



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, May 5, 2026 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember

Tony Klein, Councilmember
Todd Eidson, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, May 5, 2026, at 9:00 AM. The meeting will be live-streamed & available 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 on the day of the meeting between 8:30 a.m. and 9:00 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 of the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda during the 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.

1. **CALL TO ORDER - Mayor Jeryl Hoover**
2. **INVOCATION - Alan Littman representing First Baptist Church in Fredericksburg will lead the invocation.**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover**
4. **CEREMONIAL RECOGNITIONS**
 - A. Recognition of the Finance Department in receiving the GFOA Award — Krista Wareham, Director of Finance.
 - B. Proclamation in recognition of the 57th Annual Professional Municipal Clerks Week — Mayor Jeryl Hoover
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 approval of City Council Minutes for the April 7, 2026 Regular Meeting. (Leticia Vacek, City Secretary)
 - B. Approve a street closure request for the Fredericksburg Morning Rotary Club's 16th annual Kraut Run, taking place on Saturday, October 3, 2026. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
 - C. Approve a street closure request for the Fredericksburg Car Fest, scheduled for Saturday, June 6, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
 - D. Approve a street closure request for the Fredericksburg Food & Wine Festival - Austin Street Dinner, taking place on October 23, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
 - E. Approve a street lane closure request for the Fredericksburg Craft Beer Festival scheduled for Saturday, June 13, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
 - F. Take action on a name change for the lease agreement with Hill Country United Soccer for use of the property next to Oakcrest Park for soccer fields (Andrea

Schmidt, Director of Parks and Recreation)

- G. Consider and approve Animal Control Supervisor Whitney Long as the Local Rabies Control Authority for the City of Fredericksburg (Braxton Roemer, Special Services Lieutenant of Police Department).
- H. Approval of the Assessment & Collection Agreement with the Gillespie Central Appraisal District for the collection of property taxes. (Krista Wareham, Finance Director)
- I. Approval of Contract Modification for GSI Geo-Synthetics Systems LLC for Landfill Cell #12 and #13 Geo-Synthetic liner construction. (Kris Kneese, Director of Public Works/Utilities)

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider and approve Ordinance 2026-21 approving budget amendments to the Fiscal Year 2026 City Budget beginning October 1, 2025, and ending September 30, 2026, providing for amended appropriations for each affected departmental account (Krista Wareham, Finance Director)
 - i. Presentation by staff
 - ii. Take action on Ordinance 2026-21, approving and adopting the proposed mid-year budget amendments to the City Budget for Fiscal Year 2026

8. OTHER ACTION ITEMS AND UPDATES

- A. Approve street closures and parking lot usage for Oktoberfest 2026, taking place the first full weekend of October 2026 at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
- B. Consideration and Action Regarding Request P-2425, A Development Plat for 405 Goehmann Lane, by Lantana Owner, LLC, including discussion and possible action on the Frederick Road Alignment Evaluation Study and Development Agreement. (Kris Kneese, Director of Public Works/Utilities / Cliff Cross, Director of Development Services-Tabled on 04/07/2026)
 - i. Update by City staff (Update from 04/07/2026 Meeting)
 - ii. Update by Developer
 - iii. Potential Actions
 - a) Take Action on Development Plat including "Arterial" roadway associated with
Thoroughfare Plan
 - b) Take Potential Action on Annexation and
Development Agreement

- C. Consideration of the Acceptance of the City's Fiscal Year 2025 Financial Audit. (Krista Wareham, Finance Director)
 - i. Presentation by Kevin Randolph, CPA with Eide Bailly
 - ii. Take action to accept the FY2025 Audit and Financial Statement prepared by Eide Bailly

9. CITY MANAGER'S REPORT

- A. Fredericksburg Chamber of Commerce Quarterly Update. (Jim Mikula, Chamber President/CEO)
- B. Presentation by the Native Plant Society for Main Street. (Alan Kirchoff & Jonathan Watt)
- C. Update on the New Curbside Bulk & Large Item Pickup Program. (Kris Kneese, Director of Public Works/Utilities)

10. ITEMS FOR FUTURE AGENDA

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

11. EXECUTIVE SESSION

The City Council will recess its open meeting and convene in Executive Session pursuant to Texas Government Code Sections below.

- A. Legal Matters Update - Texas Government Code Section 551.071 (Maria Garcia - TOASE)

12. ADJOURN

CERTIFICATION

This certifies that I, Leticia Vacek, posted this agenda at 5:00 pm on April 29, 2026, on the bulletin board of the City of Fredericksburg City Hall, 2818 E. US Hwy 290 Fredericksburg, Texas.

Leticia Vacek

Leticia Vacek, TRMC/CMC/MMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: May 5, 2026

CATEGORY: CEREMONIAL RECOGNITIONS

CAPTION: Recognition of the Finance Department in receiving the GFOA Award — Krista Wareham, Director of Finance.

SUMMARY:

The annual Government Financial Award has been awarded to the City of Fredericksburg's Finance Department annually for a decade. The Finance Department has been awarded the Award and Finance Director Krista Wareham will recognize her Finance Department Team.

BACKGROUND:

Said GFOA Award has been awarded annually for a decade to the City of Fredericksburg's Finance Department.

FUNDING SOURCE: n/a

FINANCIAL IMPACT:
n/a

STAFF RECOMMENDATION:

Presentation Only

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:

Krista Wareham

Krista Wareham, Director of Finance

Date: April 20, 2026

William Mckamie

William McKamie, City Attorney

Date: April 20, 2026

Leticia Vacek

Leticia Vacek, City Secretary

Date: April 21, 2026

Clinton Bailey

Clinton Bailey, City Manager

Date: April 29, 2026



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Jeryl Hoover, Mayor
MEETING DATE: May 5, 2026

CATEGORY: CEREMONIAL RECOGNITIONS

CAPTION: Proclamation in recognition of the 57th Annual Professional Municipal Clerks Week — Mayor Jeryl Hoover

SUMMARY:

This year we celebrate the 57th Annual Year of Professional Municipal Clerks Week on May 3rd through May 9, 2026.

BACKGROUND:

The Office of the Professional Municipal Clerk is the oldest among public servants, a time-honored and vital part of local government that exists throughout the World. The Municipal Clerk serves as the link between the citizens and the residents.

FUNDING SOURCE: n/a

FINANCIAL IMPACT:
n/a

STAFF RECOMMENDATION:

Presentation only.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 20, 2026



William McKemie, City Attorney

Date: April 20, 2026



Clinton Bailey, City Manager

Date: April 29, 2026



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Consider approval of City Council Minutes for the April 7, 2026 Regular Meeting. (Leticia Vacek, City Secretary)

SUMMARY:

Attached are the meeting minutes for approval. In accordance with Robert's Rules of Order, the regular meeting minutes are typically approved at the following regular meeting.

BACKGROUND:

City Council Meeting Minutes are a permanent record of the City of Fredericksburg and are required to be preserved according to State Law.

FUNDING SOURCE: N/A

FINANCIAL IMPACT:
N/A

STAFF RECOMMENDATION:

City Secretary Vacek recommends approval.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Regular City Council Meeting Minutes 04-07-2026

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 20, 2026



William McKemie, City Attorney

Date: April 20, 2026



Clinton Bailey, City Manager

Date: April 29, 2026



City of Fredericksburg

City Council Regular Meeting Minutes
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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
Cliff Cross, Director, Development Services
Kris Kneese, Director, Public Works/Utilities
Krista Wareham, Director, Finance
Brian Vorauer, Police Chief
Lynn Bizzell, Chief Fire/EMS
Andrea Schmidt, Director, Parks/Recreation
Sean Doerre, Public Information Officer
Aaron Anderegg, Director, IT
Laurie Cassidy, Deputy City Secretary
Tyler Hooper, Asst. Director, Finance
Brandon Gold, Asst. Director, IT
Cody Oris, IT Specialist
Alyssa Rivera, PD Outreach Specialist

1. CALL TO ORDER

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

2. INVOCATION

Christine Burdick, Fredericksburg resident delivered the invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Hoover led the Pledges.

4. CEREMONIAL MATTERS/EMPLOYEE RECOGNITION

- A. Evan Williamson, Asst. Director of Public Works/Utilities recognized the Electric Department Staff for the Award of "No Loss of Time" for 40 consecutive years of no accidents from the Texas Electric Cooperatives.
- B. Andrea Schmidt, Director of Parks & Recreation recognized Brian Roeder & Christian Castruita for Building & Installing the new Dog Park Water Fountains.

The Mayor and Council thanked the Electric Department for their continuance of no accidents. Brian and Christian were applauded for the new water fountains at the Dog Park.

5. COUNCIL COMMENTS

Councilmember Eidson reported that on March 23rd he attended the Chamber Board Meeting. On March 24th he attended the CVB Board Meeting and recognized Cliff Cross for his presentation on March 25th at the Chamber Leader's Breakfast. He added that on March 25th he also met with the former Mayor of Edmond, OK to discuss public art initiatives. Additionally, he attended the Fisd Board Meeting where the Casa Uber Alles Team was recognized for their National Award. On March 31st and April 1st, he attended the Texas Association of Builders Board Meeting in Bastrop. Lastly, on April 6, he attended the groundbreaking for the new Raquet Club.

Councilmember Klein shared the Market Square Redevelopment Committee is getting close to reaching their goal on the start-up of the Glockenspiel Project. The Nimitz Rotary Club donated funds towards the music portion of the project. He reported that he also attended the Commissioners Court Meeting.

Mayor Pro-Tem Kirchner thanked Marcella Eckhardt for noticing the wonderful work the Parks Department did at the Dog Park. She mentioned that Eric and Carol Hammersen are New Legislators with the Texas Silver Hair Legislators, a group of senior citizens that advocate for Seniors throughout the state. The Hammersen's will be representing Gillespie County.

Councilmember Watson reported that the Airport Board Meeting was held on March 17th and the T-Hangers are 100% full with 36 on the waitlist. He announced that there will be a T6 Fly-in on April 23-25th. He reported that Crosswind School has 29 students, while TacAero has 168 students year-to-date. On March 25th he attended the Chamber Leaders Breakfast. On March 26th he attended the annual Touch-A-Truck Event and Farmers Market at Marktplatz. On March 27th he attended the EDC meeting at which time it was announced that sales tax year-to-date through March is down almost 2%. On April 6th, he attended the Raquet Club Groundbreaking. Lastly, he reported that the Chamber will host a Candidate Forum on April 13th at the Fredericksburg Theatre.

PROCLAMATION FOR PUBLIC SAFETY TELECOMMUNICATIONS WEEK

Mayor Hoover read and presented a Proclamation for Public Safety Telecommunications Week. Telecommunications staff members were recognized by the Council for a job well done.

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 and approve the City Council Minutes for the Regular Meeting held March 17, 2026. (Leticia Vacek, City Secretary)
- B. Consider and approve the release of 0.09 acres of unimproved right-of-way within The Settlement on Town Creek Subdivision. (Evan Williamson, Asst. Director of Public Works/Utilities)
- C. Ratify the Convention & Visitors Board (CVB) Appointment of Nicole Whorton - Fischer & Wieser. (David Shields, CVB Chair)

Councilmember Watson moved to approve Consent Agenda Items 6A, 6B, and 6C as presented. Councilmember Eidson seconded the motion. The motion carried unanimously

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. **Request Z-2601:** Proposed text amendments regarding sexually oriented businesses, vape shops, game of skill parlors and tattoo studios. The proposed text amendments are for Section 2.100 (Definitions), Section 3.210 (C-2: Commercial), Section 3.320 (M-2: Medium Manufacturing) and Section 4.500 (General Description of Commercial Use Types). (Cliff Cross, Director of Development Services)

i Presentation by the Staff

ii Hold Public Hearing

iii Take Action- Approve Ordinance 2026-14 For Text Amendment

Cliff Cross presented said item bringing all definitions into the Ordinance.

He added that the Ordinance provides that a conditional use permit would be required for the proposed four uses, sexually oriented businesses, vape shops, game of skill parlors and tattoo studios. Mick McKamie stated that this ordinance will define the appropriate zoning uses.

Mayor Hoover declared the Public Hearing open and called upon the individuals registered to speak.

George Studor expressed his concern with gambling and/or gaming uses. John Willome shared his concern with the location of these types of businesses.

Dan McCoy of Hill Country Chocolate addressed the Council and focused on three issues: 1) the ordinance contradicts the 2024 Comprehensive Plan; thus, it needs to be amended first. 2) A factual observation relating to the 10% requirement. 3) Currently, this avenue is not permitted, and he recommended this item be tabled.

A discussion ensued regarding the uses and case law and Attorney McKamie stated that the 10% rule has to do with case law and is used as a guideline by every attorney that has litigated it.

Annette Bennett asked how this will affect new chemicals that come on the market as it relates to the sale of items at Vape Shops. George Studor mentioned that the 500-foot rule would not deter kids from being drawn to said shops.

