City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, June 17, 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
Todd Eidson, Councilmember

City Staff
Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Brian Vorauer, Police Chief
Krista Wareham, Finance Director
Kris Kneese, Public Work/Utilities Director
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Derek Seelig, Police Lt.
Evan Williamson, Intrm Dir of Dvlpmt Serv
Brandon Gold, Assistant IT Director
Sibyl Deckard, Staff Engineer
Alyssa Rivera, PD Outreach Specialist
Cody Otis, IT Specialist
Tyler Debish, STR Coordinator
Leslie Ball-Embrey, Asst to City Secretary

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

2. **INVOCATION**
   Annette Bennett, City of Fredericksburg Resident delivered the invocation.

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

4. **EMPLOYEE RECOGNITION - Years of Service/Awards (Clinton Bailey, City Manager)**

City Manager Bailey announced the awards presented at the Annual City Employee Picnic as follows:

Mary Gonzalez – Stephen Itz Award
Daisy Schneider – Customer Service Award
Jennifer Krupa – Supervisor Award
Sean Doerre – Employee of the Year Award

5. COUNCIL COMMENTS

Councilmember Eidson reported that from his attendance at the Town Hall at The Preserve, the biggest take away was the compliments about the City Staff and their transparency in addition to their traffic concerns in that area of town. He noted his attendance at the Farmer's Market/Water Wise Event at MarktPlatz adding that Mayor Pro-Tem Kirchner and Kris Kneese did an excellent job with that event. Lastly, he added that he met with Brady for the CVB Board Orientation.

Councilmember Klein stated that he attended the County Commissioner's Meeting where the Commissioners passed a resolution in reference to the screwworm that is making its way from Mexico. He talked about its effect on our wildlife, and cattle which could be devasting. In other action, he noted decals from the Grace Center were approved to be placed on public property. Lastly, he reported that he will be attending the Market Square Redevelopment Meeting next week and announced that they are a non-profit (501-C-3). If anyone would like to donate to the Glockenspiel, checks can be made payable to the City of Fredericksburg with the memo line indicating "Glockenspiel."

Mayor Pro-Tem Kirchner reported that she attended the Veterans Memorial Day event and thankfully did not have to sing the National Anthem. She thanked the Rotary for providing tacos and a nice reception after the program. She reported on several water-related webinars she attended. She concluded by inviting everyone to the Parks Foundation Movie in the Park at MarktPlatz at sunset on June 26th with the movie "Hook".

Councilmember Watson reported that he attended the City Picnic, and it was great to see all employees having an enjoyable time and recognizing those that received awards. He stated that we have great city employees. He reported that this afternoon he will attend the Airport Board Meeting and on Friday, he will attend the EDC Meeting.

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)

Councilmember Klein moved to approve consent agenda items 6A and 6B. Councilmember Watson seconded the motion. The motion carried unanimously.

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 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)

A presentation was made by David Seebanks, architect for Frost Bank. Evan Williamson stated that Frost Bank made some modifications to their drawings. Approval was given by the Planning and Zoning Commission as well as for the site plan and the CUP request subject to approval of civil construction plans and TxDOT approval for their driveway permit.

Councilmember Eidson asked about their landscape plan. Mr. Seebanks stated that they did provide a landscape plan noting they are mindful of the trees and will utilize the front lot and leave the trees in the back area. It was added that they would plant trees for a buffer between the street and parking area.

Mayor Hoover declared the public hearing open and asked if there was anyone to speak on said item. There being none, Mayor Hoover declared the public hearing closed.

Councilmember Watson moved to approve the CUP as recommended. Councilmember Eidson seconded the motion. The motion carried as follows:

AYE:	Councilmembers Watson, Eidson, and Mayor Hoover
NAY:	None
ABSTAIN:	Councilmember Klein, and Mayor Pro-Tem Kirchner

B. **Request Z-2509: 415 East College - By OSSCA LLC, Sara Aaronson to consider a Conditional Use Permit (CUP) per Sec. 6.110 to allow for the 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)

The applicant was not present, and Evan Williamson reported that the Planning & Zoning Commission recommended approval of the CUP for a bathroom addition. It was noted that nothing is changing as far as parking.

