City of Fredericksburg

City Council Special Meeting Agenda
Tuesday, September 9, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. US Hwy 290
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor	Tony Klein, Councilmember
Emily Kirchner, Mayor Pro-Tem	Todd Eisdon, Councilmember
Bobby Watson, Councilmember	Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a special session on Tuesday, September 9, 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 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 recess 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 for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for 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. This is not an agenda of an official meeting of the City Boards and Commissions, and minutes will not be taken.

1. **CALL TO ORDER - Mayor Jeryl Hoover**

2. **INVOCATION - Captain Michael Pressler, Fredericksburg Fire Department will deliver the Invocation**

3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**

4. **CEREMONIAL MATTERS/NEW EMPLOYEE INTRODUCTIONS**

   A. Introduction of Susana Huerta, Assistant Director of Development Services. (Cliff Cross, Development Services Director)

   B. Introduction of Laurie Cassidy, Deputy City Secretary. (Leticia Vacek, City Secretary)

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 the approval of a street closure request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 17, 2025, at 7:00 a.m. until Sunday, October 19, 2025, by 12:00 p.m. for Bestfest (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

   B. Consider the approval of a street closure request to close the intersection of N. Llano at E. Travis Street in front of Phyllis Browning Company for no westbound traffic beginning on Saturday, November 22, 2025, at 10:30 a.m. until 5:00 p.m. for the Fredericksburg Historic Home Tour. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

   C. Consider the approval of a street closure request to close E. Austin Street, between Lincoln and Washington streets, beginning on Friday, December 5, 2025, at 10:00 p.m. until noon on Saturday, December 6, 2025, for the reopening of the Bush Gallery at the National Museum of the Pacific War. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**

   A. Conduct a Public Hearing on the City of Fredericksburg's Proposed Tax Increase as it relates to the Tax Rate for the 2025 Tax Year (Fiscal Year 2026 Budget).

      i. Presentation by Staff. (Krista Wareham, Finance Director)

ii. Conduct a Public Hearing. (Mayor Hoover)
iii. Action Required-Motion to postpone the final tax rate vote until Tuesday, September 16, 2025.

B. Conduct a Public Hearing to receive comments on the City of Fredericksburg's Proposed Budget for Fiscal Year 2026 commencing on October 1, 2025, and ending on September 30, 2026. (Krista Wareham, Finance Director)

i. Presentation by Staff. (Krista Wareham, Finance Director)
ii. Conduct Public Hearing. (Mayor Hoover)
iii. Action Required - Motion to postpone the final budget vote until Tuesday, September 16, 2025.

C. **Consider Request Z-2514:** By Stuart Barron to Consider the Following:

A. A Land Use Change from High Density Residential/Commercial Center to Commercial for Property Located at 514 Friendship Lane & Property Identification Numbers 183782 & 30276.

B. A Zoning Change from C1.5, Medium Commercial to C2, Commercial for Property Located at 514 Friendship Lane and a Zoning Change from C1 Neighborhood Commercial to C2 Commercial for Property Identification Numbers 183782 & 30276.

i. Presentation by the Applicant
ii. Presentation by the Staff
iii. Hold Public Hearing
iv. Take Action on Ordinance 2025-25 related to the Land Use Change
v. Take Action on Ordinance 2025-26 related to the Zoning Change

8. OTHER ACTION ITEMS AND UPDATES

A. Consider and approve a Lease Agreement (Fourth Amendment) requested by the Fredericksburg Art Guild for use of a city-owned building located at 308 E. Austin Street. (Leticia Vacek, City Secretary)

B. Award of bid for a Ladder Truck for the Fire Department. (Lynn Bizzell, Fire Chief)

C. Consider and take action on appeal of Director of Development Services denial of a STR-Unoccupied permit for Russell Cavin at 322 W Nimitz. (Cliff Cross, Director of Development Services)

D. Presentation and Review of the CVB Budget for FY2026. (Brady Closson, CVB President)

9. ITEMS FOR FUTURE AGENDA

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

10. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections - (551.071 & 551.074):

A. Consider and discuss the appointment, reappointment, or reassignment of City Board/Commission members to fill a vacancy on the Planning & Zoning Commission - Texas Government Code Section 551.074. (Leticia Vacek, City Secretary)

B. 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)

C. Legal Matters Update - Texas Government Code Section 551.071 (Mick McKamie - City Attorney)

11. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 5:15 pm on September 3, 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

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: September 9, 2025 **CATEGORY:** CONSENT

CAPTION: Consider the approval of a street closure request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 17, 2025, at 7:00 a.m. until Sunday, October 19, 2025, by 12:00 p.m. for Bestfest (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
Bestfest is an annual event sponsored by the Knights of Columbus and is held each October at Marktplatz. This year's event will take place on Saturday, October 18, 2025. Event organizers have requested the closure of one southbound traffic lane and the parking lane of N. Adams Street, adjacent to Marktplatz from Austin to Main Street, beginning Friday, October 17, 2025, at 7:00 a.m. and ending no later than 12:00 p.m. (noon), on Sunday, October 19, 2025.

BACKGROUND:
This street closure request is identical to the 2023 & 2024 requests. The police department and streets division have approved this request internally and the closure will not impact the parking directly in front of the merchants on Adams Street (east parking lanes). The streets department will install the closure equipment on Friday, October 17th, and the event organizers will reopen the lanes no later than noon on Sunday, October 19th.

Code of Ordinances, Section 44-24. - Authority of chief of police to enforce traffic regulations.
(a)The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.
(b)The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:
N/A

STAFF RECOMMENDATION:
Recommend City Council consider a motion to approve the request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 17, 2025, at 7:00 a.m. until Sunday, October 19, 2025, by 12:00 p.m. for Bestfest.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Quality of Life Vision

ATTACHMENTS:
1. 2025 Bestfest Street Closure Request Form

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director — Date: August 20, 2025

William McKamie, City Attorney — Date: August 20, 2025

Leticia Vacek, City Secretary — Date: August 25, 2025

Clinton Bailey, City Manager — Date: August 25, 2025

Street Closure Request Form

Street Closures

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Street closures less than two hours in length will need police department approval. Please consider this timeline when submitting your request. You must attach the dated notification letter or email you have sent to abutting property owners (if applicable) with any feedback received. Submit completed form and attachments to the Special Events Coordinator. Once received, your request will be routed to the appropriate departments for review and assigned to a meeting agenda for City Council consideration. The event organizer or representative should be present at the City Council meeting in case there are any questions.

Event Name: Bestfest (Knights of Columbus, KofC)

Event Date(s): October 18, 2025

Contact Name: John Eilers

Contact Phone: 830-456-6279

Closure Area:

- [ ] Entire Street
- [x] Parking Lane Only — Side of Street (enter N,S,E,W): ✓
- [x] Partial Street — Side of Street (enter N,S,E,W): ✓
- [ ] Blocking or Using City-Owned Property — Location:

Additional details; describe details of use below:

Requesting to close the parking lane and one SB lane of S. Adams Street adjacent to Marktplatz. This closure will not block the parking spaces in front of the merchants on the east side of Adams. KofC will reopen the street on Sunday.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
Adams Street	Main Street	Austin Street	Friday, October 17, 2025	7:00 a.m.	Sunday, October 19, 2025	By noon

CITY USE ONLY:

Police: Lt. Seelig via email Date: 7-31-25

Streets: Q. Durst via email Date: 7-31-25

Parks: Jeiffer Krupe Date: 7-31-25

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: September 9, 2025 **CATEGORY:** CONSENT

CAPTION: Consider the approval of a street closure request to close the intersection of N. Llano at E. Travis Street in front of Phyllis Browning Company for no westbound traffic beginning on Saturday, November 22, 2025, at 10:30 a.m. until 5:00 p.m. for the Fredericksburg Historic Home Tour. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
The Fredericksburg Historic Home Tour features the Phyllis Browning Company office located at 116 E. Travis on Saturday, November 22, 2025. The corner of Travis and Llano is a very busy street corner. Vehicles turning right from Llano onto Travis may not see the pedestrians when also looking at vehicle traffic. The request is to close the Travis Street westbound lane at Llano, which would provide a safety buffer for both cars and pedestrians.

BACKGROUND:
This is a new street closure request. The police department and streets division have approved this request internally. The streets department will deliver the closure equipment on Friday, November 21, 2025, and patrol officers will be assigned to install the equipment at 10:30 a.m. and remove the equipment at 5:00 p.m.

Businesses and residences in the surrounding area were sent a notification letter and asked to provide feedback to the event organizers by July 28, 2025. No negative feedback was received.

Code of Ordinances, Section 44-24. - Authority of chief of police to enforce traffic regulations.
(a)The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.
(b)The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:
N/A

STAFF RECOMMENDATION:
Recommend City Council consider a motion to approve the request to close E. Travis Street at N. Llano (westbound traffic only) beginning Saturday, November 22, 2025, at 10:30 a.m. until 5:00 p.m. for the Fredericksburg Historic Home Tour.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Quality of Life Vision

ATTACHMENTS:
1. Street Closure Request Form_signed
2. Letter to residences.businesses
3. Map
4. Backup

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director — Date: August 20, 2025

William M. McKamie

William McKamie, City Attorney — Date: August 20, 2025

Leticia Vacek

Leticia Vacek, City Secretary — Date: August 25, 2025

Clinton Bailey

Clinton Bailey, City Manager — Date: August 25, 2025

Street Closure Request Form

Street Closures

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Street closures less than two hours in length will need police department approval. Please consider this timeline when submitting your request. You must attach the dated notification letter or email you have sent to abutting property owners (if applicable) with any feedback received. Submit completed form and attachments to the Special Events Coordinator. Once received, your request will be routed to the appropriate departments for review and assigned to a meeting agenda for City Council consideration. The event organizer or representative should be present at the City Council meeting in case there are any questions.

Event Name: Fredericksburg Historic Home Tour

Event Date(s): Saturday, November 22, 2025

Contact Name: Janet Smith

Contact Phone: 713-899-4029

Closure Area:

☐ Entire Street

☐ Parking Lane Only — Side of Street (enter N,S,E,W): ☐

☑ Partial Street — Side of Street (enter N,S,E,W): N — westbound traffic

☐ Blocking or Using City-Owned Property — Location:

Additional details; describe details of use below:

Close the intersection of Llano and E. Travis to westbound traffic only to assist pedestrians visiting Phyllis Browning Co.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
E. Travis Street	Llano	Cora	Saturday, Nov. 22, 2025	10:30 a.m.	Saturday, Nov. 22, 2025	5:00 p.m.

CITY USE ONLY:

Police: Lt. Seelig via email — Date: 7-8-25

Streets: a. Durst via email — Date: 7-8-25

Parks: [signature] — Date: 7-8-25

From:

Fredericksburg Historic Home Tour

Date: July 8, 2025

To: Business and residence owners in a two block vicinity of Phyllis Browning building at Llano street and Travis

- Mini Mart, 308 N. Llano Street, Fredericksburg, Texas 78624
- Shops at Llano, 305 N. Llano Street, Fredericksburg, Texas 78624
- BUC's, 304 N. Llano, Fredericksburg, Texas 78624
- Residence – 112 E. Schubert Street, Fredericksburg, Texas 78624
- Residence – 401 N. Cora, Fredericksburg, Texas 78624

Regarding: Street closure

Dear Neighbors,

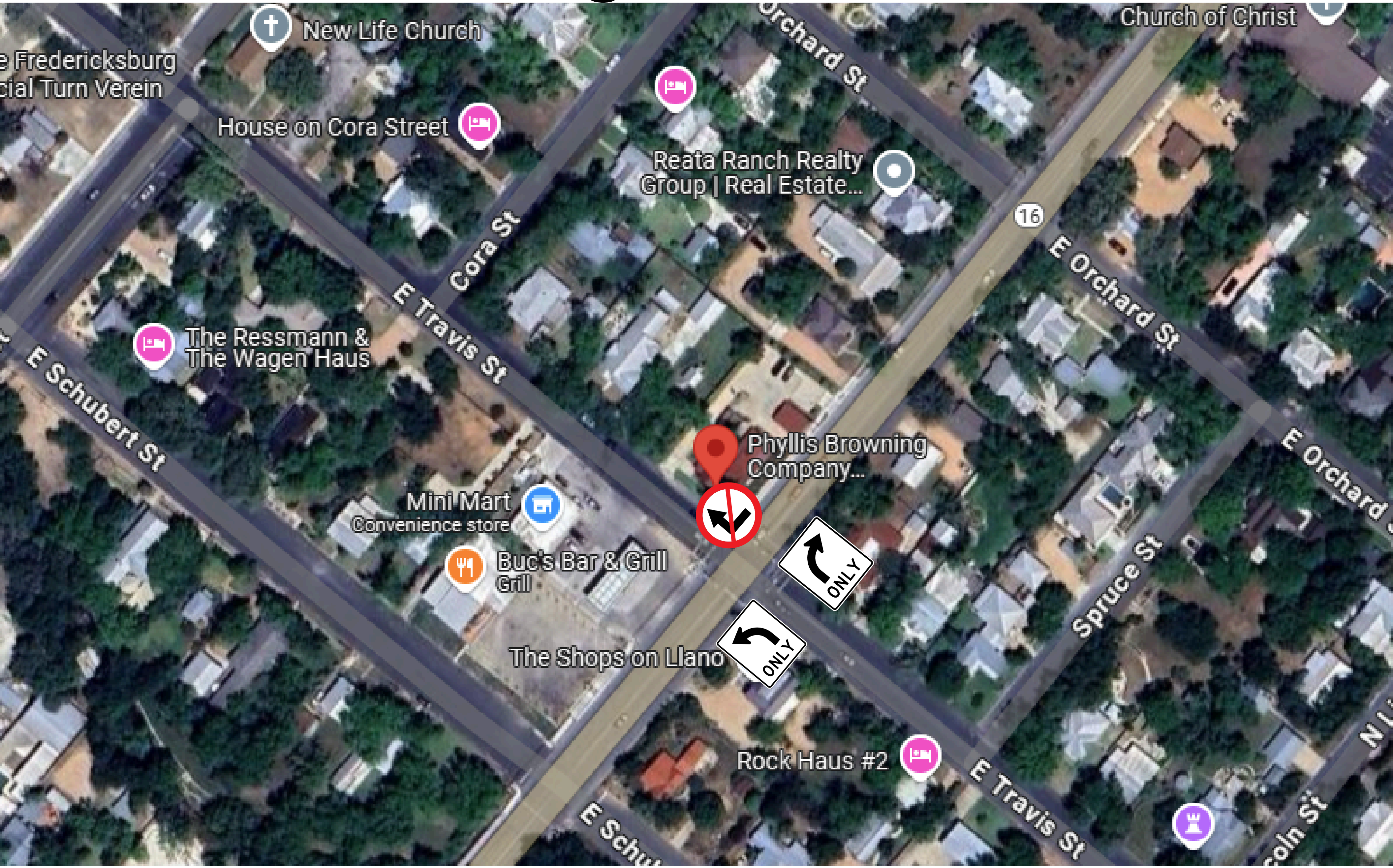
The Historic Home Tour is requesting City Council approve the closure of the West bound lane on Travis between Llano Street and Cora to vehicle traffic Saturday, November 22, 2025 to support pedestrian safety during the Home Tour hours of 10:30am to 5:00pm. It is not the intent to impede access to the two residential property driveway's.