Mayor Hoover declared the Public Hearing closed. A brief discussion ensued with regards to an alternative zoning of M-2.

Councilmember Eidson moved to approve Ordinance 2026-14 outlining the proposed text amendments regarding sexually oriented businesses, vape shops, game of skill parlors and tattoo studios. Councilmember Klein seconded the motion. The motion carried unanimously.

- B. **Request Z-2604:** Proposed text amendment regarding Multiple Family Residential Uses within the C-1 Neighborhood Commercial District. The proposed text amendments are for Section 3.200 (C-1: Neighborhood Commercial) district. (Cliff Cross, Director of Development Services)

- i Presentation by the Staff
- ii Hold Public Hearing
- iii Take Action - Approve Ordinance 2026-15 For Text Amendment

Cliff reported that currently, Multi-Family Residential Uses are permitted by right. In accordance with this Ordinance, the applicant would be required to follow the Conditional Use Permit (CUP) process.

Mayor Hoover declared the Public Hearing open and with no speakers registered, declared the Public Hearing closed.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2026-15. Councilmember Watson seconded the motion. The motion carried unanimously.

- C. **Request Z-2605:** Request by Century 21, The Hills Realty to consider a Conditional Use Permit (CUP) per Section 3.510 to Establish and Operate a Standardized Business in the Historic Shopping District Overlay for the property commonly known as 408 W. Main Street. (Cliff Cross, Director of Development Services)

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action - Approve Ordinance 2026-16 For The CUP

Dwight Oestreich, applicant, addressed the Council and spoke in favor of the conditional use permit.

Danielle Staudt spoke in favor of the CUP noting the ownership and operations have been in existence for the past 2 decades.

Karen Oestreich spoke in favor of the CUP having previously served on the HRB. She indicated that she and Dwight have owned the building and are properly going through the CUP process as required. She added that city staff recommended approval.

Mayor Hoover declared the Public Hearing open and with no individuals registered to speak, he declared the Public Hearing closed.

Attorney McKamie explained the super majority vote required for approval and noted that each zoning case should be reviewed on an individual basis.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2026-16. Councilmember Watson seconded the motion. Mayor Hoover called for a roll call vote. The motion failed 3-2 with Councilmembers Klein and Eidson opposed.

Mayor Hoover recessed the meeting for five minutes. Mayor Hoover reconvened the meeting and addressed Item 9A.

9. CITY MANAGER'S REPORT

A. Fredericksburg Independent School District (FISD) Bond Proposition Update.

Matt Seidenberger, FISD Board President shared the purpose of the bond which is to build a new High School. Ann Dixon, FISD Interim Superintendent, assisted with the Bond Proposition presentation denoting the amounts for each project.

After said item, Mayor Hoover addressed Item 7D.

7. D. **Request Z-2606:** Request by April Laird / Frisky Kitty Cafe LLC to consider a Conditional Use Permit (CUP) per Section 3.200 to Establish and Operate a "Restaurant - Limited" use for the property commonly known as 1209 E. Main Street. (Cliff Cross, Director of Development Services)

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action- Approve Ordinance 2026-17 For The CUP

April Laird, applicant, presented the positive points for Frisky Kitty Café which will increase the adoption rate of cats. Ms. Laird added that all the baking will be done off-site and brought in while the coffee will be made in-house.

Cliff added that the Planning and Zoning Commission recommended approval of the Conditional Use Permit for the Frisky Kitty Cafe.

Mayor Hoover declared the Public Hearing open and with no individuals registered to speak, he declared the Public Hearing closed.

Councilmember Watson moved to approve Ordinance 2026-17. Councilmember Edison seconded the motion. The motion carried with Councilmember Klein abstaining.

- E. **Request Z-2607:** Request by Kevin Spraggins with VEI Engineering to consider a Conditional Use Permit (CUP) per Section 3.210 to allow a "Drive Through or Drive-In Facilities" for the property commonly known as 720 S. Adams Street. (Cliff Cross, Director of Development Services)

- i Presentation by the Applicant

- ii Presentation by the Staff

- iii Hold Public Hearing

- iv Take Action - Approve Ordinance 2026-18 For The CUP

Kevin Spraggins with VEI Engineering presented their CUP request.

Cliff added that the recommendation of the Planning & Zoning Commission was for approval.

Mayor Hoover declared the Public Hearing open and with no individuals registered to speak, he declared the Public Hearing closed.

Councilmember Watson moved to approve Ordinance 2026-18. Councilmember Eidson second the motion. The motion carried with Councilmember Klein abstaining.

- F. Consider an Ordinance amending Chapter 26, "Sexually Oriented Businesses" of the City Code addressing Definitions, Licensing, Location and Operational Regulations. (Cliff Cross, Director of Development Services)

- i Presentation by the Staff

- ii Take Action - Approve Ordinance 2026-19 For The Amendment.

Cliff stated that the recommendation from the Planning & Zoning Commission was for approval.

Mayor Hoover declared the Public Hearing open and with no individuals registered to speak, he declared the Public Hearing closed.

Councilmember Watson moved to approve Ordinance 2026-19. Councilmember Klein seconded the motion. The motion carried unanimously.

- G. Consideration and Action Regarding Request P-2425, A Development Plat for 405 Goehmann Lane, by Lantana Owner, LLC, including discussion and possible action on the Frederick Road Alignment Evaluation Study. (Kris Kneese, Director of Public Works/Utilities / Cliff Cross, Director of Development Services)

- i Presentation by City staff

- ii Presentation by Traffic Consultant - Kelly Rees, P.E. - Kimley Horn

- iii Presentation by Developer

iv Hold Public Hearing

v Take Action on Development Plat, including possible action on Frederick Rd. alignment

Cliff Cross presented said item reporting some alternatives will be presented to either approve or not approve a thoroughfare plan.

Kelly Rees, P.E. with Kimley Horn presented the Frederick Road Alignment alternatives, criteria and scoring matrix. He indicated that the best alternative is the original Frederick Road Alignment. The cost was also discussed.

The Developer presented their plan and shared a two-minute video.

Mayor Hoover declared the Public Hearing open and called upon the speakers.

Michael Braden, adjacent property owner, spoke in favor of the proposed route and in favor of the property being annexed into the city.

Micah King, spoke with regards to the thoroughfare plan and expansion of the city tax base.

Jessie Barter expressed his support for the low-density project, and spoke of tourism and economic development.

Nikhila Davis stated that she would hate to see a massive thoroughfare. She added that she prefers the current quiet road.

County Commissioner Charles Olfers spoke in favor of the route, adding it has been reviewed many times. He stated the County can assist the City with this route.

Charlie Kiehne spoke regarding the impact of the project on the community.

Keith Stehling, property owner on Goehmann Lane, said he did not know of these proposed routes until last week. He stated his objection to the route.

Kris Kneese clarified what is being considered today is the development plat.

Another property owner on Goehmann Lane addressed the Council sharing that he has two manholes on his property. He added his homestead is currently being remodeled.

Graham Pearson, city resident, expressed his concerns with the traffic flow. He encouraged the Council to keep their options open.

John Crenwelge questioned bridge improvements, adding he was happy with the bridge. It was stated that there was no plan to do so as it was in the County.

Mayor Hoover declared the Public Hearing closed reminding the Council what is before them today is the approval of the development plat.

Councilmember Watson moved to remove the route line indicated on the plat. The motion died due to lack of a second. Cliff stated that with said motion the city staff could move forward with sign-off on the development plat but not obligated to that route. He stated that additional studies would then be required and this would not resolve any annexation issues with reevaluation of the Comprehensive Plan. Mayor Pro-Tem Kirchner informed the council that the city taxes on this project were not going to bring in but \$650,000 which is 13% of the five million that has been stated. Additionally, her concern is if the city annexes the development and at another point in time they decide to sell the development, what standards would be applied as the Waldorf Astoria holds very high standards. Cliff responded that the Planning & Zoning Commission has acted on this item taking into account the 90-day timeline to act on it.

Tim Dooley spoke about building the development to city specifications as it relates to streets, sidewalks, etc. He added this would need to be put into place.

After a lengthy discussion, Councilmember Klein moved to table said item to the May 5th Meeting. Councilmember Eidson seconded the motion. The motion carried unanimously.

- H. Consider adoption of Ordinance 2026-20 Amending Section 6.11 "Sidewalks," of Section 6, "Subdivision Design Standards," of Chapter 38, "Subdivision Regulations," of the City of Fredericksburg Code of Ordinances. (Evan Williamson, Asst. Director of Public Works/Utilities)

Evan Williamson presented said item.

Councilmember Watson moved to approve Ordinance 2026-20. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and approve an amendment to LCRA Wholesale Power Supply Agreement. (Kris Kneese, Director of Public Works/Utilities)

Said item to be discussed in Executive Session. After Executive Session, no action was taken.

- B. Consider and approve a Request for Street Closure on Austin Street on May 6, 2026 coinciding with Restaurant Week. (Evan Williamson, Asst. Director of Public Works/Utilities)

Haley Wakefield presented said request for a street closure from 5pm - 8pm.

Councilmember Eidson moved to approve the street closure on Austin Street on May 6, 2026. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

9. CITY MANAGER’S REPORT

- B. Fredericksburg Chamber of Commerce Quarterly Update. (Jim Mikula, Chamber President/CEO)

It was stated that Jim Mikula asked that his item be placed on the next meeting as he had scheduled a 1:00 pm meeting that required his attendance.

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey presented the Future Agenda Items/Meetings List with a note that the May 19th meeting agenda would be light in order to hold a reception honoring Mayor Hoover’s last meeting.

11. EXECUTIVE SESSION

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

- A. Discussion and possible action regarding an amendment to the LCRA Wholesale Power Supply Agreement — Texas Government Code Section 551.071.

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

Mayor Hoover announced the Council would recess into Executive Session at 12:46 pm to discuss Items 11A and 11B.

Mayor Hoover reconvened the meeting from Executive Session at 1:09 pm and stated that no action was necessary.

12. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 1:10 pm.

Jeryl Hoover, Mayor

Attest:

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



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Approve a street closure request for the Fredericksburg Morning Rotary Club's 16th annual Kraut Run, taking place on Saturday, October 3, 2026. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

SUMMARY:

The 16th annual Oktoberfest Kraut Run, which raises money for literacy and reading programs at Fredericksburg Independent School District (FISD) primary, elementary, and middle schools, will take place on Saturday, October 3, 2026. The start/finish area for the run is on and adjacent to the horseshoe entry drive of Fredericksburg Administration Building at 110 W. Travis Street. The event takes runners through the residential area northeast of downtown Fredericksburg, between SH 16 North and North Milam/965, returning to the start/finish area via North Adams and Travis St.

While the start/finish areas are on the FISD grounds on the NW side of Travis, the post-race celebration and awards ceremony are held on the SE side of Travis. In addition, event organizers rent the Town Pool bathhouse, which is also on the SE side of Travis. The bathhouse allows runners to prepare for the race and clean-up after the race, so that they have the option of enjoying Oktoberfest events. This arrangement, which is necessary because the post-race party is prohibited on FISD grounds, causes a large amount of pedestrian traffic back and forth across Travis St.

Run organizers requested to close one block of W. Travis St. from N. Crockett to N. Adams during the event.

BACKGROUND:

The street closure request has been approved by City Council for the past seven years and a completed special event application is on file.

Lt. Seelig (Police Department) and Garrett Durst (Streets Division) have both reviewed and approved the request. Emergency vehicle access will be allowed throughout the closure.

The Fredericksburg Morning Rotary will mail notification letters to those affected by the closure.

The streets division will deliver the closure equipment on October 2, 2026, and the Morning Rotary Club will install the closure equipment on Saturday morning. The event organizers will be responsible for removing the equipment at 12 p.m. on the event day and placing the equipment on the side of the

street for pick-up by the streets division on Monday, October 5, 2026.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:
Sec. 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:

STAFF RECOMMENDATION:

Recommend City Council consider adoption of a motion to allow the Fredericksburg Morning Rotary Club to close W. Travis St. from N. Crockett to N. Adams from 6:00 a.m. to 12:00 p.m. on Saturday, October 3, 2026, for the Kraut Run.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2026 Kraut Run Street Closure Form
2. Barricade Location Plan

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: March 20, 2026

William McKamie

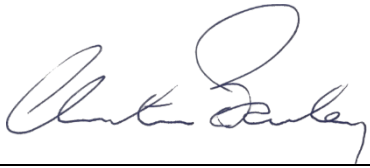
William McKamie, City Attorney

Date: March 20, 2026

Leticia Vacek

Leticia Vacek, City Secretary

Date: April 20, 2026



Clinton Bailey, City Manager

Date: April 29, 2026

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: Oktoberfest Kraut Run

Event Date(s): October 03, 2026

Contact Name: Hugh Reeves

Contact Phone: 832 971 4547

Closure Area:

Entire Street
 Parking Lane Only
 Partial Street
 Blocking or Using City-Owned Property

Side of Street (enter N,S,E,W):
 Side of Street (enter N,S,E,W):
 Location:

Additional details; describe details of use below:

Total closure of the 100 block of West Travis for six hours from 6:00am to 12:00 noon

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.
West Travis	North Adams	North Crockett	Saturday October 3, 2026 ⁺	6:00 am	Saturday October 3, 2026 ⁺	12:00 noon

CITY USE ONLY:

Police: Lt. Seelig via email Date: 2-19-26

Streets: A. Duvst via email Date: 2-18-26

Parks: Jeil B. K. D. Date: 2-19-26



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Approve a street closure request for the Fredericksburg Car Fest, scheduled for Saturday, June 6, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

SUMMARY:

The Fredericksburg Car Fest, hosted by Fredericksburg Morning Rotary Club, is an annual event held the first Saturday in June at Marktplatz. Event organizers have requested to close W. Austin Street between N. Adams Street and N. Crockett Street during the 2026 event, in order to park cars on the street for public viewing. A completed special event application is on file and an emergency access lane will remain open on W. Austin Street during the closure.

