



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, June 17, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

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

Tony Klein, Councilmember
Todd Eidson, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, June 17, 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.

1. **CALL TO ORDER - Mayor Jeryl Hoover**
2. **INVOCATION - Annette Bennett, City of Fredericksburg Resident**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **EMPLOYEE RECOGNITION - Years of Service/Awards (Clinton Bailey, City Manager)**
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 Regular Meeting Minutes for May 6, 2025 and May 20, 2025. (Leticia Vacek, City Secretary)
 - B. Consider approval of Emergency Services Tower Lease Amendments. (Reagan Rabke, Fire Marshal)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. **Request Z-2510:** By Ross Wood with Frost Bank, to Consider a Conditional Use Permit (CUP), Site Plan and Entry Corridor Application per Sec. 3.210, C2, Commercial, to Allow for a Drive-Through Use for Property Located at 1415 East Main Street. The Drive-Through Use Would be in Support of Bank Operations.
 - i. Presentation by the Applicant
 - ii. Presentation by the Staff
 - iii. Hold Public Hearing
 - iv. Take Action on the Conditional Use Permit (CUP)
 - B. **Request Z-2509:** 415 East College - By OSSCA LLC, Sara Aaronson to consider a Conditional Use Permit (CUP) per Sec. to allow for an addition of a bathroom to a legal nonconforming short-term rental (STR).
 - i. Presentation by the Applicant
 - ii. Presentation by the Staff
 - iii. Hold Public Hearing
 - iv. Take Action on the Conditional Use Permit (CUP)
 - C. **Request Z-2507:** By Continental Homes Of Texas, L.P. To Consider a Request For a Conditional Use Permit (CUP) Per Sec. 3,700 And The Approved Planned Unit Development (PUD) To Allow For Development of Single-Family Residential, Accessory Structures, Guest House, Community Recreation, Club Or Lodge, Administrative Services, Storm Water Detention, All Weather Trail,

Open Space, Sign And Mail Boxes For Approximately 70 Acres Located Between West Live Oak And Pyka Road, Addressed as 256 Pyka Road.

- i. Presentation by the Applicant
- ii. Presentation by the Staff
- iii. Hold Public Hearing
- iv. Take Action on the Conditional Use Permit (CUP)

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider public comments on a proposed ordinance repealing the Authorization of Late Hours Alcohol Sales. No action to be taken.
- B. Consideration of the Acceptance of the City's Fiscal Year 2024 Financial Audit. (Krista Wareham, Finance Director)
 - i. Presentation by Kevin Randolph, CPA with Eide Bailly
 - ii. Take action to accept the FY2024 Audit and Financial Statement prepared by Eide Bailly
- C. Consider and award a renewal contract with Quadient Leasing for monthly utility bills printing and mailing services. (Krista Wareham, Director of Finance)
- D. Consider and award a contract for New City Hall Council Chambers Audio/Visual Equipment Build-Out. (Aaron Anderegg, IT Director)
- E. Consider and award a contract for New City Hall Door Key Scan Hardware & Security. (Aaron Anderegg, IT Director)
- F. Consider and award a contract for New City Hall Networking Equipment and Cameras. (Aaron Anderegg, IT Director)
- G. Consider selecting HDR Engineering to complete the Long-Term Water Supply Study and authorizing the City Manager to negotiate a professional services contract up to \$100,000.00 for the project. (Kris Kneese, Director of Public Works/Utilities)
- H. Consider bids received and award a Construction Contract for the Geosynthetics Liner for Landfill Cells #12 and #13. (Kris Kneese, Director of Public Works/Utilities)
- I. Consider and take action on an appeal of the Interim Director of Development Services denial of an STR-Unoccupied permit for property located at 516 West Austin Street on behalf of the owner, Anthony Kenisky. (Tyler Debish, Short Term Rental Specialist)
- J. Consideration and possible action relating to authorizing the City Manager and City Attorney to take all steps necessary to enforce and defend the City's

9. CITY MANAGER'S REPORT

- A. Legislative Update on Status of Bills Passed/Awaiting Signature - Mayor Pro-Tem Kirchner.

10. ITEMS FOR FUTURE AGENDA

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

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections as denoted for each item.

- A. Consider and discuss the Civil Action No. 1:24-CV-00701-D11 Joseph Brillhart, Laura Brillhart, and Sally Clark, Plaintiffs, v. City of Fredericksburg, Texas, pending United States District Court for the Western District of Texas, Austin Division - Texas Government Code Section 551.071. (Mick McKamie, City Attorney)
- B. Consultation with the City Attorney regarding the enforcement of Standardized Business Ordinance 18-002 Texas Government Code Section 551.071. (Mick McKamie, City Attorney)
- C. Quarterly Legal Matters Update - Texas Government Code Section 551.071. (Mick McKamie, City Attorney)
- D. Consider and discuss the appointment, reappointment, or reassignment of City Board/Commission members to fill vacancies on the Historic Review Board, Planning & Zoning Commission, and Zoning Board of Adjustment - Texas Government Code Section 551.074. (Leticia Vacek, City Secretary)

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 4:45pm, June 12, 2025 on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Leticia Vacek

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