



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, January 7, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Tony Klein, Councilmember
Bobby Watson, Councilmember

Randy Briley, Councilmember
Emily Kirchner, Councilmember/Pro Tem
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, January 7, 2025, 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 Pro-Tem Emily Kirchner.**
2. **INVOCATION - Pastor Ronald Ingalls, of St. Thomas Antiochian Orthodox Church will deliver the Invocation**
3. **PLEDGES OF ALLEGIANCE - Mayor Pro-Tem Emily Kirchner will lead the Pledges.**
4. **EMPLOYEE RECOGNITION-GRADUATES FROM THE TEXAS TECH LEADERSHIP CLASS - Amy Burrier, Michael Erwin, Wesley Rheinhardt, and Thomas Rivera.**
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 the City Council Minutes for the Regular Meetings held December 3, 2024, and December 17, 2024. (Leticia Vacek, City Secretary)
 - B. Consider approval of the purchase and installation of Police Department vehicle equipment (i.e., lights, sirens, cages, back seats, consoles, storage boxes, MDT mounts, gun racks, radars, and vehicle graphics) for seven (7) marked patrol units budgeted within 2025 Fiscal Year Budget in the approximate amount of \$189,426.00 but not to exceed \$200,676.29. (Derek Seelig, Patrol Lieutenant, Fredericksburg Police Department)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Resolution 2025-01 providing for the write-off of an amount of \$443.03 in Uncollectable Property Tax by the Gillespie County Tax Assessor/Collector. (Krista Wareham)
 - B. HOLD A PUBLIC HEARING FOR THE VOLUNTARY ANNEXATION OF A PORTION OF POST OAK ROAD BETWEEN LIVE OAK ROAD AND SMITH ROAD THAT IS OWNED BY GILLESPIE COUNTY. THE ANNEXATION REQUEST IS FOR RIGHT-OF-WAY ONLY. THIS ANNEXATION WILL NOT INCREASE OR EXTEND THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ).
8. **OTHER ACTION ITEMS AND UPDATES**

- A. Consider and take action on appeal of Director of Development Services' denial of STR permit for Scott Gallup at 502 Eagle Street Unit #102 (Tyler Debish, Short Term Rental Specialist)
- B. Consider contract approval for the Law Enforcement Center Meeting Room Remodel (excluding furniture) to Northstar Elite Construction and Consulting, LLC for an amount not to exceed \$200,000. (Brian Vorauer, Chief of Police)

9. CITY MANAGER'S REPORT

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the Future Agenda Items List with the Council.

11. EXECUTIVE SESSION

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

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

Council Member Present:

Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember
Tony Klein, Councilmember
Randy Briley, Councilmember

City Staff Present:

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Mick McKamie, City Attorney
Leticia Vacek, City Secretary
Brain Vorauer, Police Chief
Krista Wareham, Finance Director
Kris Kneese, Director of Public Works/Utilities
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Anna Hudson Director of Dvlpmt Services
Evan Williamson, Assistant Director of Public Works
Sibyl Decker, Staff Engineer
Tyler Debish, Short Term Rental Specialist
Leslie Ball Embrey, Asst. to the City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION

Pastor Jonathan Mollenkopf of Zion Lutheran Church delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. CEREMONIAL MATTERS/EMPLOYEE RECOGNITION

Municipal Court Judge Shelley Becker introduced the newest member of the court, Mr.

Ron Sutton, Juvenile Case Manager. Mayor Hoover and the Council welcomed Mr. Sutton.

5. COUNCIL COMMENTS

Councilmember Briley reported on the “Birth of Jesus, the Greatest Story ever Told” to be held at Marktplatz on December 7th at 6:30 pm. He announced the Tannenbaum Gala set for December 13th which will raise funds for historic preservation and restoration. He noted that regular tickets are still available. He noted that the CVB is hosting a winter media mission and the Light the Night Christmas Parade will have 160 floats adding that CBS will Live Stream the first 30 minutes of the parade. He reminded everyone to shop “Local”. Lastly, he added that the Citizens University held their final session on December 17th and their class will be recognized at the December 17th Council Meeting.

Councilmember Tony Klein mentioned the passing of resident, Deborah Habecker who spent quite a bit of time in the audience and was a huge part of the community.

Mayor Pro-Tem Kirchner reported that she would be reading and presenting a proclamation for the Ephraim Andrews Chapter, NSDAR 50th Anniversary Day on December 4th at 6 pm at Saint Barnabas Episcopal Church. She also mentioned the free Concert entitled the Singing Christmas Tree tomorrow.

Councilmember Watson reported on the Airport Advisory Board Meeting held yesterday and stated that the Hangar Occupancy was at 100% but 2 hangars would become vacant at the end of the year and one of the two is already leased. He also reported that TacAero Flight School Tailwheel Training has moved back to Fredericksburg and is providing training and maintenance. He added that Crosswind Aviation has 22 High School Students in their training program and has developed a High School Pilot Program. Regarding fuel sales, he reported estimated sales at 530,000 gallons. Lastly, he announced Santa’s Fly-In on December 21st from 1pm – 3pm noting they had about 2,000 people attend last year’s Fly-In.

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)

Mayor Pro-Tem Kirchner moved to approve the Consent Agenda consisting of Items 6A, 6B, and 6C. Councilmember Watson seconded the motion. The motion carried unanimously.

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)**

Mrs. Schmidt presented the adoption of Ordinance 2024-42 noting that the reason for the fee increase is to cover the cost of the life guard pay and to cover the cost of rising pool costs. Mayor Pro-Tem Kirchner asked if the city required a deposit. Mrs. Schmidt answered yes noting the \$100 deposit covers entrance and abiding by the rules. Lately, trash has been left on tables, and alcohol has been brought into the area.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2024-42. Councilmember Briley seconded the motion. The motion carried unanimously.

- 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 is required. (Anna Hudson, Director of Development Services)**
- i Presentation by Staff**
 - ii Conduct Public Hearing**

Mrs. Hudson presented the voluntary annexation noting it was the same presentation as the first hearing. She added that said item would be on the next agenda for action.

Mayor Hoover declared the public hearing open and called upon the citizens registered to speak. Martin Simon addressed the Council stating that both of the commercial businesses near him cause increased traffic. He stated that he did a traffic count on November 22nd and there were 509 vehicles that went by. Mayor Hoover thanked him noting that natural growth is something that is difficult to deal with. He asked if there was an alternative adding that Council is always looking for ways not to disrupt property owners. Mr. Simon replied that the property was

land locked and there is only one way in and one way out of the proposed tract for development.

Tim Dooley stated that he was one of Mr. Simon's neighbors and is also concerned with the growth. He asked when the city would improve this section of the roadway. Mr. Bonn stated that if the area is annexed; this would be placed on the city's annual pavement scheduled. Mayor Hoover asked of the improvements. Mr. Bonn replied curb, gutter, and possibly drainage. Mr. Dooley noted that it should be to city standards and added that if the development is phased-in then that places other properties to apply for annexation. He also asked who will be responsible for the roadway improvement, if annexed. Mr. Bonn stated that consideration would be between the developer and the city.

Councilmember Klein made mention of the required easement. Councilmembers chimed in asking staff of the possibility of other options to denoting the future hypothetical plans stated for the area. Dr. Hammersen ended the public hearing by stating that that W. Travis residential road was never built for that amount of traffic. Mayor Hoover thanked all for their comments and declared the public hearing closed adding that no action was required.

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)

Kris Kneese presented said item and recommended approval of the Sanitary Sewer Main Replacement Project in an amount not to exceed \$600,000.00. Councilmember Watson moved to approve the Sanitary Sewer Main Replacement Project as recommended by staff. Councilmember Klein seconded the motion. The motion carried unanimously.

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)

Evan Williamson, Assistant Director of Public Works & Utilities presented. Perform a system analysis and near and long term look with regards to new and proposed developments. Have an on-call modeling program with them to focus on our distribution infrastructure and is budgeted this year.

Councilmember Klein moved to approve the Water and Wastewater Masterplan Update Project to Freese and Nichols as recommended by staff. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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)

Sibyl Decker presented an overview of the completed sidewalk projects to include Old Fair Park, the 200-300 Blocks of West Live Oak, the 200 Block of E. Main

Street Rehab, and the 1900 N. Adams Street Project. She added that for consideration and award this year are 8 potential Projects.

She noted that projects were selected by staff by continuing where we left off this past year. A brief discussion ensued relating to naming rights for folks that contribute to pay for the repairs and continued projects. Kris Kneese stated that next year staff would reconfigure the projects and identify projects individually where escrowed funds will be utilized. Mr. Kneese noted that no local bids were received.

Mayor Pro-Tem Kirchner requested that the sidewalk plan be updated to have developers pay for sidewalks rather than the city. She asked if there was any appetite for the FISC to help cover the costs along the High School for the students to use. Mr. Bonn stated that said discussion would be continued with FISC. Mayor Pro-Tem Kirchner also mentioned sidewalk access at Fort Martin Scott. Councilmember Watson asked since there is \$4,800 left in the budget; what would the cost be for fixing the sidewalk in front of Security State Bank. Mr. Kneese stated that staff would look at that and get a quote.

City Manager Bailey recognized Sibyl Decker for achieving her Professional Engineer Designation.

Councilmember Briley moved to approve the Annual Sidewalk Improvement Project to Myers Concrete Construction in an amount not to exceed \$150,000. Councilmember Watson seconded the motion. The motion carried unanimously.

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

Mayor Hoover recognized Mr. Travis James who addressed the Council regarding the TIRZ Feasibility Study. He noted that Phase 1 has been completed and Phases 2 and Phase 3 is to determine if a TIRZ would be feasible. He added that a starting point of 50 percent is what he recommended. He added that this is not a new tax and showed the potential Downtown TIRZ area Map. He also referred to the Potential Downtown TIRZ City Revenue and TIRZ Projects List.

Mrs. Hudson referenced the Llano St and San Antonio St 4-way Stop and spoke of adding pedestrian safety lighting, etc. She also referenced a slide by the Pedestrian Bridge to add signage. Mr. James noted the table of percentage of increment directed by the TIRZ over 25 years. He noted that after 5 years \$794,557 would be collected. The cost of sidewalks was briefly mentioned and Mrs. Hudson replied that she did not have a hard number as the cost of sidewalks has increased. Mr. James noted the deadlines upcoming to lock in the 2024 base value. Mayor Hoover thanked Travis James and recognized Charlie

Kiehne and Tim Dooley who registered to speak on said item.

Mr. Charlie Kiehne referenced both Table 5 and Table 8 noting that there is never enough restrooms which can be addressed within the budget process as sidewalks, the 4-way stop presented among other projects listed. He also pointed out the lengthy timeline to get the projects completed. He asked how balancing of the city's budget would be affected. He mentioned that the city would be taking money away from property tax and possibly helping developers noting he was all for helping the local folks. Lastly, he reiterated that needed items be addressed through the budget process.

Tim Dooley referenced several pages of the TIRZ presentation and asked for clarification of the commercial properties zoned commercial or those used for commercial. Regarding zoning, he added that there are several properties on W. Main Street that may or may not be used for commercial and asked how they are zoned. He also asked of the total 363 parcel count and if that included government buildings. He referenced page 9 and spoke of a possible Hotel on Ufer that the P&Z members do not have knowledge of. He stated that the presentation was simply projections.

Councilmembers stated their preference in proceeding with a Public Hearing on the TIRZ Project. Mayor Hoover stated that he was concerned that there is no county support for said item. Mayor Hoover also noted that that this may not be the right funding for projects mentioned on Llano, etc.

Mayor Pro-Tem Kirchner mentioned that unless we have a dedicated fund to do some of these projects; they will not be thought of and happen. Councilmember Watson agreed and noted that Main Street is our economic driver. Lastly, he added that the TIRZ Map can be expanded or if we do not like the TIRZ, we can do away with it.

Mayor Pro-Tem Kirchner moved to approve Resolution 2024-15 calling for a Public Hearing to be held on December 17, 2024 to consider the designation of a Tax Increment Reinvestment Zone Number 1. Councilmember Watson seconded the motion. The motion carried unanimously.

At this time, Mayor addressed Item 8F.

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)

Mrs. Hudson presented the appeal by Kristi Galichet noting that the permit expired in October and the permit lapsed and they lost their non-conforming status.

Ms. Galichet addressed the Council noting she had been through very significant health trauma and simply missed the date adding that they did not have any violations. Councilmember Briley stated that he was sorry for the health trauma incurred and asked if HOT had been paid. Mrs. Hudson replied that HOT had been paid to date.

Councilmember Klein moved to deny the appeal for the STR at 405 N. Orange. Mayor Pro-Tem Kirchner seconded the motion. The motion carried as follows:

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

NAY: Councilmember Briley

- 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)**

Mayor Hoover recognized Mr. Norm Nevins and Mrs. Lee White. Mr. Nevins acknowledged stated that they have not built the Heritage Center that they had planned to build and the Council is well within their right to terminate the lease. He added they made changes within their organization and leadership. He stated that he is requesting on behalf of the TX Former Rangers Foundation to be given time of 6 months to present a plan to Council and that the foundation believes that they can come up with a plan and if not, they have failed again.

Mr. Nevins also indicated that the foundation would like time to recreate the pavilion into a museum to get started that will eventually be an educational place and are considering all the local Rangers history. He requested an agreement with the city for free lease through June 30, 2025 to present their plan. Mayor Hoover asked if he was elected as new Chair of the Foundation. Mr. Nevins replied yes, as of yesterday.

Councilmember Klein asked about the leadership change and Mr. Nevins named several new leaders that will be very involved. Councilmember Briley asked about a press release announcing the leadership change and neutralizing the previous announcement sent out. Mr. Nevins stated they had not contemplated sending out a new release on the leadership change.

At this time, Mrs. Lee White addressed the Council announcing their proposed future outdoor history events at the Pavilion. She also invited everyone to the Ranger Christmas event on December 7th at 10 am.

Mr. Nevins added that they would do a press release if that was the wish of the Council but had just not planned on it. Mayor Hoover stated that he was not making that a condition but stated that there has been much damage to the City inflicted by their previous leaders, and added that it would be useful. Mr. Nevins apologized for that. It was noted that the previous President of the Foundation is now the Treasurer of the Association.

Councilmember Briley noted that his vote would not be contingent upon a new press release. Mr. Nevins added that his committee would meet and would have something next week and appreciated the Council's consideration and

understood their frustration.

Mayor Hoover noted that this item would be discussed in executive session. Upon the Council reconvening from executive session and into open session, Item 8F was addressed as follows.

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

Councilmember Watson moved to direct the City Manager and City Attorney to develop a 60-day extension on the lease to February 5, 2025, on the lease subject to including the Former Texas Rangers Association. Councilmember Klein seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

City Manager Bailey reported that the deadline to apply for the 2025 Citizen University Class is this Friday. Thus far, 20 applications have been received. He added that at the next City Council Meeting; the 2024 Citizen University Class will be recognized and will close the 2024 program with a luncheon.

10. ITEMS FOR FUTURE AGENDA

A. Review Future Agenda Items/Upcoming Meetings

City Manager Bailey reviewed the future agenda items and upcoming meetings with the Mayor and 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. 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)

Mayor Hoover announced that the Council would recess into Executive Session at 11:31 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 City Council would reconvene into the Regular Meeting at 12:20 pm. Refer to Item 8F for action taken by the Council.