City Council will be reviewing the request Tuesday, August 19, 2025. If you would like to share with us your input or feedback, please send it to janetleesmith@msn.com by July 28, 2025

Thank you for your understanding and consideration

Historic Home Tour Committee

Fredericksburg Historic Home Tour



Saturday, November 22, 2025, from 10:30 a.m. to 5:00 p.m.

From:	Janet Smith
To:	Jennifer Krupa; Rebecca S. Reeves; Kristy Geistweidt; Heather McCarver
Subject:	RE: Historic Home Tour - street closure request
Date:	Tuesday, July 29, 2025 5:27:06 PM

Good evening Jennifer,

I gave out the notices and have not received any feedback thus far.

Janet
713.899.4029

From: Jennifer Krupa <jkrupa@fbgtx.org>
Sent: Tuesday, July 29, 2025 11:25 AM
To: Janet Smith <janetleesmith@msn.com>; Rebecca S. Reeves <rebeccasreeves@hughandbecky.com>; Kristy Geistweidt <kgeistweidt@pioneermuseum.org>; Heather McCarver <hmccarver@pioneermuseum.org>
Subject: RE: Historic Home Tour - street closure request

Hi Janet,

Any feedback to share from the business owners or residents?

Thank you,
Jennifer

Jennifer Krupa
Assistant Director of Parks & Recreation/Special Events Coordinator
City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624
Direct: (830) 990-2044 | jkrupa@fbgtx.org

From: Janet Smith <janetleesmith@msn.com>
Sent: Tuesday, July 8, 2025 9:06 AM
To: Jennifer Krupa <jkrupa@fbgtx.org>; Rebecca S. Reeves <rebeccasreeves@hughandbecky.com>; Kristy Geistweidt <kgeistweidt@pioneermuseum.org>; Heather McCarver <hmccarver@pioneermuseum.org>
Subject: RE: Historic Home Tour - street closure request

Will do and thank you.

Janet

From: Jennifer Krupa <jkrupa@fbgtx.org>

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: September 9, 2025 **CATEGORY:** CONSENT

CAPTION: Consider the approval of a street closure request to close E. Austin Street, between Lincoln and Washington streets, beginning on Friday, December 5, 2025, at 10:00 p.m. until noon on Saturday, December 6, 2025, for the reopening of the Bush Gallery at the National Museum of the Pacific War. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
The National Museum of the Pacific War (NMPW) is planning a grand reopening of the Bush Gallery on Saturday, December 6, 2025, starting at 9:00 a.m. The NMPW is asking to set up additional seats on East Austin Street, as was done when the Bush Gallery was originally dedicated on December 7, 2009, when President Bush and Governor Perry dedicated the museum. They anticipate a large gathering of visitors, including local VIPs from the nation and state to attend and would like to set up chairs along East Austin Street in front of the entrance of the Bush Gallery.

BACKGROUND:
This is a one-time street closure request. The police department and streets division have approved this request internally. The streets department will deliver the closure equipment on Friday, December 5, 2025, and patrol officers will be assigned to install the equipment at 10:00 p.m., and remove the equipment at noon on Saturday, December 6, 2025.

Businesses in the surrounding area will be sent a notification letter on November 3, 2025. A sample of the notification letter is attached to this request.

Code of Ordinances, Section 44-24. - Authority of chief of police to enforce traffic regulations.
(a)The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.
(b)The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for

emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:
N/A

STAFF RECOMMENDATION:
Recommend City Council consider a motion to approve the request to close E. Austin Street, between Lincoln and Washington streets, beginning on Friday, December 5, 2025, from 10:00 p.m. until 12:00 p.m. (noon) on Saturday, December 6, 2025, for the reopening of the Bush Gallery at the National Museum of the Pacific War.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Quality of Life Vision

ATTACHMENTS:
1. Request Form and Back-Up for City Council

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director — Date: August 21, 2025

William McKamie, City Attorney — Date: August 21, 2025

Leticia Vacek, City Secretary — Date: August 25, 2025

Clinton Bailey, City Manager — Date: August 25, 2025

SPECIAL EVENTS STREET CLOSURE REQUEST

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Please consider this timeline when submitting your request. Please also attach the notification letter you will send to abutting property owners (if applicable) with this request to the Special Events Coordinator.

Event Name:	George H.W. Bush Gallery Grand Reopening
Event Date(s):	12/5/25 - 12/6/25
Contact Name:	Haley Hull
Contact Phone:	(325) 668-4720

Closure Area:

☐ Entire Street ☐ Parking Lane Only Side of street:______ (N,S,E,W) ☑ Partial Street Side of street:______ ☐ Blocking City owned property Location:______

Additional details (attach additional pages as needed for more streets and describe details of use below):
The Section of E Austin St. directly in front of the Bush Gallery to be used for chairs.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example:	Crockett Street	Adams Street	Friday, 4-2-21	6:00 PM	Sunday, 4-4-21	12:00 PM
E Austin Street	N Lincoln Street	N Washington Street	Friday 12/5/25	10 PM	Saturday 12/6/25	12 PM

If the event will impact surrounding property owners, a notification letter is required to be sent to property owners at least two weeks prior to the event date. **Attach a copy of the notification letter and a list of addresses the letter will be sent to.**

Date notice provided: 11/3/25

Printed Name: Haley Hull **Date:**______

Signature: Haley Hull **Date:** 8/12/25

Street Department: a. Durst via email **Date:** 8-19-25

Police Department: Lt. Seelig via email **Date:** 8-19-25

Parks Department: [signature] **Date:** 8-19-25

Property owners that may be effected

- **Emis on Austin**
- **Otto's German Bistro**
- **The Fredericksburg Chamber of Commerce**
- **The Fredericksburg Convention and Visitors Bureau**

Notification Letter – to be delivered on November 3rd

Subject: Notice of Temporary Street Closure – December 5–6 for Bush Gallery Grand Reopening

Dear Neighbors,

I wanted to let you know that the National Museum of the Pacific War has requested a temporary street closure of East Austin Street, in front of the George H.W. Bush Gallery, from the evening of Friday, December 5 through noon on Saturday, December 6.

This closure is to accommodate the Grand Reopening of the Bush Gallery, which has been undergoing renovations since April 2025.

We plan to set up chairs in front of the Bush Gallery for visitors to enjoy the festivities from 9:00 a.m. to 10:00 p.m. on Saturday, December 6.

We appreciate your understanding and cooperation in making this important event a success for our community and visitors. If you have any questions or concerns about the street closure, please don't hesitate to reach out.

From:	Evan Williamson
To:	David Shields
Cc:	Haley Hull; Jennifer Krupa; Derek Seelig; Garrett Durst
Subject:	RE: NMPW Request East Austin Road Closure December 5 10pm-December 6 12midnight
Date:	Wednesday, August 6, 2025 6:50:39 AM

Hello David,

Just following back up on logistics. The Street Department will stage the materials for closing the street ahead of the Christmas Parade. Once our traffic control contractor has removed their materials for the parade detour, Police department staff will place the barricades for closing Austin Street.

Evan Williamson, P.E., CFM
Assistant Director of Public Works and Utilities

City of Fredericksburg
Direct: (830) 990-2009 | ewilliamson@fbgtx.org

From: David Shields <dshields@nimitzfoundation.org>
Sent: Thursday, July 31, 2025 10:12 AM
To: Evan Williamson <ewilliamson@fbgtx.org>
Cc: Haley Hull <hhull@nimitzfoundation.org>; Jennifer Krupa <jkrupa@fbgtx.org>
Subject: RE: NMPW Request East Austin Road Closure December 5 10pm-December 6 12midnight

Thanks Evan.

-David

David B. Shields, Ph.D.
Executive Director
(830) 997-8600 Ext 221
Museum: 311 E Austin Street
Mailing: 328 E Main Street
Fredericksburg, TX 78624
Email: dshields@nimitzfoundation.org

NATIONAL MUSEUM OF THE PACIFIC WAR
FREDERICKSBURG, TEXAS
Smithsonian Affiliate

The National Museum of the Pacific War is a Texas Historical Commission Property funded and operated by the Admiral Nimitz Foundation.

From: Evan Williamson <ewilliamson@fbgtx.org>
Sent: Thursday, July 31, 2025 10:10 AM
To: David Shields <dshields@nimitzfoundation.org>
Cc: Haley Hull <hhull@nimitzfoundation.org>; Jennifer Krupa <jkrupa@fbgtx.org>
Subject: RE: NMPW Request East Austin Road Closure December 5 10pm-December 6 12midnight

Hi David, See attached from Jennifer Krupa. Please return the completed form to her.

Evan Williamson, P.E., CFM
Assistant Director of Public Works and Utilities

City of Fredericksburg
Direct: (830) 990-2009 | ewilliamson@fbgtx.org

From: David Shields <dshields@nimitzfoundation.org>
Sent: Wednesday, July 30, 2025 11:41 AM
To: Evan Williamson <ewilliamson@fbgtx.org>
Cc: Haley Hull <hhull@nimitzfoundation.org>
Subject: RE: NMPW Request East Austin Road Closure December 5 10pm-December 6 12midnight

Hi Evan,

Thank you for this morning's meeting. Would you please send the online form for requesting street closure? I believe you sent this before, but I cannot find your email with the attachment.

Thanks, David

David B. Shields, Ph.D.
Executive Director
(830) 997-8600 Ext 221
Museum: 311 E Austin Street
Mailing: 328 E Main Street
Fredericksburg, TX 78624
Email: dshields@nimitzfoundation.org

NATIONAL MUSEUM OF THE PACIFIC WAR
FREDERICKSBURG, TEXAS

Smithsonian
Affiliate

The National Museum of the Pacific War is a Texas Historical Commission Property funded and operated by the Admiral Nimitz Foundation.

From: Evan Williamson <ewilliamson@fbgtx.org>
Sent: Friday, July 25, 2025 9:35 AM
To: David Shields <dshields@nimitzfoundation.org>; Jennifer Krupa <jkrupa@fbgtx.org>; Brian Vorauer <bvorauer@fbgtx.org>
Subject: Re: NMPW Request East Austin Road Closure December 5 10pm-December 6 12midnight

Hello Mr. Shields,

Thank you for your email and reaching out. I have copied Jennifer Krupa, Assistant Park Director and Brian Vorauer, Chief of Police. I believe we can accommodate this request but it will take some coordination with the parade. Additionally, it will require council approval to close the street for a special event.

Would it be possible to get a meeting set up amongst all of us to discuss considerations and requirements?

Thanks,

Evan Williamson, P.E.; CFM
Assistant Director of Public Works and Utilities

City of Fredericksburg
via mobile device

From: David Shields <dshields@nimitzfoundation.org>
Sent: Wednesday, July 23, 2025 2:23:24 PM
To: Garret Bonn <gbonn@fbgtx.org>; Evan Williamson <ewilliamson@fbgtx.org>
Subject: NMPW Request East Austin Road Closure December 5 10pm-December 6 12midnight

Greetings Garret and Evan,

The National Museum of the Pacific War is planning on a Grand Re-opening of the Bush Gallery on Saturday December 6 starting at 10am. We will want to set up additional seats on East Austin Street as was done when the Bush Gallery was originally dedicated on December 7, 2009, when President Bush and Governor Perry dedicated the museum. We anticipate another large gathering of visitors including local VIPs from the nation and state to attend and would like to set up chairs along East Austin Street in front of the entrance of the Bush Gallery.

We assume you will need the street open to help with traffic because of the parade Friday evening December 5. However, we would be most grateful if you would permit us to have an opportunity to have access to closing East Austin Street as soon as possible Friday evening December 5 so we can set chairs up and then have this road closed for most of the day on Saturday December 6 to accommodate the opening and large number of visitors walking about.

As always, we appreciate your consideration for our requests. Please feel free to reach out to me or General Hagee should you want more details.

