



City of Fredericksburg

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

City Council

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

City Staff

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Mick McKamie, City Attorney
Leticia Vacek, City Secretary
Krista Wareham, Finance Director
Brian Vorauer, Police Chief
Kris Kneese, Public Works/Utilities Director
Lynn Bizzell, Fire Chief
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Evan Williamson, Interim Dvlpmt Serv Dir
Alyssa Rivera, Community Outreach Liaison
Leslie Ball Embrey, Assist. to City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION

Pastor Greg Foster of Fredericksburg Calvary Chapel delivered the invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledge to the US Flag and Texas Flag.

4. CEREMONIAL ITEM

Presentation of Rainwater Harvesting System, Kris Kneese and Brandon Vollmar

Kris Kneese presented the Rainwater Harvesting System with Brandon Vollmar. He stated that this was a project that they have been talking about for some time that was

presented by Brandon Vollmar. It was noted that this was the first rainwater harvesting project. Kris added that this was Brandon's Texas Tech Leadership Class Project. Mr. Vollmar stated that he worked with the Fredericksburg Volunteer Fire Department and LCRA to obtain grant funds and then worked with local contractors to complete it.

Councilmember Klein asked if this tank (at the City Warehouse) was the only one. Mr. Vollmar replied that this is the first one and staff is planning future rainwater harvesting tanks throughout the city. Mayor Pro-Tem Kirchner expressed her excitement for the first rainwater harvesting system noting her support of this project and future ones. She added that this was very timely and a brilliant project. Mr. Vollmar added that he received very good and helpful information from Trey Kirchner at the inception of the project. Mayor Pro-Tem Kirchner thanked Brandon. Kris also thanked the Volunteer Fire Department for providing \$10,000 towards the project and the LCRA for their grant and assistance. Mayor Hoover and the Council thanked Messrs. Kneese and Vollmar for a job well done.

5. COUNCIL COMMENTS

Councilmember Briley reported that Brady of the CVB is attending the Texas Wine and Grape Growers conference in San Marcos, and they are working on Tourism Metrics to post on their website. He noted that the Chamber Banquet is this Thursday and a few tickets remain available. He also reported that the Economic Summit – State of The Burg will be held May 14th, and the Keynote Speaker will be Dr. Perryman. The Vietnam Traveling Wall will be visiting Fredericksburg May 1-4th and he added that they are looking for photos to commemorate everyone that served.

Councilmember Klein reported on the County Commissioner's Meeting he attended and reported on a proposed subdivision twelve miles south on Hwy 16 where the bond was released for said project. He added that it was the consensus of the County Commissioners to not allow any battery companies in the county. He also apologized for the comments that he made relating to County Commissioners stating they are all friends of his and are doing a good job. He stated that he met with each Commissioner and apologized.

Mayor Pro-Tem Kirchner noted that she would be travelling to Austin with Chamber Board members and several Gillespie County Leadership Class members. She added that a dream would be to have a "Gillespie County Day in Austin" and showcase the wonders of our community during the legislative session. She added she would be meeting with Senator Troxclair, and Senator Torres. Lastly, she reported that the City's Website is now intuitive and gave a shout-out to Sean and everyone that had a part in the re-vamp of the website.

Councilmember Watson reported that on February 18th he attended the Airport Advisory Board Meeting where it was reported that Hangar Occupancy is at 100% with thirty still on the wait list. He added that the FBO is much busier than last year and that the Texas Forest Service does not have any aircraft located in Fredericksburg. On April 12th at 10am, an Easter Egg Drop will be held for children where thousands of easter eggs will be dropped out of a helicopter. He mentioned a great time was had honoring volunteers on February 20th, where the city hosted an Appreciation Dinner for Board and Commission members. On Feb. 28th, Mayor, Judge, County Commissioner Olfers and he met with the EDC Board and Tim Lemburg and discussed the role of the EDC. He

noted that the EDC Board is very active and will schedule a future meeting. On April 24-27; a clinic will be held with the P-6 Aircraft Pilots, noting that it is always a fun event to watch.

