



City of Fredericksburg

City Council Special Meeting Minutes
Tuesday, November 18, 2025 ~ 9:00 AM
341 Golfer's Loop
Cardinal Room
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
Kris Kneese, Public Works/Utilities Director
Brian Vorauer, Police Chief
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Tyler Hooper, Asst. Finance Director
Susana Huerta, Asst. Director, Development Services
Derek Seelig, Lieutenant Patrol Division
Lynn Bizzell, Chief Fire/EMS
Andrea Schmidt, Parks/Recreation Director
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Alyssa Rivera, PD Outreach Specialist
Maria Garcia, Asst. City Attorney

1. CALL TO ORDER

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

Mayor Hoover stated the purpose of the meeting was discussion only on several policy topics and ordinances. No formal action was planned.

City Manager Bailey briefly described broader topics that are on the city's "major" and "minor" list for upcoming strategic planning and future meetings, including Fire and EMS operations in the county, parking management, particularly on Main Street, development of a citywide strategic plan (described as a multi-meeting process), transportation projects previously discussed in town halls, Unified Development Code (UDC) which is currently underway with a consultant. He added that additional items include a water conservation policy, alcohol and open

containers on Main Street, and City-owned property and possible future uses. It was noted that these items are intended to be addressed more in depth at a later meeting. Lastly, he added that on December 9th a special council meeting will kick off the Strategic Plan planning process.

2. OTHER ACTION ITEMS AND UPDATES

A. Discussion on Brush Pickup and Leaf Pickup Fees. (Kris Kneese, Director of Public Works/Utilities)

Kris Kneese shared brush pickup is a year-round operation that has been provided by the City for many years. The goal is to pick up brush at residences on the same day as solid waste collection, although during peak times (spring growth, storms) the schedule can fall behind. Approximately 5,900 residential solid waste customers are served. The service uses a chipper truck and related equipment on a routine basis throughout the year. Staff presented cost information which included a total annual labor and equipment cost for the brush chipping service at just over \$560,000, which equates to just under \$8 per month per residential customer. This cost is currently not directly recovered through a dedicated fee. The Council discussed said item in detail.

Kris also reported that the leaf pickup is a separate service from brush pickup and chipping although seasonal, not year-round. Usually in the Fall, roughly 2.5 to 3 months, with heavier volumes around Thanksgiving. In the Spring it is primarily live oak leaf drop, typically about 30 days, subject to weather and timing. The goal is to pass each part of town about once per week during the leaf season. It is estimated this will require one full-time employee for year-round leaf collection. During heavy fall periods, the city may have 6–8 employees assigned to leaf operations. The total cost is estimated at \$175,000 annually or roughly \$2.50 per month per residential customer. The Council discussed said item in detail. Staff will return with fee structure options.

B. Discussion of Annual Curbside Bulk Trash Material Pickup. (Kris Kneese, Director of Public Works/Utilities)

Kris Kneese reported on the current annual landfill voucher service which is valid for one truck or trailer load (up to about one ton) per utility account. Approximately 500 vouchers per year are redeemed, which is about ten percent of eligible accounts. The proposed service would be a once per year curbside pickup of bulky items. Items would be set out at the curb and collected by city crews. Staff estimated the program would cost about \$120,000 annually. The initial year could be accomplished using existing labor and equipment. Ongoing service would require a dedicated funding source and integration into future budgets. The Council discussed said item in detail.

- C. Discussion of timeframe for bringing items back before City Council, or any other City Board and/or Commission. (Cliff Cross, Development Services Director)

Cliff Cross discussed the timeframe for bringing items back to the Council and for various boards and commissions. He asked how long of a timeframe do we want to set to bring items back to Planning & Zoning Commission (appeals), and Historic Review Board regarding denied zoning ordinance applications. Currently there is not a set timeframe. The Texas Code states the timeframe must be reasonable. The most common timeframe is six months. With regards to the waiting time for denied development permit applications, Mick McKamie recommended six months.

Mayor Hoover called for a five-minute break.

- D. Discussion of GCAD City Appraisals. (Scott Fair, Chief Appraiser)

Scott Fair stated he has been working for the Appraisal District since 2001. He shared the recent struggle with loss of current employees and training of new employees. He noted the Appraisal District contracted out the commercial appraisals. Mr. Fair discussed the legislative process and the requirements associated with the appraisals. He shared the commercial values on Main Street increased this year due to some new hotels and apartment complexes which came online. He referenced the Texas Tax Code Section 23.231. A few questions followed.

- E. Discussion of Potential Ordinance Amendments.

Garret Bonn reviewed several ordinance amendments under review, some of which will be built into the UDC. Several will be considered for approval at a later date. Mayor Hoover asked the council and staff to discuss the ordinances of most importance at this time.

The water conservation ordinance surcharges and enforcement of watering violations were discussed. A discussion ensued with the concept of treating the violations as civil violations enforced by applying a surcharge to the customer's utility bill as an alternative to relying on municipal court enforcement. It was stated that any appeals would go before the Zoning Board of Adjustment (ZBA).

A discussion ensued pertaining to sidewalks. It was noted that the current sidewalk plan needed to be reviewed and updated to add more sidewalks and required all new subdivision construction add sidewalks. The sidewalk requirements will be updated in the UDC.

Mayor Hoover shared there have been questions raised regarding extending the western portion from Acorn to Milam as it relates to the operation of a standardized business. The Council discussed said item which will be addressed with UDC updates.

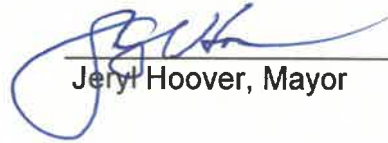
Regarding the sign ordinance updates specifically A-Frame signs, Fredericksburg Standard Reader's Choice Banners, Murals for advertising, historic buildings, and digital/lighted signage were all discussed. Said items will be addressed in the UDC.

Temporary Use Permits for the Historic District Overlay, the council discussed better clarity of this ordinance. It was mentioned that said item would be addressed in the UDC and Historic Preservation Code.

Tree Preservation was discussed. Cliff Cross noted he will bring forth a Tree Preservation Ordinance for consideration and to be incorporated into the UDC.

3. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 12:16 pm.



Jeryl Hoover, Mayor

Attest:



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