Yours,
David

David B. Shields, Ph.D.
Executive Director
(830) 997-8600 Ext 221
Museum: 311 E Austin Street
Mailing: 328 E Main Street
Fredericksburg, TX 78624
Email: dshields@nimitzfoundation.org

NATIONAL MUSEUM OF THE PACIFIC WAR
FREDERICKSBURG, TEXAS

Smithsonian
Affiliate

The National Museum of the Pacific War is a Texas Historical Commission Property funded and operated by the Admiral Nimitz Foundation.

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: September 9, 2025
CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: Conduct a Public Hearing on the City of Fredericksburg's Proposed Tax Increase as it relates to the Tax Rate for the 2025 Tax Year (Fiscal Year 2026 Budget).

i. Presentation by Staff. (Krista Wareham, Finance Director)
ii. Conduct a Public Hearing. (Mayor Hoover)
iii. Action Required-Motion to postpone the final tax rate vote until Tuesday, September 16, 2025.

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
Conduct a public hearing to discuss the proposed tax increase related to the Tax Rate for the 2025 Tax Year and the 2025-2026 Fiscal Year Budget. The purpose of this hearing is to provide information about the proposed tax rate changes and allow the public to express their opinions and ask questions.

BACKGROUND:
On July 31, 2025, the Gillespie Central Appraisal District (GCAD) submitted the No-New-Revenue and the Voter Approval tax rates for the City's Fiscal Year 2025-2026 Budget. The tax rate for the 2025 Tax Year was discussed at the August 5th Regular City Council Meeting, and on August 19th, at a Special Council Meeting, the Council set the not-to-exceed tax rate at the Voter Approval tax rate of $0.227427 per $100 valuation. The Voter Approval tax rate is the maximum tax rate a local government, such as a city or county, can set without voter approval through an election.

Truth in Taxation Calculated Rates:
No-New-Revenue $0.200022/$100
De minimus $0.217681/$100
Voter Approval $0.227427/$100

CITY OF FREDERICKSBURG TAX RATE	2016	2017	2018	2019	2020	2021
Maintenance & Operations	$0.202500	$0.162700	$0.187980	$0.189749	$0.184625	$0.168029
Interest & Sinking	$0.037500	$0.062900	$0.037620	$0.037535	$0.036150	$0.027794
Total Tax Rate	**$0.240000**	**$0.225600**	**$0.225600**	**$0.227284**	**$0.220775**	**$0.195823**

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:
1. CFB Notice of Hearing on Tax Increase 50-876
2. CFB 2025 Tax Rate Calculation Worksheet 50-856

APPROVAL/REVIEW:

Date: August 29, 2025

____
David Kellam, Senior City Accountant

Krista Wareham, Director of Finance

Date: August 29, 2025

William McKamie, City Attorney

Date: September 02, 2025

Clinton Bailey, City Manager

Date: September 02, 2025

Statements required in notice if the proposed tax rate exceeds the no-new-revenue tax rate but does not exceed the voter-approval tax rate, as prescribed by Tax Code §26.06(b-2).

NOTICE OF PUBLIC HEARING ON TAX INCREASE

This notice only applies to a taxing unit other than a special taxing unit or municipality with a population of less than 30,000,regardless of whether it is a special taxing unit.

PROPOSED TAX RATE	$ 0.227427	per $100
NO-NEW-REVENUE TAX RATE	$ 0.200022	per $100
VOTER-APPROVAL TAX RATE	$ 0.227427	per $100

The no-new-revenue tax rate is the tax rate for the 2025 *(current tax year)* tax year that will raise the same amount of property tax revenue for City of Fredericksburg *(name of taxing unit)* from the same properties in both the 2024 *(preceding tax year)* tax year and the 2025 *(current tax year)* tax year.

The voter-approval tax rate is the highest tax rate that City of Fredericksburg *(name of taxing unit)* may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Fredericksburg *(name of taxing unit)* is proposing to increase property taxes for the 2025 *(current tax year)* tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON 09/09/2025 09:00 AM *(date and time)* at New City Hall - East Campus, 2818 E US Hwy 290, Fredericksburg, TX *(meeting place)*.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Fredericksburg *(name of taxing unit)* is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council *(name of office responsible for administering the election)* of City of Fredericksburg *(name of taxing unit)* at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount = (tax rate) x (taxable value of your property) / 100

(List names of all members of the governing body below, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating absences.)

FOR the proposal: Jeryl Hoover, Todd Eidson, Emily Kirchner, Tony Klein, Bobby Watson

AGAINST the proposal: none

PRESENT and not voting: none

ABSENT: none

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Fredericksburg *(name of taxing unit)* last year to the taxes proposed to the be imposed on the average residence homestead by City of Fredericksburg *(name of taxing unit)* this year.

	2024	2025	Change
Total tax rate (per $100 of value)	$0.205326	$0.227427	10.76% increase
Average homestead taxable value	$511,112	$536,267	4.92% increase
Tax on average homestead	$1,049	$1,219	16.2% increase
Total tax levy on all properties	$6,458,536	$7,808,347	20.89% increase

(Include the following text if these no-new-revenue maintenance and operations rate adjustments apply for the taxing unit)

No-New-Revenue Maintenance and Operations Rate Adjustments

State Criminal Justice Mandate (counties)

The ________________________ County Auditor certifies that ________________________ County has
(county name) *(county name)*
spent $________________________ in the previous 12 months for the maintenance and operations cost
(amount minus any amount received from state revenue for such costs)
of keeping inmates sentenced to the Texas Department of Criminal Justice. ________________________ County
(county name)
Sheriff has provided ________________________ County information on these costs, minus the state
(county name)
revenues received for the reimbursement of such costs.

This increased the no-new-revenue maintenance and operations rate by ____________ /$100.

Indigent Health Care Compensation Expenditures (counties)

The ________________________ spent $ __________ from July 1 ____________ to June 30 ____________
(name of taxing unit) *(amount)* *(prior year)* *(current year)*
on indigent health care compensation procedures at the increased minimum eligibility standards, less the amount of state assistance.

For current tax year, the amount of increase above last year's enhanced indigent health care expenditures is $ ____________.
(amount of increase)

This increased the no-new-revenue maintenance and operations rate by ____________ /$100.

Indigent Defense Compensation Expenditures (counties)

The ________________________ spent $ __________ from July 1 ____________ to June 30 ____________
(name of taxing unit) *(amount)* *(prior year)* *(current year)*
to provide appointed counsel for indigent individuals in criminal or civil proceedings in accordance with the schedule of fees adopted under Article 26.05, Code of Criminal Procedure, and to fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure, less the amount of any state grants received. For current tax year, the amount of increase above last year's enhanced indigent defense compensation expenditures is $ ____________.
(amount of increase)

This increased the no-new-revenue maintenance and operations rate by ____________ /$100.

Eligible County Hospital Expenditures (cities and counties)

The ________________________ spent $ __________ from July 1 ____________ to June 30 ____________
(name of taxing unit) *(amount)* *(prior year)* *(current year)*
on expenditures to maintain and operate an eligible county hospital.

For current tax year, the amount of increase above last year's eligible county hospital expenditures is $ ____________.
(amount of increase)
This increased the no-new revenue maintenance and operations rate by ____________ /$100.

(If the tax assessor for the taxing unit maintains an internet website)

For assistance with tax calculations, please contact the tax assessor for City of Fredericksburg
(name of taxing unit)
at (830) 997-9809 or tax@gillcad.org, or visit https://gillespiecad.org
(telephone number) *(email address)* *(internet website address)*
for more information.

(If the tax assessor for the taxing unit does not maintain an internet website)

For assistance with tax calculations, please contact the tax assessor for ________________________
(name of taxing unit)
at ________________________ or ________________________.
(telephone number) *(email address)*

2025 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Fredericksburg
Taxing Unit Name

(830) 997-7521
Phone *(area code and number)*

126 W Main St, Fredericksburg, TX, 78624-3708
Taxing Unit's Address, City, State, ZIP Code

https://www.fbgtx.org/
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]		$ 3,985,380,679
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]		$ 842,496,109
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.		$ 3,142,884,570
4.	**Prior year total adopted tax rate.**		$ 0.205326 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**		
	A. **Original prior year ARB values:**	$ 14,005,930	
	B. **Prior year values resulting from final court decisions:**	- $ 13,500,000	
	C. **Prior year value loss.** Subtract B from A.[3]		$ 505,930
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. **Prior year ARB certified value:**	$ 42,532,278	
	B. **Prior year disputed value:**	- $ 38,454,616	
	C. **Prior year undisputed value.** Subtract B from A.[4]		$ 4,077,662
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 4,583,592

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 3,147,468,162
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory. [5]	$ 44,590
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: $ 943,330 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: + $ 3,718,115 **C. Value loss.** Add A and B. [6]	$ 4,661,445
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** $ 0 **B. Current year productivity or special appraised value:** - $ 0 **C. Value loss.** Subtract B from A. [7]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 4,706,035
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 3,142,762,127
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 6,452,907
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [9]	$ 5,629
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]	$ 6,458,536
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11] **A. Certified values:** $ 4,280,848,039 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: + $ 0 **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. [12] - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 4,280,848,039

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] .... $ 54,947,719 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] .... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 54,947,719
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 902,453,350
21.	**Current year total taxable value.** Add Lines 18E and 19C. Subtract Line 20. [17]	$ 3,433,342,408
22.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [18]	$ 0
23.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [19]	$ 204,436,567
24.	**Total adjustments to the current year taxable value.** Add Lines 22 and 23.	$ 204,436,567
25.	**Adjusted current year taxable value.** Subtract Line 24 from Line 21.	$ 3,228,905,841
26.	**Current year NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100. [20]	$ 0.200022 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [21]	$ 0.000000 /$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.181264 /$100
29.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,147,468,162

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §26.012(6)
[18] Tex. Tax Code §26.012(17)
[19] Tex. Tax Code §26.012(17)
[20] Tex. Tax Code §26.04(c)
[21] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	**Total prior year M&O levy.** Multiply Line 28 by Line 29 and divide by $100	$ 5,705,226
31.	**Adjusted prior year levy for calculating NNR M&O rate.** **A. M&O taxes refunded for years preceding the prior tax year.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + $ 5,169 **B. Prior year taxes in TIF.** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 0 **C. Prior year transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0 **D. Prior year M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 5,169 **E.** Add Line 30 to 31D.	$ 5,710,395
32.	**Adjusted current year taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,228,905,841
33.	**Current year NNR M&O rate (unadjusted).** Divide Line 31E by Line 32 and multiply by $100.	$ 0.176852 /$100
34.	**Rate adjustment for state criminal justice mandate.** [23] **A. Current year state criminal justice mandate.** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0 **B. Prior year state criminal justice mandate.** Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
35.	**Rate adjustment for indigent health care expenditures.** [24] **A. Current year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ 0 **B. Prior year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. – $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 / $100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100

[22] [Reserved for expansion]
[23] Tex. Tax Code §26.044
[24] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	**Rate adjustment for county indigent defense compensation.** [25]	
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. . . . . $ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	D. Multiply B by 0.05 and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000/$100
37.	**Rate adjustment for county hospital expenditures.** [26]	
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. . . . . $ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	D. Multiply B by 0.08 and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000/$100
38.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year . . . . $ 0	
	B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100 . . . . $ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000/$100
39.	**Adjusted current year NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	$ 0.176852/$100
40.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . $ 3,171,938	
	B. Divide Line 40A by Line 32 and multiply by $100 . . . . $ 0.098235/$100	
	C. Add Line 40B to Line 39.	$ 0.275087/$100
41.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	$ 0.284715/$100

[25] Tex. Tax Code §26.0442
[26] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	***Disaster Line 41 (D41):*** **Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. [27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	$ ______/$100
42.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes, **(2)** are secured by property taxes, **(3)** are scheduled for payment over a period longer than one year, and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [28] Enter debt amount .... $ 901,817 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ 0 **D.** Subtract **amount paid** from other resources .... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 901,817
43.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [29]	$ 0
44.	**Adjusted current year debt.** Subtract Line 43 from Line 42E.	$ 901,817
45.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [30] .... 100.00 % **B.** Enter the prior year actual collection rate. .... 98.28 % **C.** Enter the 2023 actual collection rate. .... 99.07 % **D.** Enter the 2022 actual collection rate. .... 99.15 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [31]	100.00 %
46.	**Current year debt adjusted for collections.** Divide Line 44 by Line 45E.	$ 901,817
47.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,433,342,408
48.	**Current year debt rate.** Divide Line 46 by Line 47 and multiply by $100.	$ 0.026266 /$100
49.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 41 and 48.	$ 0.310981 /$100
D49.	***Disaster Line 49 (D49):*** **Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$ ______/$100

[27] Tex. Tax Code §26.042(a)
[28] Tex. Tax Code §26.012(7)
[29] Tex. Tax Code §26.012(10) and 26.04(b)
[30] Tex. Tax Code §26.04(b)
[31] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [32] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
52.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [33] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [34] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 3,171,938
53.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,433,342,408
54.	**Sales tax adjustment rate.** Divide Line 52 by Line 53 and multiply by $100.	$ 0.092386 /$100
55.	**Current year NNR tax rate, unadjusted for sales tax.**[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.200022 /$100
56.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	$ ______ /$100
57.	**Current year voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.310981 /$100
58.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 54 from Line 57.	$ 0.218595 /$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [37] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [38]	$ ______
60.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ ______
61.	**Additional rate for pollution control.** Divide Line 59 by Line 60 and multiply by $100.	$ ______ /$100

[32] Tex. Tax Code §26.041(d)
[33] Tex. Tax Code §26.041(i)
[34] Tex. Tax Code §26.041(d)
[35] Tex. Tax Code §26.04(c)
[36] Tex. Tax Code §26.04(c)
[37] Tex. Tax Code §26.045(d)
[38] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$ ______/$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [39] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [40] I