13. ADJOURN

There being no further business to discuss, Mayor Hoover adjourned the meeting at 12:23 pm.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, December 17, 2024 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Council Member Present:

Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember
Tony Klein, Councilmember
Randy Briley, Councilmember

City Staff Present:

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Mike McKamie, City Attorney
Leticia Vacek, City Secretary
Brain Vorauer, Police Chief
Krista Wareham, Finance Director
Kris Kneese, Director of Public Works/Utilities
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Anna Hudson Director of Dvlpmt Services
Evan Williamsson, Assistant Director of Public Works
Sibyl Decker, Staff Engineer
Tyler Debish, Short Term Rental Specialist

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION

Pastor Tommy LeFan of the Fredericksburg Church of Christ delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. CEREMONIAL RECOGNITIONS

The Inaugural Fredericksburg Citizen University Class of 2024 was recognized with the presentation of certificates by Mayor Hoover for their completion of the 2024 Program. Their efforts and engagement in completing the year-long monthly class sessions were also recognized by City Manager Bailey. Feedback from the following class participants was received on their civic engagement experience: Annette Bennett, Sandra Shrenk, John Rodriguez, and Beth Hutton.

5. COUNCIL COMMENTS

Councilmember Briley reported on the success of the Gillespie County Historical Society Tannenbaum Ball which was sold-out bringing in \$300k before expenses. He also made mention of the Kinderfest Event which drew 507 in attendance and a significant number of children. He commended the organizers and volunteers for their hard work on both events. He also made mentioned that the CVB will have a strolling quartet along Main Street to Marktplatz between 4:30pm- 6pm. He added that the Chamber is adding an Arts Committee and Main Street Merchants Committee. Lastly, he reported that 300 students had enrolled in the culinary school program.

Councilmember Klein reported that he attended the Marktplatz Redevelopment Committee Meeting and noted 3 upcoming appointments to be made in January. He also shared the board is preparing to start fundraising efforts for the Glockenspiel noting that the PCAA is making a large commitment to it. He added that at the County and School Meeting he attended it was reported that the Middle School will open in the Fall of 2025. Dr. Joe Rodriguez announced that their offices would move to the old Middle School location. He added that their big concern was that the State imposed that every campus needs to have a law enforcement officer or security guard on campus. He added that the State gave them \$15,000 for that mandate which was not enough to cover the cost.

Mayor Pro-Tem Kirchner wished everyone a Merry Christmas and Happy New Year. She highlighted the Legislative Session begins on January 14, 2025 and added that many bills have been filed. She noted that in reading through them, there are definitely some bills that are of concern for cities, Counties, and Schools which usually have an unfunded mandate. She stated that she would monitor those and urged continued attention to potential unfunded mandates impacting local government.

Councilmember Watson applauded the work of the Chamber that went into the Christmas Lights Parade with an approximate 160 floats and added that rain did not slow it down. He also reported that for the last 2 years the Council has hosted a Christmas Breakfast for City Staff. He thanked Councilmember Randy Briley for organizing it and stated that it was great to do so for all city staff. He wished everyone a Merry Christmas and Happy New Year.

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 Special Joint Meeting with Gillespie County Commissioners of November 13, 2024 and the Regular City Council Meeting of November 19, 2024. (Leticia Vacek, City Secretary/RMO)**
- B. ETJ Release Request of Mr. Wayne Wildman (Mr. W Fireworks, Inc.) for property being 1.65 acres of land situated in Gillespie County, Texas, part of the Jose Soto Survey No. 34, Abstract No. 621; said 1.65 acre tract of**

land. (Mick McKamie, City Attorney)

Mayor Hoover recognized Mr. David Campa; who spoke in favor of item 6B. Mayor Pro-Tem Kirchner moved to approve Items 6A and 6B under the consent agenda. Councilmember Watson seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. **Consider adoption of Ordinance 2024-43 for Annexation of a portion of Right of Way (ROW) of approximately 1.47 acres of land consisting of all of Catholic Cemetery Rd. and a portion of W. Travis Street and a portion of W. Austin Streets currently owned and maintained by Gillespie County. (Anna Hudson, Director of Development Services)**

Mrs. Hudson presented said item noting that it was the last step of the annexation process. Mayor Hoover recognized Tim Dooley and voiced his concerns for pedestrian safety. He requested that surrounding property owners be involved in the traffic planning phase.

Councilmember Watson moved to adopt Annexation Ordinance 2024-43. Councilmember Briley seconded the motion. The motion carried unanimously.

- B. PUBLIC HEARING REGARDING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT REINVESTMENT NO. ONE, CITY OF FREDERICKSBURG; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND (TIRZ FUND) FOR THE ZONE. (Anna Hudson, Director of Development Services)

1. Staff Presentation
2. Public Hearing
3. Consider the adoption of Ordinance 2024-44 creating TIRZ #1 Downtown

Mrs. Hudson presented a PowerPoint on the proposed TIRZ #1 – Downtown.

Mayor Hoover declared the public hearing open and recognized the following individuals who spoke against establishing a TIRZ:

Annette Bennett, opposed

Carol Hammersen, opposed

Mo Saiidi, opposed

Tim Dooley, opposed

George Studor, opposed

Polly Rickert, opposed

Charlie Kiehne, opposed

Dr. Eric Hammersen, opposed

Robin Cowsar and Leah Hays spoke in favor of establishing a TIRZ.

Mayor Hoover declared the public hearing closed.

Mayor Pro-Tem Kirchner moved to table said item for reevaluation on April 1, 2025. Councilmember Watson seconded the motion. The motion carried unanimously.

- C. **Consider approval of Resolution 2024-16 authorizing the City Manager to execute on the City's behalf any future opioid lawsuit settlements proposed by the State Attorney General that are deemed to be beneficial in assisting the City to offset financial costs incurred from fraudulent and/or reckless marketing, sales, or distribution of opioids. (Mick McKamie, City Attorney)**

Mr. McKamie presented Resolution 2024-16 and recommended approval in order to be able to accept future settlements entitlements provided to municipalities.

Councilmember Watson moved to approve Resolution 2024-16. Councilmember Klein seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

- A. **Consider and take action on appeal of the City Manager's denial of Vested Rights Determination for an STR use for Jordan Sale of 510 Mueller #6 (Anna Hudson, Director of Development Services).**

Mrs. Hudson presented said appeal. The applicant, Jordan Sale addressed the Council regarding the appeal for 510 Mueller #6. After due consideration, the following motion was made.

Mayor Pro-Tem Kirchner moved to deny the appeal. Councilmember Klein seconded the motion. The motion carried unanimously.

- B. **Consider and take action on appeal of Director of Development Services' denial of STR permit for Scott Gallup at 502 Eagle Street Unit #102 (Anna Hudson, Director of Development Services)**

Mrs. Hudson announced that the applicant had pulled the appeal for 502 Eagle Street #102; therefore, said item was not be addressed.

9. CITY MANAGER'S REPORT

City Manager Bailey announced that there was no City Manager's Report.

10. ITEMS FOR FUTURE AGENDA

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

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

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.074:

- A. Consider and discuss the appointment, evaluation, reassignment, and/or duties of a public officer or employee - Municipal Court Judge Shelley Becker - Texas Government Code Section 551.074**

Mayor Hoover recessed the regular meeting into executive session at 11:37 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 reconvened the regular meeting back into open session at 11:57 am.

Councilmember Klein moved to approve a 7.5% pay increase for Municipal Court Judge, Shelley Becker, effective immediately. Councilmember Briley seconded the motion. The motion carried unanimously.

13. ADJOURN

There being no further items for discussion, Mayor Hoover adjourned the meeting at 11:58 am and wished everyone a Merry Christmas.

Attest:

Jeryl Hoover, Mayor

Leticia Vacek, TRMC, CMC, MMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Police Department

TO: Mayor & City Council Members

FROM: Seelig Derek, Lieutenant Patrol Division

MEETING DATE: January 7, 2025

CATEGORY: CONSENT

CAPTION: Consider approval of the purchase and installation of Police Department vehicle equipment (i.e., lights, sirens, cages, back seats, consoles, storage boxes, MDT mounts, gun racks, radars, and vehicle graphics) for seven (7) marked patrol units budgeted within 2025 Fiscal Year Budget in the approximate amount of \$189,426.00 but not to exceed \$200,676.29. (Derek Seelig, Patrol Lieutenant, Fredericksburg Police Department)

PRESENTATION:

SUMMARY:

Consider approval of the purchase and installation of Police Department vehicle equipment (i.e., lights, sirens, cages, back seats, consoles, storage boxes, MDT mounts, gun racks, radars, and vehicle graphics) for seven (7) marked patrol units budgeted within the Fiscal Year 2025 Budget in the approximate amount of \$189,426.00 but not to exceed \$200,676.29. (Derek Seelig, Patrol Lieutenant, Fredericksburg Police Department)

BACKGROUND:

The Police Department budgeted for and received approval from the city council to purchase seven (7) new patrol vehicles in the Fiscal Year of 2025 Budget. These vehicles need to be upfitted with equipment for use as marked patrol vehicles for the Police Department. The cost to upfit these vehicles is at the following cost:

\$133,152.26 - Police Equipment & Supplies (Lights, sirens, cages, back seats, consoles, storage boxes, MDT mount, gun racks, and vehicle graphics) (GL Code - 01-022-4270)
\$26,712.63 - Police Department Equipment (Radars) (GL Code - 01-22-5230)
\$40,811.40 - Contract Professional Services (Installation and decommission of vehicles) (GL Code - 01-22-3140)

Total Cost of \$200,676.29

The Fiscal Year 2025 budget was approved by the city council in September 2024 with the purchase and installation of this equipment at the estimated price of \$189,426.00. Since the original estimate was received, prices have increased by approximately \$11,250.29 resulting in a new total cost of \$200,676.29.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

\$200,676.29

STAFF RECOMMENDATION:

Consider approving the purchase and installation of vehicle equipment (i.e., lights, sirens, cages, back seats, consoles, storage boxes, MDT mounts, gun racks, radars, and vehicle graphics) for seven (7) marked patrol units in the amount of \$200,676.29 for the Fredericksburg Police Department.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. FarrWest Estimate 2981

APPROVAL/REVIEW:

Brian Vorauer, Police Chief

Date: December 19, 2024



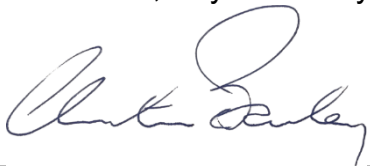
William McKamie, City Attorney

Date: December 19, 2024



Leticia Vacek, City Secretary

Date: December 20, 2024



Clinton Bailey, City Manager

Date: January 03, 2025



FARRWEST SPECIALTY VEHICLES

108 COMMERCIAL PLACE
SUITE 206
SCHERTZ, TX 78154
(210)566-1857

Estimate

Date	Estimate #
12/9/2024	2981

Name / Address	Ship To
FREDERICKSBURG POLICE DEPARTMENT BRIAN VORAUER 1601 EAST MAIN FREDERICKSBURG TX 78624	FREDERICKSBURG POLICE DEPARTMENT BRIAN VORAUER 1601 EAST MAIN FREDERICKSBURG TX 78624

Requested By	P.O. No.	Terms	Project
		Net 30	

Item	Description	Qty	Rate	Total
UNIT#	BUY BOARD CONTRACT # 603-20 Unit upfitting to be completed within 8 weeks of equipment/vehicle delivery to FSV CUSTOMER SUPPLIED EQUIPMENT : Radio Motorola APX4500 - Video Motorola M500 *** ALL ELECTRONICS TO BE MOUNTED BEHIND PASSENGER SEAT ON THE FRONT PARTITION***		0.00	0.00
FSV-EB2SP3-54-X	WHELEN 54IN LEGACY LIGHTBAR SMOKED LENSES & CENCOM CORE PACKAGE. EB8SP3 C399 CCTL6 C399K* SA315P & SAK OF CHOICE	7	3,950.00	27,650.00
MKAJ101	MKAJ101 - WHELEN ADJ LIGHTBAR MOUNT KIT #101 2021+ TAHOE 2019+CHEVY SILVERADO	7	0.00	0.00
C399	C399 - WHELEN CENCOM CORE WCX CONTROL CENTER CONTROL HEAD SOLD SEPARATELY. CCTL*	7	0.00	0.00
CCTL7	CCTL7 - WHELEN WECANX CENCOM CORE CONTROL HEAD 21 BUTTON WITH SLIDE	7	0.00	0.00

Police Equip. & Supplies
01-22 - 4270

PRICES VALID FOR 30 DAYS BUT ARE SUBJECT TO CHANGE DUE TO SUPPLY CHAIN CHALLENGES. VERIFY PRICING BEFORE ISSUING A PO. SURCHARGES MAY APPLY. ***** DISCLAIMER ***** LABOR PRICING IS ONLY GOOD FOR ALL PRODUCTS AND SERVICES INCLUDED IN THIS QUOTE.	Subtotal
	Sales Tax (0.0%)
	Total



FARRWEST SPECIALTY VEHICLES

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Requested By	P.O. No.	Terms	Project
		Net 30	

Item	Description	Qty	Rate	Total
TLI2J	WHELEN ION T-SERIES LINEAR DUO R/B (2) - Front bumper under headlight forward facing - CEM8 (2) - Front fender centered over wheel - CEM8 (2) - Side mirrors surface mount - Direct to C399 - TIONWEDG (2) - RQG TIONBKT1 - CEM16 (2) - Rear window surface mount to TROY WS-21TH-HATCH - CEM16 (2) - Rear bumper surface mount outer corners rear facing - CEM16	84	121.10	10,172.40
TLI2D	WHELEN ION T-SERIES LINEAR DUO R/W (1) - Rear LP Bracket TLIBKT2 - Red flash - White steady in reverse - CEM16	7	121.10	847.70
TLI2E	WHELEN ION T-SERIES LINEAR DUO B/W (1) - Rear LP Bracket TLIBKT2 - Blue flash - White steady in reverse - CEM16	7	121.10	847.70
TIONBKT1	WHELEN ION T-SERIES UNIVERSAL MOUNT BRACKET	14	11.80	165.20
TIONBKT2	WHELEN ION T-SERIES LICENSE PLATE BRACKET	7	30.43	213.01

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Total



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Requested By	P.O. No.	Terms	Project
		Net 30	

Item	Description	Qty	Rate	Total
TIONWEDG	TIONWEDG - WHELEN ION T SERIES WEDGE. INCLUDES ONE 15 DEGREE & ONE 5 DEGREE WEDGE	14	14.28	199.92
VX2J	VX2J - WHELEN VXE SURFACE MOUNT DUO RED/ BLUE (2) - Rear hatch surface mount rear facing when open - CEM16	14	107.64	1,506.96
3SRCCDCR	WHELEN COMPARTMENT LIGHT R/W 3IN (1) - Cargo - angled to shine into cargo (1) - Driver centered over console	14	62.72	878.08
CG-X	HAVIS CHARGE GUARD SELECT	7	80.25	561.75
UT-2006	HAVIS CUSTOM RUGGED CRADLE FOR MICROSOFT SURFACE PRO 3, 4, 5, 6, OR 7 (WITH OR WITHOUT UAG CASE)	7	217.36	1,521.52
UT-2006-KIT	HAVIS ADAPTOR LUG KIT TO SECURE MICROSOFT SURFACE PRO 3, 4, 5, 6, OR 7 IN UNIVERSAL RUGGED CRADLE UT-2000 SERIES	7	51.68	361.76
PKG-PSM-3003-T	PKG-PSM-3003-T - HAVIS TAHOE, 2021+ TAHOE SILVERADO PREMIUM TABLET MOUNT PACKAGE	7	699.75	4,898.25

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Sales Tax (0.0%)

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Requested By	P.O. No.	Terms	Project
		Net 30	

