



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, December 2, 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
Todd Eidson, Councilmember
Tony Klein, Councilmember

City Staff:

Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Maria Garcia, Asst. City Attorney
Krista Wareham, Finance Director
Cliff Cross, Development Services Director
Kris Kneese, Public Works/Utilities Director
Brian Vorauer, Police Chief
Lynn Bizzell, Chief Fire/EMS
Andrea Schmidt, Parks/Recreation Director
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Braxton Roemer, Lieutenant Special Services
Derek Seelig, Lieutenant Patrol Division
Brandon Gold, Assistant IT Director
Laurie Cassidy, Deputy City Secretary
Cody Oris, IT Specialist
Alyssa Rivera, PD Outreach Specialist
Tyler Hooper, Asst. Finance Director

1. CALL TO ORDER

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

2. INVOCATION

George Studor delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Hoover led the Pledges.

4. CEREMONIAL MATTERS/EMPLOYEE RECOGNITION

- A. Introduction of Tyler Hooper, Assistant Finance Director. (Krista Wareham, Finance Director)

Krista Wareham introduced Tyler Hooper the new Assistant Finance Director. Tyler shared his 15 years of municipal experience and stated he will work closely with Krista to improve efficiency and support staff.

- B. Introduction of Ashley Morris, Emergency Management Coordinator. (Lynn Bizzell, Fire Chief)

Chief Bizzell introduced Ashley Morris the new Emergency Management Coordinator. Ashley shared her experience in disaster management with the focus on weather-related preparedness and hazard mitigation.

- C. Recognition of Christian Hinkley, Stormwater Management Dept., Chuck Collier, Electric Dept., Whitney Long, Animal Control, and Shane Purvis, Police Dept. on completion of the Texas Tech Leadership Program. (Kris Kneese, Director of Public Works and Utilities and Chief Vorauer)

Kris Kneese introduced Christian Hinkley and Chuck Collier, both from the Public Works Department. Christian Hinkley, with the Stormwater Vegetation Management Division shared his Capstone Project was a work order management system through iWorQ Systems. This system improves operational efficiency, data organization and inter departmental communications. Chuck Collier, Forman Assistant Superintendent, Electric Division, reported his project was a mini derrick and backyard machine. This small track machine can fit through a 3-foot gate to keep the crew safer and off the hooks as much as possible and reduce the city's liability.

Shane Purvis, Sergeant with the Police Department, shared his Capstone Project covered the safety and education of vape products for parents and students. Whitney Long, Animal Control Supervisor, reported that her project was on microchipping pets. Her goal is to have more pets reclaimed and back home with their family.

- D. Recognition of Fredericksburg Citizen University Class of 2025. (Leticia Vacek, City Secretary)

Leticia Vacek introduced the 19 Graduates of the 2025 Citizen University Class as Mayor Hoover and Clinton Bailey presented them with their certificate of completion.

5. COUNCIL COMMENTS

Councilmember Eidson reported that the CVB Board will be meeting later today to discuss the search process for the new CVB CEO. He also mentioned the final score of the UT vs. Texas A&M game, 27-17.

Councilmember Klein reported that the Gillespie County Commissioners voted to participate in the lawsuit against the Battery Energy Storage Systems (BESS). He shared that on the Thanksgiving Holiday he and his family visited Marktplatz and expressed that staff did a great job with the lights. He added that it's amazingly beautiful and all must go visit if you haven't done so yet.

Mayor Pro-Tem Kirchner reported the Ice Skating at Marktplatz is now open until early January and the funds benefit Heritage School. She reported on attending the Veterans Day Program at the Reenactment Zone noting it was incredibly touching. On November 14th, she attended One Water Hill Country Conference in Wimberley. That evening she attended the Casino Night Fundraiser for the Police Department Foundation Fund. On November 15th, she attended the Party in the Park benefiting the Fredericksburg Parks Foundation. She also shared that the third Thursday of the month is Locals Night, it's a fun time and the next one is scheduled for December 17th from 4-7 pm. She attended the EDC meeting on November 21st and the Gillespie County Historical Society Home Tour and the Wild Game Dinner on November 22nd. She also reported that she attended the Willow City Volunteer Fire Department West Station open house on November 23rd. Lastly, she said the Councilmembers are preparing for the annual Employee Appreciation Breakfast to be held December 3rd and she thanked all the sponsors-The Pharmacy, Clear River, Arrowhead Bank, and Mayor Hoover for their donations.