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [41]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [42] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [43]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [44]

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.205326/$100
	B. Unused increment rate (Line 67)	$ 0.000000/$100
	C. Subtract B from A	$ 0.205326/$100
	D. Adopted Tax Rate	$ 0.205326/$100
	E. Subtract D from C	$ 0.000000/$100
	F. 2024 Total Taxable Value (Line 60)	$ 3,233,568,772
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
64.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.181386/$100
	B. Unused increment rate (Line 66)	$ 0.006408/$100
	C. Subtract B from A	$ 0.174978/$100
	D. Adopted Tax Rate	$ 0.165180/$100
	E. Subtract D from C	$ 0.009798/$100
	F. 2023 Total Taxable Value (Line 60)	$ 3,095,126,871
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 303,260
65.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.221641/$100
	B. Unused increment rate (Line 66)	$ 0.036556/$100
	C. Subtract B from A	$ 0.185085/$100
	D. Adopted Tax Rate	$ 0.195823/$100
	E. Subtract D from C	$ -0.010738/$100
	F. 2022 Total Taxable Value (Line 60)	$ 2,540,257,656
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
66.	**Total Foregone Revenue Amount.** Add Lines 63G, 64G and 65G	$ 303,260.00000(
67.	**2025 Unused Increment Rate.** Divide Line 66 by Line 21 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.008832/$100
68.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	$ 0.227427/$100

[39] Tex. Tax Code §26.013(b)
[40] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[41] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[42] Tex. Tax Code §§26.0501(a) and (c)
[43] Tex. Local Gov't Code §120.007(d)
[44] Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [44]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [45]

Line	De Minimis Rate Worksheet	Amount/Rate
69.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet.*	0.176852
70.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,433,342,408
71.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 70 and multiply by $100.	$ 0.014563 /$100
72.	**Current year debt rate.** Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.026266 /$100
73.	**De minimis rate.** Add Lines 69, 71 and 72.	$ 0.217681 /$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[48]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [49]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	**2024 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ ______ /$100
75.	**Adjusted 2024 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [50] Enter the final adjusted 2024 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ ______ /$100
76.	**Increase in 2024 tax rate due to disaster.** Subtract Line 75 from Line 74.	$ ______ /$100
77.	**Adjusted 2024 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ ______
78.	**Emergency revenue.** Multiply Line 76 by Line 77 and divide by $100.	$ ______
79.	**Adjusted 2024 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ ______
80.	**Emergency revenue rate.** Divide Line 78 by Line 79 and multiply by $100. [51]	$ ______ /$100

[45] Tex. Tax Code §26.04(c)(2)(B)
[46] Tex. Tax Code §26.012(8-a)
[47] Tex. Tax Code §26.063(a)(1)
[48] Tex. Tax Code §26.042(b)
[49] Tex. Tax Code §26.042(f)
[50] Tex. Tax Code §§26.42(c)
[51] Tex. Tax Code §§26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	$ ______/$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.200022 /$100
As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate .... $ 0.227427 /$100
As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
Indicate the line number used: 68

De minimis rate. .... $ 0.217681 /$100
If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [52]

print here Scott Fair
Printed Name of Taxing Unit Representative

sign here Scott Fair
Taxing Unit Representative

07/31/2025
Date

[52] Tex. Tax Code §§26.04(c-2) and (d-2)

Date submitted: 07/31/02025

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: September 9, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: Conduct a Public Hearing to receive comments on the City of Fredericksburg's Proposed Budget for Fiscal Year 2026 commencing on October 1, 2025, and ending on September 30, 2026. (Krista Wareham, Finance Director)

i. Presentation by Staff. (Krista Wareham, Finance Director)
ii. Conduct Public Hearing. (Mayor Hoover)
iii. Action Required - Motion to postpone the final budget vote until Tuesday, September 16, 2025.

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
Conduct a Public Hearing to discuss the Proposed Budget for Fiscal Year 2026 commencing on October 1, 2025, and ending on September 30, 2026. The purpose of this public hearing is to provide information and allow the public to express their opinions and ask questions.

BACKGROUND:
The Fiscal Year 2026 Proposed Budget was filed with the City Secretary's office on Friday, August 15, 2025. On Tuesday, August 19, 2025, a Special City Council Meeting was held for further review and discussion of the FY 2026 Proposed Budget. The city is required to hold a budget hearing before the adoption of the tax rate. The public hearing must be held after the 15th day of the Proposed Budget being filed with the City Secretary's office. The City Council must take some action on the budget after the public hearing. TEX. LOC. GOV'T. CODE 102.007. The action could be to adopt the budget or postpone the final budget vote until Tuesday, September 16, 2025. It is generally accepted not to adopt the budget on the same day as the public hearing.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Business Visioning

Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Public Hearing on Proposed Budget

APPROVAL/REVIEW:

Leticia Vacek, City Secretary — Date: August 25, 2025

William McKamie, City Attorney — Date: August 25, 2025

Krista Wareham, Director of Finance — Date: August 29, 2025

Clinton Bailey, City Manager — Date: August 29, 2025

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: September 9, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: Conduct a Public Hearing to receive comments on the City of Fredericksburg's Proposed Budget for Fiscal Year 2026 commencing on October 1, 2025, and ending on September 30, 2026. (Krista Wareham, Finance Director)

i. Presentation by Staff. (Krista Wareham, Finance Director)
ii. Conduct Public Hearing. (Mayor Hoover)
iii. Action Required - Motion to postpone the final budget vote until Tuesday, September 16, 2025.

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
Conduct a Public Hearing to discuss the Proposed Budget for Fiscal Year 2026 commencing on October 1, 2025, and ending on September 30, 2026. The purpose of this public hearing is to provide information and allow the public to express their opinions and ask questions.

BACKGROUND:
The Fiscal Year 2026 Proposed Budget was filed with the City Secretary's office on Friday, August 15, 2025. On Tuesday, August 19, 2025, a Special City Council Meeting was held for further review and discussion of the FY 2026 Proposed Budget. The city is required to hold a budget hearing before the adoption of the tax rate. The public hearing must be held after the 15th day of the Proposed Budget being filed with the City Secretary's office. The City Council must take some action on the budget after the public hearing. TEX. LOC. GOV'T. CODE 102.007. The action could be to adopt the budget or postpone the final budget vote until Tuesday, September 16, 2025. It is generally accepted not to adopt the budget on the same day as the public hearing.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Business Visioning

Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:
None

APPROVAL/REVIEW:

Leticia Vacek

Leticia Vacek, City Secretary — Date: August 25, 2025

William McKamie

William McKamie, City Attorney — Date: August 25, 2025

Krista Wareham

Krista Wareham, Director of Finance — Date: August 29, 2025

Clinton Bailey

Clinton Bailey, City Manager — Date: August 29, 2025

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: September 9, 2025
CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: **Consider Request Z-2514:** By Stuart Barron to Consider the Following:

A. A Land Use Change from High Density Residential/Commercial Center to Commercial for Property Located at 514 Friendship Lane & Property Identification Numbers 183782 & 30276.

B. A Zoning Change from C1.5, Medium Commercial to C2, Commercial for Property Located at 514 Friendship Lane and a Zoning Change from C1 Neighborhood Commercial to C2 Commercial for Property Identification Numbers 183782 & 30276.

i. Presentation by the Applicant
ii. Presentation by the Staff
iii. Hold Public Hearing
iv. Take Action on Ordinance 2025-25 related to the Land Use Change
v. Take Action on Ordinance 2025-26 related to the Zoning Change

---

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
The applicant has submitted a Land Use and Zoning Change request for approximately 5.0 acres of land located at 514 Friendship Lane and Identification Numbers 183782 & 30276. The applicant is requesting a Land Use Change from High Density Residential / Commercial Center (HDR/CC) to Commercial (C) and a Zoning Change from C1.5, Medium Commercial to C2 Commercial for the 514 Friendship Lane property. The applicant is further requesting a Land Use Change from High Density Residential / Commercial Center (HDR/CC) to Commercial (C) and a Zoning Change form C1, Neighborhood Commercial to C2 Commercial for identification numbers 183782 & 30276.

The 2024 Comprehensive Plan identifies this area with a Mixed Use Community/Corridor Place Type that recommends a variety of zoning categories such as R2, R3, R5, NC, C1, C1.5, C2 and Mixed Use zones such as MU-1 and MU-2. This Future Place Type is intended to provide flexibility towards development and envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and

residential uses. These highly activated areas would include integrated residential, retial and small-scale employment uses.

BACKGROUND: The surrounding properties include C2, Commercial to the North, South and West as well as Public Facilities to the East. There is C1.5 to the southeast across Friendship Lane.

The property is currently zoned C1, Neighborhood Commercial and C1.5 Medium Commercial and permits several uses by right, some of the mixture and intensity of use types include the following:

Medical Services	Local Utility Service	Professional Office
Religious Assembly	Multiple Family Residential	Group Residential
Single Family Small Lot	Short-Term Rental, Accessory	Short-Term Rental, B&B

It is the desire of the applicant to obtain a C2, Commercial Zoning classification and Sec. 3.210 - C2, Commercial speaks to the development standards allowed below:

Sec. 3.210 - C2: Commercial speaks to the development standards allowed in C2 and includes the following uses permitted by right:

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge

Cocktail Lounge
Commercial Off-Street Parking
Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential

Single Family Residential (detached) if structure was not used as other than residential in its most re
General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation

Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services
Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)
Corporate Housing (Chapter 20, Article VII)

with the following uses permitted subject to an approved Conditional Use Permit (CUP):

Camp Grounds
Condominiums (Section 7.610)
Convenience Storage
Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residenti
Duplex Residential Condominium Residential(section 7.610)
Single Family Residential (Detached)
Townhouse Residential (section 7.610)
Transportation Terminals

The 2024 Comprehensive Plan identifies the subject property with a future place type of Mixed Use Community/Corridor which is envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas would include integrated residential, retail and small-scale employment uses.

Appropriate existing zoning districts would include R2, R3, R5, NC, C1, C1.5, C2, M3 and Mixed Use zones such as MU-1 and MU-2.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:
Planning Commission considered the request on August 6th and September 9th. The request was recommended for approval on August 6th and staff presented the follow up request to verify the recommendation for all applicable parcels on September 9th.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Business Visioning
Government Vision

Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Z-2514 Friendship Center 514 Friendship Lane_Map (1) (1)
2. Land Use Show (1)
3. Z-2514- Development Review Comments
4. Z-2514 Application_Redacted
5. Z-2514-SCHANDUA - APPROVAL_Redacted
6. Z-2514 - Schandua - Approve_Redacted
7. Ordinance 2025-25 Land Use for 514 Friendship All
8. Ordinance 2025-26 Zoning for 514 Friendship All

APPROVAL/REVIEW:

Evan Williamson

Evan Williamson, Assistant Director of Public Works & Utilities — Date: September 02, 2025