Item	Description	Qty	Rate	Total
PKG-KBM-108-1	PKG-KBM-108-1 - HAVIS PREMIUM PACKAGE – USB KEYBOARD WITH MOUNT (EMERGENCY KEY)	7	631.54	4,420.78
WEI-004	WEISER GUN RACK DUAL HANDCUFF LOCK UNIVERSAL	7	520.00	3,640.00
MMSU-1	MAGNETIC MIC SINGLE UNIT CONVERSION KIT	21	35.00	735.00
FM-21TH	TROY 2021+ TAHOE FLOOR MOUNT FITS STANDARD & WIDE BODY CONSOLES	7	140.40	982.80
CC-21TH-1008-OS-L	TROY 2021+ TAHOE 18IN WIDE BODY CONSOLE WITH LOCKABLE STORAGE AREA 10IN SLOPE 8IN LEVEL	7	681.08	4,767.56
AC-INBHG	TROY PRODUCTS 4IN INTERNAL 2 PIECE DUAL BEVERAGE HOLDER	7	43.20	302.40
AC-TB-ARMMNT-XL	TROY CONSOLE MOUNTED HEIGHT ADJUSTABLE ARM REST WITH LARGE LEATHER PAD	7	151.20	1,058.40
AC-MCM	TROY MIC CLIP PLATE ONLY	21	10.00	210.00
FP-WCENCOM-JD	TROY 4IN PLATINUM REMOTE LIGHTS/SIREN CONTROLLER	7	0.00	0.00
FP-MAPX6500-02	TROY 4IN FACEPLATE MOTOROLA APX 6500 02 REMOTE HEAD	7	0.00	0.00
FP-WG4RE	TROY 3IN WATCHGUARD 4RE BRACKET	7	0.00	0.00

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Requested By	P.O. No.	Terms	Project
		Net 30	

Item	Description	Qty	Rate	Total
FP-DECORA	TROY 2 INCH PLATE WITH 1 AC DUPLEX OUTLET	7	35.10	245.70
FP-BLNK1	TROY 1IN FILLER PLATE	7	0.00	0.00
CM-SDMT-SL-LED	TROY CONSOLE SIDE HEIGHT ADJUSTABLE MOUNT WITH SLIDE ARM FOR DOCKING STATION	7	397.58	2,783.06
WG-21TH-SET	TROY 2021+ TAHOE DRIVER & PASSENGER REAR DOOR WINDOW BARS	7	282.15	1,975.05
DP-21TH-SET	TROY 2021 TAHOE DRIVE & PASSENGER REAR DOOR PANEL SET	7	241.06	1,687.42
WS-21TH-HATCH	TROY 2021+ TAHOE HATCH WINDOW SCREEN SQUARE HOLE PUNCHED	7	139.05	973.35
PS-21TH-OS-R-FX	TROY REAR PARTITION WITH PLASTIC SEAT & OUTBOARD SEATBELT SYSTEM SQUARE HOLE	7	1,616.63	11,316.41
PS-21TH-OS-DIV-FX	TROY REAR PARTITION WITH PLASTIC REAR SEAT & OUTBOARD SEATBELT SYSTEM SQARE HOLE POLY DIVIDER IN CENTER	7	2,473.15	17,312.05
AC-21TH-RGP2-2	TROY 21+ TAHOE REAR CAGE AIRBAG GAP PANELS	7	97.85	684.95
AC-21TH-CPMNT	TROY 2021 TAHOE CARGO BOX MOUNT KIT	7	351.00	2,457.00

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Subtotal

Sales Tax (0.0%)

Total



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Requested By	P.O. No.	Terms	Project		
		Net 30			
Item	Description	Qty	Rate	Total	
SB-ECO473612-T	TROY ECO LINE ALUMINUM STORAGE BOX 47IN X 36IN X 12IN	7	1,239.98	8,679.86	
GRAPHICS-OSD	VEHICLE GRAPHICS Estimate # 8619 Fredericksburg PD 2024 Tahoe	7	1,350.00	9,450.00	
NSR-9614XL	NIGHTSTICK NSR-9614XL METAL DUTY/PERSONAL-SIZE RECHARGEABLE FLASHLIGHT	7	115.70	809.90	
SPECIAL ORDER ITEM	5LB FIRE EXTINGUISHER MOUNT BRACKET ONLY Premium Fire Extinguisher Mount Bracket - Universal Fit for 2.5&5lb Extinguishers, Heavy-Duty & Easy Installation - Ideal for Home, Truck, RV, Vehicle, Boat, Marine & Commercial Use - Durable Holder 1 - Mount to Troy rear window pocket	7	35.00	245.00	
DSR	DSR - STALKER DSR RADAR SYSTEM	7	3,710.40	25,972.80	
155-2211-00	155-2211-00 - STALKER DUAL SL KA BAND RADAR SYSTEM SEPERATION CABLE	7	105.69	739.83	
SHIPPING/FRIEGHT		1	1,740.00	1,740.00	
INSTALLATION SUPP...	SHOP SUPPLIES- WIRE, LOOM, FUSE BLOCKS, ETC.	7	400.00	2,800.00	
VEHICLE INSTALLAT...	LABOR HOURS	7	5,280.00	36,960.00	
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		Sales Tax (0.0%)			
		Total			

Contract Prof. Svcs
01-22- 3M/O
Police Dept. Equip.
01-22-5230



FARRWEST
SPECIALTY VEHICLES

108 COMMERCIAL PLACE
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Requested By	P.O. No.	Terms	Project
		Net 30	

Item	Description	Qty	Rate	Total
IFSV MOBILE TECH ...	MOBILE TECH MILEAGE	156	0.65	101.40
IFSV MOBILE TECH T...	MOBILE TECH TRAVEL TIME	3	50.00	150.00
IFSV MOBILE TECH L...	MOBILE TECH LABOR	6	600.00	3,600.00
	- Decommission per unit @ FPD			

Contract Prof. Svcs.
01-22-3140

PRICES VALID FOR 30 DAYS BUT ARE SUBJECT TO CHANGE DUE TO SUPPLY CHAIN CHALLENGES. VERIFY PRICING BEFORE ISSUING A PO. SURCHARGES MAY APPLY. ***** DISCLAIMER ***** LABOR PRICING IS ONLY GOOD FOR ALL PRODUCTS AND SERVICES INCLUDED IN THIS QUOTE.	Subtotal	\$200,676.29
	Sales Tax (0.0%)	\$0.00
	Total	\$200,676.29



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: January 7, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Resolution 2025-01 providing for the write-off of an amount of \$443.03 in Uncollectable Property Tax by the Gillespie County Tax Assessor/Collector. (Krista Wareham)

PRESENTATION:

SUMMARY:

Resolution 2025-01 provides for the write-off of \$443.03 in uncollectable property tax for the City of Fredericksburg. Reference Attachment 1 for specific details of the accounts.

BACKGROUND:

The Gillespie Central Appraisal District has determined the property tax accounts as uncollectable and requests the City Council pass a resolution to cancel and remove them from the delinquent tax roll.

FUNDING SOURCE: General Fund, Property Tax **FINANCIAL IMPACT:**
Revenues

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution 2025-01, which provides for the write-off of \$443.03 in uncollectable property tax.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. Gillespie CAD - Uncollectable Property Tax Accounts - November 2024
2. Section 33.05 PROPERTY TAX CODE & Resolution 2025

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: December 27, 2024



William McKamie, City Attorney

Date: December 28, 2024



Leticia Vacek, City Secretary

Date: December 30, 2024



Clinton Bailey, City Manager

Date: January 03, 2025

Uncollectable Property Tax Accounts Summary
Gillespie Central Appraisal District

		Year Range
Total Personal Property Accounts on List:	30	2013
Total Real Property Accounts on List:	6	2003

	Real Property	Personal Property	Total
City of Fredericksburg	\$0.00	\$449.03	\$449.03
Gillespie County	\$397.92	\$1,302.17	\$1,700.09
Hill Country UWCD	\$10.52	\$27.39	\$37.91
Doss CCSD	\$0.00	\$0.00	\$0.00
Fredericksburg ISD	\$1,966.06	\$3,922.45	\$5,888.51
Harper ISD	\$0.00	\$0.00	\$0.00
Gillespie WCID	\$0.12	\$1.96	\$2.08
Stonewall WCID	\$3.17	\$13.40	\$16.57
Gillespie CAD	\$0.00	\$25.05	\$25.05
TOTAL	\$2,377.79	\$5,741.45	\$8,119.24

Listing of Uncollectable Real Property Accounts - 2024

Listing of Uncollectable Real Property Accounts - 2024					Taxes by Entity					
					CFB	G086	HUW	SFB	WCD	WDS
Property 69303	Type	Real								
Owner 65092	Legal Description	ABS A1574 J LINDSAY #1658, -M/H ONLY HOMESITE-LOCATED ON FORREST J WELDON'S PROP-, HUD# TEX0562031								
BEARD, TRAVIS R JR & LYNDA %WILLSEY, LYNDA 31571 TRES LOMAS BULVERDE, TX 78163										
	Situs	5067 ZENNER-AHRENS RD OFF WHITE OAK, RD,								
Year	Entity		Original Tax	Base Tax Due	Status					
2003	WCD		0.06	0.06	UNCOLLECTABLE TAXES					
2003	SFB		1,006.48	1,006.48						
2003	HUW		5.39	5.39						
2003	G086		203.71	203.71						
Totals for:		2003	1,215.64	1,215.64			\$203.71	\$5.39	\$1,006.48	\$0.06
Property 8522937	Type	Real								
Owner 44238	Legal Description	GARZA TRAILER PARK GE #167, LOT 9 IN-PARK, MH SERIAL # UNK99999999, LABEL # UNK99999999, -M/H ONLY HOMESITE-								
BENITEZ, MISAEAL 248 RISING RIDGE RD FREDERICKSBURG, TX 78624										
	Situs	847 KERR RD ,								
Year	Entity		Original Tax	Base Tax Due	Status					
2003	SFB		45.81	45.81	UNCOLLECTABLE TAXES					
2003	HUW		0.25	0.25						
2003	G086		9.27	9.27						
Totals for:		2003	55.33	55.33			\$9.27	\$0.25	\$45.81	
Property 8523705	Type	Real								
Owner 74883	Legal Description	OAKVIEW SUBD, LOT 15, MH SERIAL #PH176612A, TITLE #01176420, LABEL #PFS0690808,-M/H ONLY HOMESITE-								
CHAPA, SILVESTRE & KARIN E BENKER %BENKER, KARIN E 17125 TOURACO CT RENO, NV 89508										
	Situs	219 BAETHGE BLVD ,								
Year	Entity		Original Tax	Base Tax Due	Status					
2003	WCD		0.03	0.03	UNCOLLECTABLE TAXES					
2003	SFB		409.90	409.90						
2003	HUW		2.19	2.19						
2003	G086		82.96	82.96			\$82.96	\$2.19	\$409.90	\$0.03
Property 59339	Type	Real								
Owner 44458	Legal Description	ABS A0216 J FLORES #10, -M/H ONLY HOMESITE-ON HESMERJELDO ESPINOZA PROP-, HUD# UNK99999999								
ESPINOSA, RUDY BOX 16 STONEWALL, TX 78671										
	Situs	50 LOMA VISTA DR OFF W NUNEZ ST, TX								
Year	Entity		Original Tax	Base Tax Due	Status					
2003	WDS		3.17	3.17	UNCOLLECTABLE TAXES					
2003	SFB		18.67	18.67						
2003	HUW		0.10	0.10						
2003	G086		3.78	3.78						
Totals for:		2003	25.72	25.72			\$3.78	\$0.10	\$18.67	\$3.17

Property 8521326		Type	Real							
Owner 8795		Legal Description	PRIESS SOUTH HGTS, BLOCK F, LOT 8 & 9, MH SERIAL # 50301827, TITLE # TEX0340434, -M/H ONLY ON JULIA HERNANDEZ PROP-							
HERNANDEZ, ABRAHAM		Situs	817 SAINT LOUIS ST ,							
111 WILDERNESS DR FREDERICKSBURG, TX 78624										
Year	Entity	Original Tax	Base Tax Due	Status						
2003	WCD	0.03	0.03	UNCOLLECTABLE TAXES						
2003	SFB	448.96	448.96							
2003	HUW	2.40	2.40							
2003	G086	90.87	90.87							
Totals for:		2003	542.26	542.26		\$90.87	\$2.40	\$448.96	\$0.03	
Property 8522919		Type	Real							
Owner 48665		Legal Description	GARZA TRAILER PARK GE #167, LOT 11, MH SERIAL # 4734521079, LABEL # TXS0523172, -M/H ONLY-							
HERNANDEZ, MARIA TERESA %RODRIGUEZ, MARIA T		Situs	796 PYKA RD ,							
106 W PARK ST FREDERICKSBURG, TX 78624										
Year	Entity	Original Tax	Base Tax Due	Status						
2003	SFB	36.24	36.24	UNCOLLECTABLE TAXES						
2003	HUW	0.19	0.19							
2003	G086	7.33	7.33							
Totals for:		2003	43.76	43.76		\$7.33	\$0.19	\$36.24		
						\$0.00	\$397.92	\$10.52	\$1,966.06	\$0.12
						CFB	G086	HUW	SFB	WCD
										\$3.17
										WDS

Listing of Uncollectable Personal Property Accounts - 2024

Listing of Uncollectable Personal Property Accounts - 2024					Taxes by Entity						
					CFB	G086	HUW	SFB	WCD	WDS	CAD
Property 104562		Type	Personal	Legal Description							
Owner 217175				MISC 2013							
290 TACOS AND GRILL %MCNUTT, CLAUDIA											
2201 E BERRY ST APT 1821 FORT WORTH, TX 76119											
	Situs	1585 E MAIN ST TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.02	0.02	UNCOLLECTABLE TAXES						
2013	SFB		114.62	114.62							
2013	HUW		0.80	0.80							
2013	G086		38.05	38.05							
2013	CFB		26.00	26.00							
2013	Late Rend Penalty		17.94	17.94	BPP	\$2.47	\$3.61	\$0.08	\$10.89		\$0.89
Totals for:		2013	197.43	197.43		\$26.00	\$38.05	\$0.80	\$114.62	\$0.02	
Property 104109		Type	Personal	Legal Description							
Owner 216735				MISC 2012							
APPLE PAINTING CO %APPLE, DANIEL RAY											
3096 NEW DALLAS HWY 39 WACO, TX 76705											
	Situs	429 ELVIRA ST TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.01	0.01	UNCOLLECTABLE TAXES						
2013	SFB		28.66	28.66							
2013	HUW		0.20	0.20							
2013	G086		9.52	9.52							
2013	CFB		6.50	6.50							
2013	Late Rend Penalty		4.48	4.48	BPP	\$0.62	\$0.90	\$0.02	\$2.72		\$0.22
Totals for:		2013	49.37	49.37		\$6.50	\$9.52	\$0.20	\$28.66	\$0.01	
Property 105229		Type	Personal	Legal Description							
Owner 217932				MISC 2013							
AUTO GLASS OF CENTRAL TX %MARSICO, JAMES G											
PO BOX 700846 SAN ANTONIO, TX 78270											
	Situs	179 WEST OAK DR TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.01	0.01	UNCOLLECTABLE TAXES						
2013	SFB		57.31	57.31							
2013	HUW		0.40	0.40							
2013	G086		19.03	19.03							
2013	Late Rend Penalty		7.68	7.68	BPP		\$1.81	\$0.04	\$5.44		\$0.39
Totals for:		2013	84.43	84.43			\$19.03	\$0.40	\$57.31	\$0.01	
Property 77502		Type	Personal	Legal Description							
Owner 68991				INV,SUP,FE,ME							
B&V PHOTOGRAPHY %HANNA, VIKTORIYA G											
5309 PINE HOLLOW RD CONCORD, CA 94521											
	Situs	112 W BURBANK ST TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	SFB		19.72	19.72	UNCOLLECTABLE TAXES						
2013	HUW		0.14	0.14							
2013	G086		6.55	6.55							
2013	CFB		4.47	4.47							
2013	Late Rend Penalty		3.07	3.07	BPP	\$0.42	\$0.62	\$0.01	\$1.87		\$0.15
Totals for:		2013	33.95	33.95		\$4.47	\$6.55	\$0.14	\$19.72		