BACKGROUND:

The request to close Austin Street was approved by the City Council for the 2022-2025 events. The event's footprint has expanded as the number of cars participating in the car show has increased year after year. Therefore, some of the car show entries will need to be parked on Austin Street for judging. In addition, during the 2019 event, the event organizers invited local first responders to participate in a meet-and-greet, and it was very well-received by the event attendees. A few of the first responder vehicles and equipment have proven to be too large to place on Marktplatz during the car show (i.e. Fire Engine & Ambulance), so Austin Street would be used instead. For 2021, a new car expo was added to allow attendees to get up close and personal with new vehicles from leading manufacturers.

The Fredericksburg Morning Rotary Club contacted Bethany Lutheran Church and San Saba Soap Company and alerted them of the closure request; no negative feedback was received. In addition, Lt. Derek Seelig (Fredericksburg Police Department) and Garrett Durst (Streets Division) have reviewed and approved the street closure request. The streets division will leave the equipment on Austin Street during normal working hours on Friday, June 5, 2026, and either the event organizer or night patrol will close the street at 6:00 a.m., on Saturday, June 6, 2026. Event organizers and Jennifer Krupa will reopen the street on Saturday by 5:00 p.m.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:
Sec. 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:

STAFF RECOMMENDATION:

Recommend City Council consider a motion to approve closing W. Austin Street between N. Adams and N. Crockett Street beginning at 6:00 a.m. on Saturday, June 6, 2026, and ending at 5:00 p.m., for the Fredericksburg Car Fest.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2026 FBG Car Fest Street Closure Request Form

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: March 20, 2026

William McKamie

William McKamie, City Attorney

Date: March 20, 2026

Leticia Vacek

Leticia Vacek, City Secretary

Date: April 20, 2026

Clinton Bailey

Clinton Bailey, City Manager

Date: April 29, 2026

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 Car Fest**

Event Date(s): **June 6, 2026**

Contact Name: **Max Beckmann**

Contact Phone: **830-456-2735**

Closure Area:

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

Additional details; describe details of use below:

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.
W. Austin St.	N. Crockett	N. Adams	6/6/26	6:00 a.m.	6/6/26	5:00 p.m.

CITY USE ONLY:

Police: *Lt. Seelig via email* Date: *2-19-26*
 Streets: *G. Durst via email* Date: *2-19-26*
 Parks: *Jesse King* Date: *2-19-26*



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Approve a street closure request for the Fredericksburg Food & Wine Festival - Austin Street Dinner, taking place on October 23, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

SUMMARY: The Fredericksburg Food & Wine Festival, hosted by the Fredericksburg Chamber of Commerce is requesting to close the following:

- W. Austin Street between N. Crockett and N. Adams Street beginning at 7:00 a.m. on Friday, October 23, 2026, and reopen at 11:00 p.m., for the Austin Street Dinner.

BACKGROUND:

The street department will close W. Austin Street on Friday morning (October 23, 2026) at 7:00 a.m. using water-filled barricades. An emergency exit and vendor load-in area/space will be at the intersection of Crockett & Austin Streets, in the westbound lane (opposite that of traffic). The street department will return that evening to begin draining the water-filled barricades and reopen W. Austin Street by 11:00 p.m.

In addition to the street closure on Friday, the event organizer requested to close the parking lane adjacent to Marktplatz on Adams Street beginning on Thursday, October 22, 2026, at 7:00 a.m. until Monday, October 26, 2026, at 3:00 p.m. The street department would cone/close the parking spaces on Thursday and the event organizer would be responsible for ensuring their dumpster(s) is picked up by 3:00 p.m. to allow the parking lane to reopen.

The street department (Garrett Durst) and police department (Lt. Seelig) have both reviewed the closure request and no negative feedback was received. In addition, the event organizer contacted both Bethany Lutheran Church and San Saba Soap Company to discuss the street closure and no negative feedback was received.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:
Sec. 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.

A special event application is on file with the special events coordinator.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Recommend City Council consider adoption of a motion to approve the street closure request for the 2026 Fredericksburg Food & Wine Festival - Austin Street Dinner:

- W. Austin Street between N. Crockett Street and N. Adams Street beginning on Friday, October 23, 2026, at 7:00 a.m., through 11:00 p.m.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2026 FFWF_Street Closure Request Form

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: March 20, 2026

William McKamie

William McKamie, City Attorney

Date: March 20, 2026

Leticia Vacek

Leticia Vacek, City Secretary

Date: April 20, 2026

Clinton Bailey

Clinton Bailey, City Manager

Date: April 29, 2026

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: The Street Dinner, Fredericksburg Food & Wine

Event Date(s): Friday, October 23, 2026

Contact Name: Hayley Wakefield

Contact Phone: 512-671-0035

Closure Area:

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

Additional details; describe details of use below:

Adams Street: parking spaces adjacent to Marktplatz blocked off Thursday, 10/22/26 at 7 a.m. until 10/26/26 at 3 p.m.

W. Austin Street: entire street blocked off from 7 a.m. - 11 p.m. on Friday, October 23, 2026

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.
Austin Street	Crockett	Adams	Friday, 10/23/26	7:00am	Friday, 10/23/26	11:00pm
Adams Street	Austin Street	Substation Lot	Thurs., 10/22/26	7:00am	Mon., 10/26/26	3:00pm

CITY USE ONLY:

Police: Lt. Seelig via email Date: 2-25-26
 Streets: A. Durot via email Date: 2-25-26
 Parks: J. K... 2 Date: 2-25-26



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Approve a street lane closure request for the Fredericksburg Craft Beer Festival scheduled for Saturday, June 13, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

SUMMARY: The Fredericksburg Noon Rotary Club and Debbie Reeh of Creative Marketing, submitted a street closure request for review and approval to host the 5th annual Fredericksburg Craft Beer Festival on Saturday, June 13, 2026, at Marktplatz. A completed special event application is on file. The event organizer has requested the following:

- To close the parking lane and one southbound traffic lane, adjacent to Marktplatz on N. Adams Street beginning Friday, June 12, 2026, at 7:00 a.m., until Monday, June 15, 2026, at noon.

BACKGROUND:

The Fredericksburg Craft Beer Festival is sponsored by the Fredericksburg Noon Rotary Club. The Noon Rotary Club has hired Debbie Reeh of Creative Marketing to oversee the event coordination and execution. Due to the need to place dumpsters, large trucks, and ice trailers near the event site at Adelsverein & Oktoberfest Halles, a request to approve the partial closure of Adams Street is included for your consideration. The event is not requesting a closure of W. Austin Street for the 2026 event. However, they will need the parking spaces on the south side of Austin Street closed off Saturday morning for vendor load-in. The streets division will leave traffic cones on Friday, June 12, 2026, and Rotary members will be responsible to cone off the parking spaces and reopen them after the event ends on Saturday.

The request to close one southbound and the parking lane on Adams Street coincides with the hours of the streets division; therefore, no overtime is required to close the traffic and parking lane. In addition, the traffic and parking lane closure will not block any business on Adams Street. The streets division will reopen the traffic and parking lane closure on Monday, June 15, 2026, at noon.

Lt. Derek Seelig (Fredericksburg Police Department) and Garrett Durst (Streets Division) have reviewed and approved the street closure request.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:
Sec. 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:

STAFF RECOMMENDATION: Recommend City Council to consider adoption of a motion:

- To close the parking lane and one southbound lane adjacent to Marktplatz on N. Adams Street beginning on Friday, June 12, 2026, at 7:00 a.m. until Monday, June 15, 2026, at noon.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2026 Craft Beer Festival Street Closure and Map

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: March 20, 2026

William McKamie

William McKamie, City Attorney

Date: March 20, 2026

Leticia Vacek

Leticia Vacek, City Secretary

Date: April 20, 2026

Clinton Bailey

Clinton Bailey, City Manager

Date: April 29, 2026

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 Craft Beer Festival**

Event Date(s): **June 13, 2026**

Contact Name: **Debbie Reeh**

Contact Phone: **830-456-1461**

Closure Area:

Entire Street
 Parking Lane Only
 Partial Street
 Blocking or Using City-Owned Property
 Side of Street (enter N,S,E,W): **W**
 Side of Street (enter N,S,E,W): **SB**
 Location: _____

Additional details; describe details of use below:

We are requesting the parking lane and one southbound traffic lane adjacent to Marktplatz on Adams be closed for the event.

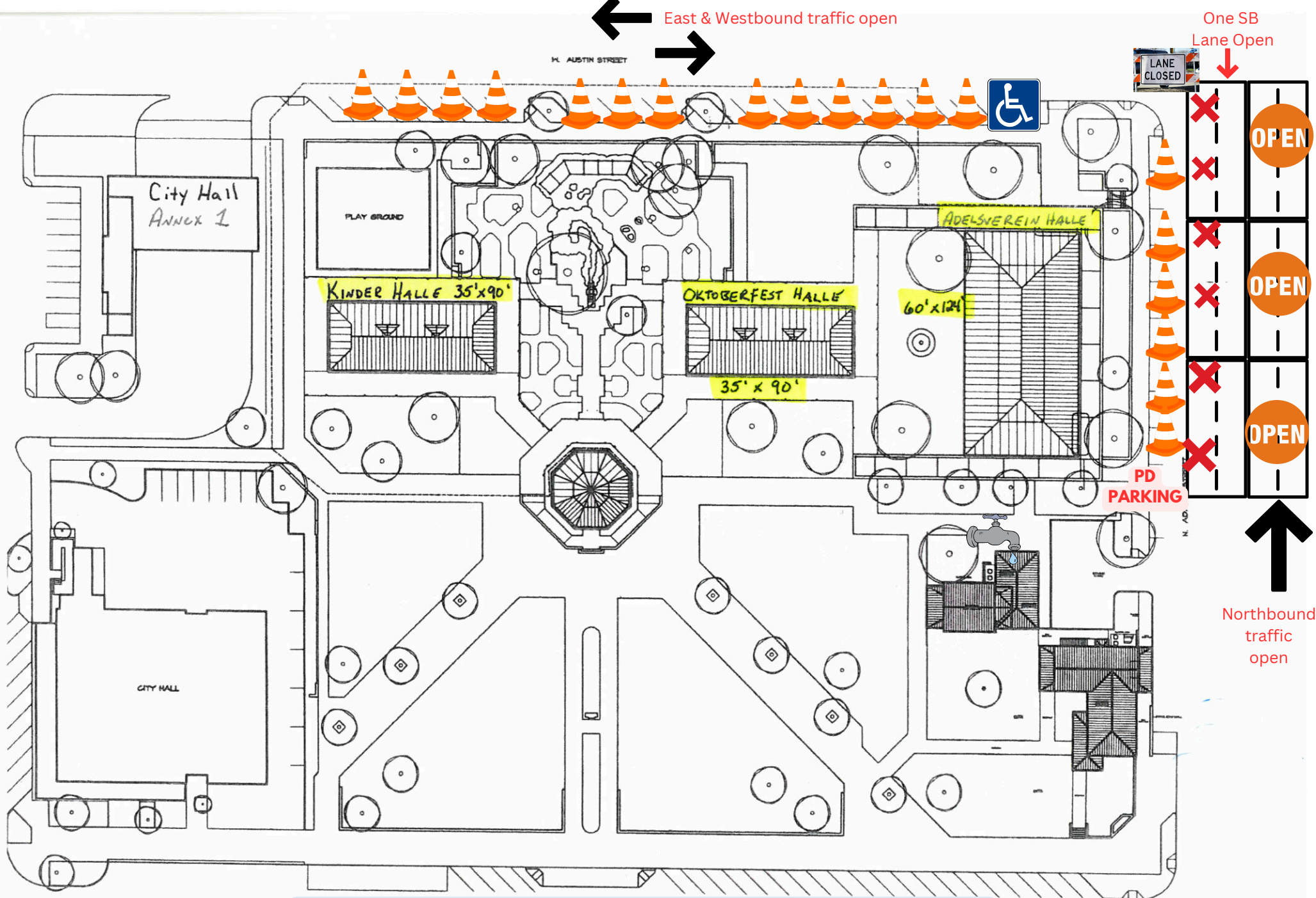
We are also requesting the south side of Austin Street parking spaces to be closed.