Garret Bonn, Assistant City Manager — Date: September 02, 2025

William McKamie, City Attorney — Date: September 02, 2025

Clinton Bailey, City Manager — Date: September 02, 2025

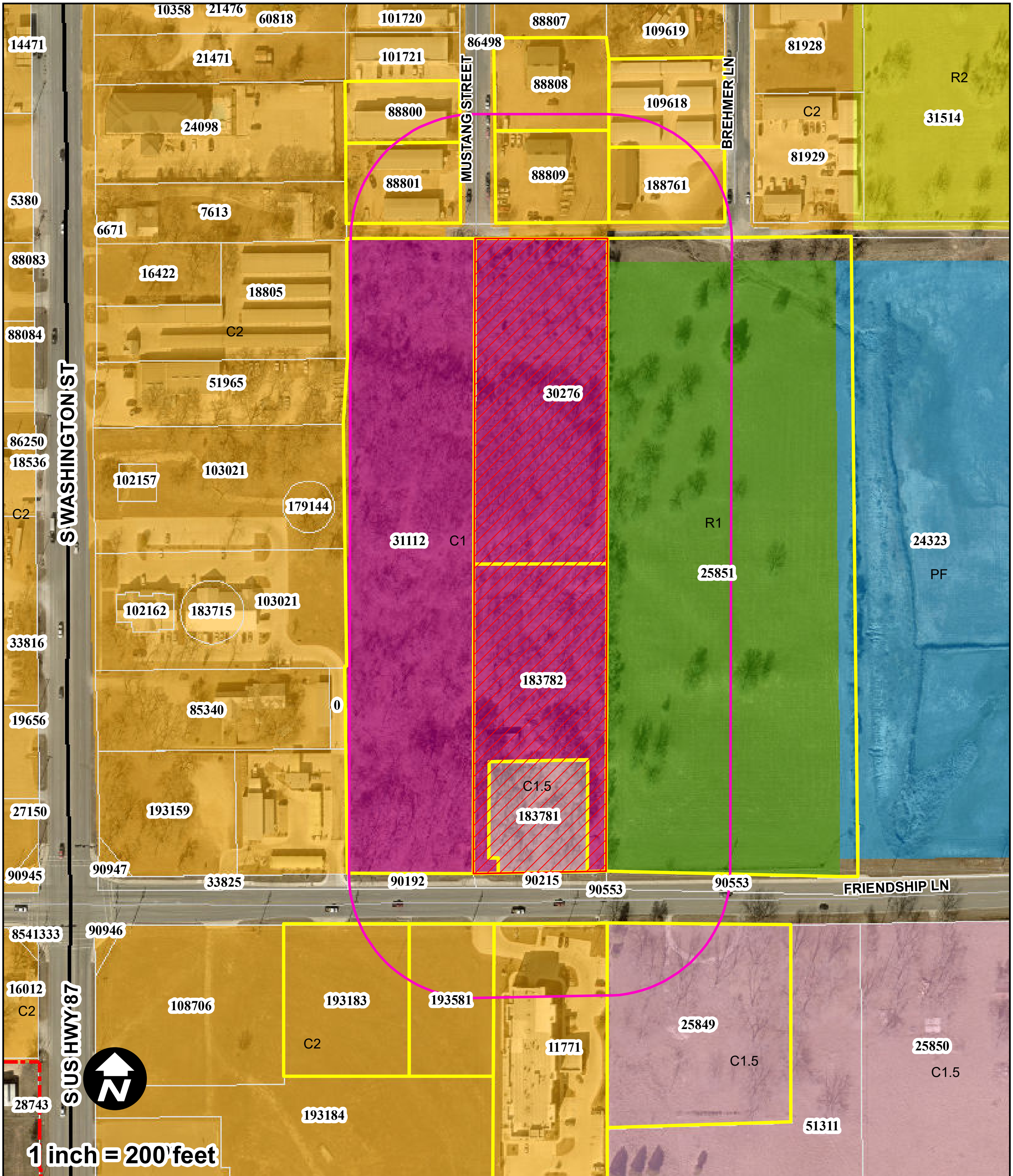


FIGURE 1

City of Fredericksburg

Z-2514 514 Friendship Lane

LEGEND

Notice Areas

Subject Tract

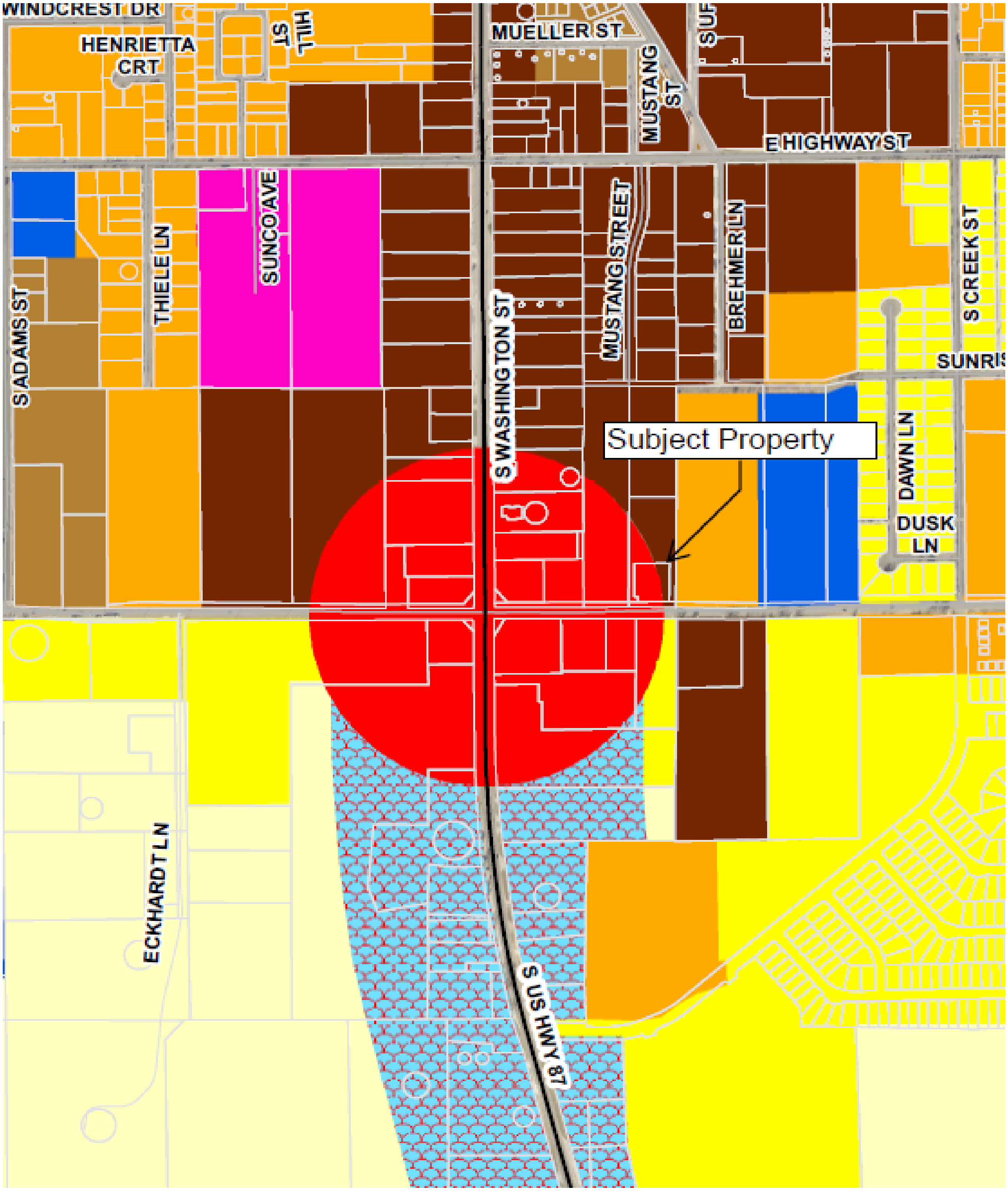
200' Notification Area

Notification Tracts

City Limit Boundary

GCAD Parcels

Document Path: M:\ArcMap\Development_Services\Zoning_Maps\Z-2514 Friendship Center 514 Friendship Lane.mxd


WINDCREST DR
HENRIETTA CRT
HILL ST
MUELLER ST
MUSTANG ST
E HIGHWAY ST
SUNCO AVE
THIELE LN
S ADAMS ST
MUSTANG STREET
BREHMER LN
S CREEK ST
S WASHINGTON ST
SUNRI
DAWN LN
DUSK LN
Subject Property
ECKHARDT LN
S US HWY 87

JuLY 7, 2025

Romney Kowert
Kowert Real Estate
rkowert@yahoo.com

RE: Z-2514 – Review Comments for the Review of Land Use and Zoning Change for 514 FRIENDSHIP LANE

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, July 2, 2025,** at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on **Tuesday, July 15, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed by **Monday, June 16, 2025.**

Plans will not be reviewed or considered without a response sheet.

- The 2024 Comprehensive Plan identifies this area with a Mixed-Use Community or Corridor Place Type which is intended to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.
  - Outparcels located along arterial and collector roadways should be developed and connected to serve the internal streets.
  - Appropriate existing zoning districts include R2, R3, R5, C1, M3, MU, MU2

Please return the revised plans along with your written response as to how the comments have been addressed by **Monday, June 16, 2025.** Please feel free to contact me with any comments or questions, jmusgrove@fbgtx.org and I will be happy to assist you.

Jan Musgrove
Planner 1

City of Fredericksburg Planning and Zoning Commission
June 20, 2025

To Whom it May Concern:

This letter is in support of Stuart Barron's request for a rezoning change from C1.5 to C2 for the property I own, just north of his property. I believe the addresses are 464-566 Friendship Lane. This is a good idea for multiple reasons. First, it will increase the value of the land. Second, it will be more appealing and offer more options for development. Third, it is in line with the future plans for the city because of its location and proximity to the intersection at Friendship Lane and US Highway 87S.

Due to the recent improvements and development in the area, I believe rezoning the property will help to contribute to the many additional residents that are expected to move in on Friendship Lane.

Thank you for your consideration.

Sincerely,

Jennifer Schandua

Jennifer Schandua
Property Owner
[redacted]

Barron Properties LLC

In light of the ongoing development around us and the shifting land uses in the immediate area, I respectfully request that you approve a zoning change from **C1.5 to C2** for 514 Friendship Lane. I believe this change will help foster continued growth and bring valuable commercial services to the residents of Fredericksburg.

Thank you for your time and consideration.

Sincerely,

Stuart Barron,
[redacted]
Fredericksburg Texas 78624
Owner/Operator

Barron Properties LLC

June 18, 2025

City of Fredericksburg Planning and Zoning Commission
126 W Main Street
Fredericksburg Tx 78624

Attn: Evan Williamson

Dear Planning and Zoning Commissioners,

I hope this letter finds you well. I am writing to respectfully request a zoning change for my property located at **514 Friendship Lane**, from **Commercial 1.5 (C1.5)** to **Commercial 2 (C2)**.

When I last presented to the Commission, I was in the planning stages of developing a three-unit retail center on Friendship Lane. At the time, there was a lot of uncertainty surrounding both the growth of the area and the future character of my development. Now a few years later, many of those questions have been answered.

I have since completed construction, and two of the three spaces in my building have been successfully leased. Additionally, major developments in the immediate vicinity have further defined the commercial nature of the area. Chick-fil-A has opened at the corner, and Discount Tire is currently building a location diagonally across from my property. Together, these additions have helped establish the area as a true commercial corridor.

Furthermore, I understand that during the **July 2025 Planning & Zoning meeting**, the City of Fredericksburg will be proposing a change of use and zoning for their property to the east of mine—from **Residential 1 (R1)** to **Public Facilities (PF)**—which will add further development and a modern park feel to the neighborhood.

The only adjacent property not actively improving is that of our cousins to the west. Although Jennifer Schandua has approached them multiple times regarding support for a C2 zoning change, we have yet to receive a definitive response.

You may be wondering why a zoning change is necessary given that two of my three spaces are already leased. The reason is that I have received strong interest from several fast-food establishments—businesses that are not permitted under the current C1.5 zoning. A change to C2 would enable me to attract a tenant that could further benefit the community, both in terms of service offerings and economic vitality.

C. Applicant/Owner Information - Property Owner

Owner Name: Stuart James Barron Trust

Owner Address: [redacted]

Owner Phone Nu[redacted]

Owner Email Ad[redacted]

D. Applicant

Applicant Name: Stuart Barron

Applicant Address: same as above

Applicant Phone Number: ______

Applicant Email Address: ______

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: Stu Barr

Printed Name: Stuart Barron

Staff Use Only Application Number: Z-2514 Date: 6/20/25

Ch # 2019 $1400.00

Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Friendship Center

Project Address: 514 Friendship Lane

Property Tax ID Numbers: 183781

B. Application Type: Appendix A – Fee Schedule

- [ ] Voluntary Annexation - $750.00
- [ ] Conditional Use Permit - $500.00
- [x] Land Use Change - $300.00
- [x] Zoning Change - $600.00
- [ ] Amendment to existing PUD - $500.00
- [ ] Creation of PUD - $750.00
- [x] DRC Review Comments - $250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- [x] *Public Hearing Newspaper - $150.00*
- [x] *Public Hearing 200 ft notification letter - $100.00*

Public Comment Form
Please return this form to:
jmusgrove@fbgtx.org

OR
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2514

As an interested property owner, I (PROTEST) / (APPROVE) the requested Land Use and Zoning Change, represented by the above file number because:

Jennifer Schandua 8-19-25
Signature Date

Jennifer Schandua
Printed Name

[redacted]
Address

Public Comment Form
Please return this form to:
jmusgrove@fbgtx.org

OR
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2514

As an interested property owner, I (PROTEST) / (APPROVE) the requested Land Use and Zoning Change, represented by the above file number because:

Jennifer Schandua — 7-23-2025
Signature — Date

Jennifer Schandua
Printed Name

[redacted]
Fredericksburg, TX 78624

Page 2 of 2

ORDINANCE NO. 2025-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE," OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY AMENDING THE LAND USE MAP OF THE COMPREHENSIVE PLAN, FOR APPRXOIMATELY 5.0 ACRES LOCATED AT 514 FRIENDSHIP LANE AND FRIENDSHIP LN TX ALSO REFERED TO AS TOWN PARK SUBD LOT 1, TOWN PARK SUBD LOT 2 AND G.E. CO#28; CHANGING SAID PROPERTIES FROM HIGH DESITY RESIDENTIAL (HDR) AND/OR COMMERCIAL CENTER (CC) TO COMMERCIAL (C); PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section *5* of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City ("the City Council") adopted the City of Fredericksburg 2024 Comprehensive Plan, which serves as the blueprint to guide future development and redevelopment within the City based on its existing and future needs; and

WHEREAS, the Future Place Type Map contained in the Comprehensive Plan indicates the land use designation for tracts of land within various areas of the City and depicts, by distinct colors, the various land uses in the City; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the properties referenced below have filed an application for changing said properties from High Density Residential (HDR) and/or Commercial Center (CC) to Commercial (C); and

WHEREAS, public hearings were duly held by the Planning and Zoning Commission of the City on August 6, 2025 and September 3, 2025 and by the City Council of the City on September 9, 2025, with respect to the use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during the public hearings, the City Council has determined that it is in the best interest of the citizens of the City that the Comprehensive Plan be amended to change the Future Place Type Map as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, THAT:

SECTION 1

The findings above are found to be true and correct and are incorporated herein.

SECTION 2

The City of Fredericksburg 2024 Comprehensive Plan, is hereby amended to grant a Land Use Change as shown and described below:

Applicant:	Stuart Baron
Owners:	Barron, Stuart James Trust, Schandua, Jennifer Trust & Barbara Heinen
Property Addresses:	514 Friendship Lane & Friendship LN TX
Legal Descriptions:	Town Park Subd Lot 1, .647, Town Park Subd Lot 2, 1.793 & G.E. CO #28 2.56
Land Use Change:	The property shall change to Commercial
Exhibit:	Additionally shown and designated on the legal description attached hereto as Exhibit A, are hereby designated as General Commercial (C)

SECTION 2

The City Secretary is hereby directed to amend the future land use map of the Comprehensive Plan to reflect the changes in use approved herein.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances of the Fredericksburg Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-6 of the Fredericksburg Municipal Code. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

SECTION 5

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, the Comprehensive Plan, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 6

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law and in accordance with Section 3.12 of the City Charter.