Councilmember Watson reported that the Council held a Special Meeting on November 18th and he also attended the Airport Advisory Board Meeting. He reported the Santa Fly In will be on December 20th from 1:00 to 3:00 pm. He added the Hanger occupancy is at 100% with 48 on the wait list. November 19th, he attended Coffee with the City Manager and on November 21st he attended the EDC meeting where it was reported that the real estate market in October was the best that it has been in a number of years.

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF THE CITY COUNCIL.

- A. Consider approval of City Council Minutes for the Regular Meeting held November 4, 2025 and Special Meeting held November 18, 2025. (Leticia Vacek, City Secretary)
- B. Petition for Release of Approximately 1.63 acres of Property owned by Albert and Veronica Saenz, Generally located at Ranch Rd 1631/St. Louis Street from the City of Fredericksburg's Extraterritorial Jurisdiction, Gillespie County. (Leticia Vacek, City Secretary)
- C. Consider the approval of Ordinance 2025-47, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)
- D. Consider the approval of the changes and extension of the City of Fredericksburg Investment Policy (Krista Wareham, Director of Finance)

- E. Consider approval of 2026 Calendar Year City Holiday Schedule. (Leticia Vacek, City Secretary)

Councilmember Klein moved to approve Consent Agenda Items 6A through 6E as presented on Consent. Councilmember Eidson seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Request Z-2513 (Old Business/Amended Reconsideration): By P.V. McMinn with Nuvista Development LLC, to reconsider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street. (Cliff Cross, Director of Development Services)

- i Presentation by the Applicant

- ii Presentation by the Staff

- iii Hold Public Hearing

- iv Take Action on the Conditional Use Permit

- v. Take Action - Approve Ordinance 2025-50 for the Conditional Use Permit (If applicable)

P.V. McMinn, applicant, spoke and presented a revised plan for 21 Townhomes and requested approval.

Cliff Cross gave a recap stating during the public hearing on November 5, 2025 the applicant requested to amend the proposed CUP to only apply it to Lot 1 (R-1) and focus on the development of the 21 townhomes only. In further consideration of this request, the Planning & Zoning Commission recommended denial of the application as presented.

Mayor Hoover declared the public hearing open.

Marlene Pylate, resident of the Windcrest Townhomes stated the purpose of the Planning and Zoning Commission (P&Z) is to do the background work and research on conditional use permit requests before they come before City Council for consideration. She added that P&Z has denied this request three times. The residents are concerned about the safety considerations that have not been addressed, specifically regarding emergency vehicles in the cul-de-sac and a buffer/barrier between the adjoining properties.

Mayor Hoover declared the public hearing closed.

The Council discussed safety issues with the cul-de-sac, one way in and out and the 21' buffer zone condition, 7 am to 7 pm work permit, and tree preservation.

Councilmember Watson made a motion to approve Ordinance 2025-50 for a conditional use permit as presented with the conditions that were listed previously and the requirement for sidewalks. Mayor Pro-Tem Kirchner seconded the motion.

Mayor Hoover added that a super majority is required due to P&Z denial. City Secretary Vacek took a roll call vote:

AYE: Mayor Hoover, Councilmembers Watson and Eidson

NAY: Mayor Pro-Tem Kirchner and Councilmember Klein

ABSENT: None

The motion to approve failed due to the lack of a Super Majority.

Mayor Hoover called a 5-minute break.

- B. Request Z-2521: By Dorothy Kay Zey Family Trust, Edward Zey, Trustee, to Consider the Following:
(Cliff Cross, Director of Development Services)

A. A Land Use Change from Medium Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) for 304 East Highway Street.

B. A Zoning Change from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2025-51 for the Land Use Change

v Take Action - Approve Ordinance 2025-52 for the Zoning Change

Edward Zey introduced himself and requested a land use and zoning change.

Cliff Cross provided an overview of the land use change from Medium Density Residential District (Mixed Use Community / Corridor Place Type) to Commercial (General Commercial Place Type) for 304 East Highway Street. As part of this process, a zoning change from R2, Mixed Residential to C2, Commercial has also been requested. The Planning and Zoning Commission recommended denial of the land use change from Mixed-Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) and recommended approval of the rezoning from Mixed Residential (R2) to Commercial (C2) for the Property.

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 at 10:21 am.