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	Austin	Main	Friday, June 12	7:00 am	Mon., June 15	12:00 Noon
Austin St. parking lane on South side	Adams	Crockett	Sat., June 13	7:00 am	Sat., June 13	7:00 pm

CITY USE ONLY:

Police: **Lt. Seelig via email** Date: **3-18-26**
 Streets: **a. Durst via email** Date: **3-18-26**
 Parks: **Jordan Ho** Date: **3-18-26**



SITE PLAN
1" = 40'-0"

Fredericksburg Craft Beer Festival

Close Friday, June 12th at 7am (Austin Street spaces to reopen by 7 p.m. on Saturday, June 13th.

Adams Street to reopen by noon on June 15th)



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Andrea Schmidt, Parks and Recreation
Director
MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Take action on a name change for the lease agreement with Hill Country United Soccer for use of the property next to Oakcrest Park for soccer fields (Andrea Schmidt, Director of Parks and Recreation)

SUMMARY:

In February 2024, City Council approved a park use agreement with Fredericksburg Friends of the Fields for the development and use of property adjacent to Oakcrest Park as soccer fields. Since that time, the fields have been constructed and are now fully operational. Hill Country United Soccer has assumed responsibility for the day-to-day operations and management of the facility and has requested that the lease agreement be updated to reflect the organization currently overseeing the fields. No other changes to the terms of the agreement are being requested at this time.

BACKGROUND:

Since completion, the soccer fields have been actively used by the community and have operated successfully under the management of Hill Country United Soccer. Updating the agreement ensures that the lease accurately reflects the organization responsible for ongoing operations, maintenance, and programming of the facility.

FUNDING SOURCE: N/A

FINANCIAL IMPACT:
N/A

STAFF RECOMMENDATION:

Consider approval of an update to the existing park use agreement to reflect the current operating organization, Hill Country United Soccer.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Hill Country United Soccer Agreement

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: April 09, 2026

William McKamie

William McKamie, City Attorney

Date: April 20, 2026

Leticia Vacek

Leticia Vacek, City Secretary

Date: April 21, 2026

Clinton Bailey

Clinton Bailey, City Manager

Date: April 29, 2026

NON-PROFIT ORGANIZATION PARK USE AGREEMENT

This Non-Profit Organization Park Use Agreement ("Agreement") is entered into between the City of Fredericksburg, Texas ("City") and Hill Country United Soccer ("User"), a Texas non-profit organization, collectively referred to herein as the "parties."

WHEREAS, as a public service, User desires to operate a soccer complex including soccer fields, lights, security fencing, concession stand, restrooms, and parking lot upon City property, for the benefit and improvement of the community.

NOW, THEREFORE, in consideration of the mutual agreements set forth in this Agreement, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

I.

User shall have the right to occupy and manage approximately 22 acres of undeveloped City-owned land (the "Premises") adjacent to Oak Crest Park in Fredericksburg, Texas, at the location specifically set forth in the attached Exhibit A. User shall allow the general public to use the Premises on such days and times that User does not have a scheduled event. User may reasonably limit the general public's use of the Premises to prevent overuse or damage to the Premises, as determined jointly by User and the City. User acknowledges and agrees that User has no ownership or exclusive leasehold interest of any kind in the Premises, and User may not exclude City from entering the Premises at any time for any reason, provided that City shall not unreasonably interfere with User's use of the Premises or User's events in progress upon the Premises.

II.

User shall be entitled to occupy and use the Premises for the cost of ten dollars (\$10) per year, commencing on the date this Agreement is executed by both parties, for an initial period of thirty (30) years.

City may terminate this Agreement immediately upon any Default by User. For the purposes of this paragraph, "Default" means (a) any material breach of the terms of this Agreement by User not cured within ten (10) days following written notice of said breach; (b) the loss of User's status as a non-profit entity; or (c) the non-renewal or lapse of User's Insurance coverage as required in this Agreement.

III.

User shall not use any part of the Premises for any purpose other than the activities expressly and specifically stated in this Agreement, as follows:

1. User may hold soccer practice and scrimmages, soccer games, soccer camps, and soccer tournaments.

2. User may sell concessions and other concerns consistent with User's allowable activities on the Premises. User shall pay and discharge all sales taxes or other assessments applicable to and arising out of the operation and sale of concessions, and shall obtain and comply with all applicable laws, rules, or regulations by any governmental entity concerning permitting, licensing, or other provisions. User shall obtain any necessary health permits and/or sales tax permits required for sale of goods and/or food products.

3. User shall design, construct, and maintain soccer fields ("Fields") on the Premises. User is solely responsible for providing all funding and paying all costs necessary to design, engineer, construct, maintain, and equip the Fields, excepting any costs or services City is specifically obligated to provide under this Agreement. The design, engineering, and construction of the Fields by User shall conform to plans that are preapproved by City.

IV.

User, at User's sole cost and expense, shall:

1. Keep all grounds and improvements on the Premises in a good state of appearance;
2. Maintain the grounds of the Fields on the Premises, including but not limited to field marking/stripping, mowing, fertilizing, and irrigating (in accordance with water conservation measures applicable to City of Fredericksburg parks system);
3. Post safety and regulation signs in or on the Premises, in the manner, number, and location as reasonably requested by City or as required by insurance provider;
4. Post proper signage listing agreement between City and User along with donor and sponsorship signage, in accordance with City signage policies;
5. Securely anchor or counter-weight soccer goals at all times; and
6. Notify City as soon as practicable of any known hazard or condition on the Premises that presents a danger to any user of the Premises;
7. Maintain insurance on the fields and regulate Fields and Premises as per insurance policy requirements.

V.

City, at City's sole cost and expense, shall:

1. Pay all costs for utility services (water, wastewater, & electric) used at the Premises;
2. Empty, on a weekly basis, any City-owned trash can placed on the Premises by the City;

3. Provide and extend water and wastewater services to restroom/concession stand location and connection point for field irrigation system (to be installed by others);
4. Maintenance and routine cleaning of restrooms;
5. Maintenance and repair of lighting and irrigation systems;

VI.

User may propose to City signage on the premises that reflect the sponsorship or patronage of persons or firms that support the User and User's events on the premises (Naming Rights). Such signage shall comply with all City regulations regulating signs and City Sponsorship Policies. The placement, size and content of any such signage must be approved in advance by the City.

VII.

User may subcontract with a third party to perform services under Article III and Article IV herein on behalf of User, and to perform other services consistent with and necessary for User's activities on the Premises, provided City is notified of said subcontractor prior to subcontractor performing any services on behalf of User at the Premises. User's subcontractors/vendors shall pay and discharge all sales taxes or other assessments applicable to and arising out of the operation and sale of concessions of other goods and services upon the Premises, and shall obtain and comply with all applicable federal, state, and local laws, rules, or regulations, including but not limited to such laws, rules, and regulations concerning permitting and licensing.

VIII.

User shall not:

1. Erect, construct, alter, remodel, or change any facilities or improvements on the Premises without express written approval from City, other than the improvements specifically authorized in this Agreement.
2. Collect any unconscionable or exorbitant fee from a third party for the use of the Premises or for the use of sports equipment owned by User located on the Premises.
3. Sell, sublease, or assign any of its rights or obligations under this Agreement during the lease term, other than as expressly authorized in this Agreement.
4. Use any part of the Premises for any purpose in violation of any federal, state, or local law, statute, ordinance, rule, or regulation

IX.

User shall maintain financial books and records during the term of this Agreement, together with

such supporting or underlying documents and materials as necessary, including but not limited to records related to User's collection of use fees, tournament fees, payments made for supplies, and concession revenue. City shall have the right to review and to conduct an audit on all User books and records (in whatever form they may be kept, whether written, electronic, or other) relating to or pertaining to User's use of the Premises under this Agreement, kept by or under the control of User, including but not limited to those kept by User or its board members, volunteers, agents, assigns, and successors.

X.

User shall obtain and maintain general liability insurance written on an occurrence basis with limits of not less than \$1,000,000 combined single limit per location and \$2,000,000 aggregate for personal injury, bodily injury, and property damage. City and its officers, agents, and employees shall be named as an additional insured on the insurance policy.

XI.

USER HEREBY AGREES TO RELEASE, INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY. INCLUDING ITS OFFICERS. AGENTS. OR EMPLOYEES. FROM A N Y AND ALL LIABILITY, CLAIMS. DEMANDS, ACTIONS. AND CAUSES OF ACTION WHATSOEVER ARISING OUT OF OR RELATED TO ANY LOSS. DAMAGE OR INJURY. INCLUDING DEATH. RELATED TO OR ARISING FROM USER'S USE OR MAINTENANCE OF THE PREMISES UNDER THIS AGREEMENT, EXCEPT FOR LOSSES. DAMAGES. OR INJURIES CAUSED BY THE SOLE NEGLIGENCE OF CITY. CITY EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE FOREGOING SENTENCE IS NOT APPLICABLE TO A N Y LOSS, DAMAGE OR INJURY SUFFERED BY A THIRD PARTY AND UNRELATED TO USER'S USE OR MAINTENANCE OF THE PREMISES.

XII.

A. Notices. Any notice required hereunder shall be deemed given if such notice is in writing and mailed by certified mail, postage prepaid, or hand-delivered to the address of such party as provided below:

1. if to the City, to:
City of Fredericksburg
Attention: City Manager
2818 E. US Hwy 290
Fredericksburg, TX 78624

2. if to User, to:
Hill Country United Soccer
Attention: Dan Kemp
201 W Main Street
Fredericksburg, TX 78624

B. No Waiver. No delay by a party in enforcing any part of this Agreement shall be deemed a waiver of any of that party's rights or remedies, nor shall such delay be deemed a waiver of any subsequent breach or default by the other party.

C. Severability. Each and every covenant and obligation contained in this Agreement is and shall be construed to be a separate and independent covenant and obligation. If any term or provision of this Agreement, or its application to any person or circumstances, shall to any extent be held invalid, illegal, or unenforceable, the remainder of this Agreement shall not be affected thereby, and each and every other term and provision shall be enforced to the fullest extent permitted by law as if the invalid, illegal, or unenforceable provision had never been included in this Agreement.

D. Venue and Applicable Law. The parties hereto agree that the laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement. Venue for any action involving this Agreement shall be solely and exclusively in the courts of Gillespie County, Texas.

E. Construction and Interpretation. Each of the parties has read and understands the meaning and effect of this Agreement. The parties agree that in the construction and interpretation of the terms of this Agreement the rule of construction that a document is to be construed most strictly against the party who prepared same shall not be applied, it being agreed that the Agreement should be construed fairly and simply and not strictly against either party.

F. Binding Effect. This Agreement binds and inures to the benefit of the parties and their respective legatees, devisees, heirs, executors, legal and personal representatives, assigns, transferees, assigns, and successors in interest. The rights, obligations, and duties under this Agreement shall not be assigned by either party without the express written consent of the other party.

G. Entire Agreement. This Agreement constitutes the entirety of the agreement between the parties regarding the subject matter herein and supersedes any prior or contemporaneous verbal or written agreements between the parties regarding such subject matter. If any provisions in this Agreement conflict with any provisions in any other previously executed instrument, this Agreement shall control.

H. Amendments. No amendment, modification, or alteration of the terms of this Agreement shall be binding unless reduced to writing, dated, and duly executed by the parties subsequent to the date of this Agreement.

I. No Agency. The relationship between the parties under this Agreement is that of independent contracting entities. User is not an agent or employee of City, and User's officers, agents, and employees are not officers, agents, or employees of City.

J. Survival. Article IX of this Agreement shall survive the termination of this Agreement.

K. Non-Discrimination and Compliance with Law. All work performed by User or User's contractors in furtherance of this Agreement shall provide for the fair, equal, and nondiscriminatory treatment of all persons. All work performed by User or User's contractors in furtherance of this Agreement shall comply with applicable federal, state and local laws, rules, and

regulations.

L. Authority. The signatories to this Agreement hereby represent that they have full legal authority to execute this Agreement on behalf of their respective entities.

{Remainder of this page intentionally blank}

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

Hill Country United Soccer

By: _____

Date: _____

Name: _____

Title: _____

City of Fredericksburg, Texas

By: _____

Date: _____

Name: _____

Title: _____

EXHIBIT A



EXHIBIT A
Soccer Field Lease Area

LEGEND

- Soccer Field Lease Area
- GCAD Parcels
- City Limit Boundary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Police Department
TO: Mayor & City Council Members
FROM: Braxton Roemer, Lieutenant Special Services
MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Consider and approve Animal Control Supervisor Whitney Long as the Local Rabies Control Authority for the City of Fredericksburg (Braxton Roemer, Special Services Lieutenant of Police Department).