Property 8541471	Type	Personal	Legal Description							
Owner 82326			MISCELLANEOUS							
BERKMAN BOOKS %BERKMAN, DAVID										
8525 WOODSTONE DR AUSTIN, TX 78757										
	Situs	409 E MAIN ST TX								
Year	Entity	Original Tax	Base Tax Due	Status						
2013	WCD	0.07	0.07	UNCOLLECTABLE TAXES						
2013	SFB	401.17	401.17							
2013	HUW	2.80	2.80							
2013	G086	133.18	133.18							
2013	CFB	91.01	91.01							
2013	Late Rend Penalty	62.84	62.84	BPP	\$8.65	\$12.65	\$0.27	\$38.11	\$0.01	\$3.15
Totals for:	2013	691.07	691.07		\$91.01	\$133.18	\$2.80	\$401.17	\$0.07	
Property 102682	Type	Personal	Legal Description							
Owner 215066			MISC 11							
CENTRE STREET EXPRESSIONS %BAHLINGER, JULIANNE E										
224 W CENTRE ST FREDERICKSBURG, TX 78624										
	Situs	224 W CENTRE ST TX								
Year	Entity	Original Tax	Base Tax Due	Status						
2013	SFB	5.73	5.73	UNCOLLECTABLE TAXES						
2013	HUW	0.04	0.04							
2013	G086	1.91	1.91							
2013	CFB	1.30	1.30							
2013	Late Rend Penalty	0.89	0.89	BPP	\$0.12	\$0.18		\$0.54		\$0.05
Totals for:	2013	9.87	9.87		\$1.30	\$1.91	\$0.04	\$5.73		
Property 87455	Type	Personal	Legal Description							
Owner 78298			MISCELLANEOUS							
CHERRY SITEWORK %ROSS, FRED R III										
179 ROSS LN FREDERICKSBURG, TX 78624										
	Situs	133 ROSS LN TX								
Year	Entity	Original Tax	Base Tax Due	Status						
2013	WCD	0.01	0.01	UNCOLLECTABLE TAXES						
2013	SFB	57.31	57.31							
2013	HUW	0.40	0.40							
2013	G086	19.03	19.03							
2013	Late Rend Penalty	7.68	7.68	BPP		\$1.81	\$0.04	\$5.44		\$0.39
Totals for:	2013	84.43	84.43			\$19.03	\$0.40	\$57.31	\$0.01	
Property 88758	Type	Personal	Legal Description							
Owner 79754			MISCELLANEOUS							
COOPER ENERGY COMPANY %WALLEN, JOSEPH										
317 SIDNEY BAKER ST S STE 400 KERRVILLE, TX 78028										
	Situs	811 VESTAL DR TX								
Year	Entity	Original Tax	Base Tax Due	Status						
2013	SFB	17.19	17.19	UNCOLLECTABLE TAXES						
2013	HUW	0.12	0.12							
2013	G086	5.71	5.71							
2013	CFB	3.90	3.90							
2013	Late Rend Penalty	2.69	2.69	BPP	\$0.37	\$0.54	\$0.01	\$1.63		\$0.14
Totals for:	2013	29.61	29.61		\$3.90	\$5.71	\$0.12	\$17.19		

Property 76304	Type	Personal	Legal Description						
Owner 67261			FE						
CRACKANOON RANCH %REED, CANDICE									
316 N WINTERS FURR, APT 1001 JOHNSON CITY, TX 78636									
	Situs	18347 E US HWY 290							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	WDS	13.40	13.40	UNCOLLECTABLE TAXES					
2013	WCD	0.01	0.01						
2013	SFB	45.85	45.85						
2013	HUW	0.32	0.32						
2013	G086	15.22	15.22						
2013	Late Rend Penalty	7.49	7.49	BPP	\$1.45	\$0.03	\$4.36	\$1.27	\$0.38
Totals for:	2013	82.29	82.29		\$15.22	\$0.32	\$45.85	\$0.01	\$13.40
Property 101280	Type	Personal	Legal Description						
Owner 213663			MISC						
CRICKETS CRYSTALS & MORE %GOIN, BETTE LOU									
140 S HOUSTON AVE APT HUMBLE, TX 77338									
	Situs	101 S LEE ST TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	SFB	5.73	5.73	UNCOLLECTABLE TAXES					
2013	HUW	0.04	0.04						
2013	G086	1.91	1.91						
2013	CFB	1.30	1.30						
2013	Late Rend Penalty	0.89	0.89	BPP	\$0.12	\$0.18	\$0.54		\$0.05
Totals for:	2013	9.87	9.87		\$1.30	\$1.91	\$0.04	\$5.73	
Property 89906	Type	Personal	Legal Description						
Owner 80980			1992 FORD F150 -BL64599-1FTEX15Y8NKA96560						
DAVIS, ERIC SCOTT %EXPRESS CARE									
5102 WAGON HITCH CV AUSTIN, TX 78749									
	Situs	501 S WASHINGTON ST TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	SFB	17.77	17.77	UNCOLLECTABLE TAXES					
2013	HUW	0.12	0.12						
2013	G086	5.89	5.89						
2013	CFB	4.03	4.03						
Totals for:	2013	27.81	27.81		\$4.03	\$5.89	\$0.12	\$17.77	
Property 100676	Type	Personal	Legal Description						
Owner 212873			1997 FORD F-150 -DHG9392-1FTDF1729VKB48074						
DAVIS, ERIC SCOTT									
5102 WAGON HITCH CV AUSTIN, TX 78749									
	Situs	740 S WASHINGTON ST TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	WCD	0.01	0.01	UNCOLLECTABLE TAXES					
2013	SFB	28.66	28.66						
2013	HUW	0.20	0.20						
2013	G086	9.52	9.52						
2013	CFB	6.50	6.50						
Totals for:	2013	44.89	44.89		\$6.50	\$9.52	\$0.20	\$28.66	\$0.01

Property 105715		Type	Personal	Legal Description							
Owner 218431				MISC 2013							
DENIM & STUFF %BROWN, WAYNE "TINY"											
9877 US HWY 87 N SAN ANGELO, TX 76901											
	Situs	355 SUNDAY FARMS LN TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.01	0.01	UNCOLLECTABLE TAXES						
2013	SFB		28.66	28.66							
2013	HUW		0.20	0.20							
2013	G086		9.52	9.52							
2013	Late Rend Penalty		3.83	3.83	BPP		\$0.90	\$0.02	\$2.72		\$0.19
Totals for:		2013	42.22	42.22			\$9.52	\$0.20	\$28.66	\$0.01	
Property 85980		Type	Personal	Legal Description							
Owner 76723				INV,FE,ME							
EL MAGUEY %PEREZ, RUBY											
247 OEHLER LN FREDERICKSBURG, TX 78624											
	Situs	1719 N US HWY 87 TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.05	0.05	UNCOLLECTABLE TAXES						
2013	SFB		300.07	300.07							
2013	HUW		2.09	2.09							
2013	G086		99.62	99.62							
2013	Late Rend Penalty		40.18	40.18	BPP		\$9.46	\$0.20	\$28.51		\$2.01
Totals for:		2013	442.01	442.01			\$99.62	\$2.09	\$300.07	\$0.05	
Property 83212		Type	Personal	Legal Description							
Owner 74019				INV,SUP,FF							
ENCHANTED DREAM FARMS %MOORE, KAREN											
2247 DINOSAUR RANCH RD HARPER, TX 78631											
	Situs	416 E MAIN ST TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.02	0.02	UNCOLLECTABLE TAXES						
2013	SFB		99.26	99.26							
2013	HUW		0.69	0.69							
2013	G086		32.95	32.95							
2013	Late Rend Penalty		13.29	13.29	BPP		\$3.13	\$0.07	\$9.43		\$0.66
Totals for:		2013	146.21	146.21			\$32.95	\$0.69	\$99.26	\$0.02	
Property 99659		Type	Personal	Legal Description							
Owner 211730				INV, SUP, FE, ME							
EXPRESS TIRE & BRAKE %DAVIS, ERIC SCOTT											
5102 WAGON HITCH CV AUSTIN, TX 78749											
	Situs	740 S WASHINGTON ST TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.04	0.04	UNCOLLECTABLE TAXES						
2013	SFB		200.59	200.59							
2013	HUW		1.40	1.40							
2013	G086		66.59	66.59							
2013	CFB		45.50	45.50							
2013	Late Rend Penalty		31.41	31.41	BPP		\$4.32	\$6.33	\$0.13	\$19.06	\$1.57
Totals for:		2013	345.53	345.53			\$45.50	\$66.59	\$1.40	\$200.59	\$0.04

Property 105156		Type	Personal	Legal Description							
Owner 217882				MISC 2013							
FLAMING DOG, THE %REX, MARY ELAINE											
97 B & M LN FREDERICKSBURG, TX 78624											
	Situs	16710 RANCH ROAD 965 TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	SFB		11.46	11.46	UNCOLLECTABLE TAXES						
2013	HUW		0.08	0.08							
2013	G086		3.80	3.80							
Totals for:		2013	15.34	15.34			\$3.80	\$0.08	\$11.46		
Property 104047		Type	Personal	Legal Description							
Owner 216667				MISC 2012							
FLY BOYZ CUSTOM ARTS %SEEVERS, DELMAR C											
2027 HENRY AVE SW CANTON, OH 44706											
	Situs	904 N MILAM ST TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.01	0.01	UNCOLLECTABLE TAXES						
2013	SFB		28.66	28.66							
2013	HUW		0.20	0.20							
2013	G086		9.52	9.52							
2013	CFB		6.50	6.50							
2013	Late Rend Penalty		4.48	4.48	BPP	\$0.62	\$0.90	\$0.02	\$2.72		\$0.22
Totals for:		2013	49.37	49.37		\$6.50	\$9.52	\$0.20	\$28.66	\$0.01	
Property 87490		Type	Personal	Legal Description							
Owner 78328				INV,SUP,FE,ME							
FREDBG FURNITURE BARN %ROGERS, RICKY D											
330 OTTMERS RD FREDERICKSBURG, TX 78624											
	Situs	11382 E US HWY 290 TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.12	0.12	UNCOLLECTABLE TAXES						
2013	SFB		698.95	698.95							
2013	HUW		4.88	4.88							
2013	G086		232.02	232.02							
2013	Late Rend Penalty		93.58	93.58	BPP		\$22.04	\$0.46	\$66.40	\$0.01	\$4.67
Totals for:		2013	1,029.55	1,029.55			\$232.02	\$4.88	\$698.95	\$0.12	
Property 104489		Type	Personal	Legal Description							
Owner 70765				1994 FORD -BC02187-1FDLF47K1REA10395							
GOFORTH, VICTOR											
50559 PILOTS CT KENAI, AK 99611											
	Situs	1522 W US HWY 290 TX									
Year	Entity		Original Tax	Base Tax Due	Status						
2013	WCD		0.02	0.02	UNCOLLECTABLE TAXES						
2013	SFB		97.43	97.43							
2013	HUW		0.68	0.68							
2013	G086		32.34	32.34							
Totals for:		2013	130.47	130.47			\$32.34	\$0.68	\$97.43	\$0.02	

Property 91813	Type	Personal	Legal Description						
Owner 83886			MISCELLANEOUS						
GOULD, TOM TILE & MARBLE CONTRACTOR %GOLD, THOMAS EDWARD									
1643 W US HWY 290 APT A FREDERICKSBURG, TX 78624									
	Situs	503 W BURBANK ST TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	SFB	17.19	17.19	UNCOLLECTABLE TAXES					
2013	HUW	0.12	0.12						
2013	G086	5.71	5.71						
2013	Late Rend Penalty	2.30	2.30	BPP	\$0.54	\$0.01	\$1.63		\$0.12
Totals for:	2013	25.32	25.32		\$5.71	\$0.12	\$17.19		
Property 101348	Type	Personal	Legal Description						
Owner 213728			MISC						
GRAPE CREEK OLD FASHION BBQ %CANTU, PORFIRIO A									
401 APRICOT ST APT G24 CARRIZO SPRINGS, TX 78834									
	Situs	10207 E US HWY 290 TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	WCD	0.01	0.01	UNCOLLECTABLE TAXES					
2013	SFB	28.66	28.66						
2013	HUW	0.20	0.20						
2013	G086	9.52	9.52						
2013	Late Rend Penalty	3.83	3.83	BPP	\$0.90	\$0.02	\$2.72		\$0.19
Totals for:	2013	42.22	42.22		\$9.52	\$0.20	\$28.66	\$0.01	
Property 105714	Type	Personal	Legal Description						
Owner 218430			MISC 2013						
GYPSY LADY & BABY %TATSCH, LINDA STACEY									
2300 MISSION HILL DR APT 104 AUSTIN, TX 78741									
	Situs	355 SUNDAY FARMS LN TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	SFB	22.92	22.92	UNCOLLECTABLE TAXES					
2013	HUW	0.16	0.16						
2013	G086	7.61	7.61						
2013	Late Rend Penalty	3.07	3.07	BPP	\$0.72	\$0.02	\$2.18		\$0.15
Totals for:	2013	33.76	33.76		\$7.61	\$0.16	\$22.92		
Property 82664	Type	Personal	Legal Description						
Owner 73854			SUP,ME						
HILL COUNTRY CONSTRUCTION MAINTENANCE %ORTIZ, MARTIN									
302 W LIVE OAK ST FREDERICKSBURG, TX 78624									
	Situs	302 W LIVE OAK ST TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	WCD	0.01	0.01	UNCOLLECTABLE TAXES					
2013	SFB	30.95	30.95						
2013	HUW	0.22	0.22						
2013	G086	10.27	10.27						
2013	Late Rend Penalty	4.14	4.14	BPP	\$0.98	\$0.02	\$2.94		\$0.20
Totals for:	2013	45.59	45.59		\$10.27	\$0.22	\$30.95	\$0.01	

