



City of Fredericksburg

City Council Special Meeting Minutes
Tuesday, September 9, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. US 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, Assistant City Manager
Mick McKamie, City Attorney
Leticia Vacek, City Secretary
Kris Kneese, Public Works/Utilities Director
Krista Wareham, Finance Director
Cliff Cross, Development Services Director
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Aaron Anderegg, IT Director
Andrea Schmidt, Parks/ Recreation Director
Sean Doerre, PIO
Derek Seelig, Police Lt
Evan Williamson, PW/Utilities Asst Director
Susana Huerta, Dvlpmnt Serv. Asst Director
Laurie Cassidy, Deputy City Secretary
Michael Pressler, Fire Captain
Alyssa Rivera, Outreach Specialist
Tyler Debish, STR Coordinator
Leslie Ball-Embrey, Asst to City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order announcing a quorum of the Council.

2. INVOCATION

Captain Michael Pressler of the Fredericksburg Fire Department delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. CEREMONIAL MATTERS/NEW EMPLOYEE INTRODUCTIONS

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

Mr. Cross introduced Susana Huerta as the new Assistant Director of Development Services. He mentioned that Susana was previously serving as the Director of Development Services for the City of Leon Valley. He added that she has also served the cities of Boerne, Bulverde, and McAllen. He noted that she holds a bachelor's and master's degrees and is a Certified Planner.

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

Mrs. Vacek introduced Laurie Cassidy as the new Deputy City Secretary and mentioned that she previously served as the City Secretary in Blanco. She also noted that Laurie is a Texas Registered Municipal Clerk and a Certified Municipal Clerk.

5. COUNCIL COMMENTS

Councilmember Eidson reported that there are 24 days until Oktoberfest which is a wonderful cultural festival for us, and an economic boom to our community. He reported that he met with Judge Becker at municipal court and the following day, he stopped by the Police Department booth at Marktplatz where they gave treats to children. On August 13th he attended Coffee with the City Manager and on August 15th, he attended the EDC Meeting in Bobby's absence. On August 18th he attended the Chamber Board Meeting and on August 14th and 27th he attended the Friends of the Fredericksburg Nature Center Meetings. Lastly, on August 26th he attended the CVB Meeting and had lunch on September 3rd with the Leadership Gillespie Class.

Councilmember Klein reported that he drove to New Mexico over the weekend and mentioned the number of the wind turbines he saw and how they disturb the beautiful skyline. He stated that he also attended the Leadership Gillespie Class luncheon. He also attended the County Commissioner's Court Meeting where they filed a cease-and-desist order on the Battery Storage. He also reported that the Gillespie Central Appraisal District presented their budget to the Commission, and it was approved.

Councilmember Watson reported that he attended the Airport Board Meeting on August 19th and the Hangars are 100% occupied with 48 on the waiting list. He noted that business at the FBO slowed a bit but that it is still ahead of last year. He added that their next meeting is on September 16, 2025, which he plans to attend. He also stated that he attended the Leadership Gillespie County meeting, and they had a good session.

Mayor Pro-Tem Kirchner reported that on September 18th the Movie Coco will be showing at Marktplatz at sunset. Also, the Alamo Area Council of Governments is holding

their Road Show on September 26th starting at 10 am at the extension office on Business Court. Lastly, she noted that the next Neighborhood Town Hall Meeting is on September 30th at the Hill Country Herb Garden beginning at 6 pm.

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)

Mayor Pro-Tem Kirchner moved to approve consent items 6A, 6B, and 6C. Councilmember Watson seconded the motion. The motion carried unanimously.

Mayor Hoover recognized County Commissioner Kramer who stated that the County did not take any action on the Battery Facility Project and added that a private group has filed a Temporary Restraining Order on the Battery Project.

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.

Krista Wareham noted the required Public Hearing related to the proposed Tax Increase and provided background on the tax rate. She added that the Voter Approval Tax Rate (VAR) is the highest that can be approved without an election at \$0.227427/\$100 valuation. In response to Mayor Pro-Tem Kirchner, Krista said that the VAR is split into 2 components being the Maintenance & Operations and Interest & Sinking Fund. Mayor Hoover declared the public hearing open and called on the following individuals to speak.

Annette Bennett stated that having watched the Council Meetings; staff is trying to keep the expenses down. She mentioned the Glockenspiel and the Tennis Center which will have ongoing maintenance. She asked how these projects and future projects will continue to be funded.

Randy Briley spoke of the proposed leaf collection fee stating that it has been paid for by city residents with the property tax collection. He asked that Council look at other means of increasing revenues such as parking.

George Studor mentioned tax credits and mentioned they will be going away and as the Council to take that into account.

Charles Schmidt asked if the city was looking at contracting services out to help reduce costs. He said that cutting services are needed but encouraged the city to look at contracting.

City Manager Bailey replied that the city has looked at contracting out street and sanitation services and added that the cost would be greater. Councilmember Klein mentioned that the city contracted out the operation and maintenance of the golf course. City Manager Bailey noted that was a positive example of contracting out. He mentioned that for other services, the mobilization costs would increase. He added that privatization of some of those services works to a certain extent using the trash collection service as an example. The proposed low-rate increase would end up being greater if a contractor took over that service. Kris Kneese added that that there was value in not just picking up trash, but the staff interaction and relationships built with our residents that has value. Councilmember Eidson added a contractor would also not work through the holidays as currently is provided.

