City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, February 4, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council Present:
Mayor Jeryl Hoover
Mayor Pro-Tem Emily Kirchner
Council Member Bobby Watson
Council Member Tony Klein
Council Member Randy Briley

Staff Present:
Clinton Bailey, City Manager
Shelley Becker, Municipal Court Judge
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Krista Wareham, Finance Director
Kris Kneese, Director of Public Works & Utilities
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Andrea Schmidt, Parks Director
Evan Williamson, Interim Director of Development Services
Brandon Gold, IT Asst Director
Keith Jenkins, IT Staff
Sybil Decker, Staff Engineer
Tyler Debish, STR Specialist
Darren Eckhardt, Accounting Coordinator
Leslie Ball-Embrey, Asst to City Secretary

1. CALL TO ORDER
Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION
Daniel Hofmann of Holy Ghost Lutheran Church, Minister of Children & Young Families led the invocation.

3. PLEDGES OF ALLEGIANCE
Mayor Jeryl Hoover led the Pledges.

4. **CEREMONIAL MATTERS - Recognition of First Baptist Church Members for their assistance for Cleanup of the creek area under the bridge and towards S. Adams Street.**

A. Kris Kneese thanked the volunteers for the clean-up under the bridge and turned it over to Keith Jenkins who introduced the group from the First Baptist Church that cleaned the area under the bridge gathering over 17 bags of trash. Mayor Hoover asked what motivated the group to clean the area. Keith mentioned that his office is nearby and as he walked by the creek, there were tires, trash, and items thrown under the bridge. A photo was shown of their efforts and the bags of trash that were collected. Mayor Hoover and the Council thanked Keith and the members of the First Baptist Church.

City Manager Bailey announced that Evan Williamson will take the Interim role of Development Services Director. He noted that the search for a new Development Services Director would take approximately 3 months. Mr. Williamson stated that he was excited about his new role as the city moves along with the transition. He added that he has worked closely with Development Services as one of the Engineers on Development Projects. Mayor Hoover also recognized Shelby as she continues to represent the Planning Department.

5. **COUNCIL COMMENTS**

Councilmember Briley reported attending the 2nd session of the 2025 Citizen University Class. He added that voting was ongoing for the National Museum of the Pacific War as Best History Museum. He noted the First Friday Art Walk on February 7th and the Art Show on February 6th through March 2, 2025. He stated the Chamber extended appreciation to Clinton who facilitated the last Main St Merchant's event. He also mentioned Fun After 5pm on Feb 20th at The Albert Hotel. He said that tickets for the 105 Annual Chamber of Commerce Dinner are on sale now. Lastly, he announced that he would not be pursuing a 2nd term on City Council as he will be prioritizing Family. He stated that his hope is to serve again sometime in the future.

Mayor Pro-Tem Kirchner thanked Randy for his service on Council. She reported that at the State of the State Address; the Governor declared Emergency Items that include Property Tax Relief, Water Infrastructure, Teacher Pay Raises, Increase Career Training, School Choice, the Creation of a Texas Cyber Command in SA among the few. She added that the Colored Church is having presentations each Saturday promoting their fund-raising efforts. She referenced Item 8b with the Fredericksburg Parks Foundation (FPF) and the possible project at Turner Hall that the city purchased three years ago. She mentioned a few FPF Members were present for said item.

Councilmember Watson thanked Randy for his service on Council and noted he truly appreciated him. He reported that he attended the Airport Board Meeting on January 23rd and that the Airport is still very busy with a wait list of 35 for Hangar occupancy. He noted the FBO continues to grow with a record year. EAA has seventy members and added that the Crosswind School has 19 Students. He added that TacAero Flight School has complete hangar control now and they have sold their maintenance shop which will continue to offer service at the Airport. Lastly, the Santa Fly-In was a success with many people in attendance.

Mayor Hoover also thanked Randy for his service and stated that he had three more months and will say more closer to his departure. He announced that the filing deadline for a place on the ballot was Friday, February 14th. Councilmember Watson indicated that he did file for office and said that this would be his last term before he terms out.