Property 53240	Type	Personal	Legal Description						
Owner 69164			INV,SUP,ME						
HILL COUNTRY DEER PROCESSING & EXOTIC VENISON & SPICE CO									
%HALLENBECK, ROBERT 4312-38TH LUBBOCK, TX 79413									
	Situs	2162 N US HWY 87 TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	WCD	0.02	0.02	UNCOLLECTABLE TAXES					
2013	SFB	98.80	98.80						
2013	HUW	0.69	0.69						
2013	G086	32.80	32.80						
2013	Late Rend Penalty	13.23	13.23	BPP		\$3.12	\$0.07	\$9.39	\$0.65
Totals for:	2013	145.54	145.54			\$32.80	\$0.69	\$98.80	\$0.02
Property 107265	Type	Personal	Legal Description						
Owner 220396			INV,SUP,FE						
HILL COUNTRY EXPRESS MART %GEROSA, LARRY									
316 SPARROW NEW BRAUNFELS, TX 78136									
	Situs	1001 S ST HWY 16 TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	WCD	0.16	0.16	UNCOLLECTABLE TAXES					
2013	SFB	914.67	914.67						
2013	HUW	6.38	6.38						
2013	G086	303.64	303.64						
2013	CFB	207.48	207.48						
2013	Late Rend Penalty	143.24	143.24	BPP		\$19.71	\$28.85	\$0.61	\$86.89
Totals for:	2013	1,575.57	1,575.57			\$207.48	\$303.64	\$6.38	\$914.67
Property 91892	Type	Personal	Legal Description						
Owner 83913			ME						
HILL COUNTRY TREE SERVICES %HALLENBECK, ROBERT									
4312-38TH LUBBOCK, TX 78413									
	Situs	2162 N US HWY 87 TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	SFB	9.74	9.74	UNCOLLECTABLE TAXES					
2013	HUW	0.07	0.07						
2013	G086	3.23	3.23						
2013	Late Rend Penalty	1.32	1.32	BPP		\$0.31	\$0.01	\$0.93	\$0.07
Totals for:	2013	14.36	14.36			\$3.23	\$0.07	\$9.74	
Property 100319	Type	Personal	Legal Description						
Owner 83913			16' FLATBED TRAILER						
HILL COUNTRY TREE SERVICES %HALLENBECK, ROBERT									
4312-38TH LUBBOCK, TX 78413									
	Situs	2162 N US HWY 87 TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	SFB	8.02	8.02	UNCOLLECTABLE TAXES					
2013	HUW	0.06	0.06						
2013	G086	2.66	2.66						
Totals for:	2013	10.74	10.74			\$2.66	\$0.06	\$8.02	

Property 92074	Type	Personal	Legal Description						
Owner 84168			ME						
HILL COUNTRY TREES R US %PACHECO, SALOMON III									
211 W CENTRE FREDERICKSBURG, TX 78624									
	Situs	156 CHAPARRAL DR TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	WCD	0.03	0.03	UNCOLLECTABLE TAXES					
2013	SFB	171.93	171.93						
2013	HUW	1.20	1.20						
2013	G086	57.08	57.08						
2013	Late Rend Penalty	23.02	23.02	BPP		\$5.42	\$0.11	\$16.33	\$1.16
Totals for:	2013	253.26	253.26			\$57.08	\$1.20	\$171.93	\$0.03
Property 103987	Type	Personal	Legal Description						
Owner 216588			MISC 2012						
JACKSON, ERIC									
209 NUTHATCH DR BUDA, TX 78610									
	Situs	234 W MAIN ST TX							
Year	Entity	Original Tax	Base Tax Due	Status					
2013	WCD	0.01	0.01	UNCOLLECTABLE TAXES					
2013	SFB	28.66	28.66						
2013	HUW	0.20	0.20						
2013	G086	9.52	9.52						
2013	CFB	6.50	6.50						
2013	Late Rend Penalty	4.48	4.48	BPP		\$0.62	\$0.90	\$0.02	\$2.72
Totals for:	2013	49.37	49.37			\$6.50	\$9.52	\$0.20	\$28.66
						\$449.03	\$1,302.17	\$27.39	\$3,922.45
						CFB	G086	HUW	SFB
								WCD	WDS
									CAD
									\$1.96
									\$13.40
									\$25.05

Texas Property Tax Code, Sec. 33.05. Limitation on Collection of Taxes.

(a) Personal property may not be seized and a suit may not be filed:

(1) to collect a tax on personal property that has been delinquent more than four years; or

(2) to collect a tax on real property that has been delinquent more than 20 years.

(b) A tax delinquent for more than the limitation period prescribed by this section and any penalty and interest on the tax is presumed paid unless a suit to collect the tax is pending.

(c) If there is no pending litigation concerning the delinquent tax at the time of the cancellation and removal, the collector for a taxing unit shall cancel and remove from the delinquent tax roll:

(1) a tax on real property that has been delinquent for more than 20 years;

(2) a tax on personal property that has been delinquent for more than 10 years; and

(3) a tax on real property that has been delinquent for more than 10 years if the property has been owned for at least the preceding eight years by a home-rule municipality in a county with a population of more than 3.3 million.

RESOLUTION 2025-01

- WHEREAS,** Section 33.05(a)(1) of the Texas Property Tax Code states that Personal Property may not be seized and a suit may not be filed to collect a tax on personal property that has been delinquent more than four years; and,
- WHEREAS,** Section 33.05(c) states that the collector for a taxing unit shall cancel and remove from the delinquent tax roll a tax on personal property that has been delinquent for more than 10 years if there is no pending litigation concerning the delinquent taxes at the time of the cancellation and removal; and,
- WHEREAS,** Removing the Personal Property accounts dated 2013 and prior and the Real Property accounts dated 2003 and prior from the tax roll will allow the District to save the cost of printing statements as well as the cost of postage. The Tax Assessor Collector shall continue to accept payments on these accounts when and if received.
- THEREFORE, BE IT RESOLVED,** by the City of Fredericksburg City Council that the Tax Assessor Collector is hereby authorized to remove from the computer files the Personal Property accounts dated 2012 and prior and the Real Property accounts dated 2002 and prior as shown on the attached sheets in order to save the cost of printing statements on same, as well as postage, but the Tax Assessor Collector shall continue to accept payments thereon when and if received.

PASSED AND APPROVED this 7th day of January 2025.

Jeryl Hoover, Mayor
City of Fredericksburg, TX

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: January 7, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: HOLD A PUBLIC HEARING FOR THE VOLUNTARY ANNEXATION OF A PORTION OF POST OAK ROAD BETWEEN LIVE OAK ROAD AND SMITH ROAD THAT IS OWNED BY GILLESPIE COUNTY. THE ANNEXATION REQUEST IS FOR RIGHT-OF-WAY ONLY. THIS ANNEXATION WILL NOT INCREASE OR EXTEND THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ).

PRESENTATION:

SUMMARY:

The current owners of One Quilt Place (648 & 652 Post Oak) have requested annexation so the property can be purchased by the Golden Hub, however Post Oak ROW is Gillespie County property and the City Limit does not extend across the ROW. Gillespie County has submitted a request to have the City of Fredericksburg take over the section of ROW between Live Oak and Smith Roads. Two Public Hearings are required for annexation of ROW (LGC Sec. 43.0673).

Meetings to be Held

January 7, 2025 – City Council Public Hearing

- First Public Hearing for the ROW

January 8, 2025 – Planning and Zoning Public Hearing

- First Public Hearing for Zoning of 648/652 Post Oak

January 21, 2025 – City Council Public Hearing

- Second Public Hearing for the ROW
- First Public Hearing for Annexation of 648/652 Post Oak
- Second Public Hearing for Zoning of 648/652 Post Oak

February 4, 2024 – City Council

- Possible Ordinance Adoption for ROW Annexation
- Possible Ordinance Adoption for the Parcel Annexation
- Possible Ordinance Adoption for the Zoning of 648/652 Post Oak

BACKGROUND:

This section of Post Oak was annexed by the City of Fredericksburg in February of 2022 as area 6A and 6B. It was subject to a lawsuit and dis-annexed in May of 2024. Annexation this section of Post Oak ROW would allow other property abutting the ROW to also request voluntary annexation.

FUNDING SOURCE:

FINANCIAL IMPACT:

Road maintenance
New public works utility customer.

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Location Map Post Oak Road Annexation
2. Post Oak Road Right of Way Survey
3. Post Oak Annexation Request - Gillespie County Commissioners

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: December 30, 2024



Garret Bonn, Assistant City Manager

Date: December 30, 2024



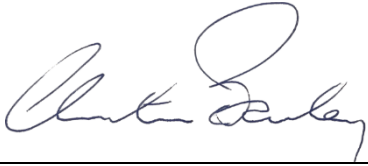
William McKamie, City Attorney

Date: December 31, 2024



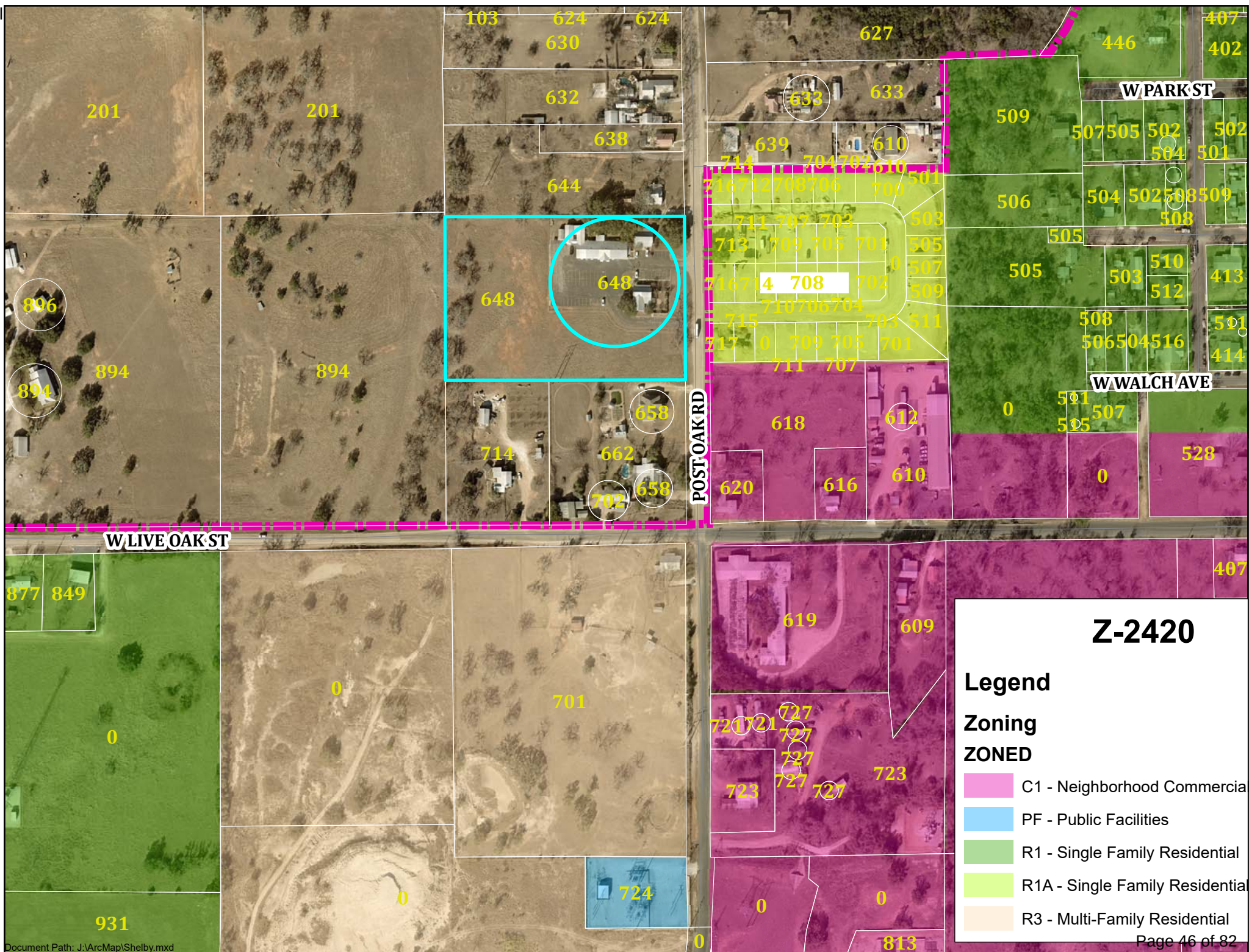
Leticia Vacek, City Secretary

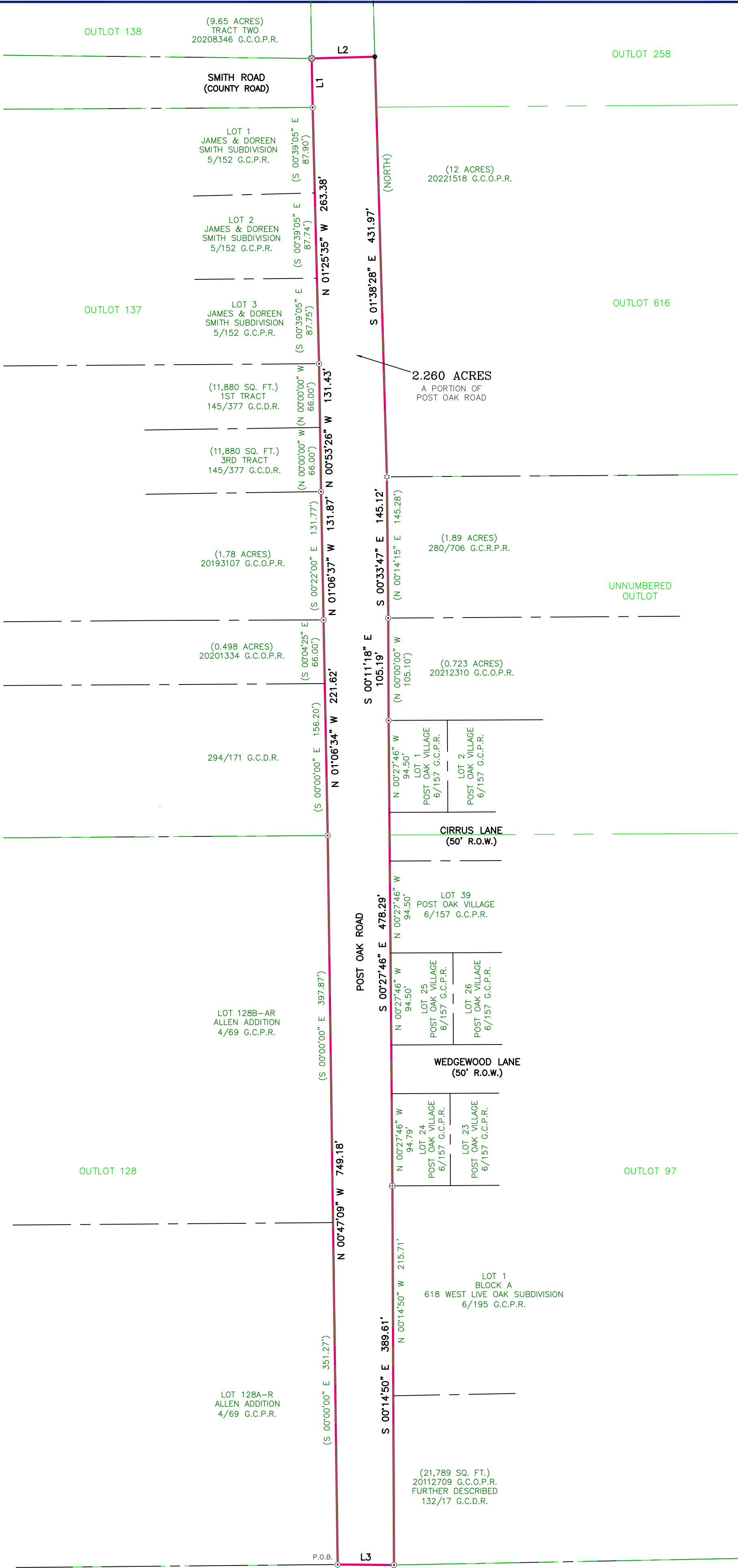
Date: January 02, 2025

A handwritten signature in blue ink, appearing to read "Clinton Bailey", is positioned above a horizontal line.