Mayor Hoover announced that USA Today News announced the 2025 Top 10 Best History Museums in the United States. He added that of the two Texas Museums listed in the Top 10, one is our very own - National Museum of the Pacific War which made number 6 of the 10. He noted the other is the Bob Bullock Museum in Austin at number 10.

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 Meeting held on February 4, 2025. (Leticia Vacek, City Secretary)**
- B. **Consider approval of Ordinance 2025-05 amending Article 24.000, "Recreational fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, by amending Section 24.500, "Fees for the use of Marktplatz," by establishing fees for the use of John Wm. Klein Meeting Room; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and an effective date. (Andrea Schmidt, Director of Parks and Recreation)**

Councilmember Watson moved to approve Items 6A and 6B on Consent. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously. Mayor Hoover noted that the fee schedule accounts for locals and non-locals.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. **Discussion of limiting the location of Vape Shops taking into consideration the proximity to schools. (Mayor Pro-Tem Kirchner and Councilmember Briley)**

Councilmember Briley referenced a colorful picture shown from a local Vape Shop. He stated that the products that are marketed are chocolates, vape cartridges and a Teddy Bear. He mentioned that a bill has been filed restricting the ingredients being utilized within the items sold in Vape Shops. He noted that within our own accord, an Ordinance has been requested limiting the proximity of Vape Shops to our schools.

Mayor Pro-Tem Kirchner stated that she watched the State Senate Affairs Committee hearing on Senate Bill 3 by Charles Perry that deals with THC. She added that she learned that the problem is with the ingredients as there are synthetic ingredients that are very harmful to people. She agreed with Randy that these items are not for the good of our children. She asked what other facilities can be included in the ordinance aside from limiting this type of business and its proximity to our schools. Daycares were also mentioned to be included.

City Attorney McKamie stated that he would present a draft similar to the ordinance adopted by another city. He stated that it was likely that we would have state regulations that would pre-empt our ordinance. A discussion ensued and Mayor Hoover asked if there are grounds to gain as a city in accomplishing what we would want as the focus is distancing from schools. Mr. McKamie stated there would be but it would be subject to being challenged.

Mayor Pro-Tem Kirchner stated that during the hearing, the City of Allen Police Chief testified that local law enforcement needed a definitive state statute to make arrests. She added that these shops have popped up without the ability to test concentration levels. Mr. McKamie added that it was a very good point related to tests and costs. He added that many of these items are available and being sold at stores other than Vape Shops.

Chief Vorauer stated that he would support an ordinance being adopted as what is being proposed at the state level may not pass. He added that as far as the testing of the ingredients is concerned, it is very expensive as it must be sent off to a lab for testing and at this time, the PD can only field test. The field test kits are expensive and provide one-time use. He noted there are several THC cases on-going. Chief Vorauer stated that regulating the location of the shops would be a good start as would some level of responsibility on the shop owner's part to educate themselves. He stated that he supported anything that could be done.

Mayor Hoover stated that there would be some ground to gain in restricting Vape Shop locations/distance from schools and daycares. Mr. McKamie will present an ordinance. Mayor Pro-Tem Kirchner said as this would be a zoning change; there are other items that have also been discussed that need to be included (ie low impact development, rainwater harvesting, conservation measures, etc). She noted a strategic approach to mailing out the required notices for efficiency such as using postcards.

Mr. Bonn stated that staff has started to develop a list of items that will be shared with Council. He mentioned combining the notices would be best for efficiency. He added that staff would work with the City Attorney on quarterly zoning changes. Mayor Hoover mentioned that it made sense and thanked Mayor Pro-Tem Kirchner for the suggestion.

- B. Consider approval of Ordinance 2025-06 annexing a portion of Post Oak Road between Live Oak and Smith Roads that is owned by Gillespie County. The Annexation request is for the Right-of-Way (ROW) only. This annexation will not increase or extend the City's Extraterritorial Jurisdiction. (Evan Williamson, Interim Development Services Director)**

Mr. Williamson stated that this Ordinance is for right-of-way annexation and will be the new location for the Golden Hub.

