the above stated rules and regulations. The renter will forfeit the deposit for violation of the policies and regulations and may result in the inability to rent facilities in the future.

By signing the below, you are:

- Acknowledging that you have read and agree to all the pool rental policies and regulations.
- Understand that if you or your guests breach The City of Fredericksburg's Pool Rental Regulations & Policies that you will forfeit your deposit.

Printed Name: _____

Signature: _____

Date: _____

City of Fredericksburg, TX



Pool Party Rental Request Form

There is no guarantee that a pool party will be approved once the rental request form is turned in. Staff will give the renter 2 weeks' notice if the pool party has been approved.

Name	
Phone	
Email	
Date of Event	
Number of Children	
Number of Adults	

Please check the requested facility:

	Facility Rental & Rental Time	Cost of Facility Rental/Number of Guests
	Town Pool	Up to 50 Guests: \$250
	Town Pool	Up to 75 Guests Max: \$300
	Park Pool Entire Facility	Up to 75 Guests: \$350
	Park Pool Entire Facility	Up to 100 Guests Max: \$400

We follow the American Red Cross standard of 1 lifeguard per every 25 patrons.

Please check the rental request time:

	Rental Times	Available Days of The Week
	10:30 am – 12:30 pm	Thursday – Saturday at Town Pool Saturdays at Park Pool
	6:45 pm – 8:45 pm	Wednesday – Sunday Town & Park Pool

Please describe what type of event will take place:

Will you bring food & decorations? If so, please describe items below for approval.

Have you read through all the Pool Rental Policies and Regulations?

☐	YES
☐	NO

Pool Rules & Regulations

General Rules

1. No one will be allowed to swim without a lifeguard on duty.
2. Lifeguard instructions must be followed at all times.
3. Children under 12 must be supervised by a parent or guardian at least 17 years of age at all times. Parents/guardians are responsible for actively supervising their children. Lifeguards are on duty to enforce pool rules & respond to emergencies.
4. A parent or guardian must be within arm's reach at all times of any child who cannot swim or is wearing a life jacket. Lifeguards have the discretionary authority to require a parent or guardian to be in the water with any child they judge to be a weak swimmer.
5. Children over the age of 5 are not permitted in the restrooms of the opposite sex.
6. Only US Coast Guard approved lifejackets are allowed. All outside flotation devices (e.g. water wings, sewn in swimsuit floats, and noodles) are not allowed.
7. Alcohol and tobacco products are not allowed in the facility. You must be at least 50 feet outside the facility to use any tobacco related product.
8. No splash dives, flips, back dives or backward jumps off the side of the pool.
9. An area may be closed or have restricted use due to competitive events, special events, programs or rentals.
10. Do not ask aquatic staff to keep your personal items or valuables. The City of Fredericksburg is not responsible for any lost belongings.
11. No one may use recreation facilities for personal gain. Private instruction is restricted to that provided by approved programs and rental groups.
12. Animals are prohibited.
13. Lifeguards have the responsibility to enforce regulations and have the authority to remove anyone for unsafe or inappropriate behavior.
14. Parties/groups larger than 25 people are not allowed entry during public use hours. Private rental options are available.

Health Rules

1. Admission to the pool will be refused to anyone appearing to have a contagious or infectious condition, such as a cold, athlete's foot, ring worm, boils or other skin infection.
2. No bandages or casts may be worn into the pools.
3. Spitting, blowing the nose or urinating in the pools is forbidden.
4. Texas State Health Code requires that only those with swimsuits may enter the water.
5. Only modest and appropriate attire designed for swimming is permitted. Street clothes, thongs and see-through swimwear are prohibited.
6. Cotton materials are not allowed in the pools.
7. Do not swim when you have diarrhea. This is especially important for children in diapers.
8. Do not swallow or place any pool water in your mouth.
9. Practice good hygiene. Take a shower before swimming and wash your hands after using the toilet or changing diapers.
10. Only change diapers in the bathroom. Changing diapers on the pool deck is prohibited. Germs can spread to surfaces and objects in and around the pool and spread illness.

11. Young children, infants and others not in control of bodily functions must wear plastic pants or swim diapers designed specifically for pool use. Swim diapers are sold at the front desk.

Safety Rules

1. A long whistle blast may signal an emergency. Exit the pool immediately and look to the lifeguard for further instruction.
2. Do not converse with or distract the lifeguards while they are actively engaged in their duties.
3. Patrons under the influence of alcohol or other drugs that alter awareness are restricted from the facilities.
4. You may be asked by a lifeguard to show your ability to swim before using the pool or pool equipment.
5. Glass is prohibited at the pool. Eyeglasses worn into the water should be worn with a safety strap.
6. Headfirst entries are restricted to areas with a minimum water depth of 9 feet.
7. Do not hang on lane ropes, safety lines or diving board.
8. Horseplay is not tolerated. Running, pushing, dunking, water fighting, chicken fights, etc., are dangerous and are prohibited.
9. Hyperventilation or the holding of one's breath underwater for an extended period can be extremely dangerous and is prohibited.
10. All training and fitness equipment is to be used in the manner for which it was designed.
11. Fitness equipment is only permitted in lap swim lanes.

Food Policies

1. All food and beverages must stay on the picnic tables.
2. Only water may be consumed in the pool or on the deck.
3. Chewing gum is not permitted inside the facility.
4. Coolers must be 30 quarts or less.
5. Glass containers are not allowed into the facility.

To report mechanical, safety or water quality problems with this facility, call 830-997-4202 during hours of operation.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 3, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Conduct 2nd Public Hearing for requested voluntary ANNEXATION of a 1.47 ACRE TRACT OF LAND CONSISTING OF A PORTION OF WEST TRAVIS STREET, ALL OF CATHOLIC CEMETERY ROAD AND A PORTION OF WEST AUSTIN STREET IN GILLESPIE COUNTY, TEXAS; BEING A PORTION OF OUTLOT NOS. 585, 586 AND 587 AND A PORTION OF BLOCK III AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS

This annexation request is for the Right of Way only. This annexation will not increase or extend the City's Extraterritorial Jurisdiction (ETJ). No action will be taken.

(Anna Hudson, Director of Development Services)

- i Presentation by Staff
 - ii Hold Public Hearing
-

PRESENTATION:

SUMMARY:

Request from Gillespie County to annex the Right of Way of Catholic Cemetery Road and a portion of W. Austin and W. Travis Streets totaling 1.47 acres.

BACKGROUND:

The creation of a new residential subdivision along Woodcrest and Catholic Cemetery Road produced lots that are accessed from Catholic Cemetery Road. As such, Gillespie County requested the City annex the ROW to give access to the lots from City ROW.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Local Government Code Sec. 43.0673 says a city must hold at least two public hearings on the annexation proposal, allowing interested persons to express their views.

Two public hearings on annexation are scheduled, first on November 19 and 2nd on December 3, 2024. Timeline for Adoption of Annexation Ordinance per LGC Sec. 43.0672: The city must adopt an annexation ordinance no sooner than the 10th day after the 2nd public hearing.

The **annexation ordinance is planned for adoption on December 17, 2024**, which is more than 10 days after the first public hearing (held on November 5), complying with this requirement.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Mobility

Small Town Sensitive Growth

ATTACHMENTS:

1. Z-2410 Zoning Map
2. First Annexation Request
3. Cemetery Rd and Travis St Annexation Request
4. Catholic Cemetery & W Travis St Survey

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 22, 2024



Garret Bonn, Assistant City Manager

Date: November 27, 2024



William McKamie, City Attorney

Date: November 27, 2024



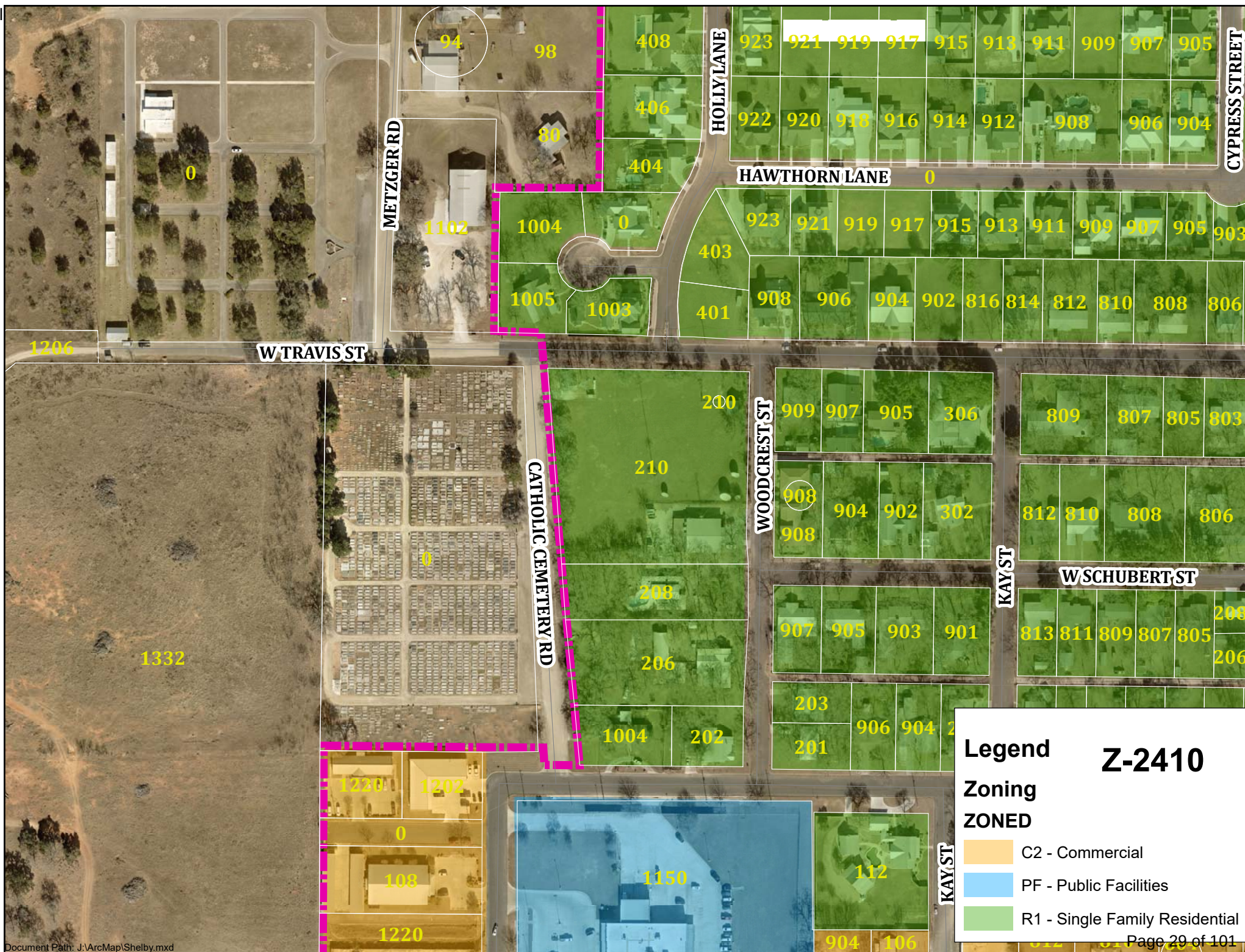
Leticia Vacek, City Secretary

Date: November 27, 2024



Clinton Bailey, City Manager

Date: November 27, 2024



COUNTY OF GILLESPIE

Don D. Weinheimer
County Commissioner
Precinct #4



101 W Main St
Fredericksburg, TX 78624
Phone: 830-307-6096
dweinheimer@gillespiecounty.org

September 26, 2023

TO: Mr. Clinton Bailey
126 W Main St
Fredericksburg, TX 78624

RE: Annexation request – Catholic Cemetery Road

Gillespie County Precinct #4 maintains Catholic Cemetery Road, which is sandwiched between two City of Fredericksburg maintained streets, W Austin St and W Travis St. With the planned Woodcrest Development between Catholic Cemetery Rd, W Travis St, and Woodcrest St, there will be several residences (in the city Limits of Fredericksburg) that will access off Catholic Cemetery Rd, which would also expect to receive city services.

Additionally, the developer is expanding the city water and sewer lines underneath Catholic Cemetery Rd to service the Woodcrest Development. These service lines will eventually be accepted into the City of Fredericksburg infrastructure.

At our September 11, 2023 Commissioner Court meeting, the court approved the county to request the City of Fredericksburg to annex the Catholic Cemetery Rd and ROW.

This letter serves as the County of Gillespie's request to the City of Fredericksburg to annex Catholic Cemetery Rd.

Regards,

Don D. Weinheimer

CC: Daniel Jones – County Judge

COUNTY OF GILLESPIE

Don D. Weinheimer
County Commissioner
Precinct #4



101 W Main St
Fredericksburg, TX 78624
Phone: 830-307-6096
dweinheimer@gillespiecounty.org

May 14, 2024

Delivered via email

TO: Mr. Clinton Bailey
126 W Main St
Fredericksburg, TX 78624

RE: Amended Annexation request – Catholic Cemetery Road & section of W Travis Street

On September 26, 2023, I sent you a letter requesting that the City of Fredericksburg annex Catholic Cemetery Road. Since that time, there have been several meetings and some city developments that lead us to amend the request to include the connected part of W Travis Street that the County of Gillespie, Precinct #4 maintains. This is a relatively short section of W Travis Street which extends from the current city limits to Metzger Road (See figure #1).