Clinton Bailey, City Manager

Date: January 03, 2025





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°08'58" W	50.35'
L2	N 88°21'32" E	64.88'
L3	N 89°28'23" W	57.81'

SURVEY NOTES:

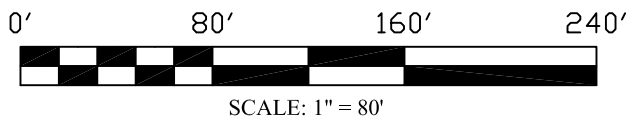
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 3/4" IRON ROD FOUND
- 1.5" IRON PIPE FOUND
- 1200 NAIL FOUND
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC
- WATER WELL
- WATER METER
- FIRE HYDRANT
- AS MARKED



4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 76624
830-363-1211 | F-10193966 | SEARCHERS.NET



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON OCTOBER 21, 2024. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

10-28-2024
DATE

BOUNDARY SURVEY
2.260 ACRES BEING A PORTION OF POST OAK ROAD IN GILLESPIE COUNTY, TEXAS.

REFERENCE: STEVE ALLEN

JOB NO. 24-7306

DRAWN BY: JTL

COUNTY OF GILLESPIE

Keith Kramer
County Commissioner
Precinct #2



101 W Main St, Unit #9
Fredericksburg, TX 78624
Phone: 830-307-6093
kkramer@gillespiecounty.org

November 12, 2024

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

RE: Annexation request – Post Oak Road

Gillespie County Precinct #2 maintains Post Oak Road, which borders the City of Fredericksburg City Limits on the south end starting at W Live Oak Street north to Blackwater Road. It is my understanding that some additional City of Fredericksburg annexation is being considered which would encompass more property adjoining part of Post Oak Road to the north of Blackwater Road.

The County of Gillespie would like to request the City of Fredericksburg to annex Post Oak Road from W Live Oak Street, north to Smith Road (see Figure #1).

At our November 12, 2024 Commissioner Court meeting, the court approved the county making this request to the City of Fredericksburg.

This letter serves as the County of Gillespie's request to the City of Fredericksburg to annex a portion of Post Oak Road.

Regards,

Keith Kramer

CC: Daniel Jones – County Judge
Garret Bonn – Asst City Manager

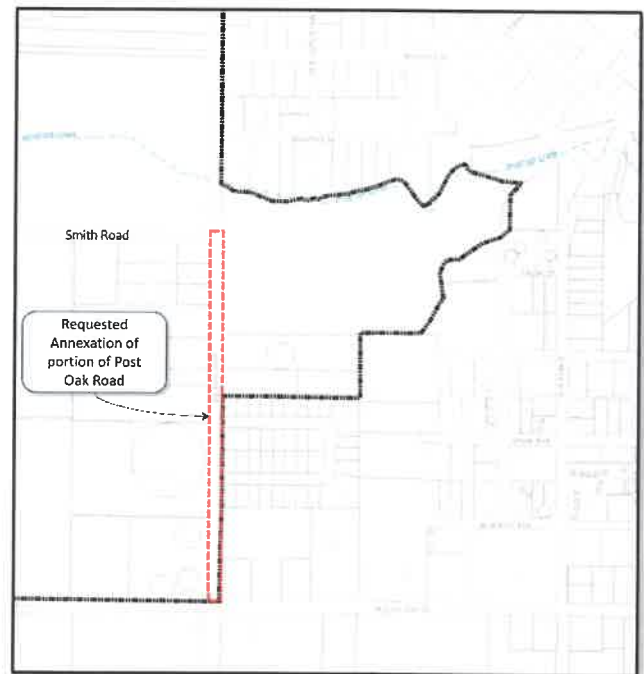


Figure 1



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: January 7, 2025

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consider and take action on appeal of Director of Development Services' denial of STR permit for Scott Gallup at 502 Eagle Street Unit #102 (Tyler Debish, Short Term Rental Specialist)

PRESENTATION:

SUMMARY:

Address: 502 S Eagle St., Unit 102

Owner: Scott Gallup

Management: self

Zoning: R2

STR Permit issue dated: 4/12/2023

STR permit expiration date: 6/30/2024

STR 90 day nonconforming expiration date: 9/30/2024

The property at 502 Eagle St., Unit 102, permit expired 6/30/2024. The property owner called staff and inquired about scheduling an inspection and was informed that he had lost his nonconforming status. STR Condos are no longer allowed. The expiration date is clearly visible on every permit placard and should be posted in every unit. There was no correspondence with staff on record in regard to the renewal application. The property owner is compliant with all HOT. No violations on record.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Tourism

ATTACHMENTS:

1. Appeal Application

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: December 30, 2024



Garret Bonn, Assistant City Manager

Date: December 30, 2024



William McKamie, City Attorney

Date: December 31, 2024



Leticia Vacek, City Secretary

Date: January 02, 2025



Clinton Bailey, City Manager

Date: January 03, 2025

ZACHARY P. HUDLER, P.C.

ATTORNEY AT LAW

ZACHARY P. HUDLER
TELEPHONE: 830.868.7651
FACSIMILE: 830.868.7636
ZACHARY@HUDLERLAW.COM

P.O. Box 1728
209 N. NUGENT AVE.
JOHNSON CITY, TX 78636

November 25, 2024

FIRST CLASS MAIL & E-MAIL

City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624

Re: STR Permit Appeal: Scott Gallup; 502 Eagle St., Unit 102,
Fredericksburg, Texas;

Dear Sir or Madam:

I represent Scott Gallup regarding the above referenced matter and Appeal. Enclosed please find his STR Permit Appeal and a check in the amount of \$300.00 to cover the appeal fee.

Thank you for your attention to this matter.

Very truly yours,



Zachary P. Hudler

Enclosure: as stated



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:

Scott Gallup

Address: 7805 Cooper Lane

City: Austin State: Texas Zip: 78745

Phone Number: 512.586.3827

Email Address: scottyiren@yahoo.com

STR Property Information:

Address of the STR Property: 502 Eagle St., Unit 102 Zoning: R1

STR Permit Number (if previously permitted): 8056001180 initially; 83099022023 recently indicated

STR Permit issue date: April 2021 original permit; last permit date January 26, 2024 STR Permit expiration date: unknown- never received a copy of it

STR 90 Day nonconforming expiration date: unknown

Reason for Appeal: I have not been notified in writing that the permit expired. I complied with all inspections that I was made of aware of. I discovered the issue when I called the City to inquire. SEE ATTACHED HANDWRITTEN NOTES

If the property has been rented, has H.O.T. been remitted to the City of Fredericksburg? yes

Date of Denial: unknown Filing Date (within 20 days of denial): unknown- have not received written notice

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:

I have operated the property as a STR since first obtaining my permit in April 2021. I have paid HOT taxes and have complied with all inspection requirements that I was made aware of. I did not receive any notification of issues with inspections or my permit.

I discovered that there was an issue when I called the City to ask about inspections. I am willing to comply with all inspections and requirements to resolve this matter.

In July 2024 I suddenly lost 95% of my staff which caused financial distress, and I need to clear this up with the City so I may continue to operate as an STR.

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: _____ Date: 11-25-24

ACKNOWLEDGMENTS

State of Texas

County of Blanco

Before me, (Scott Gallup), on this day personally appeared _____, 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 25 day of 25 November, 20 24

(Personalized Seal)



Yvette Hudler

Notary Public's Signature

Staff Review

Date accepted as complete: _____ **City Council Date:** _____

Result: _____

Fee : _____ **Check** _____ **Date Received:** _____

Submission:

Please submit this **completed application form along with any supporting documentation** and **the \$300 appeal fee** within the required 20 days (after the permit was denied) to Anna Hudson, Director of Development Services, ahudson@fbgtx.org

The \$300 appeal fee may be mailed to City of Fredericksburg, 126 W Main Street, Fredericksburg, Texas, 78624. The application will not be considered complete without all documentation and fees.

The Director of Development Services has 14 days to review the appeal application, City council will hear the appeal at the next regularly scheduled City Council meeting, and may affirm, modify, or reverse an application denial. The City Council shall give written notice of a decision on an appeal to the appellant.

Note: The submission of an appeal does not guarantee a reversal of the decision regarding the short-term rental permit. Appeals will be reviewed in accordance with the relevant regulations and policies governing short term rental permits in Fredericksburg, Texas.

(*)

Howdy

- The Quick story
- I have been renting out my small Condo for 3 years now, I've never missed or been late on HOT Taxes or permits.
- I was forwarded an email by the Cleaning company I use of an inspection List - There were no instructions on getting inspected or due date or even a expiration date on the permit which I renewed in March of 2024.
- The link in the website has been down most of the year and I was instructed to fill out a form and mail in HOT Check (which I did and they were ~~checked~~ ^{cashed})
- I lost 95% of my staff in July and worked 7 days a week for almost 3 months, so my mind was a little elsewhere.
- After I sent in 3rd quarter paperwork I checked I called the city's ~~about~~ STR Dept & was told my permit expired in June and it was my responsibility to set up an appointment.
- I thought they were behind setting up a new STR system.
- Previously the city set up an inspection via email -

- I was waiting on similar instruction as the first inspection.

- Thanks for your time. The city has always been so helpful all these years.

I hope I can continue with the STR. I'm really enjoying the whole experience

— Scott

From: Scotty Gallup scottyiren@yahoo.com
Subject: Tax remittance
Date: Mar 6, 2024 at 11:38:31AM
To: deckhardt@fbgtx.org

Hello I just saw this. Can you get back to me. I submitted and paid my 4 th taxes.

Receipt



Invoice number 4C62A0B8-0005
Receipt number 2901-3996
Date paid January 26, 2024
Payment method Visa - 0319

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Scott Gallup
7305 Cooper Ln
Austin, Texas 78745
United States
+1 512-586-3827
scottyiren@yahoo.com

Ship to
Scott Gallup
502 S Eagle St Unit 102
Fredericksburg, Texas 78624
United States
+1 512-586-3827

\$321.28 paid on January 26, 2024

4TH QUARTER 2023 HOT

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Oct 1 - Dec 31, 2023	1	\$312.23	\$312.23
Credit card fee	1	\$9.05	\$9.05
Subtotal			\$321.28
Customer is tax exempt			
Total			\$321.28
Amount paid			\$321.28

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG

From: Scotty Gallup scottyiren@yahoo.com
Subject: Re: Inspection
Date: Oct 8, 2021 at 10:01:04 AM
To: inspections inspections@fbgtx.org

1st Inspection
in 2021

Hello my permit # is [8056001180](#)

I am managing the Property myself

The address is 502 Eagle st. Unit 102

Fredericksburg TX. 78624

I can send an access code when we confirm the inspection date. More than likely I will not be able to be there. The best time slot is 2-4pm.

Dates the work for me are oct. 11, 12, 13 or 17,18,19,

If those do not work let me know. I can send some new ones.

Contact info:

Scotty Gallup

7305 cooper Ln

Austin Tx 78745

512-586-3827 or scottyiren@yahoo.com

Thank you

Sent from my iPhone

On Oct 6, 2021, at 9:13 AM, inspections [<inspections@fbgtx.org>](mailto:inspections@fbgtx.org) wrote:

Good morning Scotty,

My apologies for not answering, yesterday was full of meetings and never-ending walk-in customers. At least it made the day go by quickly.

I am happy to schedule your inspection but will need more information to do so.

Name:

Address of residence:

Permit # (10 digit # from Avenu)

Contact #:

Date that works best for you:

AM (9-11) OR PM (2-4)

Will you be on site or is there a lockbox with an access code (please include code if you will not be on site)

Name of management company you work with OR do you manage the property privately? We use this information to send the inspection reports to the correct people.

Thank and I look forward to hearing back from you.

-----Original Message-----

From: Scotty Gallup <scottyiren@yahoo.com>

Sent: Wednesday, October 6, 2021 8:32 AM

To: inspections <inspections@fbgtx.org>

Subject: Inspection

Hello there.

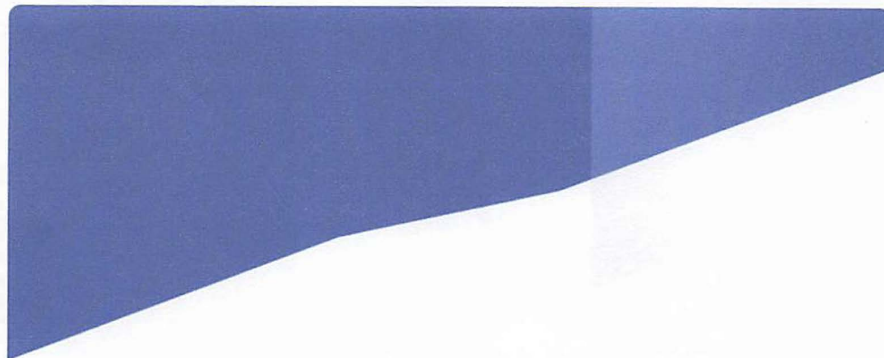
I tried calling but didn't get an answer so I'm emailing now. I'd like to schedule an inspection for my condo in Fredericksburg. Everything is ready to go.

Thanks Scott.

< Archive



Receipt [# [1543-1794](#)]



Receipt from City of Fredericksburg

Receipt #1543-1794

AMOUNT PAID	DATE PAID	PAYMENT METHOD
\$154.79	Mar 12, 2023, 2:16:50 PM	VISA - 6125

SUMMARY

Short-Term Rental Registration - REG-13671879 x 1	\$154.79
--	----------

Amount charged	\$154.79
-----------------------	-----------------

If you have any questions, contact us at
jchapman@fbgtx.org or call at +1



New Message

< Archive S.T.R. Report - Sept....



six weeks.

2024 Inspection Checklist

Be sure to use the 2024 Inspection Checklist and address each item prior to scheduling the STR inspection.

My Government Online (MGO) STR Permitting Software

STR owners and operators should visit [MGO](#) to create a new account. Once a new account is created, existing STR permit data should be linked to the address of the account. For [detailed instructions](#)

FYI - The permit number is the **project number**

Hotel Occupancy Tax (HOT)

At this time, Hotel Occupancy Taxes (HOT) must still be remitted through the City office and cannot be remitted online. The [HOT Remittance Form](#) and instructions on remitting taxes due can be found on the City's website at [Hotel Occupancy Taxes](#)
Next filing date is October 31, 2024

This was
emailed
Sept 17-
2024



New Message



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Police Department

TO: Mayor & City Council Members

FROM: Brian Vorauer, Police Chief

MEETING DATE: January 7, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider contract approval for the Law Enforcement Center Meeting Room Remodel (excluding furniture) to Northstar Elite Construction and Consulting, LLC for an amount not to exceed \$200,000. (Brian Vorauer, Chief of Police)

PRESENTATION:

SUMMARY:

Consider the approval of a contract with Northstar Elite Construction and Consulting, LLC for the Law Enforcement Center meeting room remodel.

BACKGROUND:

The Law Enforcement Center (LEC) meeting room was constructed in 1994-1995 when the building was converted from a warehouse to office space. Since that time, the LEC meeting room has been used for City Council meetings and City Board and Commission meetings. With the purchase of the East Campus, the City Council meetings and City Board and Commission meetings moved to the East Campus. The vacated Council Chamber room will be converted to office space. This acquired office space will move employees out of converted storage closets and add offices, storage space, a briefing room, a report room, a break room, and a receptionist. During the FY 2025 budget process, \$450,000 was approved for the remodel and furnishing of the Law Enforcement Center Meeting Room. The selected bid from Northstar Elite Construction and Consulting, LLC for \$184,800 is below the approved amount. Since the meeting room is not original to the building structure and the available floor plans are not accurate, issues may be discovered during the remodel. An additional \$15,200 is requested as a contingency to address any unforeseen issues for a total project cost not to exceed \$200,000.

