



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, May 20, 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
Randy Briley, Outgoing Councilmember
Todd Eidson, Councilmember-Elect

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Lynn Bizzell, Fire Chief
Brian Vorauer, Police Chief
Krista Wareham, Director of Finance
Kris Kneese, Director of Public Works/Utilities
Evan Williamson, Intrm Dvlpmt Serv Director
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Derek Seelig, PD Lt.
Sibyl Deckard, Staff Engineer
Alyssa Rivera, PD Outreach Specialist
Leslie Ball Embrey, Asst to City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION

Pastor Ray Tiemann of Bethany Lutheran delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

At this time, Mayor Hoover addressed Item 7A followed by Item 4.

4. CEREMONIAL ITEMS/RECOGNITION

A. Recognition of Outgoing Councilmember Randy Briley.

Mr. Jim Mikula, Chamber of Commerce CEO read their Chamber Board Resolution and presented it to Randy.

Mayor Hoover presented Randy a crystal award as a small token of Appreciation on behalf of the Council for his service.

B. Presentation of Certificate of Election to Newly Elected Councilmembers.

Mayor Hoover presented a Certificate of Election to Bobby Watson and Todd Eidson and Councilmember Eidson took his seat at the dias.

C. Administration of Ceremonial Oath of Office to Councilmembers Bobby Watson and Todd Eidson.

Judge Becker administered a ceremonial oath of office to Councilmembers Watson and Eidson. City Secretary Vacek noted that she had previously administered the official Statement of Elected Officer and Oath of Office.

5. COUNCIL COMMENTS

Councilmember Eidson stated that he was ready to get to work.

Councilmember Klein stated that he did not have any comments.

Mayor Pro-Tem Kirchner stated she attended the Texas Municipal League Conference for small cities hosted by Fredericksburg at the Hangar Conference Center this past week and it was wonderful. There were over 160 city officials from around the state. We got to hear about new trends, development and all kinds of things. TXDOT, Gillespie County and City of Fredericksburg staff had a transportation coordinator meeting last week and it went well. She added that June 5th was the Farmers Market with water-wise conservation as the spotlight and will have folks from City of Fredericksburg, Hill Country Underground Water Conservation District, Irrigators, and Landscapers talking about ways to conserve water. Craft Beer Festival will be June 13 & 14th at Marktplatz and that is also the same dates as the Texas Frontiers adventure out at Fort Martin Scott.

Councilmember Watson thanked Randy for his service and said it was a privilege to serve with you. He congratulated Todd and noted he is looking forward to working with him. Also a big thank you to the people of Fredericksburg. It has been an honor and privilege to serve with you, and I look forward to the next 2 years. I will do my best and will work hard to make the best decisions for the residents of Fredericksburg. On May 13th, he reported he attended the Meuse Groundbreaking at the Y. He added there was a good crowd, and they have moved a lot of dirt so far. They are estimating a 2-year construction. On May 14th he reported that he attended the Chamber State of the Burg and Ray Perryman had an exceptionally good talk about the national economy, state economy and local economy. On May 16th he attended the EDC meeting and on May 19th the Airport meeting. During EDC meeting, Mike Starks presented on real estate on the property sold in Gillespie County which was down 8.84% thus, there is a slowing in the real estate market. He also reported 82 STRs that are listed as well as 862 units for sale on the market.

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 April 15, 2025, Regular Meeting. (Leticia Vacek, City Clerk)
- B. Approve a street closure request for the Fredericksburg Food & Wine Festival - Austin Street Dinner, taking place on October 24, 2025, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
- C. Consider approval of a 5-year lease agreement with Decor IQ for the budgeted installation of Christmas Lights at Marktplatz. (Andrea Schmidt, Director of Parks & Recreation)

Councilmember Watson moved to approve consent agenda Items 6A through 6C. Councilmember Klein seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Ordinance 2025-15 adopting the canvassed tabulated results and declaring the Official Results of the City's May 3, 2025, General Election. (Leticia Vacek, City Secretary)

Councilmember Klein moved to approve the adoption of Ordinance 2025-15. Councilmember Briley seconded the motion. The motion carried unanimously.

- B. Request Z-2506: By Lynn Development LLC to Consider a Zoning Change from C2, Commercial to M1, Light Manufacturing for Property Located on the Southeast Corner of South Creek and Hwy 87 South. Also, referred to as ABS A0735 S R Wilson 338, 2.362 Acres Including PT of Lot 2, Friendship Oaks.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on Ordinance 2025-16 amending the zoning from C2 to M1

A representative of Lynn Development LLC presented said item requesting consideration for a zoning change from C2 to M1 for the property.

Mr. Williamson presented the item noting that the Planning and Zoning Commission recommended approval.

Mayor Hoover declared the public hearing open and asked if there was anyone present to speak and to come forward to address the Council. There being no comments; Mayor Hoover declared the public hearing closed.