At yesterday's regular Commissioner Court meeting, the court approved the county to add the W Travis Street section, that the county maintains, to the initial request to annex Catholic Cemetery Road.

This letter serves as the County of Gillespie's request to the City of Fredericksburg to annex Catholic Cemetery Rd and the referenced section of W Travis Street.

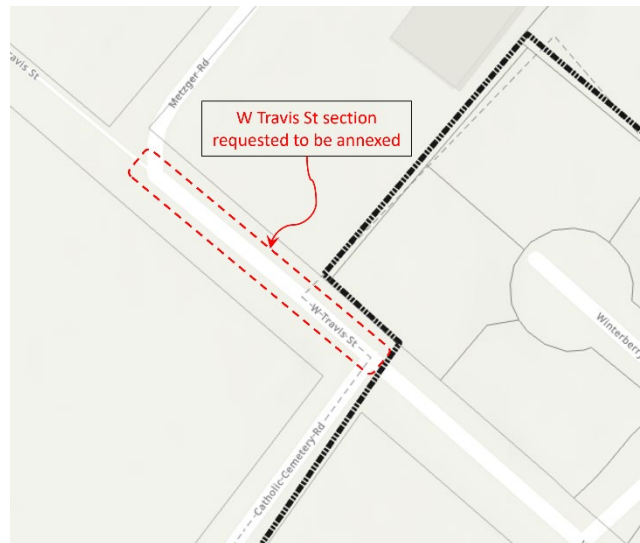


Figure 1

Regards,

Don D. Weinheimer

CC: Daniel Jones – County Judge
Garrett Bond – Assistant City Manager

Michael C. McCrea and wife,
Tracy McCrea
(42.26 ac.)
Vol. 620, Pg. 135

St. Mary's Catholic Church
(cemetery)
Vol. 95, Pg. 182

ingress, egress &
regress easement
Vol. 95, Pg. 182

County of Gillespie
Vol. 102, Pg. 807

Frank T. Mills
and wife,
Melinda A. Mills
(1.5 ac.)
Doc. 20164726

The City of
Fredericksburg
Ordinance No. 12-021
Tract 11 (20.72 ac.)
Amended Plat of
the Preserve
Vol. 4, Pg. 166

1" = 100'

() record info.

● 1/2" iron rod found (unless noted otherwise)

⊙ cut off T post found

■ monument found (1/2" iron rod in conc.)

△ to a point

BLOCK III

St. Mary's Catholic Church
(cemetery)
balance of Vol. Q, Pg. 631

CATHOLIC CEMETERY ROAD
N 35°25'56" E 695.97'

Lot 586R
Resubdivision of
Parts of Outlots
No. 586 & 587
Vol. 6, Pg. 128

Helene Haus, LLC
(1.208 ac.)
Doc. 20215844

Carleton Turner
and wife,
Cindy Turner
(0.404 ac.)
Doc. 20082417

The City of
Fredericksburg
Ordinance No. 6-057
Tract 3 (0.94 ac.)

County of Gillespie
(balance of 30,285
sq. ft. tract)
Vol. 45, Pg. 163

United States
Postal Service
(balance of 5.98 ac.)
Vol. 337, Pg. 889

THEODORE
SPECHT DRIVE
S 39°11'33" W 514.12'
N 50°16'00" W 102.26'
The City of
Fredericksburg
Ordinance No. 8-069A
(5.98 ac.)
Vol. 360, Pg. 907

MAP SHOWING A PORTION OF
OUTLOT NOS. 585, 586 AND
587 AND A PORTION OF BLOCK
III AS SHOWN ON THE MAP OF
FREDERICKSBURG, TEXAS AND
ENVIRONS BY THE GERMAN
EMIGRATION COMPANY IN
GILLESPIE COUNTY, TEXAS

This map was prepared without the benefit of a
title commitment and may be subject to
easements, restrictions and potential Right-of-Way
takes not shown hereon.

A metes and bounds description accompanies this
map.

The bearings shown hereon are based on local
GPS observations for directional control.

Adjoiners are shown for informational purposes
only.

The 1.47 ac. tract shown hereon consists of a
portion of W. Travis St., all of Catholic Cemetery
Road and a portion of W. Austin St.

Don M. Kuhlmann

Don M. Kuhlmann
Registered Professional Land
Surveyor No. 5646
State of Texas



4/3/24

RE: County of Gillespie/City of Fredericksburg
JOB NAME: 24-4

KUHLMANN SURVEYING

Fredericksburg Texas 78624 (Ph.) 830-997-2512 Firm #10177300

A DESCRIPTION OF A 1.47 ACRE TRACT OF LAND CONSISTING OF A PORTION OF WEST TRAVIS STREET, ALL OF CATHOLIC CEMETERY ROAD AND A PORTION OF WEST AUSTIN STREET IN GILLESPIE COUNTY, TEXAS; BEING A PORTION OF OUTLOT NOS. 585, 586 AND 587 AND A PORTION OF BLOCK III AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS; SAID 1.47 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found at the north corner of Lot 4, Woodcrest Addition as recorded in Volume 7, Page 47, Plat Records, Gillespie County, Texas, being the west corner of Tract 11A (0.40 ac.) as described in The City of Fredericksburg Ordinance No. 12-021, being the intersection of the southeast line of the said Catholic Cemetery Road and the southwest line of the said West Travis Street, for a corner hereof;

THENCE along the southeast line of Catholic Cemetery Road and the northwest line of The City of Fredericksburg Ordinance No. 6-058 (Tracts 2-5) and Ordinance No. 6-057 (Tract 3) S 35°25'36" W (BASE BEARING), a distance of 352.10 feet to a ½" iron rod found and S 35°25'01" W, a distance of 431.10 feet to the southwest line of a 30,285 square feet tract described in Volume 45, Page 163, Deed Records, Gillespie County, Texas, being a northeast line of a 5.98 acre tract described in Volume 337, Page 889, Real Property Records, Gillespie County, Texas, being in the southwest line of West Austin Street, being the west corner of the said Ordinance No. 6-057 (Tract 3), being in a northeast line of The City of Fredericksburg Ordinance No. 8-069A, for the south corner hereof;

THENCE with the southwest line of the said 30,285 sq. ft. tract and a northeast line of the said 5.98 acre tract N 50°32'48" W, a distance of 60.00 feet to a monument found (1/2" iron rod in concrete) at the east corner of the said 30,285 sq. ft. tract, being the most northerly south corner of a 0.70 of an acre tract described in Volume 360, Page 907, Real Property Records, Gillespie County, Texas, being a reentrant corner of the said Ordinance No. 8-069A, for the most southerly west corner hereof;

THENCE N 35°04'55" E, a distance of 87.60 feet to a ½" iron rod found, being the north corner of the said 30,285 sq. ft. tract, being the east corner of the said 0.70 of an acre tract, being the south corner of the St. Mary's Catholic Church cemetery tract described in Volume Q, Page 631, Deed Records, Gillespie County, Texas, being the south corner of a 17,400 square feet tract described in Volume 45, Page 189, Deed Records, Gillespie County, Texas, being the west corner of a 24,360 square feet tract described in Volume 45, Page 164, Deed Records, Gillespie County, Texas, being the most northerly east corner of the said Ordinance No. 8-069A, for an angle point hereof;

THENCE with the northwest line of the said Catholic Cemetery Road and the northwest line of the said 17,400 sq. ft. tract N 35°25'56" E, a distance of 695.97 feet to a cut off T post found in the northeast line of the said cemetery tract, being the north corner of the said 17,400 sq. ft. tract, being the intersection of the northwest line of the said Catholic Cemetery Road and the southwest line of the said West Travis Street, for a reentrant corner hereof;

THENCE along the southwest line of the said West Travis Street and the northeast line of the said cemetery tract N 51°04'08" W, a distance of 254.43 feet to a ½" iron rod found, being the south corner of a 42.26 acre tract described in Volume 620, Page 135, Official Public Records, Gillespie County, Texas, for the most northerly west corner hereof;

THENCE N 39°02'06" E, at a distance of 40.01 feet pass a ½" iron rod found, being a corner of the said 42.26 acre tract, being the south corner of a tract described in Volume 102, Page 807, Deed Records, Gillespie County, Texas and continue for a total distance of 56.59 feet to a point, being a corner of Metzger Road, for the north corner hereof;

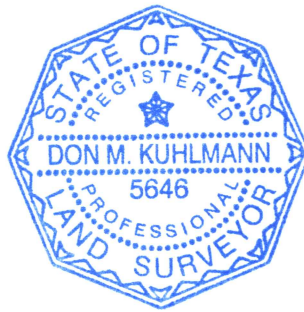
THENCE S 49°51'16" E with a southwest line of the said Metzger Road and the northeast line of the said West Travis Street, at a distance of 55.51 feet pass a 5/8" iron rod found, being a corner of Metzger Road, being the west corner of a 1.5 acre tract described in Document 20164726, Official Public Records, Gillespie County, Texas and continue for a total distance of 225.24 feet to a 1/2" iron rod found, being the south corner of the said 1.5 acre tract, being the west corner of Lot 28, Amended Plat of the Preserve as recorded in Volume 4, Page 166, Plat Records, Gillespie County, Texas, being a west corner of The City of Fredericksburg Ordinance No. 12-021 Tract 11 (20.72 ac.), for an angle point hereof;

THENCE with the northeast line of West Travis Street and the southwest line of the said Lot 28 S 49°48'18" E, a distance of 86.45 feet to a point, being a north corner of the said Tract 11A, for the east corner hereof, from which a 1/2" iron rod found bears S 49°48'18" E, a distance of 34.48 feet, being the south corner of the said Lot 28, being the west corner of Lot 27, Amended Plat of the Preserve;

*THENCE crossing the said West Travis Street S 35°25'36" W, a distance of 50.90 feet to the **POINT OF BEGINNING**, containing 1.47 acres of land, more or less.*

The bearings shown hereon are based on local GPS observations for directional control.

Don M. Kuhlmann
Don M. Kuhlmann
Registered Professional Land Surveyor
No. 5646 – State of Texas



Kuhlmann Surveying
Fredericksburg, Texas 78624
(830) 997-2512
Firm #10177300



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities

TO: Mayor & City Council Members

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

MEETING DATE: December 3, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider contract approval for the Water and Sanitary Sewer Main Replacement Project to JM Pipeline, LLC for an amount not to exceed \$600,000.00. (Kris Kneese, Director of Public Works and Utilities)

PRESENTATION:

SUMMARY:

BACKGROUND: The city's utility system includes undersized and aging water and sanitary sewer infrastructure throughout town. This infrastructure includes 2 inch water mains and 4 inch sanitary sewer mains, which are undersized to provide fire protection (water) and in many cases are the source of leaks (water) and sewer blockages.

To address the undersized and aging water and sanitary sewer infrastructure, City Staff created a project and developed a set of project bid documents. The bid documents were set up similar to the annual sidewalk contract, where the bid is based on unit price to construct a specific detail. With this type of contract, City Staff can select an area of town, usually a couple of blocks, and issue a work order to the contractor.

The order in which the mains will be replaced will be based on a number of factors including;

- Fire flow, fire hydrant spacing, and/or water pipe network connections
- The street paving project
- Areas with known water leaks
- Areas with known sewer issues, including broken clay piping, sewer blockages, etc

Over the last three years, this project has replaced approximately 4,000 feet of 2 inch water mains and 1640 feet of 4 inch sewer main were replaced with 8 or 12 inch water mains and 6- inch sewer mains, while adding manholes, water isolation valves, and fire hydrants.

The construction contract documents were set up for an annual renewal for up to five years. This

renewal will be the third of five. City Staff recommends extending the construction contract to JM Pipeline, LLC for an amount not to exceed \$600,000 for FY2025.

FUNDING SOURCE: Fiscal Year 2025 Budget -
Water Department

FINANCIAL IMPACT:
\$450,000 Water Main and \$150,000 Sanitary
Sewer Main - Total \$600,000

STAFF RECOMMENDATION:

City staff recommends extending the Water and Sanitary Sewer Main Replacement Project construction contract another year to JM Pipeline, LLC for an amount not to exceed \$600,000.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:



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

Date: November 21, 2024



Garret Bonn, Assistant City Manager

Date: November 27, 2024



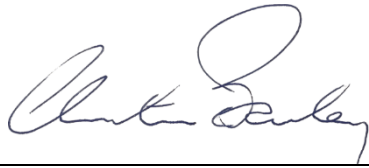
William McKamie, City Attorney

Date: November 27, 2024



Leticia Vacek, City Secretary

Date: November 27, 2024



Clinton Bailey, City Manager

Date: November 27, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: December 3, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider approval of the Water and Wastewater Masterplan Update Project to Freese and Nichols in an amount not to exceed \$300,000.00. (Kris Kneese, Director of Public Works and Utilities)

PRESENTATION:

SUMMARY:

In 2017 the City of Fredericksburg completed a Water, Wastewater, and Reuse Utility Master Plan Study. The study evaluated existing infrastructure and future growth of the City to provide a list of improvement projects. Since that time, the City has completed many of the planned projects and seen developments completed. This proposal will update the master plan to forecast projects for the next 25 years. This study was included in this year's budget for completion.

BACKGROUND:

The City of Fredericksburg completed a full water, wastewater, and reuse utility master plan in 2017. The study evaluated the condition of existing infrastructure, and prioritized rehabilitation projects based on condition and risk assessments. During the study, hydraulic models of the City's water distribution system and wastewater collection system were developed and calibrated. An existing system analysis for both models was performed to identify projects to meet current needs. A future system analysis was also performed based on projected population growth, and development projects that were planned, approved, or under construction at that time. Based on the results of the study, a capital improvement plan was developed to address the needed projects for rehabilitation and current and future capacity needs out to 25 years.