SECTION 8

This Ordinance shall be in full force and effect from and after its passage and publication as required by law and in accordance with Section 3.12 of the City Charter, and it is so ordained.

PASSED AND APPROVED on this the 9th day of September, 2025.

____

Jeryl Hoover, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Mick McKamie, City Attorney

ORDINANCE NO. 2 0 2 5 - 26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO 5.0 ACRES LOCATED AT 514 FRIENDSHIP LANE & FRIENDSHIP LN TX AND MORE FULLY DESCRIBED AS BEING TOWN PARK SUBD LOT 1, .647 ACRES, TOWN PARK SUBD LOT 2, 1.793 ACRES AND G.E. CO #28, 2.56 ACRES OF LAND OF THE REAL PROPERTY RECORDS GILLESPIE COUNTY, TEXAS; CHANGING SAID PROPERTIES FROM NEIGHBORHOOD COMMERCIAL (C1) AND/OR MEDIUM COMMERCIAL (C1.5) TO COMMERCIAL (C2); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City heretofore adopted the Zoning Ordinance of the City, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with the Zoning Ordinance an application for rezoning has been submitted for the lots REFERRED TO AS TOWN PARK SUBD LOT 1, .647 ACRES, TOWN PARK SUBD LOT 2, 1.793 ACRES AND G.E. CO#28, 2.56 ACRES OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS;, to change the zoning district of said lots from NEIGHBORHOOD COMMERCIAL (C1) and/or MEDIUM COMMERCIAL (C1.5) to COMMERCIAL (C2); and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

Section 1.

Appendix B, "Zoning Ordinance," of the City of Fredericksburg Code of Ordinances is hereby amended on the hereinafter described property and area to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, said lots being described AS BEING TOWN PARK SUBD LOT 1, .647 ACRES, TOWN PARK SUBD LOT 2, 1.793 ACRES AND G.E. CO#28, 2.56 ACRES OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS;, and as additionally described by the legal description attached hereto as Exhibit A, to be and are hereby zoned and designated COMMERCIAL (C2).

Section 2.

All references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3

The City Secretary is hereby directed to amend the official zoning map of the to reflect the changes in use approved herein.

Section 3.

Ordinance Cumulative.

This Ordinance shall be cumulative of all other ordinances of the City of Fredericksburg affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

Section 5.

Penalty.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

Section 6.

Savings.

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

Section 7.

Severability.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 8.

Publication.

The City Secretary of the City of Fredericksburg is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

Section 9.

Effective date.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this the 9th day of September, 2025.

____

Jeryl Hoover, Mayor

ATTEST:

____

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorne

THIRD AMENDMENT TO
LEASE AGREEMENT
for the
FREDERICKSBURG ART GUILD BUILDING

WHEREAS, the Fredericksburg Art Guild ("Lessee") and the City of Fredericksburg, Texas ("Lessor") entered into a Lease Agreement for the Fredericksburg Art Guild Building ("Lease Agreement") commencing on March 1, 2019, related to the occupancy of the building located at 308 East Austin Street; and

WHEREAS, the Lessor and Lessee previously entered into a First Amendment and Second Amendment, to extend the term of occupancy; and

WHEREAS, the Lessor and Lessee desire to enter into this Third Amendment to the Lease Agreement ("Third Amendment"), to again extend the term of occupancy and amend the maintenance obligations of the Parties.

NOW, THEREFORE, in consideration of the mutual agreements set forth in the Lease Agreement, the First Amendment, the Second Amendment, and this Third Amendment, and other good and valuable consideration, the receipt of which are hereby acknowledged, the Parties hereto agree as follows:

1. The Lease Agreement is hereby extended for one renewal term of three (3) years, said renewal term commencing on the date of execution of this Third Amendment, and ending on August 31, 2025. The renewal term shall be at the rental rate of a monthly payment of SIX HUNDRED AND NO/100 ($600.00) DOLLARS, due on or before the 10th calendar day of each month, and otherwise upon the same covenants, conditions and provisions as provided in the Lease Agreement.

2. Article 8 of the Lease Agreement is hereby amended to read as follows:

ARTICLE 8. IMPROVEMENTS, REPAIRS AND MAINTENANCE

8.01. Lessor shall repair and maintain, at Lessor's expense, the:

(A) Foundation, exterior walls, roof, and other structural components, except that Lessor shall have no duty of mold remediation;
(B) Glass and windows;
(C) Exterior doors, including closure devices, molding locks, and hardware;
(D) Exterior concrete walkways;
(E) Plumbing systems, drainage systems, electrical

systems, and mechanical systems, except systems or items specifically designated otherwise; and

(F) Heating, Ventilation and Air Conditioning (HVAC) systems, excluding air filters.

8.02. Lessee shall, at Lessee's expense:

(A) keep the Leased Premises as clean and sanitary as the condition of the premises permits;

(B) dispose from the Leased Premises all rubbish, garbage, and other waste, in a clean and sanitary manner;

(C) properly use and operate all electrical, gas, and plumbing fixtures and keep them as clean and sanitary as their condition permits;

(D) not permit any person on the premises, with Lessee's permission, to willfully or wantonly destroy, deface, damage, impair, or remove any part of the Leased Premises or the facilities, equipment, or appurtenances thereto;

(E) abide by all laws, regulations and ordinances of any governmental authority having jurisdiction over the Leased Premises;

(F) make all repairs and perform all maintenance to the Leased Premises, including grounds maintenance and landscaping, other than those expressly imposed on Lessor herein, with all repairs performed by trained, qualified and insured repair persons;

(G) not permit the keeping or storage of hazardous materials as defined by federal statutes on the Leased Premises provided, however, that Lessee shall be permitted to keep and store art materials and supplies except that flammable materials shall be kept only in small, limited quantities; and

(H) not permit smoking or the use of gas fired equipment inside the Leased Premises.

3. All terms referred to and not defined herein shall have the meaning ascribed to them under the Lease Agreement, First Amendment, and Second Amendment. This Third Amendment shall become effective upon execution by both parties.

4. In the event of any inconsistency or conflict between the provisions of this Third Amendment and those of the Lease Agreement or First Amendment or Second Amendment, this Third Amendment shall prevail. Except as specifically amended

by this Third Amendment, the Lease Agreement and First Amendment and Second Amendment shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, each of the parties hereto has executed this Third Amendment, or caused the same to be executed by its duly authorized representative.

Fredericksburg Art Guild ("Lessee")

By:_______________ Date: 9/6/2022

Printed Name and Title: Kristine Ziems / President

City of Fredericksburg, Texas ("Lessor")

By:_______________ Date: 8/22/22

Clinton Bailey, City Manager

FOURTH AMENDMENT TO
LEASE AGREEMENT
for the
FREDERICKSBURG ART GUILD BUILDING

WHEREAS, the Fredericksburg Art Guild ("Lessee") and the City of Fredericksburg, Texas ("Lessor") entered into a Lease Agreement for the Fredericksburg Art Guild Building ("Lease Agreement) commencing on March 1, 2019, related to the occupancy of the building located at 308 East Austin Street; and

WHEREAS, the Lessor and Lessee previously entered into a First Amendment, Second Amendment, and Third Amendment, to extend the term of occupancy; and

WHEREAS, the Lessor and Lessee desire to enter into this Fourth Amendment to the Lease Agreement ("Fourth Amendment'), to again extend the term of occupancy and amend the maintenance obligations of the Parties.

NOW, THEREFORE, in consideration of the mutual agreements set forth in the Lease Agreement, the First Amendment, the Second Amendment, the Third Amendment, and this Fourth Amendment, and other good and valuable consideration, the receipt of which are hereby acknowledged, the Parties hereto agree as follows:

1 . The Lease Agreement is hereby extended for one renewal term of three (3) years, said renewal term commencing on the date of execution of this Fourth Amendment, and ending on August 31, 2028. The renewal term shall be at the rental rate of a monthly payment of SIX HUNDRED AND NO/100 ($600.00) DOLLARS, due on or before the 10th calendar day of each month, and otherwise Upon the same covenants, conditions and provisions as provided in the Lease Agreement.

2. Article 8 of the Lease Agreement is hereby amended to read as follows:

ARTICLE 8. IMPROVEMENTS, REPAIRS AND MAINTENANCE

8.01. Lessor shall repair and maintain, at Lessor's expense, the:

(A) Foundation, exterior walls, roof, and other structural components, except that Lessor shall have no duty of mold remediation;
(B) Glass and windows;
(C) Exterior doors, including closure devices, molding locks, and hardware;
(D) Exterior concrete walkways;
(E) Plumbing systems, drainage systems, electrical systems, and mechanical systems, except systems or items specifically designated otherwise; and
(F) Heating, Ventilation and Air Conditioning (HVAC) systems, excluding air filters.

8.02. Lessee shall, at Lessee's expense:

(A) keep the Leased Premises as clean and sanitary as the condition of the premises permits;
(B) dispose from the Leased Premises all rubbish, garbage, and other waste, in a clean and sanitary manner;
(C) properly use and operate al electrical, gas, and plumbing fixtures and keep them as clean and sanitary as their condition permits,

(D) not permit any person on the premises, with Lessee's permission, to willfully or want; to only destroy, deface, damage, impair, or remove any part of the Leased Premises or the facilities, equipment, or appurtenances to thereafter;
(E) abide by all laws, regulations and ordinances of any governmental authority having jurisdiction over the Leased Premises;
(F) make all repairs and perform all maintenance to the Leased Premises, including grounds maintenance and landscaping, other than those expressly imposed on Lessor herein, with all repairs performed by trained, qualified and insured repair persons;
(G) not permit the keeping of storage of hazardous materials as defined by federal statutes on the Leased Premises provided, however, that Lessee shall be permitted to keep and store art materials and supplies except that flammable materials shall be kept only in small, limited quantities; and
(H) not permit smoking or the use of gas-fired equipment inside the Leased Premises.

3. All terms referred to and not defined herein shall have the meaning ascribed to them under the Lease Agreement, First Amendment, Second Amendment, and Third Amendment. This Fourth Amendment shall become effective upon execution by both parties.

4. In the event of any inconsistency or conflict between the provisions of this Fourth Amendment and those of the Lease Agreement or First Amendment or Second Amendment, or Third Amendment, this Fourth Amendment shall prevail. Except as specifically amended by this Fourth Amendment, the Lease Agreement and First Amendment, Second Amendment, and Third Amendment shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, each of the parties hereto has executed this Fourth Amendment or caused the same to be executed by its duly authorized representative.

Fredericksburg Art Guild ("Lessee")

By ___________________________ Date: 9/9/2025
Printed Name and Title: Ruby Annette, Art Guild President

City of Fredericksburg, Texas (“Lessor”)

By____________________ Date: 9/9/2025
Clinton Bailey, City Manager

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Fire/EMS
TO: Mayor & City Council Members
FROM:
MEETING DATE: September 9, 2025

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Award of bid for a Ladder Truck for the Fire Department. (Lynn Bizzell, Fire Chief)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
In Fiscal Year 2024-2025 Council approved a Ladder Truck in the amount of 2,000,000.

BACKGROUND:
Attached is a quote for the purchase of the Ladder Truck for the amount of 2,011,834.00 through Houseon Galvestoon Area Council (HGAC)

FUNDING SOURCE: Budget Fiscial Year 2024-2025

FINANCIAL IMPACT:
This purchase includes the truck only with no equipment. An additional future cost would include loose equipment on the truck. (hose, rescue tools, self-contained breathing apparatus) for operational purposes in the amount of $350,000. This additional purchase would be ordered 3-4 years from the date of Ladder Truck contract.
The total truck purchase cost for the Ladder Truck with equipment will total 2,361,834.00.

STAFF RECOMMENDATION:
Staff recommends approval for the purchase of the ladder truck in the amount of 2,011,834.00. (4-5 Year Estimated Delivery Time)

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Business Visioning
Government Vision

Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. SKM_C360i25082811350

APPROVAL/REVIEW:

Date: August 28, 2025

Lynn Bizzell, Fire/EMS Chief

Date: August 28, 2025

William McKamie, City Attorney

Date: August 29, 2025

Leticia Vacek, City Secretary

Date: August 29, 2025

Clinton Bailey, City Manager

Here is a summary for the cost of the recommended small tools and equipment to outfit the new ladder truck.

The proposed equipment list is attached along with supporting quotes.

Metro Fire	Quote #107908	Total $146,513.00
Heat Safety Equipment	Quote # 25-00395	Total $56,484.41
Home Depot	Milwakee Tools/Misc.	Total $4,428.94
Heat Safety Equipment	Scott RIT-PAK III	Total $3,000.00 (Approximate)
MES (Hurst Tools)	Ask Reagen for Quote	Total $86,000.00 (Approximate)
ACE Hardware	Stihl Rescue Saw	Total $1,500.00 (Approximate)

Overall Total $297,926.35

Total with potential price increases and additional misc. equipment $350,000.00

If you have any questions or need additional information, please let me know.

Thank you,

Captain L. Dreyer

Fredericksburg Fire EMS

ldreyer@fbgtx.org

(830) 998-7647

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890

July 25, 2025

Lee Dreyer, Captain
FREDERICKSBURG FIRE DEPARTMENT
124 W MAIN ST
FREDERICKSBURG, TX 78624

Proposal For: 2025 Fredericksburg Platform

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to FREDERICKSBURG FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB FREDERICKSBURG FIRE DEPARTMENT and training on operation and use of the apparatus.