City Manager Bailey expressed appreciation of Mr. Schmidt's comments made. Mr. Schmitz stated that he primarily dealt with mowing contracts not these other major services. Mayor Pro-Tem Kirchner mentioned that she requested a list of all contracted city services for review. She also mentioned that the city is not adding more staff for same.

Mayor Hoover declared the public hearing closed noting the action that would be required today. Councilmember Watson moved to postpone the final tax rate vote until Tuesday, September 16, 2025. Councilmember Eidson seconded the motion. The motion carried unanimously.

- 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.

Krista noted that the Proposed Budget also required a Public Hearing be conducted. She added that the Council has attended four Special Budget Meetings and several Regular Meetings with the proposed budget discussed. She pointed out that staff is trying to control costs and felt the city was doing a great job in keeping costs down.

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

Councilmember Klein moved to postpone the final budget vote until Tuesday, September 16, 20125. Councilmember Eidson seconded the motion. The motion carried unanimously.

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

A. Cliff presented said item noting the parcels ID Numbers of 183782 and 302076 where the applicant is requesting a land use change from C1 to C2. Mayor Hoover asked of the allowed uses for C2. After Cliff replied with the uses, Mayor Hoover declared the public hearing open. There being no citizens to speak, Mayor Hoover declared the public hearing closed.

B. Cliff presented said item noting that it would provide for the zoning change from C1.5 to C2 for the same parcels.

Mayor declared the public hearing open. There being no citizens to speak, Mayor Hoover declared the public hearing closed.

Councilmember Klein moved to adopt Ordinance 2025-25 for the land use change for parcels numbered 183782 and 30276. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Councilmember Eidson moved to adopt Ordinance 2025-26 for the zoning change for parcels numbered 183782 and 30276. Councilmember Klein seconded the motion. The motion carried unanimously.

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)

City Secretary Vacek presented the Fourth Amendment to the original lease, adding that all terms remain the same specifically the 3 year extension at \$600 per month.

Councilmember Klein moved to approve the Fourth Amendment as presented. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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

Fire Chief Bizzell presented said item. He stated that the apparatus and all other equipment that must be placed on the truck adds \$300k to the ladder truck of \$2,011,000. Mayor Pro-Tem Kirchner verified that said item was budgeted in 2025 adding that the increase was \$11k. It was noted that said costs will be shared with the County.

Councilmember Watson moved to approve the bid of the ladder truck as presented by staff. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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

Russell Carvin, applicant, presented the STR appeal. He noted that he received an email but did not receive the invoice. He noted that he did not follow up and requested a bit of grace due to all that they had going on personally. He stated that he was willing to pay all associated fees. Tyler Debish presented the item on behalf of the city.

Councilmember Eidson moved to deny the appeal. Councilmember Klein seconded the motion. The motion carried unanimously.

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

Mr. Closson presented the CVB Budget for FY2026. He thanked Dr. Shields, Chairman of the CVB Board who was present. He reported that they are trying to maximize the percentages allowed by the state. Gillespie County is down approximately 4 percent year to date in visitation. Travel is still very high and there is 90 percent with plans to travel. He noted that the CVB's current website has not been performing well but will be updated. He added that the CVB has just over a year of financial reserves. He added that they do not need that amount in reserves. He mentioned that in order to deploy the reserve funds the CVB must be consistent with their non-profit status. He noted that the CVB restroom is in dire need of repair and will present architectural plan expenses in that will exceed

\$500k. Lastly, he spoke about several programs that the CVB is bringing to fruition.

9. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey reviewed the Future Agenda Items List with the Council.

City Manager Bailey highlighted the future items and the list of upcoming meetings highlighting the Tax Rate and Budget adoption at the next meeting. He also noted the upcoming Leader's Breakfast and Neighborhood Town Hall Meeting.

10. EXECUTIVE SESSION

Mayor Hoover recessed the regular meeting to go into executive session at 10:47 am to discuss the following Executive Session items pursuant to Texas Government Code Sections 551.071 & 551.074.

Mayor Hoover reconvened the meeting at 11:37 am and noted that action was in order.

- 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)

Mayor Hoover reconvened the executive session at 11:37 am and announced that action was in order. The following action was taken:

10A. Councilmember Eidson moved to appoint Todd Peters to fill the remaining unexpired term vacated by Jeff Lawrence. Councilmember Watson seconded the motion. The motion carried unanimously.

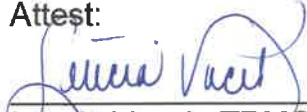
10B. Mayor Pro-Tem Kirchner moved to settle the Brillhart and Clark suit within the settlement negotiations presented by the City Attorney. Councilmember Klein seconded the motion. The motion carried unanimously.

10C. No action.

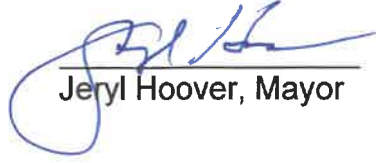
11. ADJOURN

Mayor Hoover adjourned the meeting at 11:38 am.

Attest:



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


Jeryl Hoover, Mayor