Since that time, the City has worked to complete many of the projects that resulted from the 2017 master plan study. Additionally, many of the developments from that time have gone through to completion. This utility master plan update will focus on evaluating our water distribution and wastewater collection systems based on completed projects and currently planned development for the future. With updated hydraulic modeling information, the capital improvement plan will be updated with projects to address current and future needs for the next 25 years.

FUNDING SOURCE: Fiscal Year 2025 - Water
Department

FINANCIAL IMPACT:
\$300,000 as included in the FY 2025 budget

STAFF RECOMMENDATION:

Staff recommends approval of the Professional Services Contract.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

ATTACHMENTS:

None

APPROVAL/REVIEW:



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

Date: November 26, 2024



Garret Bonn, Assistant City Manager

Date: November 27, 2024



William McKamie, City Attorney

Date: November 27, 2024



Leticia Vacek, City Secretary

Date: November 27, 2024



Clinton Bailey, City Manager

Date: November 27, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 3, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider contract approval for the Annual Sidewalk Improvement Project to Myers Concrete Construction in an amount not to exceed \$150,000.00. (Sibyl Deckard, Staff Engineer)

PRESENTATION:

SUMMARY:

Consider the approval of a contract with Myers Concrete to construct sidewalk for the Annual Sidewalk Program

BACKGROUND:

In 2013, the City Council made a commitment to improve pedestrian access throughout the City by implementing the Annual Sidewalk Program. Every five years, this project is publicly advertised and bid. Each subsequent year during the five-year period, the contract can be renewed. 2024 was the last year of the current five-year contract, and the project was re-bid. The new construction contract was advertised in October for fiscal year 2025. Two bids were received - Myers Concrete Construction and Ten Point Services. Myers Concrete was the lowest responsible bidder. If the contract is awarded to Myers Concrete, this would be the first year of the contract that will include an option to renew each year for four more years. Renewal will be contingent upon evaluation of contractor performance, and agreement on unit prices between the City and the Contractor. The approved FY 2025 budget includes \$150,000 for the Annual Sidewalk Program.

The projects below are a short list of possible areas to be addressed. These are the projects staff recommends for this year's budget. Potential projects can be added or removed, provided the total cost for all projects is within the budgeted amount. After the presentation, Council is welcome to share their priorities, including but not limited to,
Cross Mountain – Extend a sidewalk from Cross Mountain Drive to connect to recently completed sidewalk within Cross Mountain Park.

Friendship Lane and W Main Street – This project fixes the headwall at the culvert at the intersection and makes the connection to Main Street.

200 Block of W Austin Street – Extend a sidewalk along the 200 block of W Austin Street to connect existing sidewalk segments. Extension of this sidewalk completes the connection between Crockett St and N Orange St.

FHS Tennis Courts – From Hwy 16 S/Highway Street to FHS sidewalk.

E Main Street – Walmart - Planned as a phased project to eventually connect the new retail center at 1455 E Main to existing sidewalk at Walmart. FY25 would complete this first phase from O'Reilly Auto Part Store to the Walmart entrance. Utilizes escrow funds.

The estimated construction cost, including 10% contingency, is \$145,182.95. This is within the \$150,000 budget. The remainder of the budget that is not sufficient to complete an entire project will be used to address problematic portions of sidewalk around town where repair or modifications may be needed.

FUNDING SOURCE: General Fund - Street
Department

FINANCIAL IMPACT:
\$150,000.00

STAFF RECOMMENDATION:

Staff recommends awarding the contract to Myers Concrete Construction, the low bidder for the fiscal year 2025 contract for sidewalk construction and other concrete flatwork improvements throughout the City of Fredericksburg.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:



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

Date: November 26, 2024



Garret Bonn, Assistant City Manager

Date: November 27, 2024



Date: November 27, 2024

William McKamie, City Attorney



Leticia Vacek, City Secretary

Date: November 27, 2024



Clinton Bailey, City Manager

Date: November 27, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: December 3, 2024

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Discussion and Possible Action on a Tax Increment Reinvestment Zone (TIRZ#1 Downtown) from Travis James of TXP. (Anna Hudson, Director of Development Services)

1. Presentation of Feasibility Study of TIRZ by Travis James of TXP
 2. Consider approval of Resolution No 2024-15 calling a public hearing to consider the designation of Tax Increment Reinvestment Zone Number One
-

PRESENTATION:

SUMMARY:

Travis James of TXP was contracted to conduct a feasibility study on the possibility of creating a downtown Tax Increment Reinvestment Zone (TIRZ). His recommendation and report is attached.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends proceeding with the creation of Downtown TIRZ #1 to create a defined area for investment and redevelopment that includes West Main Street and the Warehouse District. Projects funded through the TIRZ will enhance pedestrian safety, create more attractive spaces, while visually and physically expanding on the success of downtown's Golden Blocks. Staff recommends the City participate in the TIRZ at a 50% increment assuming Gillespie County will not participate at this time.

Next steps:

Step 1: Prepare a preliminary financing plan

The governing body must prepare a preliminary reinvestment zone financing plan Tax Code Section, 311.003(b).

Step 2: Publish a hearing notice

Once the preliminary reinvestment zone financing plan is complete, a public hearing is required. The governing body must provide a realistic chance for the property owner to protest the property's inclusion in a proposed reinvestment zone.

The governing body must publish notice of the hearing in a newspaper with general circulation within the city. This must be done seven days before the hearing.

Step 3: Hold a public hearing
The public hearing must include:

a discussion on the concept of a tax increment fund (TIF);
an opportunity for all interested persons to speak for or against the designation of a reinvestment zone;
an address of the boundaries of the zone; and
a discussion on the benefits to the municipality and to property in the proposed zone.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. FBG TIRZ #1
2. TXP Fredericksburg Feasability Memo 111524 V2
3. Resolution.TIRZ Notice of Public Hearing

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 27, 2024



Garret Bonn, Assistant City Manager

Date: November 27, 2024



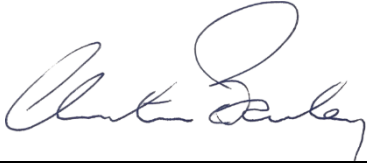
William McKamie, City Attorney

Date: November 27, 2024



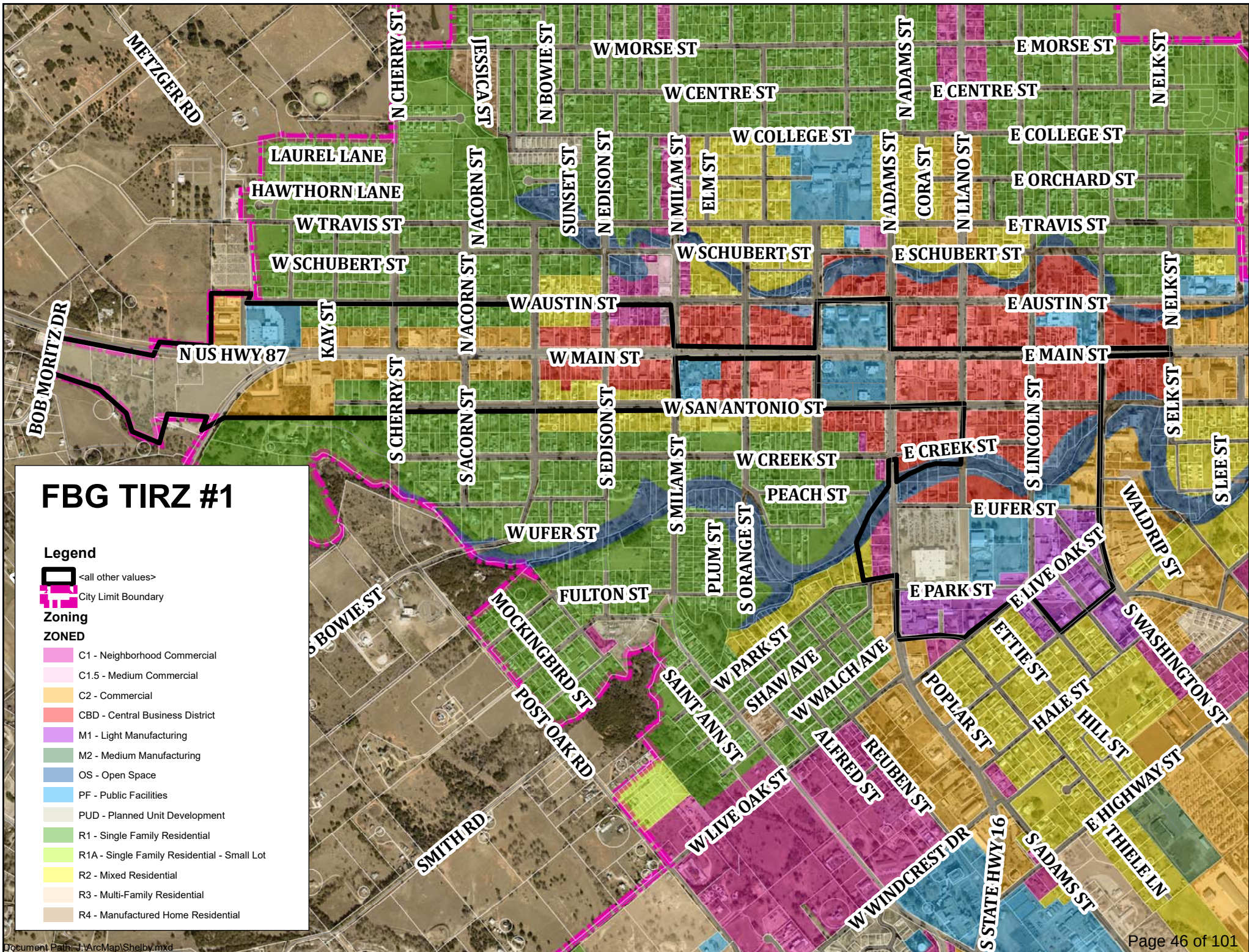
Leticia Vacek, City Secretary

Date: November 27, 2024



Clinton Bailey, City Manager

Date: November 27, 2024





November 15, 2024

Ms. Anna Hudson, AICP
Director of Development Services
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624

Ms. Hudson,

Thank you for the opportunity to provide consulting services to the City of Fredericksburg (City) related to a new tax increment reinvestment zone (TIRZ) centered along Main Street. TXP was asked to assist the City in determining if a TIRZ is feasible and practical. To answer these questions, TXP performed the following steps:

- **Step 1: Data Collection & Public Input** – TXP collected property data from the Gillespie County Appraisal District. In addition, TXP collected sales tax data from the Texas Comptroller of Public Accounts. On October 1, 2024, TXP held a series of meetings with local stakeholders to get their input on a Downtown TIRZ. In addition, a joint City of Fredericksburg/Gillespie County public workshop was held on November 13, 2024.
- **Step 2: Infrastructure Cost Analysis, Identification, and Evaluation** – TXP worked with City staff to identify eligible projects within the potential Downtown TIRZ. The projects identified are consistent with the City of Fredericksburg 2024 Comprehensive Plan and 2024 Master Parks Plan. As discussed, all the eligible projects identified cannot be funded through TIRZ dollars alone. The outcome of Step 2 was a list of projects that could be funded by the TIRZ.
- **Step 3: Preliminary TIRZ Tax Revenue Forecast** – Using the findings of Steps 1 and 2, TXP projected annual property tax revenues generated within the TIRZ for 25 years. As the TIRZ boundaries changed based on stakeholder feedback, TXP updated the property tax revenue forecast.
- **Step 4: Determine if a TIRZ is Feasible** – Based on Steps 1 to 3, TXP provided unbiased advice as to whether or not a TIRZ, the projected developments, and infrastructure can be advanced with a TIRZ.



The lack of development along West Main Street and in the Warehouse District compared to East Main Street indicates that private development is unlikely to occur in the reasonable foreseeable future without additional public investment, incentives, and other support. A review of property tax data and sales tax data for these two sections of Main Street highlights the differences. A TIRZ could be used to pay for eligible projects to improve public safety such as burying overhead powerlines, public restrooms for residents and tourists, lighting, and ADA sidewalk upgrades. The implementation of a Downtown TIRZ would allow the City and County to guide development while supporting new economic development projects.

Based on TXP's real estate development assessment and the City identified infrastructure projects, a TIRZ that collects 50 percent of the City's incremental property tax revenue for 25 years would be appropriate, feasible, and consistent with how other communities in Texas use TIRZs. Under this scenario, the City would contribute approximately \$10.0 million over 25 years. If Gillespie County chose to participate at 50 percent, the additional \$13.1 million in tax revenue increment could support additional eligible TIRZ projects and accelerate the timeline for project completion.

TXP's feasibility analysis was also designed to determine if a Downtown Fredericksburg TIRZ meets the general legal requirements of designating a TIRZ. The statutes governing tax increment financing are in Chapter 311 of the State of Texas Tax Code. The proposed Downtown TIRZ complies with these state rules.

Please do not hesitate to contact me with any questions or comments.

Best regards,

A handwritten signature in blue ink, appearing to read 'Travis D. James'.