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 Special City Council Minutes of January 16, 2025. (Leticia Vacek, City Secretary/RMO)

Mayor Pro-Tem Kirchner moved to approve January 16, 2025, minutes. Councilmember Klein seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

A. Consider the approval of Resolution 2025-03 for the Market Square Redevelopment Commission amending the procedural rules and appointing Jim Mikula, Don Weinheimer, and Heather McCarver to the Market Square Redevelopment Commission. (Andrea Schmidt, Director of Parks and Recreation)

Mrs. Schmidt stated that she was bringing forth for approval an amendment to the procedural rules of the Market Square Redevelopment Commission. She stated that the Commission met and is recommending the residency requirement to Gillespie County residents who may now serve on the Commission and another change is the attendance requirement of not missing more than 3 meetings. Lastly, she stated that the Commission is recommending the appointment of Jim Mikula, Don Weinheimer, and Heather McCarver.

Councilmember Klein moved to approve the changes to the procedural rules as stated and to appoint the three individuals recommended. Councilmember Briley seconded the motion. The motion carried unanimously.

B. Consider the approval of Resolution 2025-02 related to City support of MAC-RE, LLC's proposed rehabilitation of the Fredericksburg Senior Apartments located at 591 E. Highway St. (Jeryl Hoover, Mayor)

Robbie Myer stated that this was a repeat of last year for a rehabilitation of the Fredericksburg Senior Apartment Development. She requested a waiver of $250 in development fees and of the application fee. She added that they will not have any displacement as the rehab in place. Lastly, she added they are using tax credit dollars to do a substantial rehabilitation. She added that the facility is currently occupied.

Councilmember Watson moved to approve Resolution 2025-02. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

C. Consider the adoption of Ordinance 2025-03 amending Section 24.100 of Appendix A - Fee Schedule, of the Code of Ordinances to update and amend the fees for the use of Lady Bird Johnson Municipal Golf Course. (Chris Meade, General Manager-Lady Bird Golf Course)

City Manager Bailey presented said item noting that the Ordinance calls for a small increase in fees. He referred to the redlined version of the Ordinance. He noted that the increase in fees is to compensate for increases in pricing and labor. He added that one of their ultimate goals was to ensure more kids take up playing golf and Touchstone has done while vastly improving the condition of the course. He recommended approval of Ordinance 2025-03. Mayor Hoover asked about their financial performance. Mr. Bailey indicated that he did not have specific revenues but that last year, they set a revenue record with improvement projects programmed. In response to Councilmember Briley's question of student discounts; Clinton pointed out the discount within the Ordinance. He also pointed out that Touchstone offers free equipment and instruction and has increased their youth program by about 1,500 kids in the last year.

Councilmember Watson moved to adopt Ordinance 2025-03. Councilmember Klein seconded the motion. The motion carried unanimously.

D. Consider the adoption of Ordinance 2025-04 amending Ordinance 2024-37 for the Voluntary Annexation of 97 Hitchin Post Trail amending the Annexation Agreement with the Developer name of Fredericksburg Development, Inc. (Shelby Collier, Senior Planner)

Mrs. Collier presented said item noting this was correcting the ownership name on the Annexation Agreement.

Councilmember Briley moved to adopt Ordinance 2025-04. Councilmember Klein seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider and take action on the appeal of Director of Development Services denial of a STR permit for Curt & Misty Harlan at 205 West Creek Street. (Shelby Collier, Senior Planner)

Mrs. Collier provided background on the STR permit denial and appeal submitted by Curt and Misty Harlan for the property at 205 W. Creek Street. She added that the applicant failed to renew their STR permit within the provided time limit.

