



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.

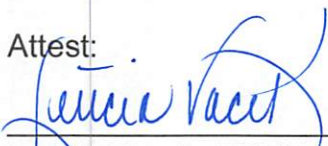
Mayor Hoover reconvened the regular meeting back into open session at 11:57 am.

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:



Leticia Vacek, TRMC, CMC, MMC
City Secretary



Jeryl Hoover, Mayor