Travis D. James
Vice President



Downtown Fredericksburg, Texas TIRZ Feasibility Analysis

Existing Tax Increment Financing Districts in the City of Fredericksburg

There are no existing TIRZ in Fredericksburg. According to state law, cities with less than 100,000 residents may not create a new TIRZ if the total appraised value of taxable real property in the proposed reinvestment zone and in the existing reinvestment zones would exceed 50.0 percent of the total appraised value of taxable real property within the city and its industrial districts. In addition, a TIRZ may not be created if more than 30.0 percent of the property in the proposed new TIRZ (excluding publicly-owned property) is used for residential purposes at the time of designation.

Properties within the Downtown TIRZ

The parcels identified within the boundary map (Figure 1) provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the zone. The boundary includes all parcels as well as public right of way, streets, parks, sidewalks, etc. not included in the parcel shapefile polygons.

Existing Zoning and Land Use Guidelines Applicable to Downtown TIRZ

Existing City of Fredericksburg land use, zoning guidelines, and policies would apply to all properties.

Taxing Jurisdictions Applicable to TIRZ

The proposed Downtown is located within the following taxing jurisdictions:

- City of Fredericksburg
- Gillespie County
- Fredericksburg Independent School District

Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes

There are no anticipated changes to the master development and zoning ordinances.

Relocation of Displaced Persons

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.



Description of the Downtown Tax Increment Reinvestment Zone

The proposed TIRZ would cover approximately 276.5 acres (including roads and right of way). The 2024 baseline taxable property value of the proposed TIRZ is approximately \$285.3 million.

Table 1: Existing Land Use within the Proposed Downtown TIRZ (2024)

Land Use	Parcel Count	Acreage	City of Fredericksburg Taxable Value
A – Single Family	103	35.30	\$67,060,093
C – Vacant Lot	25	16.00	\$4,977,890
City	11	17.58	\$0
County	2	1.74	\$0
E – Farm and Ranch	4	13.71	\$2,525,340
F – Commercial	198	99.70	\$209,587,983
J – Utilities	1	0.69	\$1,101,350
Post Office	1	5.17	\$0
Religious	10	4.04	\$0
State	1	0.11	\$0
Exempt	5	1.81	\$0
Grand Total	363	196.15	\$285,252,656

Source: Gillespie County Appraisal District; TXP, Inc.

Table 2: Downtown TIRZ Baseline Value as % of Total Property Tax Base (2024)

Entity	Baseline Value	Total Taxable Value	% of Total
Fredericksburg	\$285,252,656	\$3,233,568,772	8.8%
Gillespie County	\$285,252,656	\$7,578,869,279	3.8%

Source: Gillespie County Appraisal District; TXP, Inc



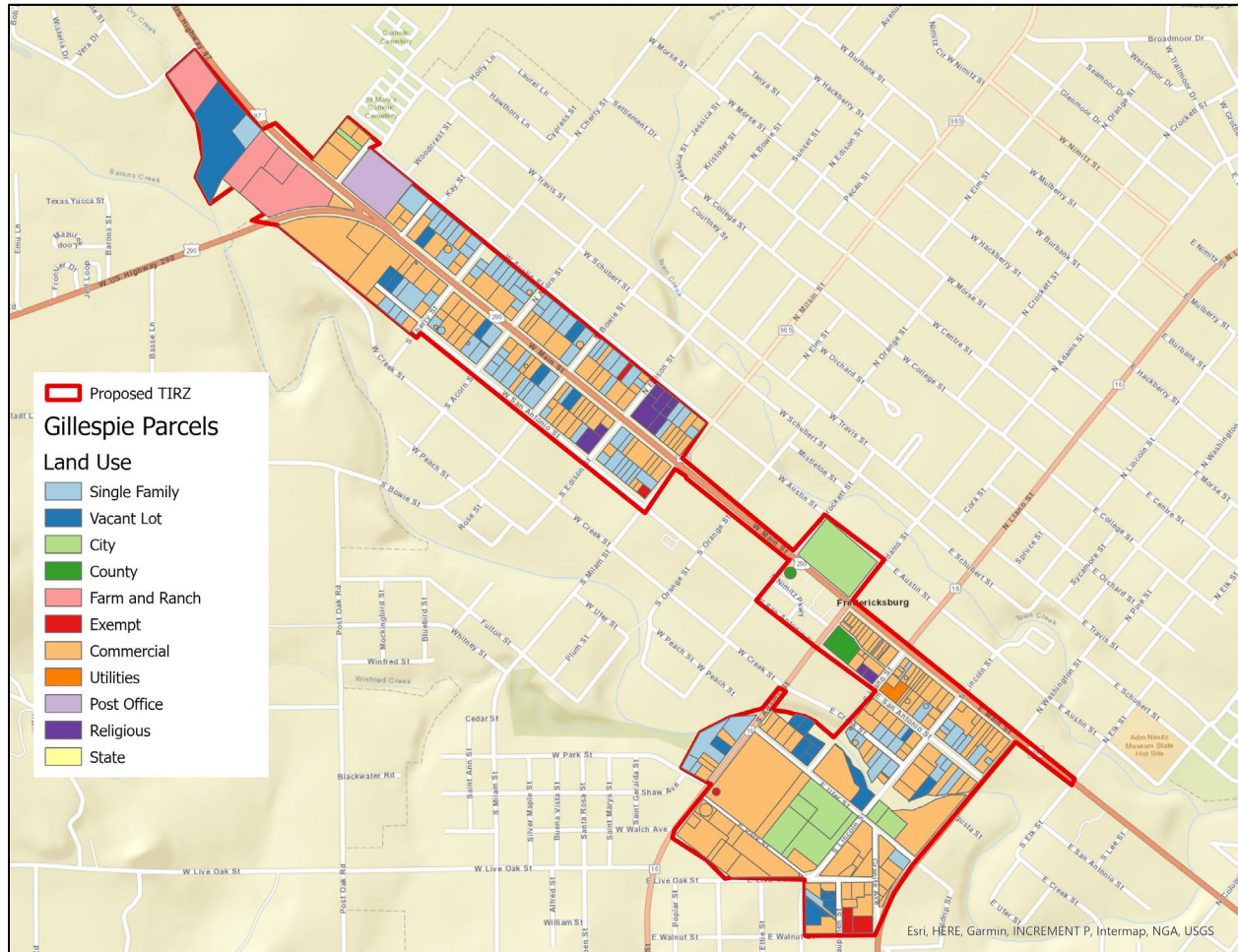
Figure 1: Proposed Downtown TIRZ Geographic Boundary



Source: TXP, Inc.



Figure 2: Existing State Land Use Codes within the Proposed Downtown TIRZ



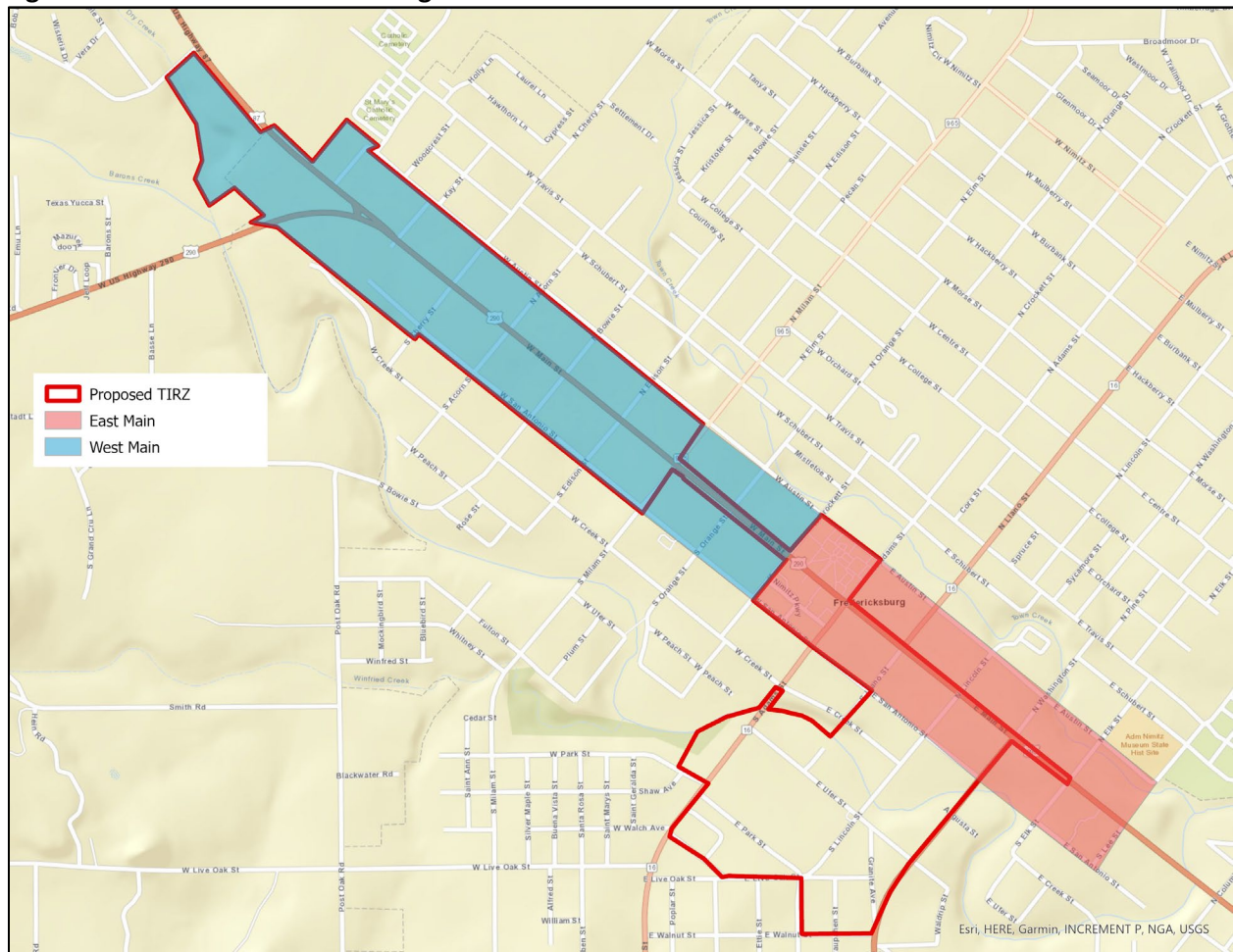
Source: Gillespie County Appraisal District; TXP, Inc.



Economic Activity in Downtown Fredericksburg

To evaluate if West Main Street is underperforming East Main Street, TXP collected property tax and sales tax datasets. Between 2020 and 2024, for example, Fredericksburg sales tax collection on East Main Street increased by 41.7 percent versus 26.4 percent for West Main Street. Total annual collections for East Main Street are \$1.7 million compared to less than \$500,000 for West Main Street. In addition, the average value of a commercial acre in East Main Street is over \$5.3 million compared to \$2.3 million on West Main Street.

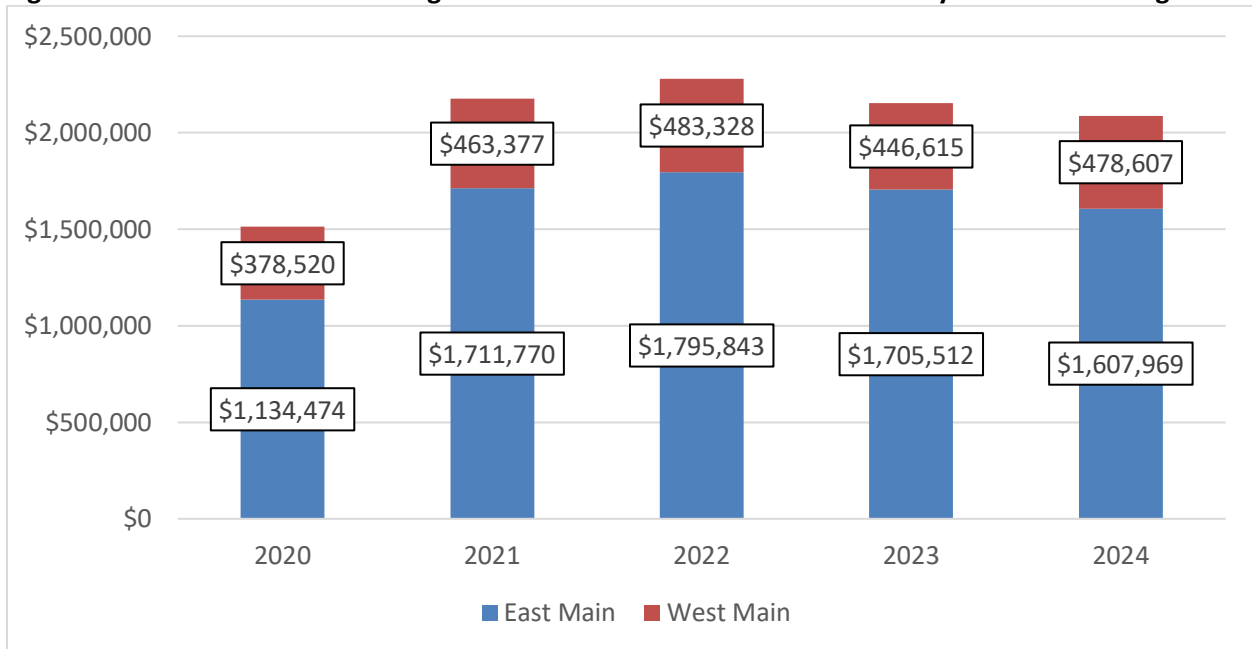
Figure 3: Downtown Fredericksburg West Main Street vs East Main Street



Source: TXP, Inc.