Misty Harlan addressed the Council noting that she did not renew on time and that was her fault. She added that each time she checked the website, the system showed that the permit was active. She added that the website did not show an expiration date either. Councilmember Briley asked about the November 1st notification provided by staff. Mrs. Harlan stated that she never saw the emails. Mayor Pro-Tem Kirchner noted the CVB website shows that this is an active listing, therefore, how can we ensure that only active permits are aligned with the web listings. Mrs. Collier stated that staff can work with the CVB on same. Councilmember Watson asked when the permit expires; are we changing that status on the website to inactive or expired. Mrs. Collier responded that there is a 90-day grace period and will check to see if it showed active during the grace period. Mayor Hoover stated his opinion relating to doing business with the city; the business responsibility remains with applicants.

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

B. Request of the Fredericksburg Parks Foundation for initial approval for a project at the old Turner Hall property in collaboration with the National Fitness Campaign and various donors. (Mayor Hoover and Emily Kirchner, Mayor Pro-Tem)

Mathew Pipkin, President of the Fredericksburg Parks Foundation introduced the Foundation members present, Chris Graham, John Wells, Hayley Wakefield, Dirk Jordan, and Emily Kirchner. He explained that they have an opportunity to partner with the National Fitness Campaign and showed a video of what is being proposed. It was stated that the site has been evaluated by the National Fitness Center and will have to raise $250,000 for the fitness court and shade structure to be built. He mentioned that Blue Cross/Blue Shield will provide $50,000.

Councilmember Briley asked if the raising of the funds comes after Council approval. Mr. Pipkin stated that they have had preliminary conversations with potential donors. He added that they would put together a plan for parking on Travis and Schubert Streets. It was stated that being next to the pool would take care of having access to bathrooms. Andrea Schmidt stated that she spoke with Duane Durst, and he is excited about the project which meets several of the objectives with the City's Parks Master Plan.

Mayor Hoover asked if the equipment would be susceptible to critters, or vandalism. Mr. Pipkin replied that the equipment is designed to minimize same and noted that there does not seem to be an issue in other locations. Councilmember Watson asked if there would be any instructor available. Mr. Pipkin noted that there could be. Mrs. Schmidt added that instructors could complete the required insurance forms and make it low cost. The Parks Foundation Board requested permission to continue with the next step while checking into the liability insurance.

Councilmember Briley moved to initially approve the project concept. Councilmember Watson seconded the motion. The motion carried unanimously.

C. Consider the approval of the SKT Architects Design Invoice for the CVB. (Evan Williamson, Assistant City Engineer)

Mr. Williamson presented the item noting that the 2022 design plan was for the CVB expansion phase. He added that the CVB engaged with SKT Architects to design the expansion in the amount of $128,000 noting there was no timeline for the construction. He recommended approval of a budget amendment to cover the final cost of the design which would be funded from tourism. A budget amendment will be presented mid-year.

Councilmember Klein moved to approve the payment of the invoice and include it in the mid-year budget amendments. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

D. Consider approval of a Contract for a New Pump and Tank (budgeted items) for the current Chassis Brush Truck for the Fire Department. (Lynn Bizzell, Fire Chief)

Chief Bizzell presented the item and recommended approval of the contract.

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

E. Consider and approve a replacement 2025 Tahoe Police Pursuit Vehicle for the Police Department. (Derek Seelig, Police Lt.)

Lt. Seelig presented said item and recommended approval of the new Tahoe replacement. Councilmember Klein moved to approve the new replacement Tahoe. Councilmember Watson seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

City Manager Bailey announced he had no report.

10. ITEMS FOR FUTURE AGENDA

A. City Manager Bailey will review the Future Agenda Items and Meetings with the Council. (Clinton Bailey, City Manager)

City Manager Bailey reviewed the future agenda items for the February 18, 2025 Council Meeting.

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. Consideration of the appointment for an Alternate Municipal Court Judge. (Shelley Becker, Presiding Judge) -Texas Government Code Section 551.074

B. Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease - Texas Government Code Section 551.071

Mayor Hoover recessed the regular meeting into executive session at 10:12 am. Mayor Hoover reconvened the regular meeting at 10:45 am from executive session.

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.

Councilmember Klein moved to appoint Ms. Ilse Bailey as Alternate Municipal Court Judge. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

ADJOURN

Mayor Hoover adjourned the meeting at 10:45 am.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary