



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, September 16, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council:

Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember
Tony Klein, Councilmember
Todd Eidson, Councilmember

City Staff:

Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Krista Wareham, Finance Director
Cliff Cross, Director, Development Services
Susana Huerta, Asst. Director, Development Services
Kris Kneese, Public Works/Utilities Director
Evan Williamson, Asst Public Works Director
Brian Vorauer, Police Chief
Derek Seelig, Police Lt.
Lynn Bizzell, Chief Fire/EMS
Frank Stead, Fire/EMS
Andrea Schmidt, Parks/Recreation Director
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Brandon Gold, Assistant IT Director
Laurie Cassidy, Deputy City Secretary
Cody Otis, IT Specialist
Alyssa Rivera, PD Outreach Specialist
Leslie Ball-Embrey, Asst. to City Secretary

1. **CALL TO ORDER**

Mayor Jeryl Hoover called the meeting to order and noted a quorum was present.

2. **INVOCATION**

Michael Burdick of Victory Fellowship Church delivered the Invocation.

3. **PLEDGES OF ALLEGIANCE**

Mayor Jeryl Hoover led the Pledges.

4. COUNCIL COMMENTS

Councilmember Klein reported that he rode with an Officer on a Saturday evening from 7:00 pm-2:30 am and it was interesting, and he learned a lot. He reported that he attended the County Commissioners' Court meeting, and they are still working on their budget. He also stated that he attended the Market Square Redevelopment Committee meeting last week and they continue to raise money for the Glockenspiel. He thanked the PCAA for their work on the project and reminded everyone that they can still donate. He reported that they have about a million dollars pledged so far. He added that the Glockenspiel will cost \$2.2 million dollars and will be an attraction in our community that only Fredericksburg will have. He encouraged donations and thanked the PCAA for all the work that they and other non-profits are doing.

Councilmember Eidson reported that he had the immense pleasure of attending the Optimist Club breakfast this morning and thanked them for what they do. He added their program was in support of our local law enforcement. He mentioned that on behalf of the council, we can never say enough about how much we appreciate our Police Department and our Sherriff and Deputies. He thanked everyone that works in law enforcement.

Mayor Pro-Tem Kirchner reported this Thursday is "Movie in the Park" at Marketplatz with the movie Coco showing at 7:30 pm, with no cost to attend. She made note of all sponsors and stated there would be a concession stand. She also reported that Dr. Phillip has invited the community to a meaningful and historic church gathering at the Christian Methodist Episcopal Church, from 4:00 pm to 5:30 pm Sunday, September 21st. Lastly, October 1st is Coffee with a Cop from 7:30 am to 9:30 am at Java Ranch Coffee.

Councilmember Watson reported that on September 10th he and Tony Klein attended the Chamber of Commerce Leader's Breakfast. He added that the guest speaker was City Manager Bailey and spoke on everything Fredericksburg noting that it was highly informative. Lastly, he stated he will attend today's Airport Advisory Board meeting at 1:00 pm.

5. CONSENT AGENDA ITEMS

- A. Consider and approve the Regular Meeting Minutes of August 5, 2025, Joint City Council and County Commissioners Meeting of August 7, 2025. (Leticia Vacek, City Secretary)
- B. Confirmation of FBG-CVB Board Members: Susan Johnson, Natalie Vogel, and Travis Neal. (Brady Closson, CVB President)

Councilmember Watson moved to approve the Consent Agenda consisting of Items 5A and 5B. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

6. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider and approve Ordinance 2025-27 adopting the Annual Budget for the City of Fredericksburg, Texas for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, in accordance with Chapter 102, Local Government Code; and appropriating the various amounts thereof. (Krista Wareham, Finance Director)
 - i. Presentation by Staff.
 - ii. Action Required - Motion to adopt Ordinance 2025-27 for the City of Fredericksburg's Annual Budget for Fiscal Year 2026 beginning October 1, 2025 and ending on September 30, 2026.

Krista Wareham presented an overview of the Fiscal Year 2025-2026 Budget beginning October 1, 2025, and ending September 30, 2026 with the focus on expenses and revenues.

Councilmember Klein questioned the monthly \$10 fee for leaf pickup and asked to consider dropping the fee to \$5. Mayor Hoover added that the fee is expected to become effective January 1, 2026. It was asked if leaf pickup is an unusual service for the city to provide free of charge. City Manager Bailey stated yes, it is an unusual service, therefore the city was covering the expenses for that service. Mayor Hoover thanked Krista for an excellent budget presentation.

Councilmember Watson moved to adopt Ordinance 2025-27 for the City of Fredericksburg's Annual Budget for Fiscal Year 2026 beginning October 1, 2025, and ending on September 30, 2026. Mayor Pro-Tem Kirchner seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

- B. Ratify the property tax revenue increase reflected in the Fiscal Year 2025-26 Budget. (Krista Wareham, Finance Director)

i. Action Required — Motion to Ratify the property tax revenue increase reflected in the City of Fredericksburg's Fiscal Year 2025-26 Budget.