Figure 4: Downtown Fredericksburg Sales Tax Revenue Generated for the City of Fredericksburg



Source: Texas Comptroller of Public Accounts; TXP, Inc.

Table 3: Main Street Property Values (2024)

	Commercial Acres	Taxable Value	Value Per Acre
East Main	42.9	\$228,852,484	\$5,338,989
West Main	54.5	\$124,587,694	\$2,288,057

Source: TXP, Inc.; Gillespie County Appraisal District



Financial Forecast Assumptions

- **TIRZ Duration** – The TIRZ will have a 25-year lifespan.
- **TIRZ Allocation** – The City of Fredericksburg and Gillespie County will contribute 50.0 percent of total incremental property tax collections.
- **Inflation & Appreciation Rate** – The inflation rate used for construction costs and the value of improvements is 3.0 percent per year.
- **Tax Rate** – While tax rates do change over time, the 2024 tax rate was held constant for the duration of the TIRZ.
- **Existing Properties** – The 2024 baseline property value of the TIRZ is approximately \$285.3 million.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Sales Tax** – Assumed no City sales tax revenue is contributed to the Downtown TIRZ, but new economic activity within the TIRZ will generate additional revenue for the City (ex. sales tax and Enterprise Funds).
- **Future Development Patterns** – To provide an order of magnitude estimate, TXP has projected the build out of the TIRZ based on the following projects:
 - New apartments (Barons Park) – 202 East Ufer
 - DC Partners project at the Y – 1293 North US Highway 87
 - New hotel on Ufer Street – 108 East Ufer



Financial Forecast Summary Results

The following table depicts the anticipated revenue generated over 25 years. The revenue forecast assumes the TIRZ is established in 2024 (baseline year). The first TIRZ increment will occur in 2025 (2025 value less 2024 baseline value). Note, 2025 taxes are not due until January 2026.

Table 4: Proposed Downtown TIRZ Property Value Forecast

Year	Period	Baseline Appreciation	New Development	TIRZ Total Value	TIRZ Property Value Increment
2024	0	\$285,252,656	\$0	\$285,252,656	\$0
2025	1	\$293,810,236	\$15,500,000	\$309,310,236	\$24,057,580
2026	2	\$302,624,543	\$57,955,000	\$360,579,543	\$75,326,887
2027	3	\$311,703,279	\$172,349,559	\$484,052,838	\$198,800,182
2028	4	\$321,054,377	\$194,348,526	\$515,402,904	\$230,150,248
2029	5	\$330,686,009	\$200,178,982	\$530,864,991	\$245,612,335
2030	6	\$340,606,589	\$206,184,351	\$546,790,940	\$261,538,284
2031	7	\$350,824,787	\$212,369,882	\$563,194,669	\$277,942,013
2032	8	\$361,349,530	\$218,740,978	\$580,090,509	\$294,837,853
2033	9	\$372,190,016	\$225,303,208	\$597,493,224	\$312,240,568
2034	10	\$383,355,717	\$232,062,304	\$615,418,021	\$330,165,365
2035	11	\$394,856,388	\$239,024,173	\$633,880,561	\$348,627,905
2036	12	\$406,702,080	\$246,194,898	\$652,896,978	\$367,644,322
2037	13	\$418,903,142	\$253,580,745	\$672,483,887	\$387,231,231
2038	14	\$431,470,236	\$261,188,168	\$692,658,404	\$407,405,748
2039	15	\$444,414,344	\$269,023,813	\$713,438,156	\$428,185,500
2040	16	\$457,746,774	\$277,094,527	\$734,841,301	\$449,588,645
2041	17	\$471,479,177	\$285,407,363	\$756,886,540	\$471,633,884
2042	18	\$485,623,552	\$293,969,584	\$779,593,136	\$494,340,480
2043	19	\$500,192,259	\$302,788,671	\$802,980,930	\$517,728,274
2044	20	\$515,198,027	\$311,872,331	\$827,070,358	\$541,817,702
2045	21	\$530,653,968	\$321,228,501	\$851,882,469	\$566,629,813
2046	22	\$546,573,587	\$330,865,356	\$877,438,943	\$592,186,287
2047	23	\$562,970,794	\$340,791,317	\$903,762,111	\$618,509,455
2048	24	\$579,859,918	\$351,015,057	\$930,874,975	\$645,622,319
2049	25	\$597,255,716	\$361,545,508	\$958,801,224	\$673,548,568

Source: TXP, Inc.



Table 5: Proposed Downtown TIRZ – City of Fredericksburg Tax Revenue Forecast

Year	Period	TIRZ Property Value Increment	TIRZ Contribution @ 50%	General Fund @ 50%	Total Tax Revenue
2024	0	\$0	\$0	\$0	\$0
2025	1	\$24,057,580	\$24,698	\$24,698	\$49,396
2026	2	\$75,326,887	\$77,333	\$77,333	\$154,666
2027	3	\$198,800,182	\$204,094	\$204,094	\$408,188
2028	4	\$230,150,248	\$236,279	\$236,279	\$472,558
2029	5	\$245,612,335	\$252,153	\$252,153	\$504,306
2030	6	\$261,538,284	\$268,503	\$268,503	\$537,006
2031	7	\$277,942,013	\$285,344	\$285,344	\$570,687
2032	8	\$294,837,853	\$302,689	\$302,689	\$605,379
2033	9	\$312,240,568	\$320,556	\$320,556	\$641,111
2034	10	\$330,165,365	\$338,958	\$338,958	\$677,915
2035	11	\$348,627,905	\$357,912	\$357,912	\$715,824
2036	12	\$367,644,322	\$377,435	\$377,435	\$754,869
2037	13	\$387,231,231	\$397,543	\$397,543	\$795,086
2038	14	\$407,405,748	\$418,255	\$418,255	\$836,510
2039	15	\$428,185,500	\$439,588	\$439,588	\$879,176
2040	16	\$449,588,645	\$461,561	\$461,561	\$923,122
2041	17	\$471,633,884	\$484,193	\$484,193	\$968,387
2042	18	\$494,340,480	\$507,505	\$507,505	\$1,015,010
2043	19	\$517,728,274	\$531,515	\$531,515	\$1,063,031
2044	20	\$541,817,702	\$556,246	\$556,246	\$1,112,493
2045	21	\$566,629,813	\$581,719	\$581,719	\$1,163,438
2046	22	\$592,186,287	\$607,956	\$607,956	\$1,215,912
2047	23	\$618,509,455	\$634,980	\$634,980	\$1,269,961
2048	24	\$645,622,319	\$662,815	\$662,815	\$1,325,630
2049	25	\$673,548,568	\$691,485	\$691,485	\$1,382,970
		\$10,021,317	\$10,021,317	\$10,021,317	\$20,042,634

Source: TXP, Inc.



Table 6: Proposed Downtown TIRZ – Gillespie County Tax Revenue Forecast

Year	Period	TIRZ Property Value Increment	TIRZ Contribution @ 50%	General Fund @ 50%	Total Tax Revenue
2024	0	\$0	\$0	\$0	\$0
2025	1	\$24,057,580	\$32,297	\$32,297	\$64,595
2026	2	\$75,326,887	\$101,126	\$101,126	\$202,253
2027	3	\$198,800,182	\$266,889	\$266,889	\$533,778
2028	4	\$230,150,248	\$308,977	\$308,977	\$617,953
2029	5	\$245,612,335	\$329,735	\$329,735	\$659,469
2030	6	\$261,538,284	\$351,115	\$351,115	\$702,230
2031	7	\$277,942,013	\$373,137	\$373,137	\$746,274
2032	8	\$294,837,853	\$395,820	\$395,820	\$791,640
2033	9	\$312,240,568	\$419,183	\$419,183	\$838,366
2034	10	\$330,165,365	\$443,247	\$443,247	\$886,494
2035	11	\$348,627,905	\$468,033	\$468,033	\$936,066
2036	12	\$367,644,322	\$493,563	\$493,563	\$987,125
2037	13	\$387,231,231	\$519,858	\$519,858	\$1,039,716
2038	14	\$407,405,748	\$546,942	\$546,942	\$1,093,884
2039	15	\$428,185,500	\$574,839	\$574,839	\$1,149,678
2040	16	\$449,588,645	\$603,573	\$603,573	\$1,207,146
2041	17	\$471,633,884	\$633,168	\$633,168	\$1,266,337
2042	18	\$494,340,480	\$663,652	\$663,652	\$1,327,304
2043	19	\$517,728,274	\$695,050	\$695,050	\$1,390,100
2044	20	\$541,817,702	\$727,390	\$727,390	\$1,454,781
2045	21	\$566,629,813	\$760,701	\$760,701	\$1,521,401
2046	22	\$592,186,287	\$795,010	\$795,010	\$1,590,020
2047	23	\$618,509,455	\$830,349	\$830,349	\$1,660,698
2048	24	\$645,622,319	\$866,748	\$866,748	\$1,733,496
2049	25	\$673,548,568	\$904,239	\$904,239	\$1,808,478
		\$13,104,641	\$13,104,641	\$13,104,641	\$26,209,282

Source: TXP, Inc.



Table 7: Proposed Downtown TIRZ – TIRZ Tax Revenue Forecast

Year	Period	Fredericksburg Contribution @ 50%	Gillespie County Contribution @ 50%	Total TIRZ Revenue
2024	0	\$0	\$0	\$0
2025	1	\$24,698	\$32,297	\$56,996
2026	2	\$77,333	\$101,126	\$178,459
2027	3	\$204,094	\$266,889	\$470,983
2028	4	\$236,279	\$308,977	\$545,256
2029	5	\$252,153	\$329,735	\$581,888
2030	6	\$268,503	\$351,115	\$619,618
2031	7	\$285,344	\$373,137	\$658,481
2032	8	\$302,689	\$395,820	\$698,509
2033	9	\$320,556	\$419,183	\$739,738
2034	10	\$338,958	\$443,247	\$782,205
2035	11	\$357,912	\$468,033	\$825,945
2036	12	\$377,435	\$493,563	\$870,997
2037	13	\$397,543	\$519,858	\$917,401
2038	14	\$418,255	\$546,942	\$965,197
2039	15	\$439,588	\$574,839	\$1,014,427
2040	16	\$461,561	\$603,573	\$1,065,134
2041	17	\$484,193	\$633,168	\$1,117,362
2042	18	\$507,505	\$663,652	\$1,171,157
2043	19	\$531,515	\$695,050	\$1,226,566
2044	20	\$556,246	\$727,390	\$1,283,637
2045	21	\$581,719	\$760,701	\$1,342,420
2046	22	\$607,956	\$795,010	\$1,402,966
2047	23	\$634,980	\$830,349	\$1,465,329
2048	24	\$662,815	\$866,748	\$1,529,563
2049	25	\$691,485	\$904,239	\$1,595,724
		\$10,021,317	\$13,104,641	\$23,125,958

Source: TXP, Inc.



Potential TIRZ Eligible Projects and Costs

The TIRZ will provide support for catalytic infrastructure and economic development projects that will facilitate the development of properties within the downtown area of Fredericksburg. Due to its size, location, ADA sidewalks, parking availability, and other physical characteristics, new private sector development and redevelopment in the TIRZ will not likely occur solely through private investment. Proposed public improvements would likely include new and refurbished utilities, sidewalks, streets, streetscapes, open spaces, and parking facilities. The following table outlines a list of preliminary projects and estimated costs. Depending on who joins the TIRZ, some or all of these projects could be funded.

Table 8: Preliminary TIRZ Projects and Costs

Project	Category	Cost
Public Restrooms (ex. West Main, Golden Blocks, and Marktplatz)	Public Works	\$300,000 to \$400,000 for each restroom facility
Relocate overhead utilities along West Main	Public Works	\$6,000,000 to \$8,000,000
Utility upgrades at Peanut Factory	Public Works	TBD
Wayfinding signage	Public Works	TBD
ADA accessible sidewalks	Public Works	\$50 per foot
Decorative lighting to match Golden Blocks	Public Works	\$1,000,000
Surface or structured parking (ex. Old Fair Park and Peanut Factory)	Public Works	\$25,000 per spot
Lighting at Old Fair Park	Parks	\$450,000 to \$500,000
One Square Improvements	County	TBD
Old Clinic redevelopment	County	TBD
Parking	County	TBD

Source: City of Fredericksburg



Conclusion

Based on anticipated ad valorem tax revenue and long-term market demand projections, a Downtown TIRZ is economically and financially feasible. The TIRZ could generate substantial revenue to pay for infrastructure and other development costs. Over the next 25 years, the TIRZ could generate between \$10.0 million and \$25.0 million in nominal TIRZ revenue depending on which taxing entities participate at 50.0 percent. In addition to this ad valorem tax revenue, new economic activity within the TIRZ will generate additional revenue for the City (ex. sales tax, HOT, and Enterprise Funds). If the taxing entities chose to allocate a lower percentage to the TIRZ, fewer eligible projects could be funded. If the TIRZ contribution was lowered to under 10.0 percent and only the City participated, for example, it would likely take 10 years to generate enough increment to pay for new restrooms. Under this scenario, a TIRZ might not be an appropriate financing tool.

After all project costs and other obligations have been paid, any money remaining in the TIRZ fund is disbursed back to the participating taxing units in proportion to each jurisdiction's share of the total tax increments collected.

Beyond tax revenue projections, each taxing entity must decide whether or not the TIRZ is appropriate based on local considerations. These local considerations are sometimes independent of the tax revenue projections and the eligible projects list.