Councilmember Watson moved to adopt Ordinance 2025-06. Councilmember Klein seconded the motion. The motion carried unanimously.

- C. **Consider approval of Ordinance 2025-07 annexing property located at 648 & 652 Post Oak Road as requested by Steve and Beverly Allen, referred to as approximately 5.282 Acres of land described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas. (Evan Williamson, Interim Development Services Director)**

Mr. Williamson stated that the Ordinance would enable the annexation for the property.

Councilmember Klein moved to adopt Ordinance 2025-07 and disclosed that he serves on the Gold Hub Foundation Board but does not receive any funds. Councilmember Briley seconded the motion. The motion carried unanimously.

- D. **Hold Public Hearing for Annexation for a portion of Right of Way of approximately 1.364 acres consisting of a portion of Hollmig Lane currently in the ETJ and maintained by Gillespie County. The request is for Right of Way only. This Annexation will not increase or extend the City's Extraterritorial Jurisdiction. (Evan Williamson, Interim Development Services Director)**

Mr. Williamson stated that this is the first of two public hearings for annexation and no action was required today.

Mayor Hoover declared the public hearing open and asked if there was anyone to speak on said item. Councilmember Klein stated that he questioned the egress/ingress and was told there would be two points of egress and ingress. Mr. Williamson confirmed the same.

Mayor Hoover declared the public hearing open and asked if anyone wanted to speak on said item.

Mr. Maurer asked the Council to look at the traffic. He stated that there is a lot of growth there and suggested looking at this when the school is completed. He also asked about a traffic study.

Mr. Williamson stated that this property is in the ETJ and bringing it into the city would require the developer to improve it to city standards. He noted that with the developer agreement, a traffic study would be required. He added that staff will be looking at the entire area that is being developed in a holistic manner. There being no further comment; Mayor Hoover declared the public hearing closed.

- E. **Consider Adoption of Ordinance 2025-08 Establishing a Zoning of C1, Neighborhood Commercial as requested in Z-2420 by Steve and Beverly Allen for Property Located at 648 & 652 Post Oak Road, also referred to as Approximately 5.282 Acres of Land Described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas. (Evan Williamson, Interim Director of Development Services)**

Mr. Williamson noted that this was the last Ordinance for the project which establishes the zoning of C-1 for the relative items of 7B and 7C.

Councilmember Briley moved to adopt Ordinance 2025-08. Councilmember Klein seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consideration and Possible Action relating to the Proposed Sign Package for the Soccer Complex at Oak Crest Park. (Mark Cornett, FBG Friends of the Fields)

Mr. Mark Cornett and Dan Kemp presented a powerpoint providing an Update on the Soccer Fields and presented the signage for approval by Council. With regards to the signs, they showed the various locations for each sign. Mr. Bonn mentioned that staff wanted to ensure that the Council saw the proposed signage. Mayor Pro-Tem Kirchner stated that the Parks Foundation would likely have a plaque to acknowledge donors.

Councilmember Watson moved to approve the proposed sign package. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

City Manager Bailey stated that he did not have a report for this meeting.

10. ITEMS FOR FUTURE AGENDA

A. City Manager Bailey reviewed the Future Agenda Item List 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 Section 551.071(Consultation with Attorney)

A. Discuss legal issues related to pending or contemplated litigation between the City and the Former Texas Rangers Foundation; or other matters as authorized by the Texas Government Code Section 551.071 (Consultation with Attorney).

Mayor Hoover recessed the meeting at 10:12 am to go into Executive Session. Mayor Hoover reconvened into open session at 10:40 am.

12. BUSINESS ITEM

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

No action was taken.

13. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 10:40 am.

Attest:



Leticia Vacek, TRMC, CMC, MMC
City Secretary/RMO



Jerry Hoover, Mayor