Councilmember Eidson moved to ratify the property tax revenue increase reflected in the Fiscal Year 2025-2026 Budget. Mayor Pro-Tem Kirchner seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

- C. Consider and approve Ordinance 2025-28 setting the Ad Valorem Property Tax Rate for the 2025 Tax Year at \$0.227427 cents per each \$100 of taxable value. (Krista Wareham, Finance Director)

Councilmember Watson moved to adopt a tax rate of \$0.201161 per one hundred dollars (\$100) of assessed valuation for the General Fund Maintenance and Operations. Mayor Pro-Tem Kirchner seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

Mayor Pro-Tem Kirchner moved to adopt a tax rate of \$0.026266 per one hundred dollars (\$100) of assessed valuation for the retirement of debt service through the Interest and Sinking Fund. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

Councilmember Eidson moved that the property tax rate be increased by the adoption of a tax rate of \$0.227427, which is effectively a 13.70 percent increase in the tax rate. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

- D. Consider and approve the Public Works Utility Fees amendments, including Water/Wastewater, Drainage, and Sanitation Department Fees (Kris Kneese, Director of Public Works and Utilities):

i. Ordinance 2025-29 amending Article 16.000 - Water and Sewer Rates and Fees, of Appendix A - Fee Schedule, of the Code of Ordinances, to update and amend the Fees for Water and Sewer Utility Services provided by the City

Kris Kneese presented Ordinances 2025-29, 30, 31, and 32 individually. He reported that the last time fees were increased were in 2018 and in 2023.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2025-29 as recommended by staff. Councilmember Watson seconded the motion. The motion carried unanimously.

ii. Ordinance 2025-30 amending Article 18.000 - Fees for Sanitary Landfill Service provided by the City.

Councilmember Klein moved to approve Ordinance 2025-30 as recommended by staff. Councilmember Eidson seconded the motion. The motion carried unanimously.

iii. Ordinance 2025-31 amending Article 14.100 - Fees for Garbage Collection Rates provided by the City.

Councilmember Klein moved to approve Ordinance 2025-31 as recommended by staff. Councilmember Watson seconded the motion. The motion carried unanimously.

iv. Ordinance 2025-32 amending Article 21.000 - Drainage Utility Fee provided by the City.

Councilmember Watson moved to approve Ordinance 2025-32 as recommended by staff. Councilmember Eidson seconded the motion. The motion carried unanimously.

- E. **Request Z-2517:** By Itz Family, L.P. to Consider the Following:

A. A Land Use Change from Low Density Residential (LDR) to Commercial (C) (General Commercial Place Type) for property at 104 North Olive. No Action Taken.

B. A Zoning Change from R1, Single Family Residential to C2, Commercial for property at 104 North Olive.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Conduct Public Hearing
- iv No Action on the Land Use Change
- v Take Action - Approve Ordinance 2025-33 for the Zoning Change

The applicant was not present; thus, Cliff Cross presented the rezoning request made by the Itz Family. He added that the Zoning Change is from R1, Single Family Residential to C2, Commercial for the property located at 104 North Olive.

Mayor Hoover declared the Public Hearing open and asked if anyone present would like to comment on said item. There were no comments. Mayor Hoover declared the Public Hearing closed.

Mayor Pro-Tem Kirchner moved to adopt Ordinance 2025-33 amending the Zoning from R1 to C1 for property at 104 North Olive. Councilmember Klein seconded the motion. The motion carried unanimously.

- F. **Request Z-2516:** By Create Healthy, to Consider a Conditional Use Permit (CUP), Per Section 6.110 (Continuance of a Nonconforming Use) and further consideration of a Site Plan and Entry Corridor Application to accommodate a proposed 49,471 square foot addition/renovation to the existing legal nonconforming Personal Improvement Services and Indoor Sports and Recreation Center for property at 1006 South State Highway 16.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action - Approve Ordinance 2025-34 for the Conditional Use Permit (CUP)

Applicant Dawn Bourgeois, Director of Create Healthy, stated that this permit request began with the remodel of the aquatic area. She added that the new square footage will include an indoor walking track and the pool will be expanded from 4 to 6 lanes. The therapy pool will also double in size.

Cliff reported that the parcel has two underlying zoning districts; thus, to expand the conditional use permit process would be required. He added that the Planning & Zoning Commission recommended the approval of said item.

Mayor Hoover declared the Public Hearing open and asked if anyone wanted to comment on said item.

George Studor addressed the Council and stated that he was confused about where the money was coming from and asked if it was Create Healthy Management Funds or from the Foundation. Mayor Pro-Tem Kirchner noted that said information was within the Ordinance 2025-34.