These projections are based on the best available datasets and information related to market conditions in the region. The substantial commitment of a few large developers could have a significantly positive impact on both the level and timing of future growth. Moreover, the financial projections make no allowance for positive spillover to the value of other properties in area as a result of new development (beyond inflation), could occur. At the same time, a slowdown in development as a result of a weaker national economy, negative changes in key drivers of regional economy, or other unforeseen issues could materially reduce the volume of construction put in place, and resulting tax revenue, over the next 25 years.

**Legal Disclaimer**

TXP, Inc. (TXP) reserves the right to make changes, corrections, and/or improvements at any time and without notice. In addition, TXP disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions, or discrepancies. TXP disclaims any liability due to errors, omissions, or discrepancies made by third parties whose material TXP relied on in good faith to produce the report.

Any statements involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that such opinions or estimates will be realized. The information and expressions of opinion contained herein are subject to change without notice, and shall not, under any circumstances, create any implications that there has been no change or updates.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, CALLING A PUBLIC HEARING TO CONSIDER THE DESIGNATION OF TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF FREDERICKSBURG; DIRECTING THAT NOTICE OF SUCH PUBLIC HEARING BE GIVEN AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council desires to promote the development or redevelopment of a certain geographic area within the city by the creation of a tax increment reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act"); and

WHEREAS the City of Fredericksburg has the authority under the Act to consider the designation of a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area; and

WHEREAS in compliance with the Act, the City intends to conduct a public hearing on the 17th day of December at 9:00 a.m. at the Council Chambers in the New City Hall of the City of Fredericksburg, Texas to receive public comments on the creation of the proposed Tax Increment Reinvestment Zone No. One, City of Fredericksburg as depicted in Exhibit "A" ("Tax Increment Reinvestment Zone No. 1") and its benefits to the City and the property in the proposed Tax Increment Reinvestment Zone No. One.

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

SECTION 1. The recitals to this Resolution are hereby incorporated herein and are hereby found and declared to be true and correct.

SECTION 2. The City Council hereby calls a public hearing to be conducted on the 17th day of December 2024 at 9:00 a.m., at the Council Chambers in the New City Hall of the City of Fredericksburg, Texas located at 2818 E. Hwy 290, Fredericksburg, TX to consider whether the City Council should designate proposed Tax Increment Reinvestment Zone No. One, and to receive public comments on the creation of the proposed Tax Increment Reinvestment Zone No. One at which any interested person may speak for or against the creation of the proposed Tax Increment Reinvestment Zone No. One, its boundaries, or the concept of tax increment financing and at which the owner(s) of property in the proposed Reinvestment Zone No. One will be given opportunity to protest the inclusion of the property in the proposed Tax Increment Reinvestment Zone No. One.

SECTION 3. The City Council hereby instructs the City Manager to cause notice of the public hearing to be given as required by the Tax Code and otherwise as required by law.

SECTION 4. This Resolution shall be effective immediately upon its approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of
Fredericksburg, Texas, this the 3rd day of December 2024.

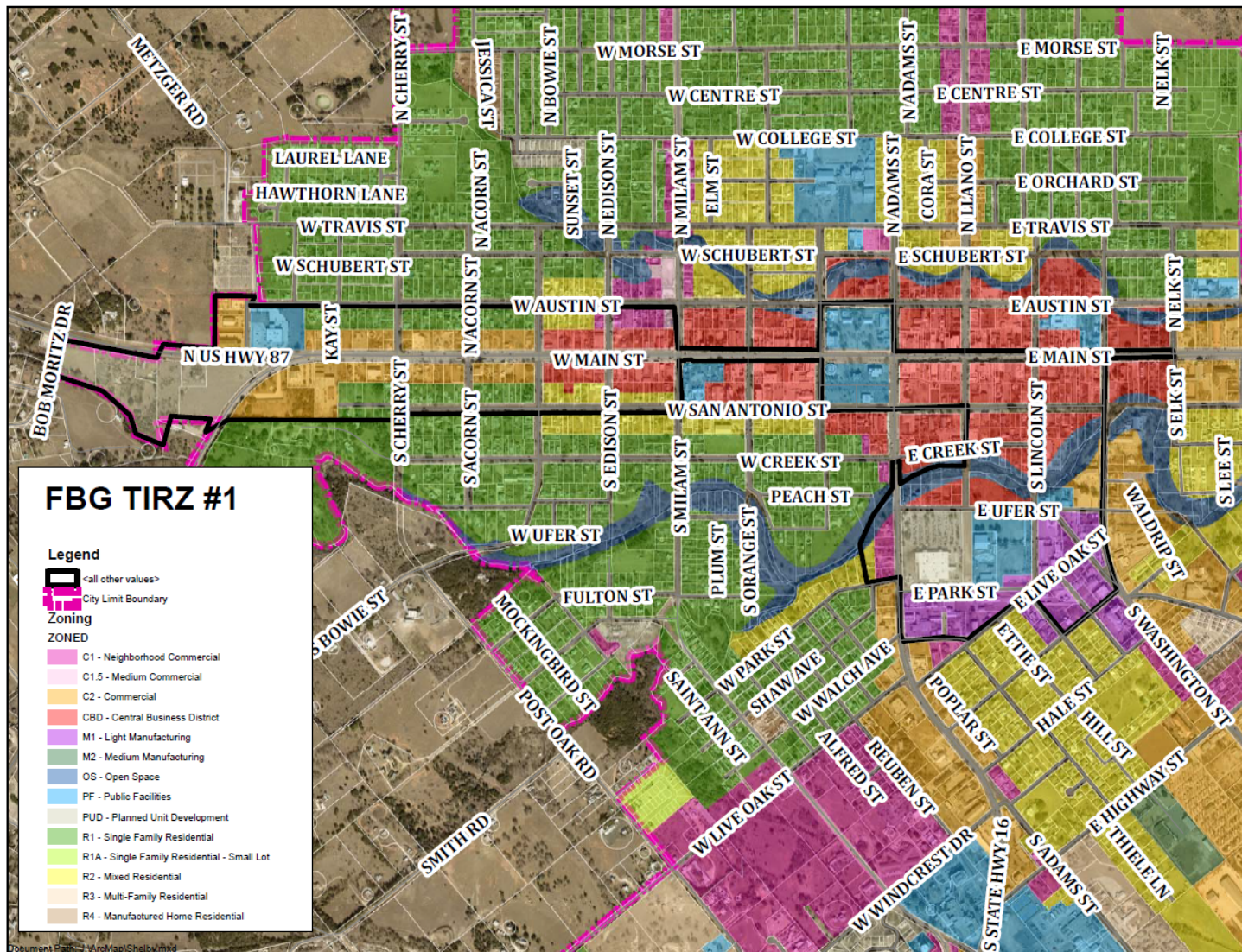
CITY OF FREDERICKSBURG, TEXAS

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek
City Secretary

Exhibit "A"
Depiction of Reinvestment Zone No. One



FREDERICKSBURG, TX



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: December 3, 2024

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consider and take action on appeal of denial of STR permit for 405 N. Orange Street by Kristi Galichet. (Anna Hudson, Director of Development Services)

PRESENTATION:

SUMMARY:

The property is managed by the owners, Kristi & Anthony Galichet. It was granted a Conditional Use Permit in 2023 when the ordinance required CUPs for R2 properties in the Historic District.

BACKGROUND:

Address: **405 N Orange**

Zonining: **R2**

Owner: **Kristi Galichet**

Management Company: **owner**

Most Recent STR issued: **August 4, 2023**

STR Permit expired: **July 19, 2024**

Non-conforming status expired: **October 19, 2024**

H.O.T.: **paid/up to date**

Violations/Complaints: **none**

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Tourism

ATTACHMENTS:

1. STR Permit Renewal Appeal
2. 405 N Orange Photos and maps

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 27, 2024



Garret Bonn, Assistant City Manager

Date: November 27, 2024



William McKamie, City Attorney

Date: November 27, 2024



Leticia Vacek, City Secretary

Date: November 27, 2024



Clinton Bailey, City Manager

Date: November 27, 2024



STR Permit Appeal Application Form

Sec. 20-225 (b)

An appeal filed under this section must be filed with the director no later than the 20th day following the date on which the permit was denied. The appeal must be sworn and must identify each alleged point of error, facts and evidence supporting the appeal, and reason why the action of the director should be modified or reversed.

Owner Information:

Full Name: Kristi Galichet
Address: 97 Sendero Woods
City: Boerne, TX 78015 State: TX Zip: 78015
Phone Number: 404-406-2407
Email Address: Kristi.galichet@gmail.com

STR Property Information:

Address of the STR Property: 405 N. Orange St. Zoning: R2
Fredericksburg, TX 78624
STR Permit Number (if previously permitted): 8052260083
Reason for Appeal: To renew our denied short term rental permit
If the property has been rented, has H.O.T. been remitted to the City of Fredericksburg? Yes
Date of Denial: 11.4.24 Filing Date (within 20 days of denial): 11.7.24

Details of Appeal:

Please provide a detailed explanation of why you are appealing the decision to deny, revoke, or modify your short-term rental (STR) permit:

We are appealing the denial of our permit renewal because we were not aware that it had expired. We, now, realize of course that it is our responsibility to pay attention to that important date. ~~that~~ That being said and us taking responsibility, here are the reasons why we did not realize the date had passed:

* See notebook paper *
* See special warranty deed *

* See forwarded email
correspondence between Tyler Baathge
and me that I have sent to
both Tyler and Anna Hudson *

Supporting Documentation:

Please attach any relevant documentation that supports your appeal (e.g., property records, HOT (Hotel Occupancy Tax) remittances, previous STR permits, correspondence with city officials, etc.):

Declaration:

I hereby declare that the information provided in this appeal application is true and accurate to the best of my knowledge. I understand that providing false information may result in the rejection of my appeal.

Signature: Kristi Galichet Date: 11.7.24
Kristi Galichet

ACKNOWLEDGMENTS

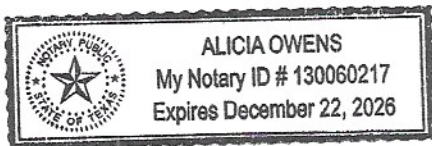
State of Texas

County of Hendall

Before me, (Alicia Owens), on this day personally appeared Kristi Galichet, known to me (or proved to me on the oath of or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 8 day of November, 20 24

(Personalized Seal)



Notary Public's Signature

Alicia Owens

WELLS FARGO BANK

205 W BANDERA RD BOERNE, TX 78006

1003

DATE 11-5-24

37-65/1119

PAID TO THE ORDER OF

City of Fredericksburg

\$ 300.00

three hundred dollars and no/100

DOLLARS

ANTHONY GALICHET

CRISTI A GALICHET

GALICHET INVESTMENTS, LLC

17 SENDERO WOODS

BOERNE TX 78015-8367

permit # 8052200083

STR renewal appeal fee

Kristi Galichet

⑆⑆⑆⑆900659⑆⑆⑆⑆3105917⑆⑆⑆⑆1003

RECEIVED

NOV 06 2024

T. Baerhage

① The most important, and primary reason that we did not realize our permit had expired was because my husband, Anthony, experienced severe health issues from June - October 2024, including two hospitalizations, and several weekly doctors appointments. His health situation was life threatening and I was his primary caregiver, along with caring for our 10 & 12 year old children. As you can imagine, this was a very stressful time for our family and everything was pushed back (and fell behind) other than his health & our children. He, thankfully, is doing much better now and I am catching up on everything that had been pushed back.

② The second reason we did not realize that our permit had expired is because we were not in Frederickburg at all this summer staying at our house ① because of my husband's health ② and also we did not have any guests staying there either so it simply did not cross our mind. Also, we began renting our house out in November 2023, so that is the timeframe that I had in my mind for inspection renewal.

Some of you may know the history of our home, but you should know that this home is very special to me and my family. I am the grand-daughter of the only owners of the property. This home served as my "second-home" growing up and my

grandma and grandpa - Guenther & Estella Ellebracht build their house in 1948. Here, they raised my mom Doris Zarnow (Ellebracht) and her sister.

We spent most holidays at this home, baking cookies, riding bikes all around Fredericksburg, and helping my grandparents garden. After 66 years of marriage, my grandpa passed away in 2006 and then grandma passed in 2012, both in their 90s. Our ultimate goal for this house is to keep it in our family. We may even retire here in it after our children leave for college (we live in Boerne now), and eventually leave it for our children.

We ask that you please consider the situation and conditions we were dealing with when our permit expired. We realize it is our ~~fault~~^{duty} and simply just missed the date, but now understand that we will not receive reminders and have put reminders in our calendars for next year already.

We will not be able to continue owning and maintaining our home without the income that a short term rental income provides us. We would also like to continue to visit Fredericksburg and stay at our home periodically also. Thank you for your consideration.

Sincerely,
Kristi Galichet

my grand-parents
guenter & Estella Ellebracht



part of our family
2000



Taken May 20-2000



my grandma & grandpa
& me opening Christmas
presents circa 1984 at
405 N. Orange St.

my grandparents, brother, & cousin, & me circa 1996
at 405 N. Orange St.



me with my grandparents





City of Fredericksburg Hotel Occupancy Tax Remittance Form

Remit to: City of Fredericksburg, TX • c/o Hotel Occupancy Taxes • 126 W. Main St. • Fredericksburg, TX 78624

Phone: (830) 990-2069 • Email: str@fbgtx.org

We accept checks, money orders, credit cards and ACH bank draft

To pay by credit card or ACH bank draft, email this form to str@fbgtx.org • Staff will send you an invoice with a secure payment link.