SUMMARY:

The last appointment to Local Rabies Control Authority is no longer employed by the City of Fredericksburg. The City is required to appoint a person to be responsible for rabies control into this position.

BACKGROUND:

As required by Chapter 826 of the Texas Health and Safety Code, also known as the Rabies Control Act of 1981, the governing body of each municipality shall appoint an officer to act as the Local Rabies Control Authority in situations involving exposures to suspected rabid animals.

In the past, the City Council has appointed employees assigned to Animal Control. Whitney Long is the current Animal Control Supervisor and has completed the necessary training to serve in this capacity.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:
None

STAFF RECOMMENDATION:

Staff recommends appointing Animal Control Supervisor Whitney Long as the Local Rabies Control Authority to comply with Texas Health and Safety Code, Chapter 826.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility

ATTACHMENTS:

1. LRCA Appointment Form

APPROVAL/REVIEW:

Brian Vorauer, Police Chief

Date: April 27, 2026



William McKamie, City Attorney

Date: April 27, 2026



Leticia Vacek, City Secretary

Date: April 27, 2026



Clinton Bailey, City Manager

Date: April 29, 2026



TEXAS
Health and Human
Services

Texas Department of State
Health Services

LOCAL RABIES CONTROL AUTHORITY

The _____ of _____
(governing body) (city or county)

designates _____ as the Local Rabies Control
(job title or name)

Authority (LRCA) for the purposes of the RABIES CONTROL ACT OF 1981.

This appointment became effective _____
(date)

AUTHORIZING PERSON'S NAME (print): _____

AUTHORIZING PERSON'S TITLE: _____

AUTHORIZING PERSON'S SIGNATURE: _____

Please print the name and contact information of the appointed individual:

NAME: _____

AGENCY: _____

STREET ADDRESS: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

JOB TITLE: _____

TELEPHONE: _____ FAX: _____

E-MAIL ADDRESS: _____

RETURN THIS FORM TO:

Email: tonya.finch@dshs.texas.gov

Department of State Health Services
Zoonosis Control
3407 Pony Express Way
Amarillo, Texas 79118



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department

TO: Mayor & City Council Members

FROM:

MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Approval of the Assessment & Collection Agreement with the Gillespie Central Appraisal District for the collection of property taxes. (Krista Wareham, Finance Director)

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:

1. CFB GCAD ASSESSMENT AND COLLECTION AGREEMENT 2026
2. Red line version-CFB GCAD Assessment and Collection Agreement

APPROVAL/REVIEW:

Date: April 21, 2026

David Kellam, Senior City Accountant



Krista Wareham, Director of Finance

Date: April 21, 2026



William McKamie, City Attorney

Date: April 21, 2026



Leticia Vacek, City Secretary

Date: April 27, 2026



Clinton Bailey, City Manager

Date: April 29, 2026

ASSESSMENT AND COLLECTION AGREEMENT

STATE OF TEXAS §

COUNTY OF GILLESPIE §

This contract is made by and between the Gillespie Central Appraisal District, hereinafter referred to as “GCAD” and City of Fredericksburg, hereinafter referred to as “CITY”, and is entered into under the provisions of Chapter 791 of the Texas Government Code and Chapter 6, Texas Tax Code.

I. PURPOSE

The parties to this contract wish to consolidate certain functions related to the collection of property taxes on property located within CITY’s boundaries into one entity, GCAD. This agreement is necessary to separate collection functions from appraisal functions and to identify the actual costs incurred by GCAD to provide collection-related services.

II. TERM

This contract shall be effective from the execution date appearing below through January 31, 2027, and thereafter will be automatically extended for yearly terms commencing on February 1 of each year and ending on January 31 of each year thereafter, until terminated by one or more of the parties pursuant to the termination provisions of this contract.

III. APPOINTMENT OF CHIEF APPRAISER

A. CITY agrees that the chief appraiser of GCAD is hereby designated as, and shall serve as, the agent for CITY with respect to performing any of the functions described in this agreement. The chief appraiser may delegate this authority to act to GCAD employees.

B. CITY hereby designates the chief appraiser as its Tax Assessor/Collector for the purposes of compliance with Chapter 26 of the State Property Tax Code, as amended. In addition, the parties agree that the chief appraiser of GCAD shall perform all the duties required by law of the Tax Assessor-Collector of the County on behalf of CITY in regard to assessing and collecting ad valorem taxes, for CITY. The chief appraiser shall also perform all duties involving any tax collection reports required by the Tax Assessor/Collector for CITY.

IV. SERVICES TO BE PERFORMED

A. GCAD shall collect the ad valorem property taxes owing to CITY, the taxing units for which the GCAD is otherwise required to assess and collect taxes, and all other taxing units contracted with GCAD. GCAD further agrees to perform for CITY and said taxing units all the duties provided by the laws of the State of Texas for the collection of said taxes, unless specifically modified or restricted in this Contract.

B. GCAD shall perform all the functions set out in the Definitions section of this contract. GCAD agrees to prepare tax statements for each taxpayer of CITY. GCAD shall timely mail said tax statements to each taxpayer within the taxing jurisdiction as provided in Section 31.01 of the Texas Property Tax Code, as amended.

GCAD shall provide the following reports monthly to CITY:

- (1) Tax Collections Activity Report by Year – includes the monthly taxes collected, penalties, interest, attorney’s fees, shortages, overages, and refunds for each month.
- (2) Refund Paid Report – includes the monthly detail of the refunds paid out by tax year.
- (3) Modified Bill report – includes the monthly detail of the adjustments made to the levy.
- (4) Delinquent Tax Roll Report – includes all delinquent accounts by account number and name.
- (5) Any additional reports which may be requested by CITY or the delinquent tax attorneys contracted by GCAD; provided, however, that GCAD reserves the right to charge CITY for the additional actual cost of producing these additional reports. GCAD shall notify CITY of an estimate of the cost of producing additional reports and CITY shall agree to cost prior to production of the reports.

C. Each year, after the appraisal rolls are certified, GCAD shall calculate the Truth-in-Taxation rates as required by the Texas Property Tax Code for CITY. GCAD shall publish notices on the Truth-in-Taxation database website. The CITY shall be responsible for publishing all other notices. The CITY shall provide GCAD the contact information of person GCAD will be transmitting information with concerning Truth-in-Taxation rates.

V. CALCULATION OF COSTS

A. GCAD shall estimate its costs of assessing and collecting taxes for all participating taxing units each year during its normal budgeting process. The estimate of the cost of assessing and collecting shall be approved in the same manner as the rest of GCAD’s budget. Should the amount estimated for assessment and collection prove insufficient, GCAD may amend the budget at that time by utilizing the same procedures normally used to amend its budget, and shall notify the taxing units in writing of any cost changes.

B. In the event payment received in any one year exceeds the actual costs of assessing and collecting, GCAD shall credit the excess amount against CITY’s allocated payments for the following year, reimburse CITY the excess funds collected from CITY, or request CITY to allow GCAD to retain unspent funds and use for a specific and designated purpose.

C. If any costs are attributed to a single taxing unit, then that taxing unit shall pay all of such costs.

VI. ALLOCATION OF COSTS

Collection costs for participating entities shall be allocated using the following formulas:

A. The Gillespie County Water Control and Improvement District (GWCID), the Hill Country Underground Water Conservation District (HCUWCD), and the Stonewall Water Control and Improvement District (SWCID) payments for assessing and collecting shall be equal to 3% of the amounts levied for each entity.

B. The County of Gillespie, the City of Fredericksburg, Fredericksburg Independent School District, Harper Independent School District, and Doss Common Consolidated School District shall be allocated by subtracting the HWCID, HCUWCD, SWCID allocation from the approved collection budget and allocating the remainder of the budget to the County, City, and Schools by the number of parcels assessed.

VII. PAYMENT FOR COLLECTION SERVICES

A. CITY shall make advance payments to GCAD for the estimated actual cost of providing the services under this contract. For the calendar year beginning January 1, 2027, and in subsequent years in which collection-related services are provided, GCAD shall state in its annual budget the estimated cost of providing collection-related services to CITY during each budget year. Payment shall be made quarterly in the same manner that other budget payments are made to GCAD. Adjustments to account for differences between the estimated costs of providing collection-related services and the actual costs for providing these services shall be resolved by issuing an invoice to CITY if the cost estimate was too low. If the cost estimate was too high then the surplus money shall be dealt with as described in Section V.

B. CITY agrees that all interest income accrued on funding of GCAD pursuant to this contract and all tax certificate fees collected by GCAD pursuant to this contract shall belong to and be retained by GCAD.

VIII. OTHER JURISDICTIONS

GCAD and CITY agree that any other political subdivision authorized under the provisions of the Property Tax Code to participate in GCAD may join in an identical, similar, or analogous contract by agreeing to its terms and conditions and further agreeing to pay such costs as may be determined by GCAD as necessary to provide services pursuant to this contract. It is expressly agreed that GCAD shall have sole discretion to estimate the costs of collecting for any additional entity which contracts to have its taxes collected, and to recalculate estimated proportionate payments for all affected entities for the year beginning the next January 1 after the additional entity contracted with GCAD to collect its taxes.

IX. EFFECTIVE DATE AND TERMINATION

A. This contract may be terminated by GCAD or by CITY effective on February 1 of any succeeding year upon proper notice to the other party. In order for notice to be effective it must be received by the other party not later than September 1 before the year for which the contract will be terminated. In the event of such termination, CITY shall be obligated to make any payment under this contract which becomes due during the last year in which the contract remained effective, and GCAD shall be obligated to provide the previously-described services through January 31 of the year in which the contract is terminated.

B. The parties may in writing agree at any time to any other termination procedure which is mutually acceptable.

X. FUNDING OUT CLAUSE

In the event of the failure of GCAD to receive or collect funds sufficient to satisfy the obligation contained herein, or of the statutory abolition of GCAD, this agreement may be terminated immediately without further liability to GCAD or to CITY.

XI. ENTIRE AGREEMENT

This contract constitutes the only agreement between GCAD and CITY relative to the providing of collection services for the period involved. This agreement supersedes any and all prior agreements and contracts which either of the parties to this contract may have previously entered into regarding the assessment or collection of property taxes.

XII. AMENDMENT

No amendment, modification, or alteration of the terms of this agreement shall be binding unless the same be (1) in writing, (2) dated subsequent to the date this agreement was originally signed, and (3) signed by each of the parties to this agreement, evidencing all necessary and proper authority.

XIII. LEGAL CONSTRUCTION

In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this Agreement shall be construed as if such invalid, illegal, or unenforceable provision[s] had never been contained in this Agreement.

XIV. REMITTANCE OF COLLECTION

The taxes collected shall be remitted to CITY weekly in a manner agreed upon by GCAD and CITY. GCAD shall be allowed appropriate offsets and credits for refunds, insufficient funds checks and clerical errors.

XV. ADMINISTRATIVE PROVISIONS

All expenses incurred by GCAD for the assessment and collection of taxes shall be clearly kept on the books and records of GCAD. CITY and CITY's designated representatives are authorized to examine the records to be kept by GCAD at such reasonable times and intervals as the parties agree to deem appropriate. Such books and records shall be kept in the offices of GCAD.

XVI. DELINQUENT TAX COLLECTIONS

CITY and GCAD agree that there will be one (1) delinquent tax attorney representing all

taxing entities for which GCAD collects. This attorney shall be elected by majority of votes, with GCAD receiving one (1) vote and each taxing entity for which GCAD collects receiving one (1) vote. GCAD shall nominate an attorney by September 30th of the year and votes shall be cast by November 30th. The elected attorney shall negotiate an annual contract with GCAD that will commence on January 31st. If GCAD does not nominate an attorney by the deadline then the entities for which GCAD collects may call for an election by majority vote, with each entity and GCAD receiving one (1) vote. Votes for calling an election must be cast by October 31st. In a year where there is no election of an attorney the current attorney may enter into a new annual contract with GCAD by the following January 31st.

GCAD reserves the right to contract with an attorney or attorneys for the collection of delinquent taxes based upon the entities' votes or contentment with the current delinquent tax attorney and the right to institute all suits for the collection of delinquent taxes as GCAD deems necessary. CITY shall cooperate with GCAD and the attorney or attorneys retained by GCAD for the collection of delinquent taxes. Once accounts have been turned over to an attorney or attorneys for delinquent tax collection, the attorney or attorneys shall be responsible for the negotiation of and preparation of installment agreements for the payment of delinquent taxes on behalf of CITY. Prior to such time, GCAD shall be permitted to enter into installment agreements on behalf of CITY with delinquent taxpayers who are not in default in the payment of delinquent taxes under another installment agreement for the same taxes, provided, however, that no such installment agreements shall extend for a period of more than six (6) months unless GCAD or the delinquent tax attorney or attorneys for GCAD otherwise agree in writing. Excepting from this is that residence homestead accounts must have agreements that are a minimum of twelve (12) months and a maximum of thirty-six (36) months. CITY agrees that GCAD shall pay the delinquent tax attorney fees out of the fees collected and report payments to CITY on a regular basis.