Description		Amount
Qty. 1 - 1203 - Pierce-Custom Velocity Platform - 100' RMAP **(Unit Price - $2,350,524.00)** Delivery within 49-50 months of order date QUOTE # - SMEG-0010086-0	Vehicle Price	$2,350,524.00
	Full Prepay Discount	($325,456.00)
	Pricing Level Discount	($15,234.00)
	1203 - UNIT TOTAL	**$2,009,834.00**
	SUB TOTAL	$2,009,834.00
	HGAC FS12-23 (FIRE)	$2,000.00
	TOTAL	**$2,011,834.00**

Price guaranteed until 10/15/2025

Additional: This proposal is valid for Pierce Manufacturing Bid 1203. Full Prepay Discount requires payment in full within thirty (30) days of the singed proposal letter and / or purchase order, whichever comes first. One (1) Approval Visit for four (4) Fredericksburg Fire Department personnel is included. One (1) Final Inspection Visit for four (4) Fredericksburg Fire Department personnel is included. Bid 1203 also includes four (4) days of aerial device training by Pierce Manufacturing at Fredericksburg, Texas. Additionally, four (4) days of apparatus training shall be provided by Siddons-Martin Emergency Group at Fredericksburg, Texas.

HGAC Contract FS12-23

Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: September 9, 2025

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consider and take action on appeal of Director of Development Services denial of a STR-Unoccupied permit for Russell Cavin at 322 W Nimitz. (Cliff Cross, Director of Development Services)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
With the adoption of Ordinance No. 2023-18 (2024 STR Ordinance), an Appeal's process was created to allow a property owner to file an appeal in the event that a Short-Term Rental Application is denied. The appeal process is to be considered by City Council in accordance with Sec. 20-225 of the 2024 STR Ordinance.

The applicant must file an appeal within 20 days following the date of the denial and the appeal must identify each alleged point of error, facts or evidence supporting the appeal, and reasons why the action of the director should be modified or reversed. City Council shall then hear the appeal and may affirm, modify, or reverse the application denial.

Staff have determined that the appellant has submitted a complete application and is ready for consideration by City Council.

BACKGROUND:
Address: 322 W Nimitz

Owners: Russell Cavin, Colette Case, Patrick Doherty, Kasey Doherty

Management: Racen- Rachel Martinez

Zoning: R1

STR Permit Issue Date: 8/31/2021

STR Permit Expiration Date: 8/19/2024

STR 90 Day Nonconforming Expiration Date: 11/19/2024

HOT Compliance: Compliant - Current on HOT remittance

Code Violations: No Violations on record

It is important to note that with the adoption of Ordinance No. 2023-18 (2024 STR Ordinance) a 90- day grace period was provided for all nonconforming uses per Sec. 20-226(c). That section of code states that all legal nonconforming (STRs permitted BEFORE the 2024 STR Ordinance) short-term rental uses located in zoning districts where short-term rental uses are no longer permitted by right, shall be subject to the abandonment of nonconforming use provisions contained in Sec. 6.110 of the City Zoning Ordinance, which states that, in residential districts, termination of the nonconforming use occurs when the use is voluntarily discontinued for a period of 90 days.

In Summary the subject property is located within the R1, Single Family Residential zoning district and previously operated as a Short-Term Rental (STR) Unoccupied, possessing one STR permit. This qualified the property as a legal nonconforming use in accordance with Section 6.110 of the Zoning Ordinance.

Historically, the property held an STR-Unoccupied permit which expired on August 19, 2024. The property owners submitted a renewal application on September 27, 2024, but failed to pay the renewal fee or complete the required STR inspection as part of the renewal process.

Staff denied the renewal application for 2025 on July 15, 2025, and an appeal application was then submitted on 7/10/2025.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:
NA

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
NA

ATTACHMENTS:

1. 322 W Nimitz - Short Term Rental Appeal Application
2. STR Appeal Letter - 322 W Nimitz
3. Rachel Martinez Texts - 322 W Nimitz
4. Obituary_ Barbara Ann Scrimpsher
5. Edward Williams Obituary (1934 - 2024) - San Antonio, TX - San Antonio Express-News

APPROVAL/REVIEW:

Evan Williamson, Assistant Director of Public Works & Utilities

Date: September 02, 2025

Garret Bonn, Assistant City Manager

Date: September 02, 2025

William McKamie, City Attorney

Date: September 02, 2025

Leticia Vacek, City Secretary

Date: September 02, 2025

Clinton Bailey, City Manager

Date: September 02, 2025

SHORT TERM RENTAL APPEAL APPLICATION CHECKLIST

This form provides the process for requesting an Appeal for a Short Term Rental .

- ☑ Aplicant must submit a renewal application or new STR application thru MGO
- ☑ Aplicant must submit a completed Appeal Application
- ☑ Applicant must submit the Application fee of $300
- ☑ Application must be submitted within 20 days of the denial
- ☑ Application must be notarized
- ☑ Applicant must provide additional evidence of alleged errors and facts
- ☑ Applicant must provide correct contact information

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent Signature: Russell [signature]

Date: 7/10/25

Printed Name: Russell Cavin

STAFF USE

Application Received Date: ____________________ **Fee:** ______________

Application #: ______________________

STR Permit Appeal Application Form

Sec. 20-225 (b)

An appeal filed under this section must be filed with the director no later than the 20th day following the date on which the permit was denied. The appeal must be sworn and must identify each alleged point of error, facts and evidence supporting the appeal, and reason why the action of the director should be modified or reversed.

Owner Information:

Full Name: Russell Cavin, Colette Case, Patrick Doherty, Kasey Doherty

Address: 4207 Caswell Ave.

City: Austin State: TX Zip: 78751

Phone Number: 210-410-9262

Email Address: Russellcavin@gmail.com

STR Property Information:

Address of the STR Property: 322 W. Nimitz Zoning: R1

STR Permit Number (if previously permitted): 8056001433

STR Perit issue date: 8/31/2021 STR Permit expiration date: 8/19/2024

STR 90 Day nonconforming expiration date: 11/19/2024

Reason for Appeal: Submitted application but failed to pay.

If the property has been rented, has H.O.T. been remitted to the City of Fredericksburg? Yes

Date of Denial: 7/9/25 Filing Date (within 20 days of denial): 7/10/25

Details of Appeal:

Please provide a detailed explanation of why you are appealing the decision to deny, revoke, or modify your short-term rental (STR) permit:

Please see attached typed letter. Thank you.

Supporting Documentation:

Please attach any relevant documentation that supports your appeal (e.g., property records, HOT (Hotel Occupancy Tax) remittances, previous STR permits, correspondence with city officials, etc.):

Declaration:

I hereby declare that the information provided in this appeal application is true and accurate to the best of my knowledge. I understand that providing false information may result in the rejection of my appeal.

Signature: Russell [signature] Date: 7/10/25

ACKNOWLEDGMENTS

State of Texas

County of Travis

Before me, (Jessica Rowland), on this day personally appeared Russell Wade Cain known to me (or proved to me on the oath of or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of July, 2025

(Personalized Seal)

JESSICA ROWLAND
My Notary ID # 134456471
Expires July 17, 2027

NOTARY PUBLIC STATE OF TEXAS

Notary Public's Signature

[signature]

Staff Review

Date accepted as complete: ____________________ **City Council Date:** ______________

Result: ____

Fee : _____________________ Check _____________________ Date Received: ______________

Submission:

Please submit this **completed application form along with any supporting documentation** and **the $300 appeal fee** within the required 20 days (after the permit was denied) to Director of Development Services, str@fbgtx.org

The $300 appeal fee may be mailed to City of Fredericksburg, 126 W Main Street, Fredericksburg, Texas, 78624. The application will not be considered complete without all documentation and fees.

The Director of Development Services has 14 days to review the appeal application, City council will hear the appeal at the next regularly scheduled City Council meeting, and may affirm, modify, or reverse an application denial. The City Council shall give written notice of a decision on an appeal to the appellant.

Note: The submission of an appeal does not guarantee a reversal of the decision regarding the short-term rental permit. Appeals will be reviewed in accordance with the relevant regulations and policies governing short term rental permits in Fredericksburg, Texas.

To whom it may concern,

I am hoping you will offer us grace for the oversight on my side of not paying the $700 renewal fee. In September of 2024, I reached out to Jan Musgrove for help in renewing our STR license. Our Property Manager, Rachel Martinez of Racen Properties, was included on this communication. We had a few emails back and forth with the final email saying Tyler was out of the office for the day, but we should receive an invoice within 24-48 hours to pay. Rachel and I have searched our emails but have been unable to find the email from Tyler that was sent with the invoice. She said she sent it so I believe her, but for some reason neither Rachel or I received it.

To be honest, the permit renewal completely slipped my mind after that round of emails with Jan and submitting our application. I had a lot going on within my family at that time. My Grandmother was diagnosed with dementia a few months before and we lost her in October 2024. Those last few months were very tough on our family.

In addition to the loss of my Granny, we lost my Step-Grandfather who I was very close with most of my life in August 2024. My Step Father passed a few years ago so this added another layer of grief for my sister and our family. Additionally, in August, we unfortunately found out that my Paternal Grandfather was diagnosed with stage 3 Melanoma and he has opted not to go through treatment. Thank God he is still with us, but it just added another thing onto a very trying time for our family.

With so much happening within our family, I admittedly forgot to follow up on the permitting issue. My wife, Colette, and I own 322 W Nimitz with our best friends, Kasey and Patrick Doherty. I generally handle all things related to the home, but Kasey and Pat had their hands full at this time as well with welcoming their second child into the world in October 2024.

I don’t mean to ask for pity or harp on about how hard things were this past year for our family, particularly with all the tragedy and hardship hitting our neighbors currently, but just hoping you may be able to give us an opportunity to renew our permit and keep our beloved Fredericksburg home. We love the community and have an excellent relationship with our neighbors. Our neighbor Mary and her late husband Jim Foerster have become friends, we have their family stay in the home once or twice a year and Mary and her daughter will even use our hot tub at times when we don’t have guests. My Mom lives in Mason, so we personally use the home as an in between place for our families to gather. Without the short-term rental income, we will be forced to sell and we really hope that doesn’t happen because we love Fredericksburg so much.

I take responsibility for not following up once we never received the invoice but hope you can consider the circumstances and please allow us to come back into good standing.

Sincerely,
Russell Cavin

5:25

49

R

Rachel >

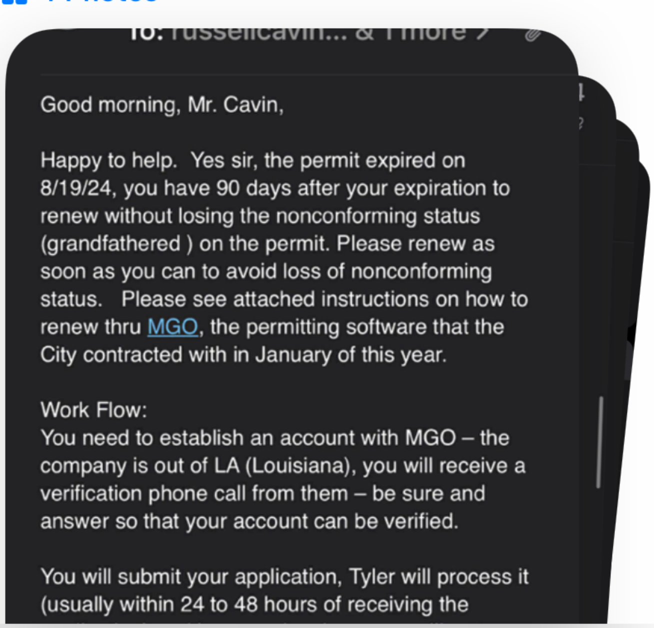
OK, so I just got off the phone with Tyler and she says that she shows that y'all renewed the permit in August 2024 but you'll never paid for it and then an inspection didn't happen so you guys have lost your permit

She asked if any chance you have proof of an inspection that may have happened or Payment

Yesterday 5:22 PM

Only emails found were these messages:

4 Photos


To: russellcavin... & 1 more >

Good morning, Mr. Cavin,

Happy to help. Yes sir, the permit expired on 8/19/24, you have 90 days after your expiration to renew without losing the nonconforming status (grandfathered) on the permit. Please renew as soon as you can to avoid loss of nonconforming status. Please see attached instructions on how to renew thru MGO, the permitting software that the City contracted with in January of this year.

Work Flow:
You need to establish an account with MGO – the company is out of LA (Louisiana), you will receive a verification phone call from them – be sure and answer so that your account can be verified.

You will submit your application, Tyler will process it (usually within 24 to 48 hours of receiving the

iMessage

5:25

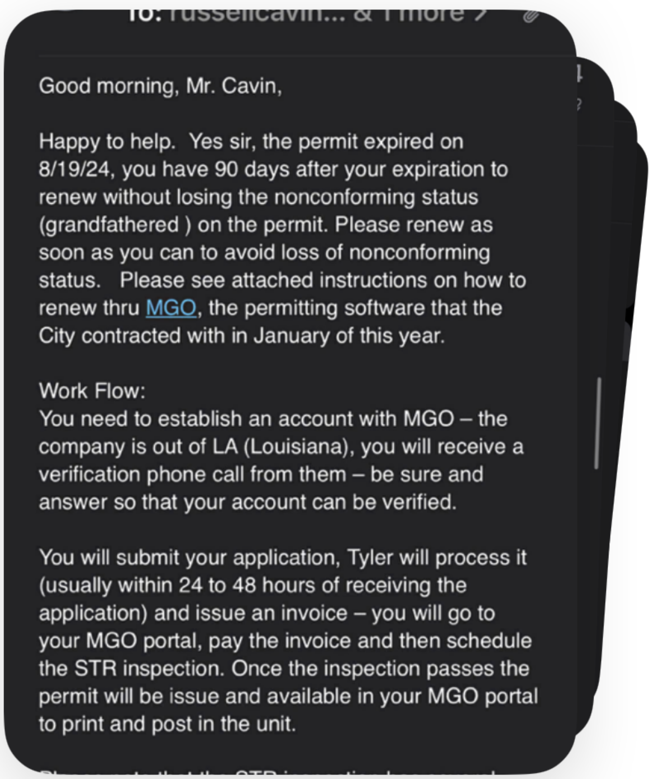
49

R

Rachel

messages:

4 Photos


Good morning, Mr. Cavin,

Happy to help. Yes sir, the permit expired on 8/19/24, you have 90 days after your expiration to renew without losing the nonconforming status (grandfathered) on the permit. Please renew as soon as you can to avoid loss of nonconforming status. Please see attached instructions on how to renew thru MGO, the permitting software that the City contracted with in January of this year.