Mayor Hoover declared the public hearing open and asked if there was anyone to speak on said item. There being none, Mayor Hoover declared the public hearing closed.

Councilmember Watson moved to approve the CUP as recommended. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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)

A presentation was made by Devin Kleinfelder representing DR Horton. He noted that the PUD was approved last month and were now requesting the CUP. Councilmember Klein asked about the price range of the homes. Mr. Kleinfelder stated the prices would be similar to the others.

Evan Williamson reported that the item was approved by the Planning & Zoning Commission, and the CUP would activate all uses for the PUD (337 lots).

Mayor Pro-Tem Kirchner asked about irrigation standards as it relates to water conservation. Mr. Kleinfelder stated that they are looking at xeriscape options and with native grasses and plants. He added that they are very aware of conservation measures and will do their best in that regard. Councilmember Watson asked about the colors on the land plan and their relation to various phases. Mr. Kleinfelder referenced the legend and pointed out the second and third phase. Councilmember Klein asked if the development would connect to Windcrest. Mr. Kleinfelder replied yes. Councilmember Eidson asked about options on the landscape. Mr. Kleinfelder replied that they would still have some yard stabilization to do.

Mayor Hoover asked how long this project had been in the pipeline. Mr. Kleinfelder noted that the project was submitted about 5 years ago. Mayor Hoover asked Kris Kneese to speak on the water usage for this size development. Mr. Kneese stated that less than one percentage of pumped water will be used.

Mayor Hoover declared the public hearing open and asked if there was anyone to speak on said item. There being none, Mayor Hoover declared the public hearing closed.

Councilmember Watson moved to approve the CUP as recommended. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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.**

Mayor Hoover announced that said item was for public comment only and that no action would be taken. He added that open containers are not a consideration. He reported receiving 35 online comments against changing the hours of the current alcohol sales. At this time, Mayor Hoover called upon the following in-person speakers.

Gary Klensing of Crossroads Restaurant stated that he was not in favor of changing the late hours for alcohol sales from 2am to midnight.

Jazmin Garcia of Cultures Bar & Grill said there is a new generation coming to town and they want to provide an enjoyable time with good food.

Jason Edwards of Rock Haus stated that he currently has 25 employees whose salaries would be directly impacted with the reduction in late hour alcohol sales.

Jason Janeka of Bucs Bar & Grill noted his sales come from those hours and 8-10 employees' salaries would be affected. He noted he is not on Main Street but would like to be part of the solution.

Marcus Blackwell, Bartender at The Western Edge said he is watchful of how much is served and the reduction in hours would affect his livelihood with a loss of at least a paycheck.

Kelly Welch and KK of The Western Edge & The Rockbox asked what will moving the time to midnight solve. They added that they have fifteen employees.

Meta Carroll with Pasta Bella stated that the problem is that people are being overserved. She added that she would love to be part of the problem solving.

Judge Edwards of the Pioneer Bar said that they use the money made and put it back into the community. He added that this is their livelihood.

Rosemary Estenson of The Fredericksburg Brewing Company & Airport Hangar stated that she has 120 employees, and they close the Brewery at 9pm so a change would not affect her business. She was hopeful that everyone could work together on this.

Brooke Rogan of Brooke's Bubble Bar said that a blanket solution is not a solution. She added that they would not be affected because they close at 9pm. She stated that people will still find a place to drink. Sandra, GM at Brooke's Bubble Bar stated that all servers must take a TABC Course. She mentioned the need for patrols on the street and that she would like to help with a solution.

Eric Hammersen stated that he was in favor of adjusting the alcohol sales to midnight and asked if this is truly the culture we want to show.

Emma Garcia stated that she moved back to Fredericksburg and was disappointed with what it had become due to the overserving.

Erica Castro noted three bars that she has a lack of empathy for and their servers. She felt that curtailing the time of alcohol sales will make a difference.

George Studor suggested looking at metrics, noting this is a problem, looking for a solution; track it, and make it publicly available. He added he was in favor of changing alcohol sales to midnight.