XVII. MISCELLANEOUS PROVISIONS

A. CITY agrees to transfer to the possession and control of GCAD without charge, copies of all records necessary for the performance of the duties and responsibilities of CITY pursuant to this contract. These records shall include all tax records, including delinquent tax rolls, or records not otherwise available to GCAD and which are available to CITY.

B. GCAD shall not be liable to CITY due to any failure to collect taxes nor shall the chief appraiser be liable for any failure to collect taxes unless such failure to collect taxes results from some failure on the part of the chief appraiser or appraisal district staff to perform the duties imposed by law or under this Contract.

C. This contract shall be construed and governed by the laws of the State of Texas and is performable in Gillespie County, Texas.

D. No party shall be bound by any communications between them on the subject matter of this contract unless the communication is (a) in writing, (b) bears a date contemporaneous with or subsequent to the date of this contract, and (c) is agreed to, in writing, by all parties to this contract.

E. CITY agrees that any interest accrued in the GCAD Tax Collections Account shall accumulate for the GCAD budget year. All entities for which GCAD collects shall allow the sum of the interest to be used to pay down the collection budget in the following year.

F. Taxes, penalties, and interest collected by GCAD shall first be deposited into a depository selected by GCAD.

G. GCAD agrees to obtain a surety bond as required by applicable law.

XVIII. REFUNDS

CITY designates the chief appraiser of GCAD as the administrator of refunds as required by Section 31.11 of the Texas Property Tax Code.

XIX. WAIVER

CITY designates the chief appraiser of GCAD as its agent for the sole purpose of determining if penalties and interest shall be waived up to the amount of \$500. All discretion for approving any waiver of penalties and interest up to the amount of \$500 is hereby vested with the chief appraiser of GCAD. In each case of application for waiver of penalty and interest over \$500 the chief appraiser shall send such application to the taxing unit for approval or disapproval by the taxing unit's governing body.

XX. DEFINITIONS

For purposes of this contract, the terms "assessment" and "collection" shall include but not be limited to the following: calculation of tax, preparation of current and delinquent tax rolls, proration of taxes as required by law, correction of clerical errors in tax rolls, collection of current liabilities, collection of delinquent taxes, issuance of refunds, posting of tax rates on GCAD's internet website, and calculation of a no-new-revenue tax rate required by Chapter 26 of the Texas Property Tax Code, as amended. The term "assessment" shall not include those functions defined as "appraisal" by the Texas Property Tax Code, as amended.

IN WITNESS WHEREOF, this Agreement is executed by the authority of the governing bodies of the respective parties hereto on the dates shown.

Signed this _____ day of _____, 2026.

By _____
Presiding Officer, CITY

ATTEST:

Secretary, CITY

Signed this _____ day of _____, 2026.

By _____
Presiding Officer, GCAD BOD

ATTEST:

Secretary, GCAD BOD

ASSESSMENT AND COLLECTION AGREEMENT

STATE OF TEXAS §

COUNTY OF GILLESPIE §

This contract is made by and between the Gillespie Central Appraisal District, hereinafter referred to as "GCAD" and «Company_Name», hereinafter referred to as "«Abbreviated_Name»", and is entered into under the provisions of Chapter 791 of the Texas Government Code and Chapter 6, Texas Tax Code.

I. PURPOSE

The parties to this contract wish to consolidate certain functions related to the collection of property taxes on property located within «Abbreviated_Name»'s boundaries into one entity, GCAD. This agreement is necessary to separate collection functions from appraisal functions and to identify the actual costs incurred by GCAD to provide collection-related services.

II. TERM

This contract shall be effective from the execution date appearing below through January 31, 2021, and thereafter will be automatically extended for yearly terms commencing on February 1 of each year and ending on January 31 of each year thereafter, until terminated by one or more of the parties pursuant to the termination provisions of this contract.

III. APPOINTMENT OF CHIEF APPRAISER

A. «Abbreviated_Name» agrees that the chief appraiser of GCAD is hereby designated as, and shall serve as, the agent for «Abbreviated_Name» with respect to performing any of the functions described in this agreement. The chief appraiser may delegate this authority to act to GCAD employees.

B. «Abbreviated_Name» hereby designates the chief appraiser as its Tax Assessor/Collector for the purposes of compliance with Chapter 26 of the State Property Tax Code, as amended. In addition, the parties agree that the chief appraiser of GCAD shall perform all the duties required by law of the Tax Assessor-Collector of the County on behalf of «Abbreviated_Name» in regard to assessing and collecting ad valorem taxes, for «Abbreviated_Name». The chief appraiser shall also perform all duties involving any tax collection reports required by the Tax Assessor/Collector for «Abbreviated_Name».

~~C. «Abbreviated_Name» hereby designates the chief appraiser as the officer to calculate the no-new-revenue tax rate and the voter approval tax rate for «Abbreviated_Name».~~

IV. SERVICES TO BE PERFORMED

A. GCAD shall collect the ad valorem property taxes owing to «Abbreviated_Name»,

the taxing units for which the GCAD is otherwise required to assess and collect taxes, and all other taxing units contracted with GCAD. GCAD further agrees to perform for «Abreviated_Name» and said taxing units all the duties provided by the laws of the State of Texas for the collection of said taxes, unless specifically modified or restricted in this Contract.

B. GCAD shall perform all the functions set out in the Definitions section of this contract. GCAD agrees to prepare tax statements for each taxpayer of «Abreviated_Name». GCAD shall timely mail said tax statements to each taxpayer within the taxing jurisdiction as provided in Section 31.01 of the Texas Property Tax Code, as amended.

GCAD shall provide the following reports monthly to «Abreviated_Name»:

- (1) Tax Collections Activity Report by Year – includes the monthly taxes collected, penalties, interest, attorney’s fees, shortages, overages, and refunds for each month.
- (2) Refund Paid Report – includes the monthly detail of the refunds paid out by tax year.
- (3) Modified Bill report – includes the monthly detail of the adjustments made to the levy.
- (4) Delinquent Tax Roll Report – includes all delinquent accounts by account number and name.
- (5) Any additional reports which may be requested by «Abreviated_Name» or the delinquent tax attorneys contracted by GCAD; provided, however, that GCAD reserves the right to charge «Abreviated_Name» for the additional actual cost of producing these additional reports. GCAD shall notify «Abreviated_Name» of an estimate of the cost of producing additional reports and «Abreviated_Name» shall agree to cost prior to production of the reports.

C. Each year, after the appraisal rolls are certified, GCAD shall calculate the ~~no-new-revenue tax rate, the voter approval tax rate, and the de minimus rate~~ Truth-in-Taxation rates as required by the Texas Property Tax Code for «Abreviated_Name» ~~after appraisal roll has been certified.~~ GCAD shall publish notices on the Truth-in-Taxation database website. The «Abreviated_Name» shall be responsible for publishing ~~any and all other~~ notices. The «Abreviated_Name» shall provide GCAD the contact information of person GCAD will be transmitting information with concerning Truth-in-Taxation rates.

V. CALCULATION OF COSTS

A. GCAD shall estimate its costs of assessing and collecting taxes for all participating taxing units each year during its normal budgeting process. The estimate of the cost of assessing and collecting shall be approved in the same manner as the rest of GCAD’s budget. Should the amount estimated for assessment and collection prove insufficient, GCAD may amend the budget at that time by utilizing the same procedures normally used to amend its budget, and shall notify the taxing units in writing of any cost changes.

B. In the event payment received in any one year exceeds the actual costs of assessing and collecting, GCAD shall credit the excess amount against «Abreviated_Name»’s allocated payments for the following year, reimburse «Abreviated_Name» the excess funds collected from «Abreviated_Name», or request «Abreviated_Name» to allow GCAD to retain unspent funds and

use for a specific and designated purpose.

C. If any costs are attributed to a single taxing unit, then that taxing unit shall pay all of such costs.

VI. ALLOCATION OF COSTS

Collection costs for participating entities shall be allocated using the following formulas:

A. The Gillespie County Water Control and Improvement District (GWCID), the Hill Country Underground Water Conservation District (HCUWCD), and the Stonewall Water Control and Improvement District (SWCID) payments for assessing and collecting shall be equal to 3% of the amounts levied for each entity.

B. The County of Gillespie, the City of Fredericksburg, Fredericksburg Independent School District, Harper Independent School District, and Doss Common Consolidated School District shall be allocated by subtracting the HWCID, HCUWCD, SWCID allocation from the approved collection budget and allocating the remainder of the budget to the County, City, and Schools by the number of parcels assessed.

VII. PAYMENT FOR COLLECTION SERVICES

A. «Abbreviated_Name» shall make advance payments to GCAD for the estimated actual cost of providing the services under this contract. For the calendar year beginning January 1, 2020, and in subsequent years in which collection-related services are provided, GCAD shall state in its annual budget the estimated cost of providing collection-related services to «Abbreviated_Name» during each budget year. Payment shall be made quarterly in the same manner that other budget payments are made to GCAD. Adjustments to account for differences between the estimated costs of providing collection-related services and the actual costs for providing these services shall be resolved by issuing an invoice to «Abbreviated_Name» if the cost estimate was too low. If the cost estimate was too high then the surplus money shall be dealt with as described in Section V.

B. «Abbreviated_Name» agrees that all interest income accrued on funding of the District pursuant to this contract and all tax certificate fees collected by GCAD pursuant to this contract shall belong to and be retained by GCAD.

VIII. OTHER JURISDICTIONS

GCAD and «Abbreviated_Name» agree that any other political subdivision authorized under the provisions of the Property Tax Code to participate in GCAD may join in an identical, similar, or analogous contract by agreeing to its terms and conditions and further agreeing to pay such costs as may be determined by GCAD as necessary to provide services pursuant to this contract. It is expressly agreed that GCAD shall have sole discretion to estimate the costs of collecting for any additional entity which contracts to have its taxes collected, and to recalculate estimated proportionate payments for all affected entities for the year beginning the next January

1 after the additional entity contracted with GCAD to collect its taxes.

IX. EFFECTIVE DATE AND TERMINATION

A. This contract may be terminated by GCAD or by «Abreviated_Name» effective on February 1 of any succeeding year upon proper notice to the other party. In order for notice to be effective it must be received by the other party not later than September 1 before the year for which the contract will be terminated. In the event of such termination, «Abreviated_Name» shall be obligated to make any payment under this contract which becomes due during the last year in which the contract remained effective, and GCAD shall be obligated to provide the previously-described services through January 31 of the year in which the contract is terminated.

B. The parties may in writing agree at any time to any other termination procedure which is mutually acceptable.

X. FUNDING OUT CLAUSE

In the event of the failure of GCAD to receive or collect funds sufficient to satisfy the obligation contained herein, or of the statutory abolition of GCAD, this agreement may be terminated immediately without further liability to GCAD or to «Abreviated_Name».

XI. ENTIRE AGREEMENT

This contract constitutes the only agreement between GCAD and «Abreviated_Name» relative to the providing of collection services for the period involved. This agreement supersedes any and all prior agreements and contracts which either of the parties to this contract may have previously entered into regarding the assessment or collection of property taxes.

XII. AMENDMENT

No amendment, modification, or alteration of the terms of this agreement shall be binding unless the same be (1) in writing, (2) dated subsequent to the date this agreement was originally signed, and (3) signed by each of the parties to this agreement, evidencing all necessary and proper authority.

XIII. LEGAL CONSTRUCTION

In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this Agreement shall be construed as if such invalid, illegal, or unenforceable provision[s] had never been contained in this Agreement.

XIV. REMITTANCE OF COLLECTION

The taxes collected shall be remitted to «Abreviated_Name» ~~not less than~~ weekly ~~during~~

~~the months of February through October and twice a week during the months of November through January in a manner agreed upon by GCAD and «Abbreviated_Name».~~ GCAD shall be allowed appropriate offsets and credits for refunds, insufficient funds checks and clerical errors.

XV. ADMINISTRATIVE PROVISIONS

All expenses incurred by GCAD for the assessment and collection of taxes shall be clearly kept on the books and records of GCAD. «Abbreviated_Name» and «Abbreviated_Name»'s designated representatives are authorized to examine the records to be kept by GCAD at such reasonable times and intervals as the parties agree to deem appropriate. Such books and records shall be kept in the offices of GCAD.

XVI. DELINQUENT TAX COLLECTIONS

«Abbreviated_Name» and GCAD agree that there will be one (1) delinquent tax attorney representing all taxing entities for which GCAD collects. This attorney shall be elected by majority of votes, with GCAD receiving one (1) vote and each taxing entity for which GCAD collects receiving one (1) vote. GCAD shall nominate an attorney by September 30th of the year and votes shall be cast by November 30th. The elected attorney shall negotiate an annual contract with GCAD that will commence on January 31st. If GCAD does not nominate an attorney by the deadline then the entities for which GCAD collects may call for an election by majority vote, with each entity and GCAD receiving one (1) vote. Votes for calling an election must be cast by October 31st. In a year where there is no election of an attorney the current attorney may enter into a new annual contract with GCAD by the following January 31st.