Work Flow:
You need to establish an account with MGO – the company is out of LA (Louisiana), you will receive a verification phone call from them – be sure and answer so that your account can be verified.

You will submit your application, Tyler will process it (usually within 24 to 48 hours of receiving the application) and issue an invoice – you will go to your MGO portal, pay the invoice and then schedule the STR inspection. Once the inspection passes the permit will be issue and available in your MGO portal to print and post in the unit.

Tyler never responded because she was out of the office. I have looked through every single email. I have all correspondence she has given to all my other homeowners, but there is nothing in regards to your property.

Thank you!

Delivered

iMessage

5:21

7 Messages
str permit for 3...

106

JM
Jan Musgrove 9/26/24
To: russellcavin... & 1 more >

Good morning, Mr. Cavin,

Happy to help. Yes sir, the permit expired on 8/19/24, you have 90 days after your expiration to renew without losing the nonconforming status (grandfathered) on the permit. Please renew as soon as you can to avoid loss of nonconforming status. Please see attached instructions on how to renew thru MGO, the permitting software that the City contracted with in January of this year.

Work Flow:
You need to establish an account with MGO – the company is out of LA (Louisiana), you will receive a verification phone call from them – be sure and answer so that your account can be verified.

You will submit your application, Tyler will process it (usually within 24 to 48 hours of receiving the application) and issue an invoice – you will go to your MGO portal, pay the invoice and then schedule the STR inspection. Once the inspection passes the permit will be issue and available in your MGO portal to print and post in the unit.

Please note that the STR inspection has several items that may not have been on your last inspection, please be sure to address each item on the checklist to ensure a passing inspection. There is a $75 fee is the inspection fails

5:21

7 Messages
str permit for 3...

Found in rmartinez@racenfbgt...

russellcavin@gma... 9/26/24
To: Jan & 2 more...

Thank you Jan!

I submitted the application last night. Tyler, are you able to confirm if it was received? I was getting an error a couple of times so just want to make sure it went through.

Thank y'all for your help!

Thank you,
Russell Cavin

> On Sep 26, 2024, at 8:01 AM, Jan Musgrove <jmusgrove@fbgtx.org> wrote:
>
> Good morning, Mr. Cavin,
>
> Show Quoted Content

5:21

7 Messages

106 **str permit for 3...**

Phone Number

Jan Musgrove

(830) 990-2079

Update

JM **Jan Musgrove** 9/26/24

To: russellcavi... & 2 more

Mr. Cavin,

Tyler is out of the office today, the application is in her queue and the City is in receipt.

She typically processes them within 24 to 48 hours so you should be getting an invoice soon.

Regards,

Jan Musgrove

Planner 1

126 W. Main Street

Fredericksburg, TX 78624

Office: (830) 997-7521 | Direct: (830) 990-2079 |

jmusgrove@fbgtx.org

City Mission: We're leading with integrity while providing the best customer services to our

5:21

7 Messages

str permit for 3...

"We're leading with integrity while providing the best customer services to our community."

Jan Musgrove / STR Specialist / City of Fredericksburg

SHORT TERM RENTAL WEBSITE

str@fbgtx.org

O. 830-997-7521 ext: 2028

<322 W NIMITZ - 2024 STR PERMIT (2).pdf>

See More

Found in rmartinez@racenfbgt...

russellcavin@gma... 9/26/24

To: Jan & 2 more...

Perfect, thanks so much!

Thank you,
Russell Cavin

> On Sep 26, 2024, at 8:36 AM, Jan Musgrove <jmusgrove@fbgtx.org> wrote:

See More

Barbara Ann Scrimpsher

Barbara Ann Scrimpsher

Sept. 27, 1940 -- Oct. 15, 2024

It is with profound sadness that we announce the passing of Barbara Ann Scrimpsher, a beloved mother, grandmother, great-grandmother, sister and friend, who peacefully left us on Oct. 15, 2024, at the age of 84, with family by her side after a courageous journey with dementia.

Barbara moved from her home in the summer of 2023 and resided in assisted living before moving to a memory care facility, where she received compassionate care during her final days.

Born on Sept. 27, 1940, in Kenedy, Texas, to Glenn and Marie Newell, Barbara's life was filled with kindness, resilience and love. She was preceded in death by her parents; her husband, George A. Scrimpsher Jr.; her brother, David Newell; and her stepson, Gary Scrimpsher.

Barbara leaves behind a legacy of love through her children: Glenn Springer and his wife, Janette; Wayne Springer and his wife, Vicki; and Darla Giacobbe and her husband, Allen, as well as her stepson, Todd Scrimpsher, and his wife, Caryl.

She is also survived by her cherished grandchildren: Zachariah Springer and Matthew Springer, children of Glenn and Janette; Tara McKinney, Clinton Springer, Cody Springer, and Cole Springer, children of Wayne and Vicki; and Russell Cavin and Darby Perez, as well as step-grandchildren Shawn Giacobbe and Megan Williams, children of Darla and Allen, and Jason Scrimpsher, child of Todd and Caryl.

She is also survived by her siblings, Robert Newell and his wife, Candy, and Diana Moczygemba, along with numerous beloved great-grandchildren.

Barbara had a deep love for all animals. Friends would often joke that she loved her animals even more than her people. Her gentle spirit and devotion to all creatures great and small were hallmarks of her character.

Her family would like to express their heartfelt gratitude to the compassionate caregivers at Hope Hospice, Heritage Place Assisted Living, and Morningside at Menger Springs-Cibolo House Memory Care, who provided loving support and care throughout her journey.

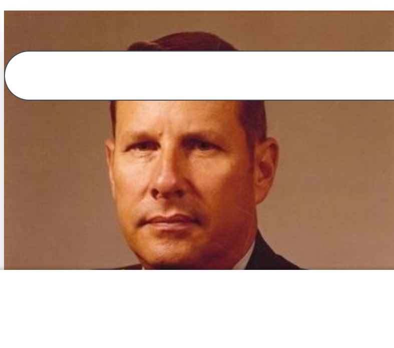
A celebration of Barbara's remarkable life was slated for Nov. 9 in Boerne. In lieu of flowers, donations may be made in her memory to any charity dedicated to animal welfare, rescue or the care of animals.

Barbara's love and light will remain with us always and her memory will be cherished in our hearts forever.

Search by Name

Edward H. Williams

1934 - 2024



Send Flowers

Share

Follow

1934

2024

Indiana University

Porter Loring Mortuary North
2102 N. Loop 1604 E.
San Antonio, Texas

Edward Williams Obituary

Edward H. Williams
July 2, 1934 - August 11, 2024
Edward Howell Williams passed away on August 11, 2024, in New Braunfels, Texas at the age of 90. He was born to Connie and Harry Williams on July 2, 1934, in Ashland, Kentucky.

He was married to Jo Collins Willliams for 49 years, until Jo passed away in 2006. Ed and Jo had 3 children- a daughter Kim, and two sons, Mike and Chris. Mike passed away in 2012.

Ed is survived by his daughter Kim Franklin, and her husband, Dan; son Chris and his wife, Jamie; six grandchildren, Matthew, Nicholas and Allison Franklin, Darby Perez, and Haley and Braden Williams; 3 great grandchildren, Warner and Kennedy Kate Franklin and Chloe Perez.

Ed attended Indiana University where he was a member of Phi Delta Theta. He graduated from Centenary College in Shreveport, Louisiana, He was a member of ROTC and was commissioned in a 2nd LT in the U.S. Army on April 20, 1957. Ed earned a master's degree in public administration from Shippensburg State in 1977 while he was attending the U.S. Army War College at Carlisle Barracks, Pennsylvania.

Ed served in the Vietnam War as a Major in 1967. He was the Chief of Combat Support/ Combat Service Support, Officer Replacement Division, Office of the Adjutant General Headquarters, U.S. Army Vietnam.

At the rank of Colonel, Ed retired on June 30, 1985, after 28 years, 2 months and 11 days of service to his country. During his military career, he spent 7 years and 10 months abroad including 2 tours of duty in Germany (Frankfurt in the 1960's and Heidelberg and Stuttgart in the 1970's) and 1 tour in Vietnam.

Ed was awarded the following during his career: the Legion of Merit (2 OLC), Meritorious Service Medal (1OLC), Joint Service Commendation Medal, Army Commendation Medal, National Defense Service Medal, Vietnam Service Medal, Republic of Vietnam Campaign Medal, Republic of Vietnam Cross of Gallantry with Palm, Vietnam Civil Actions Honor Medal, Army Service Medal and Overseas Service Ribbons (2).

After retirement, Ed and Jo moved to San Antonio, Texas. Ed earned a teaching certificate at Texas State University in San Marcos. He taught computer science and history at East Central High School in San Antonio for 10 years.

After he retired from teaching, Ed and Jo built their dream home on 6 acres in Bellville, Texas. Ed moved back to San Antonio in 2008 and became very involved with the Wounded Warrior Project at Ft. Sam Houston. He volunteered at the hospital and was a founder and benefactor of the weekly Wounded Warriors breakfast.

The family would like to thank Rio Terra Assisted Living and Memory Care and Hope Hospice for their excellent and kind care of Ed. He will be laid to rest next to his beloved wife, Jo, at Fort Sam Houston National Cemetery in San Antonio.

The family will receive friends from 7:00 p.m. to 8:00 p.m. on Sunday, August 25, 2024, at Porter Loring Mortuary North.

GRAVESIDE SERVICE
MONDAY AUGUST 26, 2024
9:30 AM
FORT SAM HOUSTON NATIONAL CEMETERY
1520 HARRY WURZBACH RD., SAN ANTONIO, TEXAS 78209

In lieu of flowers, memorial contributions may be made to Warrior and Family Support Center at Ft. Sam Houston or [Alzheimer's Association]

To plant trees in memory, please visit the Sympathy Store.

Published by San Antonio Express-News on Aug. 25, 2024.

City Council Future Agenda Items/Meetings

September 16, 2025 City Council Regular Meeting

Sept. 16th – Adoption of Ordinance(s) for FY2026 Tax Rate and Budget	Krista Wareham, Finance Director
Sept. 16th – Adoption of Ordinance Fee Schedule(s)	Various Departments
Sept. 16th – Resolution 2025-25 related to Public Information Requests	Leticia Vacek, City Secretary
Sept. 16th – PH Sonoma Annexation	Cliff Cross, Dvlpmt Services Director
Sept. 16th – PH Keller Oaks Townhomes CUP	“

Future Agenda Items/Future Council Meetings

Oct. 7th – 2nd PH Sonoma Annexation Land Use/Zoning/R-O-W	Cliff Cross, Dvlpmt Services Director
Oct. 21st – Ordinances for Sonoma Land Use/Zoning/R-O-W	“
Oct. 21st – Amendments to Horse Drawn Carriage Ordinance	Leticia Vacek, City Secretary
Oct. 21st - EDC Quarterly Update	Tim Lehmberg, EDC Director
Future date – Prof Serv Contract for N. Llano Waterline Design/Engineering	Kris Kneese, Public Works/Utilities Director

Upcoming Meetings/Events

Sept. 10th – Coffee w/City Manager – 8am @ Golf Course Clubhouse featuring FISD
Sept. 10th - Chamber Leader’s Breakfast – 7:15am @ Nimitz Ballroom
Sept. 23rd – Citizen University – 6pm @ CVB Auditorium, Presentation by EDC/Chamber/CVB

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: September 9, 2025 **CATEGORY:** EXECUTIVE SESSION

CAPTION: Consider and discuss the appointment, reappointment, or reassignment of City Board/Commission members to fill a vacancy on the Planning & Zoning Commission - Texas Government Code Section 551.074. (Leticia Vacek, City Secretary)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

BACKGROUND:

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

ATTACHMENTS:
None

APPROVAL/REVIEW:

Leticia Vacek Date: August 25, 2025
Leticia Vacek, City Secretary

William M. McKenzie Date: August 25, 2025

William McKamie, City Attorney

Cliff Cross, Director of Development Services

Date: September 02, 2025

Clinton Bailey, City Manager

Date: September 02, 2025

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM:
MEETING DATE: September 9, 2025 **CATEGORY:** EXECUTIVE SESSION

CAPTION: 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)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

BACKGROUND:

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

ATTACHMENTS:
None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: August 25, 2025

Date: August 26, 2025

Garret Bonn, Assistant City Manager

Date: August 26, 2025

William McKamie, City Attorney

Date: August 29, 2025

Clinton Bailey, City Manager

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: September 9, 2025 **CATEGORY:** EXECUTIVE SESSION

CAPTION: Legal Matters Update - Texas Government Code Section 551.071 (Mick McKamie - City Attorney)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:
None

APPROVAL/REVIEW:

Date: August 26, 2025

Clinton Bailey, City Manager

Date: August 26, 2025

Garret Bonn, Assistant City Manager

Date: August 26, 2025

William McKamie, City Attorney

Date: August 29, 2025

Leticia Vacek, City Secretary

Date: August 29, 2025

Clinton Bailey, City Manager