Councilmember Eidson moved to deny Ordinance 2025-51 for the land use change at 304 East Highway Street. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Councilmember Eidson moved to approve Ordinance 2025-52 for the zoning change from R2 to C2 for property located at 304 East Highway Street. Councilmember Klein seconded the motion. The motion carried unanimously.

- C. Consider the adoption of Ordinance 2025-46 approving budget amendments to the Fiscal Year 2025 City Budget beginning October 1, 2024, and ending September 30, 2025, providing for amended appropriations for each affected

departmental account (Krista Wareham, Director of Finance)

i. Presentation by staff

ii. Take action to adopt Ordinance 2025-46

Krista Wareham reported that the staff has completed the year-end financial review of the fiscal year 2025 budget versus the actual. Upon examination, they have determined there are several areas where amendments to the budget are necessary. These amendments are required due to changes in the original projection that have arisen related to expenses for the new City Hall and Sanitation Fund.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2025-46 Budget Amendments to Fiscal Year 2025. Councilmember Klein seconded the motion. The motion carried unanimously.

- D. Consider the approval of Resolution 2025-30 for a FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant through the Office of the Governor. (Brian Vorauer, Chief of Police)

Chief Vorauer reported that the Police Department is seeking an opportunity to purchase ballistic door panels for 20 patrol vehicles through a FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant from the Office of the Governor. This is a non-matching grant. He added that this upgrade would significantly enhance officer safety.

Councilmember Klein moved to approve Resolution 2025-30 for a FY2026 Grant for Bullet-Resistant Components for Law Enforcement Vehicles. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- E. Consider the approval of Resolution 2025-31 casting votes for the Gillespie Central Appraisal District Board of Directors for the 2026-2027 Term. (Leticia Vacek, City Secretary)

It was announced that said item would be discussed in Executive Session.

8. CITY MANAGER'S REPORT

- A. Hollmig Lane Update

City Manager Bailey reported the meeting with the residents and developer of Sonoma 1 and Sonoma 2 has been moved to this Thursday to discuss traffic impacts. At the next regular Council Meeting on December 16th, the approval of the right of way annexation, land use, and zoning for Sonoma 2 will be brought back for Council consideration. At this time, we are trying to gather as much information from the developer team and from residents in terms of impacts to property downstream, specifically on the drainage side. He added the short-term solution would be the immediate downstream impact of the development to two adjacent properties. The long-term planning would include working with the County staff to complete a stormwater management study which could cost a quarter of million dollars.

9. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey reviewed the Future Agenda Items List with the City Council highlighting the December 9th Special Council Meeting at 10:00 am and Joint Meeting with the CVB Board and staff beginning at 9:00 am the same day.

10. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections 551.071 (Attorney-Client Privilege), 551-072 (Real Property) and Section 551-074 (Personnel Matters).

- A. Discussion of Water Supply Purchase/Lease pursuant to Texas Government Code Section 551.072. (Mick McKamie, City Attorney)
- B. Consideration and Approval of the City of Fredericksburg City Council casting its authorized 409 Votes for the Gillespie Central Appraisal District Board of Directors (GCAD) pursuant to Texas Government Code 551.074. (Leticia Vacek, City Secretary)
- C. Consultation with City Attorney — Pursuant to Texas Government Code Section 551.071, to seek legal advice from the City Attorney regarding the City's authority and available remedies to address dangerous conditions, public nuisances and serious code enforcement violations, including property located in the vicinity of E. Austin and N. Washington Streets. (Mick McKamie, City Attorney)
- D. Legal Matters Update - Pursuant to Texas Government Code Section 551.071 (Mick McKamie - City Attorney)

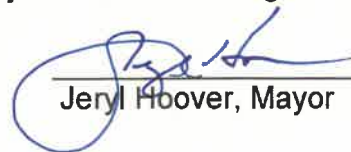
Mayor Hoover announced the Council would recess into Executive Session at 10:46 am. Due to Mick McKamie's absence, Items C and D were not discussed and will be moved to a future meeting.

Mayor Hoover reconvened the Executive Session at 11:08 am and announced that action was in order on Item 7E. The following action was taken.

7E. Mayor Pro-Tem Kirchner moved to approve Resolution 2025-31 casting votes for GCAD Board of Directors, allocating 205 votes for Jill Tabor and 204 votes for Graham Pearson. Councilmember Klein seconded the motion. The motion carried unanimously.

11. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 11:09 am.



Jeryl Hoover, Mayor

Attest:



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