GCAD reserves the right to contract with an attorney or attorneys for the collection of delinquent taxes based upon the entities' votes or contentment with the current delinquent tax attorney and the right to institute all suits for the collection of delinquent taxes as GCAD deems necessary. «Abbreviated_Name» shall cooperate with GCAD and the attorney or attorneys retained by GCAD for the collection of delinquent taxes. Once accounts have been turned over to an attorney or attorneys for delinquent tax collection, the attorney or attorneys shall be responsible for the negotiation of and preparation of installment agreements for the payment of delinquent taxes on behalf of «Abbreviated_Name». Prior to such time, GCAD shall be permitted to enter into installment agreements on behalf of «Abbreviated_Name» with delinquent taxpayers who are not in default in the payment of delinquent taxes under another installment agreement for the same taxes, provided, however, that no such installment agreements shall extend for a period of more than six (6) months unless GCAD or the delinquent tax attorney or attorneys for GCAD otherwise agree in writing. Excepting from this is that residence homestead accounts must have agreements that are a minimum of twelve (12) months and a maximum of thirty-six (36) months. «Abbreviated_Name» agrees that GCAD shall pay the delinquent tax attorney fees out of the fees collected and report payments to «Abbreviated_Name» on a regular basis.

XVII. MISCELLANEOUS PROVISIONS

A. «Abbreviated_Name» agrees to transfer to the possession and control of GCAD without charge, copies of all records necessary for the performance of the duties and

responsibilities of «Abbreviated_Name» pursuant to this contract. These records shall include all tax records, including delinquent tax rolls, or records not otherwise available to GCAD and which are available to «Abbreviated_Name».

B. GCAD shall not be liable to «Abbreviated_Name» due to any failure to collect taxes nor shall the chief appraiser be liable for any failure to collect taxes unless such failure to collect taxes results from some failure on the part of the chief appraiser or appraisal district staff to perform the duties imposed by law or under this Contract.

C. This contract shall be construed and governed by the laws of the State of Texas and is performable in Gillespie County, Texas.

D. No party shall be bound by any communications between them on the subject matter of this contract unless the communication is (a) in writing, (b) bears a date contemporaneous with or subsequent to the date of this contract, and (c) is agreed to, in writing, by all parties to this contract.

E. «Abbreviated_Name» agrees that any interest accrued in the GCAD Tax Collections Account shall accumulate for the GCAD budget year. All entities for which GCAD collects shall allow the sum of the interest to be used to pay down the collection budget in the following year.

F. Taxes, penalties, and interest collected by GCAD shall first be deposited into a depository selected by GCAD.

G. GCAD agrees to obtain a surety bond as required by applicable law.

XVIII. REFUNDS

«Abbreviated_Name» designates the chief appraiser of GCAD as ~~its-the administrator of auditor for the sole purpose of approving or disapproving~~ refunds as required by Section 31.11 of the Texas Property Tax Code ~~up to the amount of \$5000. All refund requests for overpayment or erroneous payment in excess of \$5000 shall be sent to the taxing unit by the chief appraiser for approval by the taxing unit's governing body as required by Section 31.11.~~

XIX. WAIVER

«Abbreviated_Name» designates the chief appraiser of GCAD as its agent for the sole purpose of determining if penalties and interest shall be waived up to the amount of \$500. All discretion for approving any waiver of penalties and interest up to the amount of \$500 is hereby vested with the chief appraiser of GCAD. In each case of application for waiver of penalty and interest over \$500 the chief appraiser shall send such application to the taxing unit for approval or disapproval by the taxing unit's governing body.

XX. DEFINITIONS

For purposes of this contract, the terms "assessment" and "collection" shall include but not

be limited to the following: calculation of tax, preparation of current and delinquent tax rolls, proration of taxes as required by law, correction of clerical errors in tax rolls, collection of current liabilities, collection of delinquent taxes, issuance of refunds, posting of tax rates on GCAD's internet website, and calculation of a no-new-revenue tax rate required by Chapter 26 of the Texas Property Tax Code, as amended. The term "assessment" shall not include those functions defined as "appraisal" by the Texas Property Tax Code, as amended.

IN WITNESS WHEREOF, this Agreement is executed by the authority of the governing bodies of the respective parties hereto on the dates shown.

Signed this _____ day of _____, 2019.

By _____
Presiding Officer, «Abbreviated_Name»

ATTEST:

Secretary, «Abbreviated_Name»

Signed this _____ day of _____, 2019.

By _____
Presiding Officer, GCAD BOD

ATTEST:

Secretary, GCAD BOD



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities
TO: Mayor & City Council Members
FROM: Evan Williamson, Assistant Director of
Public Works & Utilities
MEETING DATE: May 5, 2026

CATEGORY: CONSENT

CAPTION: Approval of Contract Modification for GSI Geo-Synthetics Systems LLC for Landfill Cell #12 and #13 Geo-Synthetic liner construction. (Kris Kneese, Director of Public Works/Utilities)

SUMMARY:

During the construction of Landfill Cells 12 and 13 Geo-Synthetics Systems, LLC (GSI) experienced delays and increased material costs resulting from over excavation. A change order was issued to increase GSI's contract. The total for the delays, labor, and materials equated to \$184,806.37. The original contract amount was \$537,503.94. The new total is \$722,310.31. The excavation contract was deducted the same amount to account for the increase. Based on the change order amount, City Council approval is required to issue payment for this change order.

BACKGROUND:

The construction of Landfill cells 12 and 13 consisted of two separately awarded contracts, one for the excavation, and one for the geo-synthetic liner. During construction, the excavation contractor over excavated within the permitted boundary. This resulted in increase labor and material costs for the geo-synthetic liner contractor. To account for the increased costs, two change orders were issued. The first was a change order increasing the contract amount for GSI for the liner. The other change order was a deduction from the excavation contract. The overall cost of construction as bid remains the same.

FUNDING SOURCE: Sanitation Fund

FINANCIAL IMPACT:

No financial impacts due to the net zero change resulting of the two change orders.

STAFF RECOMMENDATION:

Staff recommends approval of the change order increasing GSI's contract with the City.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. Change Order No. 1 - Maverick Constructors LLC

APPROVAL/REVIEW:



Kris Kneese, Director of Public Works, Utilities, and Engineer

Date: April 29, 2026



Garret Bonn, Assistant City Manager

Date: April 29, 2026




William McKamie, City Attorney

Date: April 29, 2026



Leticia Vacek, City Secretary

Date: April 29, 2026



Clinton Bailey, City Manager

Date: April 29, 2026

Date of Issuance: 12/16/2025	Effective Date: 12/16/2025
Owner: City of Fredericksburg	Owner's Contract No.: N/A
Contractor: Maverick Constructors, LLC	Contractor's Project No.: N/A
Engineer: Biggs & Mathews Environmental, Inc	Engineer's Project No.: 219.01.205
Project: City of Fredericksburg LF Cells 12 & 13	Contract Name: Cells 12 & 13 Constr.

The Contract is modified as follows upon execution of this Change Order:

Description: Deductive Modification to offset increased costs incurred by Geo-Synthetics Systems, LLC (GSI) due to over-excavation and delays attributed to Maverick Constructors, LLC's actions. This deduction matches the GSI Contract Modification Request (CMR #01).

Attachments: Recommendation of Deductive Contract Modification – Maverick Constructors, LLC

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>1,121,880.00</u>	Original Contract Times: 210 calendar days Substantial Completion: <u>180</u> calendar days Ready for Final Payment: <u>210</u> calendar days days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>N/A</u> to No. <u>N/A</u> : \$ <u>0</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>N/A</u> to No. <u>N/A</u> : Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>1,121,880.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>180</u> calendar days Ready for Final Payment: <u>210</u> calendar days days or dates
Decrease of this Change Order: \$ <u>184,806.37</u>	Increase of this Change Order: Substantial Completion: <u>60</u> calendar days Ready for Final Payment: <u>60</u> calendar days days or dates
Contract Price incorporating this Change Order: \$ <u>937,073.63</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>240</u> calendar days Ready for Final Payment: <u>270</u> calendar days days or dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>[Signature]</u>	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)
Title: Principal Engineer	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: 12/16/2025	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: [Signature] Date: 12/22/25
Title: CITY MANAGER



December 15, 2025

Kris Kneese
Director of Public Works & Utilities
City of Fredericksburg
126 W. Main St.
Fredericksburg, TX 78624

Re: Recommendation of Deductive Contract Modification – Maverick Constructors, LLC

Dear Mr. Kneese:

This letter serves as a formal recommendation for a deductive Contract Modification for Maverick Constructors, LLC (Maverick), the General Contractor for the City of Fredericksburg Landfill Cells 12 & 13 Construction Project. This recommendation is provided in consideration of the additive Contract Modification Request submitted by Geo-Synthetics Systems, LLC (GSI).

1 Basis for Deductive Modification

The recommended deduction of **\$184,806.37** is intended to offset the direct costs incurred by GSI due to over-excavation and delays attributed to Maverick’s actions, as documented in the attached letter dated November 3, 2025.

The total additive cost to GSI is broken down as follows:

- **Material Additive:** \$99,486.37 (For increased material supply and installation quantities due to Maverick’s over-excavation).
- **Labor Additive (Standby Charges):** \$85,320.00 (For twelve (12) days of documented standby charges resulting from cumulative construction delays, including Maverick’s failure to mitigate stormwater).
- **Total Deduction:** **\$184,806.37**

2 Contract Update

The Deductive Contract Modification for Maverick Constructors, LLC is calculated as follows:

- **Original Contract Sum:** \$1,121,880.00
- **Deductive Contract Modification:** (\$184,806.37)
- **Revised Contract Sum:** **\$937,073.63**

Kris Kneese
December 15, 2025
Page 2

This deductive Contract Modification recovers **\$184,806.37** in direct costs incurred by Geo-Synthetics Systems, LLC (GSI) in connection with project impacts related to Maverick's actions, while maintaining the overall project budget. The resulting deduction provides the City with the funds to fully cover Additive Contract Modification Request (CMR #01) for GSI.

Please let me know if you require additional information.

Sincerely,

BIGGS & MATHEWS ENVIRONMENTAL

A handwritten signature in blue ink, appearing to read "Felipe A. Wesay".

Principal Engineer

Attachments: Letter of Recommendation for Approval of Geo-Synthetics Systems, LLC (GSI) Contract Modification Request (CMR #01)

ATTACHMENT 1



BIGGS & MATHEWS ENVIRONMENTAL, INC
TBPELS No. F-256 & No. 10194895 + TBPB No. 50222

November 3, 2025

Kris Kneese
Director of Public Works & Utilities
City of Fredericksburg
126 W. Main St.
Fredericksburg, TX 78624

Re: Letter of Recommendation for Approval of Geo-Synthetics Systems, LLC (GSI)
Contract Modification Request (CMR #01)
City of Fredericksburg LF Cells 12-13

Dear Mr. Kneese:

This letter serves as a formal recommendation for the approval of the attached Contract Modification Request (CMR #01) submitted by Geo-Synthetics Systems, LLC (GSI) for the City of Fredericksburg Landfill Cells 12-13 project. The modification requests an increase in the contract amount of **\$184,806.37** to cover increased material supply and install quantities and accrued standby charges resulting from actions and delays attributed to the General Contractor, Maverick Constructors, LLC. We have reviewed GSI's request, dated November 3, 2025, and confirm the quantities and delays.

1. Significant Increase in Material Quantity due to Over Excavation

Maverick Constructors, LLC, (Maverick) over excavated the cell to the south. Upon verification of this over excavation, GSI ordered sufficient material to complete the additional cell area. This resulted in an increase of **41,700 square feet** in the installation quantity for the lining materials (Geosynthetic Clay Liner (GCL), textured geomembrane, and double-sided geocomposite).

Rain was forecast overnight for Friday October 24th. GSI took immediate action to try and get the materials delivered to the site and complete deployment of the GCL and textured geomembrane prior to the forecasted rain but they were unable to.

Had the cell not been over excavated, additional materials would not have been required and GSI could have completed the GCL and geomembrane prior to the October 24th rainfall event.

2. Failure to Mitigate Stormwater

Maverick failed to manage stormwater in accordance with their contract. Rain occurred overnight on October 24th/25th. However, Maverick did not begin pumping stormwater from the cell until October 28th. As of today, November 3rd, dewatering has not been completed.

2025-11-03 Letter of Recommendation for GSI Contract Modification.docx

1700 Robert Road, Suite 100 + Mansfield, Texas 76063 + Phone: 817-563-1144

Kris Kneese
November 3, 2025
Page 2

Based on current site conditions, the earliest GSI will be able to resume deployment of the GCL is Wednesday, November 5th. This ongoing delay in dewatering has resulted in significant, preventable downtime for the liner crew.