FUNDING SOURCE: Fiscal Year 2025 General
Fund - Police Department

FINANCIAL IMPACT:
\$200,000

STAFF RECOMMENDATION:

Staff recommends awarding the construction contract to Northstar Elite Construction and Consulting, LLC, the selected qualified bidder, for the Law Enforcement Center meeting room remodel.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Workforce

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. LEC Remodel RFP 2024
2. LEC Plans_Scan_20241022_110238
3. LEC Remodel Plan Labeled
4. Northstar Bid Form

APPROVAL/REVIEW:

Brian Vorauer, Police Chief

Date: December 20, 2024



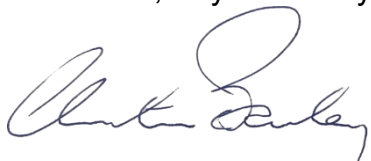
William McKamie, City Attorney

Date: December 20, 2024



Leticia Vacek, City Secretary

Date: December 27, 2024



Clinton Bailey, City Manager

Date: January 03, 2025

Request for Proposals

Meeting Room Remodel City of Fredericksburg, TX



Issue Date: **Wednesday, November 13, 2024**

Proposal Due Date: **Tuesday, December 10, 2024, 1:00 p.m.**

INTRODUCTION AND SUMMARY

The City of Fredericksburg, Texas (“City”) invites all qualified parties to submit written proposals for the Meeting Room Remodel project at Law Enforcement Center, consistent with the terms, conditions and instructions set forth in this Request for Proposals (“RFP”).

The deadline for submitting the response to this RFP is 5:00 p.m. (CST), **Tuesday, December 10, 2024**. If mailed, the proposal must be received by the City by this date and time.

The Request for Proposals may also be downloaded from the City’s website at www.fbgtx.org. It is the downloader’s responsibility to check the website for addendums and additional information.

Respondents to this RFP must submit an original and one (1) copy of their Proposal in a sealed package labeled “**Meeting Room Remodel**.”

Responses will be time stamped and dated and should be sent to:

Brian Vorauer, Chief of Police
Law Enforcement Center
1601 East Main Street
Fredericksburg, TX 78624

Late responses will not be accepted. Faxed or emailed responses will not be accepted. The City is not responsible for submissions not properly identified.

Questions regarding this RFP must be submitted in writing to the City by **Tuesday, December 3, 2024**. Responses to respondent questions will be provided by **Friday, December 6, 2024**.

The City reserves the right to reject any and all responses or to accept any qualifications deemed to be in its best interest. The City shall not be obligated to enter into any contract with any respondent on any terms or conditions. Questions regarding this RFP should be sent in writing or email per respondent to:

Brian Vorauer, Chief of Police

Law Enforcement Center
1601 East Main Street
Fredericksburg, TX 78624
bvorauer@fbgtx.org

PRE-PROPOSAL CONFERENCE

Date and Time: Friday, November 22, 2024, 9 a.m.

Location: Law Enforcement Center
1601 East Main Street
Fredericksburg, TX 78624

*Attendance at this pre-proposal conference is mandatory. This will include a walk-through of the facility.

PROCUREMENT SCHEDULE

RFP Issued: Monday, November 13, 2024
Pre-Proposal Conference: Friday, November 22, 2024, 9 a.m.
Questions must be received by: Tuesday, December 3, 2024
Questions answered by: Friday, December 6, 2024, 5:00 p.m.
RFP Responses Due: Tuesday, December 10, 2024, 5:00 p.m.

SCOPE OF SERVICE

Scope of Work

- Remove existing carpet in meeting room
- Remove identified existing interior doors and reuse
- Build identified walls where interior doors were removed
- Demolish identified existing walls to create doorways/hallways
- Provide and install new non-load bearing interior walls
- Provide and install electrical in new non-load bearing walls and existing walls
- Install a minimum of 8 electrical outlets in sergeant, squad, and report rooms
- Provide and install category 6 ethernet cable in new non-load bearing walls
- Install a minimum of 8 CAT6 lines in Report Room and 4 lines in sergeant and squad rooms
- Provide and install insulation in new non-load bearing walls
- Provide and install bullet resistant 2-way window/partition intercom system between lobby and receptionist

- Provide and install new vinyl flooring in new hallways and breakroom
- Provide and install new carpet in all office spaces to include the interview room
- Provide and install lower cabinets and countertops in breakroom
- Provide and install lower cabinets and countertops in briefing room
- Move existing ceiling light fixtures as needed
- Move existing HVAC supply lines above the drop ceiling as needed to make climate zones
- Preserve existing interior rock wall and incorporate into receptionist and briefing room aesthetics
- Keep existing lobby floor and door
- Keep existing hallway floor
- Keep existing drop ceiling
- Supply and install all necessary room and floor trim and accessories.

Performance Standards and Inspections:

- Respondent is responsible for on-site inspections of all facilities and shall provide sufficient personnel required to satisfactorily accomplish stated tasks.
- Respondent shall ensure that its employees do not bring or meet personal visitors to/at the City's property at any time. This includes children, family, or acquaintances.
- Respondent shall ensure that its staff is drug free. No alcohol or drug use shall be permitted on City of Fredericksburg property. Smoking is not allowed in any City facility.
- Windows for project completion will be discussed at the preproposal conference.

City of Fredericksburg's Responsibilities:

The City of Fredericksburg shall furnish limited space for the purpose of storing Respondent's equipment and supplies in or near facilities. Keys for the project shall be provided to the Respondent by the City. Storage space must be maintained in a neat and orderly manner. The City assumes no security against loss or damage. In addition, the City reserves the right to inspect the project site at any time. Respondent shall reimburse the City for replacement costs of any lost keys.

Communicate with contractor any special events or other factors that will change the project schedule.

The City reserves the right to make additions, deletions, revisions and /or otherwise modify the scope of services.

The goal is to award the project at the January 7, 2025, City Council meeting. Contract award will depend on funding approval in the Fiscal Year 2025 budget.

The City is entitled to reject any and all bids (Texas Local Government Code 271.027). The City

may consider the criteria described in the Evaluation Criteria section of the RFP to determine the best value for the City (Texas Local Government Code 252.021).

The City may refuse to award a contract to or enter into a transaction with an apparent low bidder or successful proposer that is indebted to the municipality (Texas Local Government Code 252.0436).

INSURANCE REQUIREMENTS & BONDING REQUIREMENTS

Insurance and Liability

Bidder shall provide insurance certificates with the Bid submission showing evidence of the following insurance coverage:

Workers' Compensation and Employers' Liability	
State of Texas Statutory limits and	
Employer's Liability:	\$100,000 Each Accident
	\$500,000 Disease-Policy Limit
	\$100,000 Disease-Each Employee
Waiver of Subrogation	
Commercial General Liability	
Bodily Injury & Property Damage	
General Aggregate Limit:	\$2,000,000
Personal & Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000

The policy shall be on an Occurrence Form and include the following coverage: Premises Operations; Personal and Advertising Injury; Medical Payments; Liability assumed under an Insured Contract; Independent Contractors; and Broad Form Property Damage. The coverage provided should be at least as broad as found in Insurance Services Office (ISO) form CG0001.

Commercial Automobile Liability Limits

Bodily Injury & Property Damage	
Combined Single Limit:	\$1,000,000
Medical Payments:	\$ 5,000 Per Person
Uninsured/Underinsured Motorist	\$100,000

Bonding

A governmental entity that makes a public work contract with a prime contractor shall require the contractor, before beginning the work, to execute to the governmental entity:

- (1) a performance bond if the contract is in excess of \$100,000; and
- (2) a payment bond if the contract is in excess of \$50,000.

PROPOSAL REQUIREMENTS

- Respondents shall provide a letter of introduction and identify and provide resumes for key personnel who will be involved with the implementation of this project.
- Respondents shall provide a summary of qualifications.
- Provide the name, title, address, and phone number of three (3) references having first-hand experience with your business/organization for contracts you have been awarded. If the contractor has previous experience on projects with the city, this requirement may be waived.

EVALUATION CRITERIA

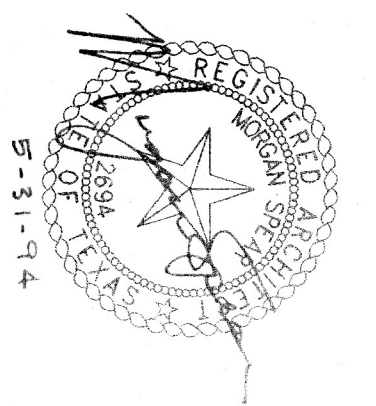
Under Texas Local Government Code Section 252.043, the City may consider the following criteria:

- a) Purchase price;
- b) The reputation of the bidder and of the bidder's goods or services;
- c) The quality of the bidder's goods or services;
- d) The extent to which the goods or services meet the municipality's needs;
- e) The bidder's past relationship with the municipality;
- f) The impact on the ability of the municipality to comply with laws and rules relating to contracting with historically underutilized businesses and nonprofit organizations employing persons with disabilities;
- g) The total long-term cost to the municipality to acquire the bidder's goods or services; and
- h) Any relevant criteria specifically listed in the request for bids or proposals.

EDWARD R. GONDECK/
MORGAN SPEAR
ASSOCIATED ARCHITECTS

SAN ANTONIO
808 SOUTH ALBANY STREET
SAN ANTONIO, TEXAS 78206
(512) 548-1950 (512) 548-2541 FAX

CORPUS CHRISTI
1705 S. CAROLINA
CORPUS CHRISTI, TEXAS 78401
(361) 883-2520 (361) 883-1254 FAX



NEW OFFICES FOR THE
FREDERICKSBURG POLICE DEPARTMENT
& THE GILLESPIE COUNTY
SHERIFF'S DEPARTMENT
FREDERICKSBURG TEXAS

PROJECT NO. 9023
DATE 05-31-94
FLOOR PLAN
SHEET NUMBER
A2.02
SHEET 1 OF 2

ROOM FINISH KEY

ROOM	FINISH	1ST NO. - 1000 BASE	2ND NO. - WALL/CASING	3RD NO. - CEILING
FLOOR/PAVE	1. 1" x 1" x 1/4" ASPHALT	1000	1000	1000
WALLS	2. 1/2" x 1/2" x 1/4" ASPHALT	2000	2000	2000
CEILING	3. 1/2" x 1/2" x 1/4" ASPHALT	3000	3000	3000
DOORS	4. 1/2" x 1/2" x 1/4" ASPHALT	4000	4000	4000
WINDOWS	5. 1/2" x 1/2" x 1/4" ASPHALT	5000	5000	5000
STAIRS	6. 1/2" x 1/2" x 1/4" ASPHALT	6000	6000	6000
ELEVATORS	7. 1/2" x 1/2" x 1/4" ASPHALT	7000	7000	7000
MECHANICAL	8. 1/2" x 1/2" x 1/4" ASPHALT	8000	8000	8000
RESTROOMS	9. 1/2" x 1/2" x 1/4" ASPHALT	9000	9000	9000
LOCKERS	10. 1/2" x 1/2" x 1/4" ASPHALT	10000	10000	10000

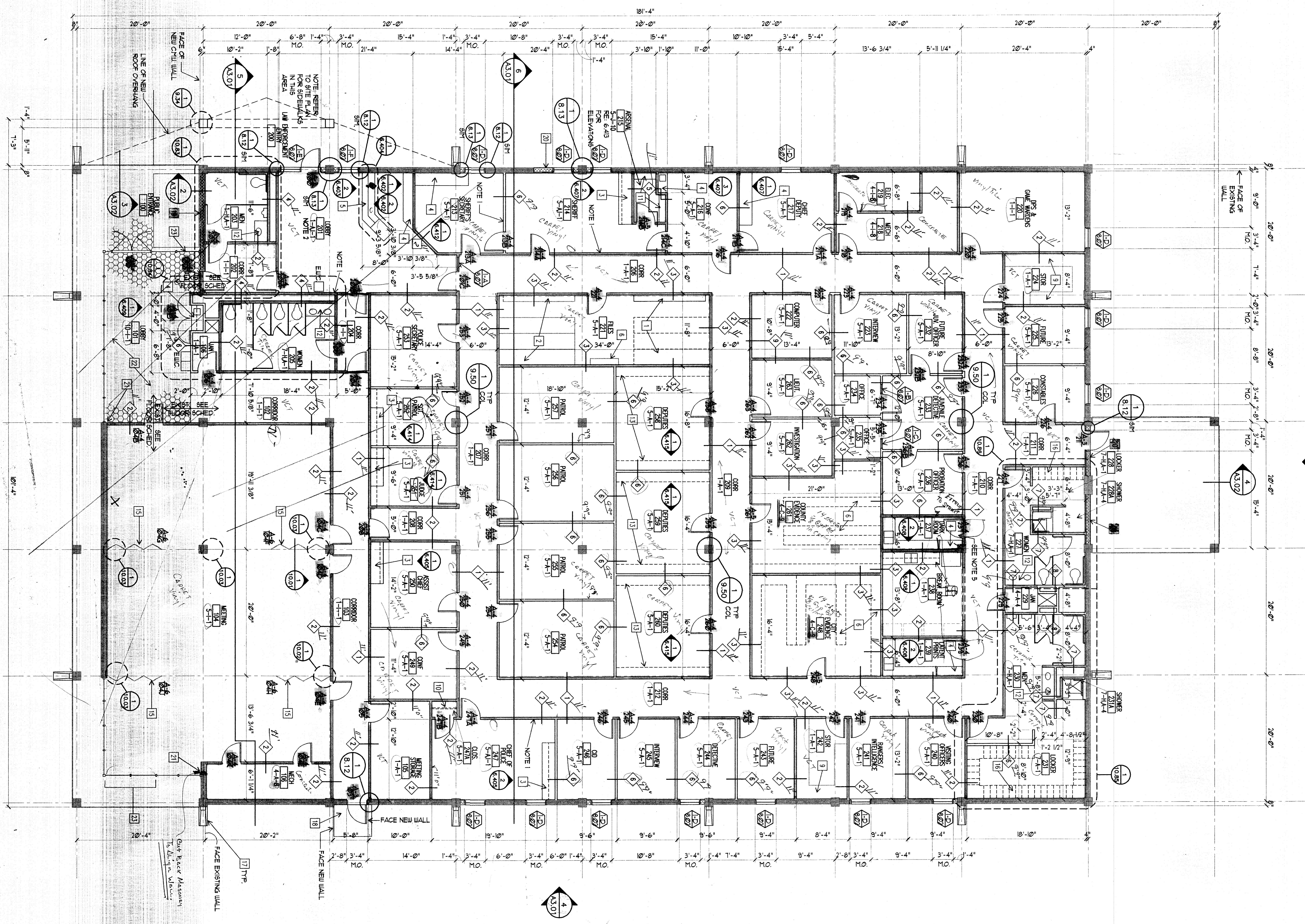
REFERENCE NOTES

1. PROVIDE WALL COATING THE EXISTING WALL.
2. WAINSCOTING'S PREVIOUS COLOR FLOOR TILE.
3. PROVIDE WALL COATING THE EXISTING WALL.
4. WAINSCOTING'S PREVIOUS COLOR FLOOR TILE.
5. PROVIDE WALL COATING THE EXISTING WALL.
6. WAINSCOTING'S PREVIOUS COLOR FLOOR TILE.
7. PROVIDE WALL COATING THE EXISTING WALL.
8. WAINSCOTING'S PREVIOUS COLOR FLOOR TILE.
9. PROVIDE WALL COATING THE EXISTING WALL.
10. WAINSCOTING'S PREVIOUS COLOR FLOOR TILE.