NOTE: Credit card fee is 2.9% • ACH bank draft is 0.08% up to \$5.00.

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1. Business Name: Galichet Investments, LLC 2. Business Mailing Address: 97 Sendero Woods, Boerne, TX 78015 3. Business City, State, Zip: _____
4. Contact Name: Kristi Galichet 5. Contact Email: Kristi.galichet@gmail.com 6. Contact Phone: 404-406-2407
7. Physical Location Address: 405 N. Orange St. Fredericksburg, TX 78624 No. of Units / Rooms Available: 3 No. of Units / Rooms Rented: 3
8. I am filing Hotel Occupancy Taxes for one of the following (check one): ☒ STR ☐ Hotel/Motel
9. I am filing Hotel Occupancy Taxes for one of the following (check one): YEAR: Q4 2023 ☐ 10. I declare I did not have any taxable receipts.
- ☐ 1st Quarter - Jan. 1 thru Mar. 31 ☐ 2nd Quarter - Apr. 1 thru Jun. 30 ☐ 3rd Quarter - Jul. 1 thru Sep. 30 ☒ 4th Quarter - Oct. 1 thru Dec. 31

11. Permit #	12. Hotel/Motel or Short-term Rental Unit Name/Address	13. Total Receipts	14. Total Taxable Receipts	15. 7% Tax Amount	16. 1% Discount (if applicable)	17. 15% Penalty (if applicable)	18. 4.25% Interest (if applicable)	19. Tax Amount Due
8052200083	405 N. Orange St. Fredericksburg TX 78624	\$1767.34	\$1767.34	\$123.71	na	na	\$5.26	\$128.97

20. **Taxpayer Changes:** Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's information. NA

Taxpayer Name: _____ Mailing Address: _____ City, State, Zip: _____

Contact Email: _____ Contact Phone: _____ Date of Change: _____

21. **PROPERTY CHANGES** Please check one (if applicable):

- ☐ I will not be renting this property any longer - this is my final report. ☐ I have sold this property and will not be renting it any longer - this is my final report. ☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here Kristi Galichet Print Here Kristi Galichet 2-23-24
Signature of Duty Authorized Agent Printed Name of Duty Authorized Agent Date

Returned Funds Disclaimer: Each returned item (check, automated clearing house (ACH) or credit card) received by the City of Fredericksburg due to insufficient funds will be assessed a \$30 administration fee. The City is not responsible for any additional bank fees that will occur due to the submission of the returned item.

1001

Date 2.27.24

To City of Fredericksburg
For HOT - Q4 2023

Previous Balance	
Deposit	
New Balance	
This Check	128 97
Balance Forward	

WELLS FARGO BANK

205 W BANDERA RD BOERNE, TX 78006

DATE 2.27.24

1001

37-65/11.19

PAY TO THE ORDER OF City of Fredericksburg - HOT \$ 128.97
One hundred twenty eight dollars and 97/100 DOLLARS

ANTHONY GALICHET
KRISTIA GALICHET
GALICHET INVESTMENTS, LLC
97 SENDERO WOODS
BOERNE TX 78015-8367

Kristi Galichet

⑆111900659⑆1163105917⑈1001

my copy



City of Fredericksburg Hotel Occupancy Tax Remittance Form

Remit to: City of Fredericksburg, TX • c/o Hotel Occupancy Taxes • 126 W. Main St. • Fredericksburg, TX 78624

Phone: (830) 980-2069 • Email: str@fbgtx.org

We accept checks, money orders, credit cards and ACH bank draft

To pay by credit card or ACH bank draft, email this form to str@fbgtx.org • Staff will send you an invoice with a secure payment link.

NOTE: Credit card fee is 2.9% • ACH bank draft is 0.08% up to \$8.00.

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1. Business Name: Galichet Investments, LLC
2. Business Mailing Address: 97 Sendero Woods Boerne, TX 78015
3. Business City, State, Zip: _____
4. Contact Name: Kristi Galichet
5. Contact Email: Kristi-galichet@gmail.com
6. Contact Phone: 404-406-2407
7. Physical Location Address: 405 N. Orange St. Fredericksburg, TX 78624
8. I am filing Hotel Occupancy Taxes for one of the following (check one):
☒ STR ☐ Hotel/Motel
YEAR: 2024
9. I am filing Hotel Occupancy Taxes for one of the following (check one):
☒ 1st Quarter - Jan. 1 thru Mar. 31 ☐ 2nd Quarter - Apr. 1 thru Jun. 30 ☐ 3rd Quarter - Jul. 1 thru Sep. 30 ☐ 4th Quarter - Oct. 1 thru Dec. 31
10. I declare I did not have any taxable receipts.

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
805220009	405 N. Orange St. Fredericksburg, TX 78624	\$4,654.94	\$4,802	\$336.14	\$0 na	na	\$14.78	\$350.42

Paid

20. Taxpayer Changes: Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's information. NA

Taxpayer Name: _____ Mailing Address: _____ City, State, Zip: _____
Contact Email: _____ Contact Phone: _____ Date of Change: _____

21. PROPERTY CHANGES. Please check one (if applicable):
- ☐ I will not be renting this property any longer - this is my final report.
 - ☐ I have sold this property and will not be renting it any longer - this is my final report.
 - ☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here Kristi Galichet Print Here Kristi Galichet June 10, 2024
Signature of Duty Authorized Agent Printed Name of Duty Authorized Agent Date

Returned Funds Disclaimer: Each returned item (check, automated clearing house (ACH) or credit card) received by the City of Fredericksburg due to insufficient funds will be assessed a \$30 administration fee. The City is not responsible for any additional bank fees that will accrue due to the submission of the returned item.



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Remit to: City of Fredericksburg, TX • c/o Hotel Occupancy Taxes • 126 W. Main St. • Fredericksburg, TX 78624

Phone: (830) 980-2069 • Email: str@fbgtx.org

We accept checks, money orders, credit cards and ACH bank draft

To pay by credit card or ACH bank draft, email this form to str@fbgtx.org • Staff will send you an invoice with a secure payment link.

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8. I am filing Hotel Occupancy Taxes for one of the following (check one): ☒ STR ☐ Hotel/Motel
9. I am filing Hotel Occupancy Taxes for one of the following (check one): YEAR: 2024 ☐ 10. I declare I did not have any taxable receipts.
- ☐ 1st Quarter - Jan. 1 thru Mar. 31 ☒ 2nd Quarter - Apr. 1 thru Jun. 30 ☐ 3rd Quarter - Jul. 1 thru Sep. 30 ☐ 4th Quarter - Oct. 1 thru Dec. 31

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
805220003	405 N. Orange St. Fredericksburg, TX 78624	905.00	1075.11	75.25	0	12.86	3.64	102.25
		2,366.80	2,516.80	176.17	0	21.42	3.48	210.67
		1,670.34	1,820.34	127.42	0	19.11	5.41	151.94
							Total	\$464.26

20. Taxpayer Changes: Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's information. **NA**

Taxpayer Name: _____ Mailing Address: _____ City, State, Zip: _____

Contact Email: _____ Contact Phone: _____ Date of Change: _____

21. PROPERTY CHANGES Please check one (if applicable):

- ☐ I will not be renting this property any longer - this is my final report. ☐ I have sold this property and will not be renting it any longer - this is my final report. ☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here Kristi Galichet Print Here Kristi Galichet 9.27.24
Signature of Duty Authorized Agent Printed Name of Duty Authorized Agent Date

Returned Funds Disclaimer: Each returned item (check, automated clearing house (ACH) or credit card) received by the City of Fredericksburg due to insufficient funds will be assessed a \$30 administration fee. The City is not responsible for any additional bank fees that will accrue due to the submission of the returned item.

WELLS FARGO BANK

205 W BANDERA RD BOERNE, TX 78006

DATE

9.27.24

1006

37-65/1179

PAY TO THE ORDER OF

City of Fredericksburg

\$

464.26

Four hundred sixty four and 26/100

DOLLARS

ANTHONY GALICHET
KRISTI A GALICHET
GALICHET INVESTMENTS, LLC
97 SENDERO WOODS
BOERNE TX 78015-8367

Q2 HOT TAXES

Kristi Galichet

⑆ 111900659⑆ 1163105917⑈ 1006



City of Fredericksburg Hotel Occupancy Tax Remittance Form

Remit to: City of Fredericksburg, TX • c/o Hotel Occupancy Taxes • 126 W. Main St. • Fredericksburg, TX 78624

Phone: (830) 990-2069 • Email: otr@fbgtx.org

We accept checks, money orders, credit cards and ACH bank draft

To pay by credit card or ACH bank draft, email this form to otr@fbgtx.org • Staff will send you an invoice with a secure payment link.

NOTE: Credit card fee is 2.9% • ACH bank draft is 0.08% up to \$5.00.

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1. Business Name: Galichet Investments, LLC

4. Contact Name: Kristi Galichet

7. Physical Location Address: 405 N. Orange St. Fredericksburg, TX 78624

8. I am filing Hotel Occupancy Taxes for one of the following (check one):

9. I am filing Hotel Occupancy Taxes for one of the following (check one):

2. Business Mailing Address: 97 Sendero Woods

5. Contact Email: Kristi.galichet@gmail.com

☒ STR ☐ Hotel/Motel

YEAR: 2024

☐ 10. I declare I did not have any taxable receipts.

Boerne, TX 78015

3. Business City, State, Zip: _____

6. Contact Phone: 404-406-2407

Hotels / Rooms Available: 3 Hotels / Rooms Rented: 3

☐ 1st Quarter - Jan. 1 thru Mar. 31

☐ 2nd Quarter - Apr. 1 thru Jun. 30

☒ 3rd Quarter - Jul. 1 thru Sep. 30

☐ 4th Quarter - Oct. 1 thru Dec. 31

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
<u>8052200083</u>	<u>405 N. Orange St. Fredericksburg, TX 78624</u>	<u>699.37</u>	<u>849.37</u>	<u>59.45</u>	<u>.59</u>	<u>—</u>	<u>—</u>	<u>58.86 Total</u>

20. Taxpayer Changes: Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's Information.

NA

Taxpayer Name: _____

Mailing Address: _____

City, State, Zip: _____

Contact Email: _____

Contact Phone: _____

Date of Change: _____

21. PROPERTY CHANGES Please check one (if applicable):

☐ I will not be renting this property any longer - this is my final report.

☐ I have sold this property and will not be renting it any longer - this is my final report.

☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here

Kristi Galichet
Signature of Duty Authorized Agent

Print Here

Kristi Galichet
Printed Name of Duty Authorized Agent

9.30.24

Date

Returned Funds Disclaimer: Each returned item (check, automated clearing house (ACH) or credit card) received by the City of Fredericksburg due to insufficient funds will be assessed a \$30 administration fee. The City is not responsible for any additional bank fees that will accrue due to the submission of the returned item.

WELLS FARGO BANK

205 W BANDERA RD BOERNE, TX 78008

DATE 9.30.24

1002

37-65/1119

PAY TO THE ORDER OF

City of Fredericksburg

\$

58.86

Fifty eight dollars and 86/100

DOLLARS

ANTHONY GALICHET
KRISTI A GALICHET
GALICHET INVESTMENTS, LLC
97 SENDERO WOODS
BOERNE TX 78015-8367

Q3 HOT Taxes

Kristi Galichet

⑆ 111900659⑆ 1163105917⑈ 1002



The City of Fredericksburg

Short-Term Rental Permit

Date Issued:	August 4, 2023	Permit Expiration Date:	July 19, 2024
Permit Issued To:	KRISTI GALICHET 405 N ORANGE	Permit No.:	8052200083
		Permit Type:	STR - Nonconforming Unoccupied
Unit Location:	0 405 N ORANGE FREDERICKSBURG, TX 78624	Zoning District:	R2
		Occupancy Limit:	8
24/7 Phone No.:	404-406-2407	Management Company:	0
Local Contact:	KRISTI GALICHET		

This certificate has been issued according to the requirements of the City of Fredericksburg Code of Ordinances relating to Short-Term Rental use.

NOTICE: Guests are responsible for compliance with all applicable laws, rules, and regulations pertaining to the use of the Short-Term Rental Unit. Guests may be fined by the City for violations of this article (see House Rules).

Hotel Occupancy Taxes must be filed quarterly in order to maintain a valid permit.

THIS PERMIT MUST BE POSTED.



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Effective Date: October 31, 2023

That RALPH ANTHONY GALICHET and KRISTI GALICHET, husband and wife, and owning property in the County of GILLESPIE, Texas ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, to GALICHET INVESTMENTS, LLC, a Texas limited liability company ("Grantee"); and

WHEREAS, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY, unto said Grantee, the real property in GILLESPIE County, Texas fully described as:

BEING a 0.164 of an acre tract of land, more or less, situated in the City of Fredericksburg, Gillespie County, Texas, being part of Lot No. 4 in Block No. 1 of the Kallenberg Addition to the said City of Fredericksburg as shown on a plat of record in Volume 14, Page 515 of the Deed Records of Gillespie County, Texas, and being all of that certain tract described in a conveyance to Guenther Ellebracht found of record in a Warranty Deed recorded in Volume 63, Page 409 of the said Deed Records and all of that certain tract described in a conveyance to the said Guenther Ellebracht found of record in a Warranty Deed record in Volume 74, Page 66 of the said Deed Records. Said 0.164 of an acre tract, more or less, is more particularly described by metes and bounds on **Exhibit "A"** attached hereto and made a part hereof for all pertinent purposes, as well as all improvements located thereon (collectively the "Property").