Curtis Montalbo of The Top stated he moved here from New Braunfels and saw more issues there. He felt that closing at midnight would not solve anything. He added they do not see any police officers downtown or popping into the bars.

Tom Musselman commented that prior to teaching, he was in the restaurant business. He noted that TABC still requires training and overserving is a liability to the business. He suggested the city require a list of all servers that have taken the course, adding that the businesses need to be part of the solution.

There being no further comment; Mayor Hoover closed the comment and called on Police Chief Vorauer.

Chief Vorauer reported on the number of arrests during all hours and referenced data showing 41% of arrests took place after 1am. Regarding the PIs and DWIs, they start at 8pm and spike at 1am. He noted that if there is a perceived problem with a bar, they contact TABC. At that point, TABC makes time to come by when they can. Councilmember Watson asked for a walking patrol presence at night on Main Street. Mayor Pro-Tem Kirchner thanked everyone that wrote in and that spoke adding that overserving has been identified as a problem and requested that TABC become more involved. Councilmember Klein noted the possibility of forming a committee. Councilmember Eidson also thanked everyone and stated that Council will continue the discussion noting that speakers indicated wanting to be part of the solution.

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

Krista Wareham reminded all that the city changed auditors this year and introduced Kevin Randolph who addressed the audit expressing an unmodified opinion, which is a clean audit. Mr. Randolph highlighted total assets, capital assets, liabilities, and purchases of equipment and software. He noted the cash receivables, restricted and unassigned fund balances. Mr. Randolph also covered property taxes, charges for services as well as debit service and the enterprise funds. He commented that it is recommended to have at least a three-month minimum in reserves for operations should the need arise. He reported that the city currently has 6 months of operating capital which places the city in a better position. Councilmember Watson asked for the timeframe of the audit completion. Mr. Randolph replied that they started in February and finished a couple of weeks ago. Councilmember Eidson asked about the thirteen adjustments and if that was normal. Mr. Randolph replied yes. Councilmember Klein asked about the percentage rate for the investments. Mr. Randolph replied that they verify that the dollar amounts are accurate only.

Mayor Pro-Tem Kirchner moved to accept the FY2024 City's Audit and Financial Statement as presented. Councilmember Klein seconded the motion. The motion carried unanimously.

C. **Consider and award a renewal contract with Quadient Leasing for monthly utility bills printing and mailing services. (Krista Wareham, Director of Finance)**

Krista Wareham presented the renewal contract with Quadient in the amount of $84,657.12 over the 48-month contract with a reduction of $19,000 annually.

Councilmember Watson moved to approve the renewal contract as recommended by staff. Mayor Pro-Tem Kirchner seconded the motion.
The motion carried unanimously.

D. **Consider and award a contract for New City Hall Council Chambers Audio/Visual Equipment Build-Out. (Aaron Anderegg, IT Director)**

Aaron Anderegg recommended the award of contract to CTI in the amount of $174,935.19 for the total project cost.

Councilmember Watson moved to approve the award of contract as recommended by staff. Councilmember Eidson seconded the motion. Mayor Pro-Tem Kirchner asked if some of the existing equipment would be utilized. Aaron replied yes, as there is existing equipment that they have already identified. The motion carried unanimously.

E. **Consider and award a contract for New City Hall Door Key Scan Hardware & Security. (Aaron Anderegg, IT Director)**

Aaron Anderegg presented said item and recommended the award of bid to Twin City Hardware in the amount of $160,078.05 which includes equipment, installation, and programing.

Councilmember Watson moved to approve the award of bid as recommended by staff. Councilmember Eidson seconded the motion. The motion carried unanimously.

F. **Consider and award a contract for New City Hall Networking Equipment and Cameras. (Aaron Anderegg, IT Director)**

Aaron Anderegg presented said item and recommended the award of bid for Cisco Meraki Hardware through a proposal from Centre Technologies which includes Meraki firewall appliances, managed switches, indoor and outdoor access points among other security features in the total contract amount of $104,620.23 for hardware, licensing, and support.