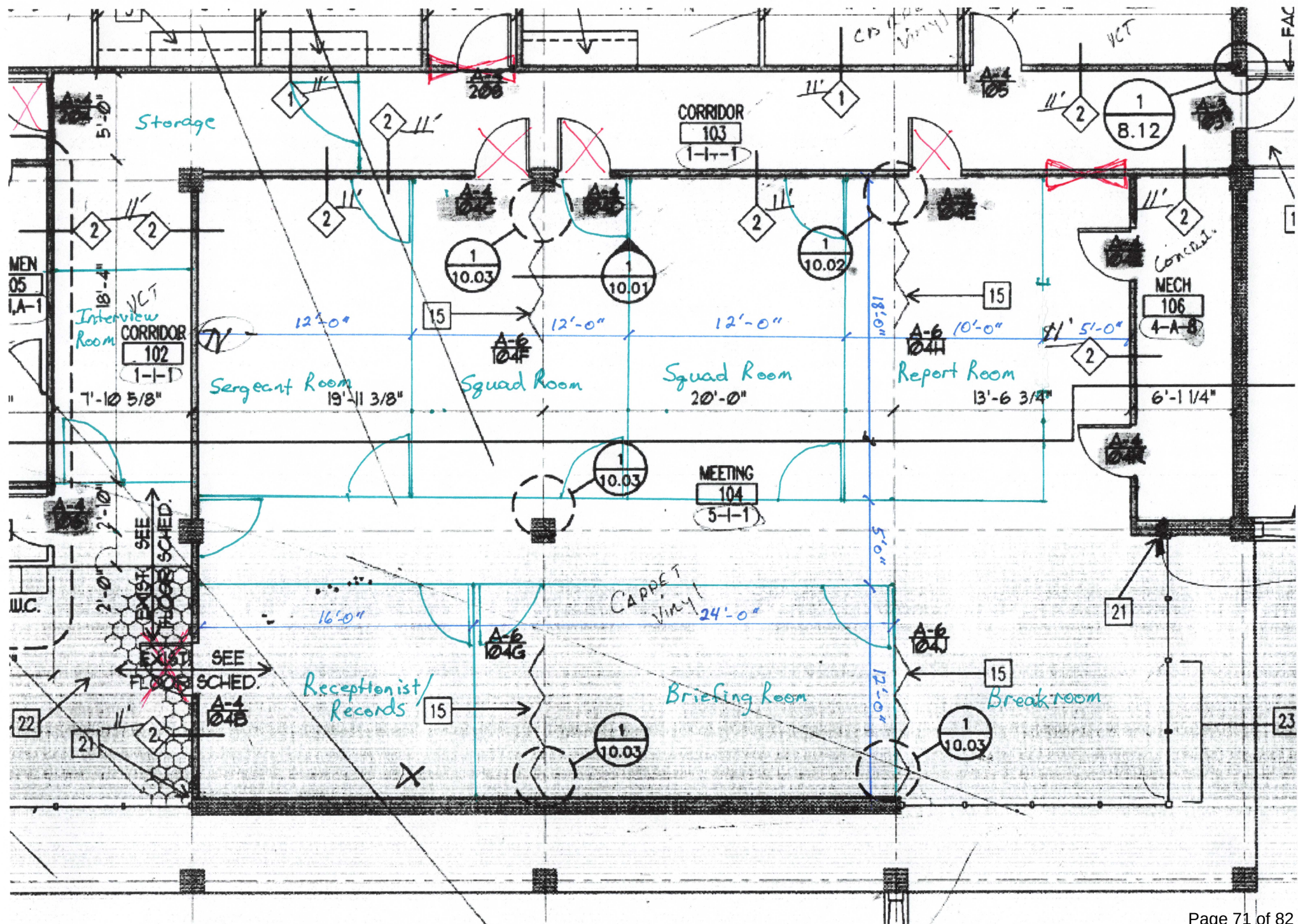
GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF EXISTING WALL, CENTERLINE OF EXISTING CONCRETE COLUMN OR FACE OF NEW SHOT UNLESS OTHERWISE NOTED.
2. REFER TO S2.1 FOR PARTITION TYPES INDICATED.
3. SEE DETAILS S2.40 THROUGH S2.41 FOR WALLWORK.
4. SHOWN WALL & COLUMN MOBILE CLOSING TO BE NEW.
5. SEE DETAILS S2.40 THROUGH S2.41 FOR WALLWORK.
6. SHOWN WALL & COLUMN MOBILE CLOSING TO BE NEW.
7. SEE DETAILS S2.40 THROUGH S2.41 FOR WALLWORK.
8. SHOWN WALL & COLUMN MOBILE CLOSING TO BE NEW.
9. SEE DETAILS S2.40 THROUGH S2.41 FOR WALLWORK.
10. SHOWN WALL & COLUMN MOBILE CLOSING TO BE NEW.

FLOOR PLAN



2. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE
3. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE
4. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE
5. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE
6. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE
7. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE
8. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE
9. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE
10. SEE FINISHES @ 2nd D.C. FINISHES 724 SCHEDULE





Bid Form

Meeting Room Remodel

City of Fredericksburg,, TX

Proposal of: Northstar Elite Construction & Consulting, LLC

Base Bid: 184,800.00

Alternate Bid: /

Total Bid: \$ 184,800.00

One hundred Eighty four thousand and Eight hundred
dollars. 00/100.

M. Jason Hornsby V.P

Name

Title

12/10/24

830-885-6833

Date

Phone Number



www.nstarcon.com





Inclusions for the project-
Meeting Room Remodel Project at Law Enforcement Center
1601 E Main St Fredericksburg, TX 78624

- Remove existing carpet in meeting room.
- Remove identified existing interior doors and reuse, addition of five new hollow metal frames, wood doors and hardware (standard commercial hardware no thresholds) to match existing. The wood doors are 3070 1-3/4" laminate solid core hardwood face non-rated.
- Build identified walls where interior doors were removed.
- Demolish identified existing walls to create doorways/hallways.
- Provide and install new non-load bearing interior walls, construction 25 gauge 3-5/8" metal studs, all walls are under grid, no fire rate assemblies. The drywall will be USG Type X 5/8".
- Install eight 115v 15a, 1p electrical outlets in sergeant, squad, and report rooms, total 50 devices with four home runs to existing panel with 20a 1p breakers we assume there is adequate supply in existing panel.
- Provide and install category 6 ethernet cables in new non-load bearing walls, total drops will be 28.
- Install eight CAT6 lines in Report Room and four lines in sergeant and squad rooms.
- Provide and install insulation in new non-load bearing walls.
- Provide and install bullet resistant 2-way window/partition intercom system between lobby and receptionist, construction to include 4-foot wide by ten-foot tall, stainless steel and level bullet resistance.
- Provide and install new vinyl flooring in new hallways and the breakroom.
- Provide and install new carpet in all office spaces to include the interview room
- Provide and install lower cabinets and countertops in the breakroom, construction of white plastic laminate.
- Provide and install lower cabinets and countertops in the briefing room, construction of white plastic laminate.
- Move existing ceiling light fixtures as needed.
- Move existing HVAC supply lines above the drop ceiling as needed to make climate zones, test and balance.
- Preserve existing interior rock wall and incorporate into receptionist and briefing room aesthetics.
- Keep the existing lobby floor and door.
- Keep the existing hallway floor.
- Keep the existing drop ceiling, adjust as required to accommodate the new walls.
- Supply and install all necessary room and floor trim and accessories.

We did not include any MEP design fees/mechanical engineering for any additional zones. We assume that there isn't added zones, other than one zone for all rooms within the limits of construction.

Respectfully,

Stephen Perino

Senior Estimator

512-529-8945

8603 US HWY 281 N, UNIT 200

SPRING BRANCH, TX 78070



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/22/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Donegan Insurance Agency, Inc. 314 N. Camp St. Seguin TX 78155		CONTACT NAME: Gwen Crouch PHONE (A/C, No, Ext): (830) 303-8300 E-MAIL ADDRESS: gcrouch@bdi-insurance.com FAX (A/C, No): (830) 303-8318	
INSURED Northstar Elite Construction And Consulting LLC 8603 Hwy 281N Spring Branch TX 78070		INSURER(S) AFFORDING COVERAGE INSURER A: Nautilus Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL2411205158 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			UKXZZG-Y	01/05/2024	01/05/2025	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
						GENERAL AGGREGATE \$ 2,000,000	
						PRODUCTS - COMP/OP AGG \$ 1,000,000	
							\$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Info Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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Workers' Compensation and Employer's Liability Policy

Information Page

NCCI Carrier Code: 29939

Agent copy

Item 1

Insured
name and
address

NORTHSTAR ELITE CONSTRUCTION AND CONSULTING, LLC
8603 US HIGHWAY 281 N STE 200
SPRING BRANCH TX 78070-5694

Policy number

0001237296

Other workplaces not shown above
See Schedule of Operations attached.

Federal tax ID
272911845

Entity
LLC

Interim adjustment
Quarterly 33% - 3 Reports

Producer
44102

HOTCHKISS INSURANCE AGENCY LLC
13430 NORTHWEST FWY STE 600
HOUSTON TX 77040-6014

Branch
Houston

Renewal of
0001237296

Item 2

The policy period is from: 2/21/23 To: 2/21/24 12:01 a.m. standard time at the insured's mailing address

Item 3

A. Workers' Compensation Insurance: Part One of the policy applies to the Workers' Compensation Law of the states listed here: Texas

B. Employers Liability Insurance: Part Two of the policy applies to work in each state listed in item 3A.

The Limits of our Liability under Part Two are:

Bodily Injury by Accident	\$1,000,000.00	Each Accident
Bodily Injury by Disease	\$1,000,000.00	Policy Limit
Bodily Injury by Disease	\$1,000,000.00	Each Employee

C. Other States Insurance: Part Three of the policy applies to the states, if any, listed here: None

D. This policy includes these endorsements and schedules: see Schedule of Endorsements attached.

Item 4

The premium for this policy will be determined by our manuals of Rules, Classifications, Rates and Rating Plans.
All information required below is subject to verification and change by audit.

	Payroll	Premium
Total payroll and estimated manual premium	\$379,800.00	\$3,554.00

Description	Factor	Amount
Waiver of Subrogation		71.00
Increased Limits Factor 1,000,000/1,000,000/1,000,000	0.014	50.00
Increased Limits Balance to Minimum Premium (\$150)		100.00
Premium Incentive For Small Employer Modifier	0.850	(566.00)
Schedule Modifier	0.820	(578.00)
Healthcare Network Option	0.120	(316.00)
Expense Constant		150.00

Total estimated annual premium	\$2,465.00
---------------------------------------	-------------------

Minimum premium \$198.00

Issue date: 2/22/23

Countersigned by

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Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Northstar Elite Construction & Consulting, LLC

8603 Hwy 281 N., Ste. 200

Spring Branch, TX 78070

OWNER:

(Name, legal status and address)

City of Fredericksberg

1601 E. Main St.

Fredericksberg, TX 78624

SURETY:

(Name, legal status and principal place of business)

Colonial American Casualty and Surety Company

1299 Zurich Way, 5th Floor

Schaumburg, IL 60196-1056

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Remodel Office Space, Fredericksberg, TX

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 10th day of December, 2024

Northstar Elite Construction & Consulting, LLC

(Principal)

(Seal)

(Witness)

(Title)

Colonial American Casualty and Surety Company

(Surety)

(Seal)

(Title)

Gregory L. Stanley, Attorney-in-Fact

Nathan Stutz
(Witness)



**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Don K. ARDOLINO, Kimberly Ann CONNELL, Allan GARDNER, Michelle WILSON, Amy L. MAYHEW, Joel KARSTEN, Edwin L. POLITTE, JR., Linda MCCARTHY, Harold F. JAMES, Trudy D. WHITROCK, Gregory L. STANLEY, Karen SPECKHALS, Michael T. REEDY, Christopher J. O'HAGAN, Cindy ROHR of Chesterfield and St. Louis, Missouri, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

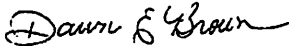
IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 21st day of October, A.D. 2024.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND



By: Thomas O. McClellan
Vice President





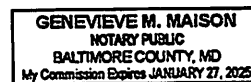
By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 21st day of October, A.D. 2024, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Thomas O. McClellan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 10th day of December, 2024.



MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

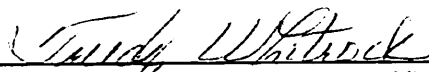
STATE OF Missouri

COUNTY OF St. Louis

On 12/10/2024, before me, a Notary Public in and for said State, personally appeared
Gregory L. Stanley known to me to be Attorney-in-Fact of
Colonial American Casualty and Surety Company the corporation described in and that
executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of
the said corporation, and he/she duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have set my hand and affixed my seal, the day and year stated in this certificate above.

My Commission Expires: March 23, 2026


Trudy Whitrock, Notary Public

TRUDY WHITROCK
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR PIKE COUNTY
MY COMMISSION EXPIRES MAR. 23, 2026
ID #22123991



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: January 7, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the Future Agenda Items List with the Council.

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 Listlv01072025

APPROVAL/REVIEW:

Date: December 27, 2024

Leticia Vacek, City Secretary



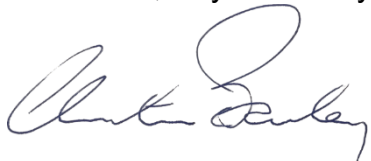
Date: December 28, 2024

William McKamie, City Attorney



Date: January 02, 2025

Leticia Vacek, City Secretary



Date: January 03, 2025

Clinton Bailey, City Manager

City Council Future Agenda Items/Meetings

January 21, 2025

1/21	Award of HOT Funding	Action	Darren Eckhardt	Accounting
Coord				
1/21	ORD Calling the City's General Election	Action	Leticia Vacek	City Secretary
1/21	MOU w/FISD and City (Case Manager)	Action	Shelley Becker	Municipal
Judge				
1/21	ETJ Release – 1729 W Live Oak St, Keith Reeh	Consent	Leticia Vacek	City Secretary
1/21	Street Closure- Jaycees Crawfish Festival	Consent	Andrea Schmidt	Parks/Rec Dir
1/21	Street Closure – City Hall & Touch-A-Truck	Consent	“	“
1/21	Street Closure – FVFD Fish Fry	Consent	“	“
1/21	Street Closure -Wildflower Run	Consent	“	“
1/21	Update on Sidewalk Plan	Action	Kris Kneese	Public Works Dir
1/21	Annexation – 2 nd PH Post Oak Rd Annex ROW	PH Only	Anna Hudson	Dvlpmt Serv
Dir				
1/21	Annexation – 2 nd PH Post Oak Rd LandUse/Zoning	PH Only	“	“
1/21	Annexation - 1 st PH for the “Parcel”	PH Only	“	“
1/21	THF Public Hearing (Housing)	PH/Action	“	“
1/21	ORD - Restrict drones to protect privacy	Action	Hoover/McKamie	Mayor/City Atty

Future Agenda Items/Future Council Meetings

2/04	3 ORD - Post Oak ROW Annexation, LandUse/ Zoning	Action	“	“
2/04	3 ORD – the Parcel Annexation, LandUse/Zoning	Action	“	“
2/18	Zone Change-PUD @ Oakhaven Ln/Meadow Lark	PH/Action	“	“
2/18	SKT Architects Design Invoice Budget Amendment	Action	Kris Kneese	Public Works Dir

Upcoming Meetings/Events

Early January 2025 - Schedule Council Workshop on Potential Annexations @ New City Hall East Campus
January 15, 2025 – Coffee with CM @ 8am Golf Course
January 16, 2025 – Special City Council Meeting @ 5:30 PM - New City Hall East Campus
January 28, 2025 – 2025 Citizen University Class @ 6pm New City Hall East Campus
February 20, 2025 – Appreciation Dinner for Board & Commission Members