Mayor Pro-Tem Kirchner moved to approve the adoption of Ordinance 2025-16. Councilmember Klein seconded the motion. The motion carried unanimously.

C. Request Z-2505: By James and Anne Lorys to Consider the Following:

1. Ordinance 2025-17 to Amend the Land Use Plan from Medium Density Residential (MDR) to Commercial (C) for Property Located at 807 South Eagle Street.
2. Ordinance 2025-18 to change from R2, Mixed Residential to C1, Neighborhood Commercial for Property Located at 807 South Eagle Street.

- i. Presentation by the Applicant
- ii. Presentation by Staff
- iii. Hold a Public Hearing
- iv. Take action on Ordinance 2025-17
- v. Take action on Ordinance 2025-18

Mr. James and Anne Lorys addressed the Council and presented their request to amend the land use plan from MDR to C and to change a portion of the property from R2 to C1 all located at 807 South Eagle Street.

Mr. Williamson presented said item noting that the Planning and Zoning Commission recommended approval.

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

Mayor Pro-Tem Kirchner moved to approve the adoption of Ordinance 2025-17. Councilmember Klein seconded the motion. The motion carried unanimously.

Mayor Pro-Tem Kirchner moved to approve the adoption of Ordinance 2025-18. Councilmember Klein seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and take action on an appeal of the Interim Director of Development Services denial of an STR-Facility permit for property located at 108 Hale Street on behalf of the owner, Alexander Bazhenov. (Tyler Debish, Short Term Rental Specialist)

Mr. Alexander Bazhenov, applicant presented an appeal for the denial of the STR permit for his property located at 108 Hale Street. He brought forth additional documentation that showed he was in Germany working with the Department of Defense. He also indicated that he did make an effort to renew the permit prior to the expiration of the permit on his property. A discussion ensued with regard to the realtor failing to inform Mr. Bazhenov of the 90-day requirement to transfer the permit once the property changes ownership.

Mayor Pro-Tem Kirchner moved to deny the appeal request for an STR permit at 108 Hale Street. Councilmember Klein seconded the motion. The motion carried with Mayor Hoover voting no.

- B. Receive a Presentation and Discuss Potential Voluntary Annexation Request for Property Located at 612 Hollmig Lane. (Evan Williamson, Interim Director of Development Services)

A similar presentation of the development was made by Mark Cornett as previously presented. Mayor Hoover recognized David Maurer and Janet Baird who both spoke against the development. A brief discussion ensued and after due consideration by the Council, it was the consensus of the Council to take no action.

- C. Receive Bids and Consider the Construction Contract for Landfill Cells #12 and 13. (Kris Kneese, Director of Public Works/Utilities)

Mr. Kneese recommended the award of bid to Geo-Synthetics Systems in the amount of \$537,503.94.

Councilmember Klein moved to approve the award of bids recommended by staff. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- D. Consider Professional Services Contract for Construction Management and Inspection Services for Landfill Cells 12 and 13. (Kris Kneese, Director of Public Works/Utilities)

Mr. Kneese recommended the award of a professional services contract to Biggs & Matthews Environmental in the amount of \$185,800.

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

- E. Elect Mayor Pro-Tem for the 2025-2026 Term. (Leticia Vacek, City Secretary)

Mayor Hoover indicated that Emily has done a great job as the Mayor Pro-Tem for the last year and entertained a motion to continue with the term for a second year.

Councilmember Klein moved to have Emily Kirchner continue as the Mayor Pro-Tem for the 2025-2026 Term. Councilmember Eidson seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT/LEGISLATIVE REPORT

- A. The City Manager's Report and the Legislative Update.
Mayor Pro-Tem Kirchner provided an update on the proposed bills related to Health, Development Services, Finance, Fire, and others that would affect the city.

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the Future Agenda Items List with the Council.
City Manager Bailey reviewed the list noting that there being no items for June 3, 2025, the Council would not meet that date. He referenced items that would come forth for consideration such as items for the new Council Chamber and City Hall

for audio, visual, key scan door security, and network cameras. He also mentioned the contract for a long-term water supply study.

Mr. Bailey reported that on Thursday, the Council would hold their annual strategic Work Session to set their community priorities for 2025. He noted a few other items including a review of the City Council Rules of Procedures, future Charter Amendment Election, brief Council Orientation among many others.

Lastly, Mr. Bailey mentioned Fredericksburg Citizen University will meet on May 27th at 6pm at the John Wm Klein Room while the second Town Hall series has been scheduled for May 28th at 6pm at The Preserve.

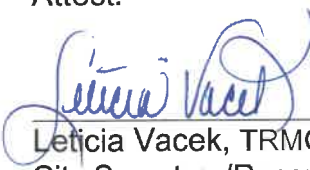
11. ADJOURN

Mayor Hoover adjourned the meeting at 10:21 am.



Jeryl Hoover, Mayor

Attest:



Leticia Vacek, TRMC, CMC, MMC
City Secretary/Records Mgmt. Officer