Mayor Hoover declared the Public Hearing closed.

Mayor Pro Tem Kirchner moved to adopt Ordinance 2025-34. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

- G. **Request Z-2513 (Old Business):** By P.V. McMinn of Nuvista Development LLC to reconsider a Site Plan and Conditional Use Permit per Sec. 3.200 for Condominium and Townhome Use for property at 1032 South Milam Street.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Conduct the Public Hearing
- iv Take Action - Approve Ordinance 2025-35 for the Conditional Use Permit

P.V. McMinn explained his CUP experience over the past five years. He stated he was never told that if a CUP was approved; would exclude all other options and run with the land in perpetuity. He discussed Phase I Townhomes and provided the Council with a newly revised plan.

Cliff noted that the development plan has changed from the previous plans reviewed by the Planning & Zoning Commission. It was stated that the Council can either 1) consider the application as was considered and presented to Planning & Zoning or 2) do not approve it at all. Cliff added that the recommendation from the Planning & Zoning Commission was to deny approval of the Conditional Use Permit.

Mayor Hoover declared the Public Hearing open and called upon the following residents to speak.

Marlene Pilot, HOA President stated they need a better Comprehensive Plan to enhance the community, not destroy it.

Mrs. Weinheimer stated she has lived in Windcrest for 13 years. She went on to add the residents, her included, are opposed to this new construction and the 20' space between them and the new buildings.

Tom Musselman mentioned that the Planning & Zoning Commission reviewed the item for two lots. He asked the Council to send said item back since the Planning & Zoning Commission has not seen or reviewed this new plan.

Mayor Hoover declared the Public Hearing closed.

Mayor Hoover asked of the map that was shown on the screen. Cliff explained the applicant did a lot split creating three lots. Councilmember Klein asked if they could build whatever they choose. Cliff answered if it is a use by right, they can build it. PV McMinn stated that all he is asking for is to keep it simple and be allowed to build the Townhomes noted on the plans. Mayor Pro-Tem Kirchner stated that this circumvents our Planning & Zoning process since they have not reviewed the new plan. It was stated that the new plans can be sent back to the Planning & Zoning Commission, or the Council can approve it with a super majority vote.

Councilmember Klein moved to send said item back to the Planning & Zoning Commission. Councilmember Eidson seconded the motion. The motion carried as follows:

AYE: Councilmembers Klein, Eidson, Watson, and Mayor Pro-Tem Kirchner
NAY: Mayor Hoover

- H. Conduct Public Hearing for Annexation for a portion of Right of Way of approximately 1.364 acres consisting of a portion of Hollmig Lane currently in the City's ETJ and maintained by Gillespie County. The request is for Right of Way only. This Annexation will not increase or extend the City's Extraterritorial Jurisdiction.

Mayor Hoover declared the Public Hearing open and called upon the following residents to speak.

Phil Rowton asked the reason for said annexation. The applicant, Mark Cornett, stated that it was petitioned by the County for annexation. He spoke in support of the item, noting the benefits of the right-of-way annexation.

Mr. Clint Beicker, spoke in support of the annexation. He stated he is the property owner.

There being no other speakers, Mayor Hoover declared the public hearing closed, adding that no action was required.

- I. Approval of Resolution 2025-25 notifying the Attorney General's Office of the City of Fredericksburg's designated web-address, current mailing address, and email address to submit a Public Information Request per HB 4214 effective October 1, 2025. (Leticia Vacek, City Secretary)

Leticia Vacek presented the Resolution to Council explaining the new requirements from the Office of the Attorney General regarding Public Information Requests.

Councilmember Klein moved to approve Resolution 2025-25. Councilmember Eidson seconded the motion. The motion carried unanimously.

7. CITY MANAGER'S REPORT

None

8. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey reviewed the Future Agenda Items list and made mention of the upcoming meetings with the Council. He stated that a Special Meeting would be scheduled to discuss the Strategic Plan relating to various Ordinance updates.

9. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.071.

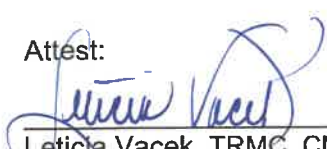
- A. Legal Matters Update - Texas Government Code Section 551.071 (Mick McKamie - City Attorney) – no need for ex session today.

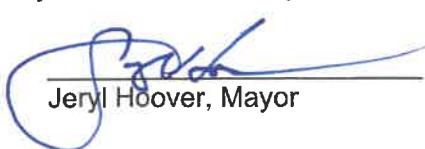
Mayor Hoover announced that there was no need for an Executive Session. Therefore, said item was not discussed.

10. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 11:04 am.

Attest:


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


Jeryl Hoover, Mayor