This Special Warranty Deed subject to any and all validly existing restrictions, easements, mineral reservations, rights of way, and prescriptive rights, whether of record or not; and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, "Permitted Exceptions"); any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property; and, taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Reservations from Conveyance: None, other than that referenced herein including:

This conveyance is expressly made by Grantors and accepted by Grantees subject to the following matters to the extent, but only to the extent, the same are valid and subsisting and affect the Property (without waiving rights or defenses relating to, and without ratifying, creating or reviving such matters and the mere reference herein shall not be deemed to impose, reimpose or reinstate such Exceptions to Conveyance and Warranty), to-wit:

a. Overhead utility lines, gas meter, electric meter pad, and fence encroachments/protrusions shown on survey dated April 22, 2021, prepared by Dale Allen Sultemeier, Registered Professional Land Surveyor No. 4542.

b. Rights of adjoining property owners, if any, in and to those portions lying between the fences and the Northeast and Southeast property lines as shown on survey dated April 22, 2021, prepared by Dale Allen Sultemeier, Registered Professional Land Surveyor No. 4542.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, bargains and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. ANY PERSONAL PROPERTY TRANSFERRED TO GRANTEE IS SOLD, TRANSFERRED, AND DELIVERED "AS IS" AND "WITH ALL FAULTS"; FURTHER, GRANTOR EXCLUDES ALL WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE CLEAN SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD

OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Grantor's Mailing Address: RALPH ANTHONY GALICHET and KRISTI GALICHET
97 Sendero Woods, Boerne, TX 78015

Grantee's Mailing Address: GALICHET INVESTMENTS, LLC
97 Sendero Woods, Boerne, TX 78015

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.



RALPH ANTHONY GALICHET

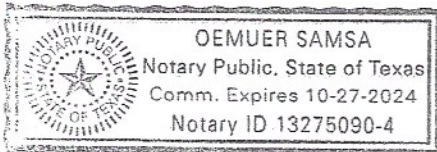


KRISTI GALICHET

STATE OF TEXAS §

COUNTY OF Kendall §

SUBSCRIBED AND SWORN TO BEFORE ME by RALPH ANTHONY GALICHET and KRISTI GALICHET, this 2nd day of November 2023.





Notary Public, State of Texas
My commission expires: 10/27/2024

AFTER RECORDING RETURN TO:
GALICHET INVESTMENTS, LLC
97 Sendero Woods
Boerne, TX 78015

EXHIBIT "A"

SULTEMEIER

SURVEYING & ENGINEERING

TBPELS SURVEYING FIRM: 100930-00
TBPELS ENGINEERING FIRM: F-10608

501 West Main, Suite 109
Fredericksburg, TX 78624
Tel.: (830) 990-1221

0.164 OF AN ACRE
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS

FN-21-6998
APRIL 22ND, 2021

A DESCRIPTION OF A 0.164 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING PART OF LOT 4 IN BLOCK I OF THE KALLENBERG ADDITION TO THE SAID CITY OF FREDERICKSBURG AS SHOWN ON A PLAT OF RECORD IN VOLUME 14, PAGE 515 OF THE DEED RECORDS OF SAID COUNTY, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A CONVEYANCE TO GUENTHER ELLEBRACHT FOUND OF RECORD IN A WARRANTY DEED RECORDED IN VOLUME 63, PAGE 409 OF THE SAID DEED RECORDS AND ALL OF THAT CERTAIN TRACT DESCRIBED IN A CONVEYANCE TO THE SAID GUENTHER ELLEBRACHT FOUND OF RECORD IN A WARRANTY DEED RECORDED IN VOLUME 74, PAGE 66 OF THE SAID DEED RECORDS; SAID 0.164 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found on the southeast line of Orange Street, and northwest line of said Block I and Lot 4, at the west corner of the said tract described in Volume 63, Page 409 and at the north corner of a 5 foot wide Public Alley described in Volume 312, Page 980 of the Real Property Records of said County, for the west corner hereof;

THENCE departing from said northwest line and passing over and across said Lot 4 with the southwest line of the said tract described in Volume 63, Page 406, S 49° 46' 10" E, a distance of 108.31 feet to a 3/8 inch iron rod (capped RPLS 4542) found on the common line of Lot 4 and Lot 5 as shown on said Plat, at the south corner of the said tract described in Volume 63, Page 406 and at the west corner of that certain 0.52 acre tract described under Register No. 20060651 of the Official Public Records of said County, for the south corner hereof;

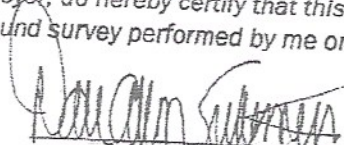
THENCE with the said common line of Lot 4 and Lot 5, the southeast line of the said tract described in Volume 63, Page 409 and continuing with the southeast line of the said tract described in Volume 74, Page 66, N 39° 59' 45" E, a distance of 66.03 feet to a ½ inch iron rod found at the east corner of the said tract described in Volume 74, Page 66, for the east corner hereof;

THENCE departing from said common line and passing over and across said Lot 4 with the northeast line of the said tract described in Volume 74, Page 66, N 49° 46' 03" W, a distance of 108.31 feet to a ½ inch iron rod found on the said southeast line of Orange Street, and northwest line of said Block I and Lot 4, at the north corner of the said tract described in Volume 74, Page 66, for the north corner hereof;

THENCE with the said southeast line of Orange Street, and northwest line of said Block I and Lot 4, S 40° 00' 00" W (BASE BEARING FOR DIRECTIONAL CONTROL FROM PLAT REFERENCE), a distance of 66.03 feet to the POINT OF BEGINNING, containing 0.164 of an acre of land, more or less.

I, Dale Allen Sulmeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed by me or under my direction and supervision.

SULTEMEIER SURVEYING &
ENGINEERING, LLC
501 West Main, Suite 109
Fredericksburg, Texas 78624
(830) 990-1221


Dale Allen Sulmeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas

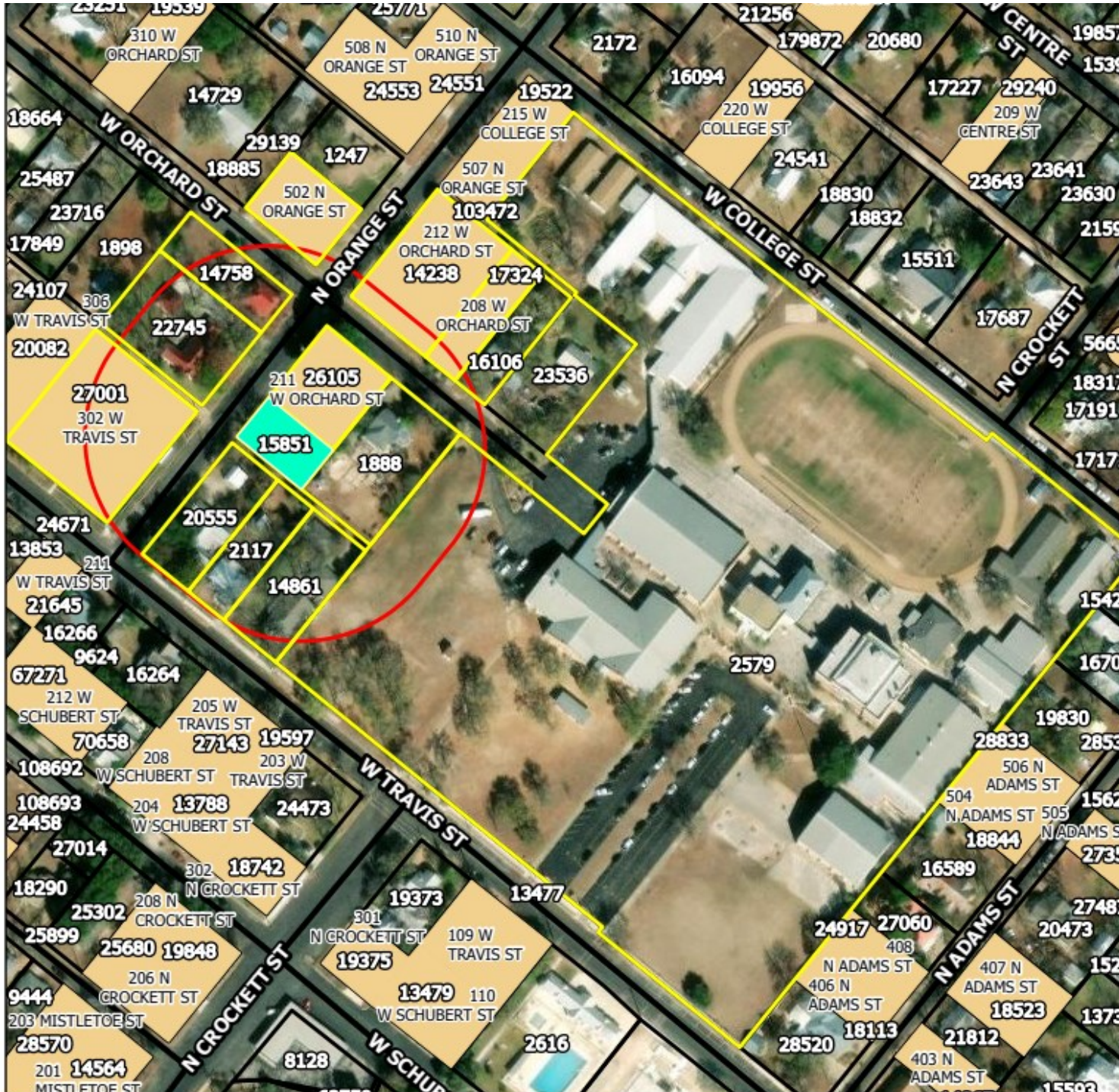


405 N ORANGE



405 N ORANGE

R2



STR SPECIAL
EXCEPTIONS
MAP– DOES
NOT QUALIFY



FRONT OF HOUSE



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 3, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider directing the City Manager and City Attorney to take any and all actions necessary for the Immediate Termination on December 5, 2024, of the 380 Economic Development Agreement and the Ground Lease with the Former Texas Rangers Foundation due to Default of the Agreement and the Lease; and to take such other actions as may be necessary to protect and preserve the property and interests of the City. (Mick McKamie, City Attorney)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: November 20, 2024



William McKamie, City Attorney

Date: November 21, 2024



Leticia Vacek, City Secretary

Date: November 25, 2024



Clinton Bailey, City Manager

Date: November 27, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 3, 2024

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: Review Future Agenda Items/Upcoming Meetings

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. Future Agenda Items Listlv1203

APPROVAL/REVIEW:

Date: November 25, 2024

Leticia Vacek, City Secretary



Date: November 25, 2024

William McKamie, City Attorney



Date: November 27, 2024

Leticia Vacek, City Secretary



Date: November 27, 2024

Clinton Bailey, City Manager

City Council Future Agenda Items/Meetings

December 17, 2024

2024	Recognition - Citizens University Class of 2024	Recognition	Clinton Bailey	City Manager
"	Ordinance to Annex Catholic Cemetery Rd	Action	Anna Hudson	Dvlpmt Serv Dir
"	TIRZ Program Consideration	Action	"	"
"	ETJ Release-Wayne Wildman dba Mr. W Fireworks Consent		Mick McKamie	City Attorney

Future Agenda Items/Future Council Meetings

2025	Ord. to restrict drones to protect privacy 1/7/25	Action	Jeryl Hoover	Mayor
2025	Award of Bid for LEC Remodel 1/7/25	Action	Brian Vorauer	Police Chief
2025	Resolution for \$443.03 of uncollectable tax 1/7/25	Action	Krista Wareham	Finance Dir
2025	Zone Chg-PUD @ Oakhaven Ln/Meadow Lark Dir	PH/Action	Anna Hudson	Dvlpmt Serv
2025	THF Public Hearing (Housing)	PH	"	"

Upcoming Meetings/Events

December 18, 2024 – Coffee with the City Manager @ 8am LBJ Golf Course – 341 Golfers Loop
January, 2025 - Schedule Council Workshop on New Annexations @ New City Hall East Campus
January 28, 2025 - Citizens U Session – 6:00pm @ New City Hall East Campus



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 3, 2024

CATEGORY: EXECUTIVE SESSION

CAPTION: Legal Matters Update - Texas Government Code Section 551.071 (Lucy Pearson, Prosecutor)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:

Date: November 07, 2024

Clinton Bailey, City Manager



Date: November 07, 2024

Garret Bonn, Assistant City Manager



Date: November 07, 2024

William McKamie, City Attorney



Date: November 27, 2024

Leticia Vacek, City Secretary



Date: November 27, 2024

Clinton Bailey, City Manager



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 3, 2024

CATEGORY: EXECUTIVE SESSION

CAPTION: Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease (Section 551.071)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: November 27, 2024



Garret Bonn, Assistant City Manager

Date: November 27, 2024



William McKamie, City Attorney

Date: November 27, 2024



Clinton Bailey, City Manager

Date: November 27, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 3, 2024

CATEGORY: EXECUTIVE SESSION

CAPTION: Annual Review and Evaluation of Municipal Court Judge Shelley Becker - Texas Government Code Section 551.074 (Mayor Jeryl Hoover)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:

Date: November 27, 2024

Leticia Vacek, City Secretary



Date: November 27, 2024

William McKamie, City Attorney



Date: November 27, 2024

Leticia Vacek, City Secretary



Date: November 27, 2024

Clinton Bailey, City Manager