Mayor Pro-Tem Kirchner asked if IT would relocate to the new City Hall. Aaron stated that he would be housed at the new City Hall as their IT Room would also be there. Mayor Hoover asked if this was a budgeted item. Mr. Bonn replied that it was in line with what was anticipated in the budget.

Councilmember Watson moved to approve the award of contract as recommended by staff. Councilmember Klein seconded the motion. The motion carried unanimously.

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)**

Kris Kneese presented the item noting that staff recommends that HDR Engineering complete the Long-Term Water Supply Study, thus, authorizing the City Manager to negotiate a professional services contract up to $100,000 with HDR Engineering.

Councilmember Eidson moved to approve staff's recommendation. Councilmember Watson seconded the motion. The motion carried unanimously.

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)**

Kris Kneese presented the item and recommended the Award of a Construction Contract to Geosynthetics Systems in the amount of $537,503.94 for the construction of Landfill Cells #12 and #13. Councilmember Klein asked if this was a budgeted item. Krista Wareham replied that it was not in the budget.

Councilmember Klein moved to approve the award of the construction contract as recommended by staff. Councilmember Watson seconded the motion. The motion carried unanimously.

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)**

Evan Williamson summarized a letter from the applicant, Anthony Kenisky on the STR appeal. Mr. Kenisky addressed the Council and stated that the permit timeframe expired and was unable to renew it. Tyler Debish added that the permit expired on July 9, 2024. She reported that staff sent renewal instructions to Mr. Kenisky on February 20, 2024. She added that the applicant submitted a new application on March 25, 2025, which was denied by staff the same day.

Councilmember Eidson moved to deny the appeal of the STR permit for property located at 516 W. Austin Street. Mayor Pro-Tem Kirchner seconded the motion.

The motion carried unanimously.

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 Standardized Business Ordinance 18-002 (Mick McKamie, City Attorney)**

Mayor Hoover announced that said item would be discussed in Executive Session. Refer to Business Item 11A for action taken.

9. CITY MANAGER'S REPORT

A. Legislative Update on Status of Bills Passed/Awaiting Signature

Mayor Pro-Tem Kirchner presented an array of bills that were passed this legislative session from school district related property tax exemption to education funding, rural water infrastructure funding opportunities, and disaster recovery funding. She reported on a bill for emergency preparedness that will establish an account by TDEM for a new disaster recovery fund for counties less than 100,000 in population. She reported on the bill that raises the threshold for City Manager approval in competitive bidding from $50k to $100K. Lastly, she reported on a bill that will provide that Food Trucks be regulated by the State. Most bills are effective September 1st while some will be effective January 2026.

Mayor Hoover thanked Mayor Pro-Tem Kirchner for the update.

10. ITEMS FOR FUTURE AGENDA

A. **Future Agenda Items List and Future Meetings/Events.**

City Manager Bailey reviewed the future agenda items with the City Council.

Dr. Eric Hammerson invited everyone to a dedication on Juneteenth at 1pm at the Historic Church of the Colored People of Gillespie County with a Church Service at 3pm.

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)**

Mayor Hoover recessed the regular meeting at 11:17am to convene in executive session on the aforementioned items 11A-11D. Mayor Hoover reconvened into Regular Session upon the conclusion of the executive session at 12:18pm.

12. BUSINESS ITEMS

11A. Councilmember Eidson moved to authorize the City Attorney to file an injunction to stop operating as a Short-Term Rental as referenced in executive session. Councilmember Klein seconded the motion. The motion carried unanimously.

11B. Councilmember Watson moved to authorize the City Manager and the City Attorney to take all steps and action necessary to enforce and defend the City's Standardized Business Ordinance 18-002 related to RIO Bank. Councilmember Eidson seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, and Mayor Hoover
NAY: None
ABSTAIN: Councilmember Klein and Mayor Pro-Tem Kirchner

11C. No action.

11D. Mayor Pro-Tem Kirchner and Councilmember Eidson encouraged residents to apply to serve on the Historic Review Board (HRB) as the Council would continue to accept applications for the HRB.

13. ADJOURN

Mayor Hoover adjourned the meeting at 12:19pm.

Jeryl Hoover, Mayor

Attest:

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