3. Cumulative Construction Delays and Lack of Site Readiness

In addition to the issues above, GSI has encountered numerous other delays caused by Maverick:

- GSI experienced an initial two-day delay upon arrival because the cell floor was not prepared and ready for deployment as scheduled.
- GSI's deployment was continuously slowed while waiting for Maverick to prep areas for GCL deployment.
- During these delays, Maverick frequently failed to have workers or the proper equipment on site to address the preparation deficiencies.

Conclusion and Recommendation

The increased cost of **\$184,806.37**, which includes both additional material supply (Material Additive: \$99,486.37) and 12 days of documented standby charges (Labor Additive: \$85,320.00), is a direct consequence of Maverick's over-excavation, stormwater management, and operational delays. We recommend the City of Fredericksburg approve Geo-Synthetics Systems, LLC's Contract Modification Request (CMR #01) to compensate GSI for impacts related to Maverick Constructors, LLC.

Please let me know if you require any additional supporting documentation or analysis.

Sincerely,

BIGGS & MATHEWS ENVIRONMENTAL



Senior Engineer

Attachments: GSI Contract Modification Request



a Babcock Power Inc. company

Project Name: **City Of Fredericksburg LF Cells 12-13**

Project Number: **725033**

Project Location: **Fredericksburg, TX**

C.M.R. No.: **01**

Contractor: **City Of Fredericksburg/BiggsandMathev**

Date: **November 3, 2025**

Agreement Number: _____ C.O.# **1**

CONTRACT MODIFICATION REQUEST

The above referenced agreement or contract is hereby amended as follows. Description of change:

Additional material supply and installation are required due to an increase in the size of the cell. Project delays have occurred as a result of material shortages caused by the overbuild of the cell. Standby charges are currently being incurred and are summarized up to the date of this form. Material pricing include installation cost. Labor cost are related to the stanby charges. Please see attached supporting documents.

Additive Costs

A	Labor	\$	85,320.00
B	Material	\$	99,486.37
C	Equipment		
D	Freight		
E	Subcontractor		
F	Tax		
G	Subtotal of Additive Cost	\$	184,806.37

Deductive Costs

H	Labor		
I	Material		
J	Equipment		
K	Freight		
L	Subcontractor		
M	Tax		
N	Subtotal of Deductive Cost	\$	-

O **Total Change Request (Line G + N)** \$ **184,806.37**

P **Prior Agreement Total** \$ **537,503.94**

Q **Revised Agreement Total (Line O + P)** \$ **722,310.31**

All other terms and conditions of the Agreement remain in full force and effect.

Geo-Synthetics Systems, LLC Signature	11/3/2025 Date

Contractor Signature	Date



A BABCOCK POWER INC. SUBSIDIARY

Customer Name: City of Fredericksburg
 Project Name/Number: Fredericksburg LF Cells 12-13
 Project Location: Fredericksburg, TX
 Prevailing Wage (Y or N): No
 Invoice Number: CO # 1
 Invoice Date: 11/3/2025

Scope of Work: Delays caused by others totaling (12 days) up to and including date 11/5/25
Subgrade is still too saturated and there is still water to be pumped out.

T&M Rates are Port to Port

Monday - Saturday Daily - T & M Crew with Equipment Loadout - Based on up to 8-hours/Day including Drive Time

6 Person Crew	@	\$ 5,900.00	Day	x	_____ Days	= \$ -
7 Person Crew	@	\$ 6,590.00	Day	x	_____ Days	= \$ -
8 Person Crew	@	\$ 7,110.00	Day	x	_____ Days	= \$ -
9 Person Crew	@	\$ 7,790.00	Day	x	_____ Days	= \$ -
10 Person Crew	@	\$ 8,320.00	Day	x	_____ Days	= \$ -

Sunday Daily - T & M Crew with Equipment Loadout - Based on up to 8-hours/Day including Drive Time

6 Person Crew	@	\$ 7,180.00	Day	x	_____ Days	= \$ -
7 Person Crew	@	\$ 8,050.00	Day	x	_____ Days	= \$ -
8 Person Crew	@	\$ 8,750.00	Day	x	_____ Days	= \$ -
9 Person Crew	@	\$ 9,620.00	Day	x	_____ Days	= \$ -
10 Person Crew	@	\$ 10,320.00	Day	x	_____ Days	= \$ -

Monday - Saturday Hourly Overtime - T & M Crew with Equipment Loadout - After 8-hours/Day including Drive Time

6 Person Crew	@	\$ 578.00	Hour	x	_____ Hours	= \$ -
7 Person Crew	@	\$ 659.00	Hour	x	_____ Hours	= \$ -
8 Person Crew	@	\$ 740.00	Hour	x	_____ Hours	= \$ -
9 Person Crew	@	\$ 822.00	Hour	x	_____ Hours	= \$ -
10 Person Crew	@	\$ 903.00	Hour	x	_____ Hours	= \$ -

Sunday Hourly Overtime - T & M Crew with Equipment Loadout - After 8-hours/Day including Drive Time

6 Person Crew	@	\$ 578.00	Hour	x	_____ Hours	= \$ -
7 Person Crew	@	\$ 659.00	Hour	x	_____ Hours	= \$ -
8 Person Crew	@	\$ 740.00	Hour	x	_____ Hours	= \$ -
9 Person Crew	@	\$ 822.00	Hour	x	_____ Hours	= \$ -
10 Person Crew	@	\$ 903.00	Hour	x	_____ Hours	= \$ -

Non-Work Day - T & M Crew with Equipment Loadout

6 Person Crew	@	\$ 5,130.00	Day	x	_____ Days	= \$ -
7 Person Crew	@	\$ 5,710.00	Day	x	_____ Days	= \$ -
8 Person Crew	@	\$ 6,120.00	Day	x	_____ Days	= \$ -
9 Person Crew	@	\$ 6,700.00	Day	x	_____ Days	= \$ -
10 Person Crew	@	\$ 7,110.00	Day	x	<u>12</u> Days	= \$ <u>85,320.00</u>

Heavy Deployment Equipment Rates - Charged Daily for the Duration of the Project

Qty:	Equip. Delivery/Pickup	@	\$ 600.00	Each	x	_____ Each	= \$ -
	Deployment Equip.	@	\$ 2,500.00	Day	x	_____ Days	= \$ -
	Deployment Equip.	@	\$ -	Week	x	_____ Weeks	= \$ -
	Deployment Equip.	@	\$ -	Month	x	_____ Months	= \$ -

Project Expenses

Mileage	@	\$0.65	Mile	x	_____ # of Vehicles	= \$ -
Misc.	<u>Welding Rod, sandbags, Thread, etc.</u>					=
Freight	<u>Freight</u>					=
Material + Tax (if applicable)						=

Invoice Total = \$ 85,320.00

T & M Notes:

- Daily rates are based on up to 8-hour day, any time in excess of 8 hours will be charged at overtime rate.
- Monday - Saturday Daily rates will be charged daily Monday - Saturday for the duration of the project including charged for inclement weather and/or standby days even if GSI is not on site.
- Sunday Daily rate will only be charged on working Sundays.
- Sunday Non-Work Day rate will be charged on non-working Sundays.

Remit Payment To:
 Geo-Synthetic Systems
 2401 Pewaukee Rd.
 Waukesha, WI 53188

Geo-Synthetics Systems					
Item	Description	Unit	Quantity	Unit Price	Price
1	Mobilization and Demobilization	L5	1	\$ 13,910.00	\$ 13,910.00
2	Supply Geotextile	SF	63,000	\$ 0.096	\$ 6,029.10
3	Supply Geosynthetic Clay Liner - Unreinforced	SF	231,315	\$ 0.444	\$ 102,657.60
4	Supply Geosynthetic Clay Liner - Reinforced	SF	83,331	\$ 0.498	\$ 41,523.84
5	Supply HPDE Geomembrane - Smooth	SF	231,315	\$ 0.338	\$ 78,184.47
6	Supply HPDE Geomembrane - Textured	SF	83,331	\$ 0.384	\$ 32,015.77
7	Supply Drainage Geocomposite - Single-sided	SF	237,998	\$ 0.295	\$ 70,185.61
8	Supply Drainage Geocomposite - Double-sided	SF	76,648	\$ 0.377	\$ 28,873.30
9	Install Geosynthetic Clay Liner - Unreinforced	SF	231,315	\$ 0.134	\$ 31,065.60
10	Install Geosynthetic Clay Liner - Reinforced	SF	83,331	\$ 0.192	\$ 15,982.89
11	Install HPDE Geomembrane - Smooth	SF	231,315	\$ 0.141	\$ 32,661.68
12	Install HPDE Geomembrane - Textured	SF	81,331	\$ 0.400	\$ 33,357.40
13	Install Drainage Geocomposite - Single-sided	SF	237,998	\$ 0.153	\$ 36,508.89
14	Install Drainage Geocomposite - Double-sided	SF	76,648	\$ 0.190	\$ 14,547.79
Bid Total					\$ 537,503.94

Geo-Synthetics Systems					
Item	Description	Unit	Quantity	Unit Price	Price
1a	Daily Standby Rate	Day	12	\$ 7,110.00	\$ 85,320.00
4	Supply Geosynthetic Clay Liner - Reinforced	SF	52,706	\$ 0.498	\$ 26,263.40
6	Supply HPDE Geomembrane - Textured	SF	52,696	\$ 0.384	\$ 20,245.80
8	Supply Drainage Geocomposite - Double-sided	SF	54,080	\$ 0.377	\$ 20,371.94
10	Install Geosynthetic Clay Liner - Reinforced	SF	41,700	\$ 0.192	\$ 7,998.06
12	Install HPDE Geomembrane - Textured	SF	41,700	\$ 0.400	\$ 16,692.51
14	Install Drainage Geocomposite - Double-sided	SF	41,700	\$ 0.190	\$ 7,914.66
Total					\$ 184,806.37

Additional Cell \$ 34,280.07
 Additional Runout \$ 7,418.00

Original Contract \$ 537,503.94
 Additional \$ 184,806.37

\$ 722,310.31

\$ 99,486.37



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: May 5, 2026

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider and approve Ordinance 2026-21 approving budget amendments to the Fiscal Year 2026 City Budget beginning October 1, 2025, and ending September 30, 2026, providing for amended appropriations for each affected departmental account (Krista Wareham, Finance Director)

- i. Presentation by staff
- ii. Take action on Ordinance 2026-21, approving and adopting the proposed mid-year budget amendments to the City Budget for Fiscal Year 2026

SUMMARY:

The mid-year budget review measures budget performance by using the first six months of actual results, along with prior-year trends, to project year-end results. As part of the review, staff identified certain accounts that may have material variances from budgeted amounts. The total expense budget increase is \$2,157,861.16 (General Fund=\$411,984.99, Electric Fund=\$215,148.16, Water Fund=\$520,573.64, Sanitation Fund=\$1,010,154.37). Revenues are increasing by \$98,181.14 (General Fund=\$88,782.56, and EMS Fund=\$9,398.58). Approximately \$649,572.00 in budget amendments is a carryover expense related to the 2025 budgeted expenses for the New City Hall (across various departments). The Sanitation department also has carryover expenses of \$675,505.00 related to the 2025 budgeted expenses for construction management and liners for Cells 12 and 13. The Water department amendment for \$226,000 (West Live Oak project) will be funded with impact fees.

BACKGROUND:

The City Charter, Section 10.13, allows amending of the City budget in the case of public necessity as determined and declared by the City Council. Amendments to the budget may be caused by changes in original projections, omissions, or unanticipated variables.

FUNDING SOURCE: Reference Exhibit A

FINANCIAL IMPACT:
Reference Exhibit A

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the FY 2026 proposed budget amendments.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Ordinance 2026-21-Budget Amendments FY 2026
2. Exhibit A-Budget Amendments-May 5 2026

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 21, 2026



Krista Wareham, Director of Finance

Date: April 21, 2026



William McKamie, City Attorney

Date: April 21, 2026

Clinton Bailey, City Manager

Date:

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING AND APPROVING AMENDMENTS TO THE CITY BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND MAKING AMENDED APPROPRIATIONS FOR EACH AFFECTED DEPARTMENT AND ACCOUNT.

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

Section 1. In accordance with Section 10.13 of the City Charter, the City Manager has prepared proposed budget amendments to the previously approved City of Fredericksburg, Texas ("City") budget for the fiscal year 2025-2026, said proposed budget amendment being set forth in Exhibit "A", which is attached hereto and incorporated herein by reference. The City Council finds that the proposed budget amendment is a public necessity to ensure continued municipal government operations, and the budget amendment set forth in Exhibit "A" is hereby approved and adopted for municipal purposes. City resources and revenues are hereby appropriated for City departments and account expenditures as detailed in the budget amendment in Exhibit "A".

Section 2. Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Section 3. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Effective Date. This ordinance shall be effective on and after the date of passage and publication when required by law.

PASSED AND APPROVED on this 5th day of May, 2026.

Jeryl Hoover, Mayor

Attest:

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

Approved as to Form:

Mick McKamie
City Attorney

G/L Account		Description	2026 Adopted Budget	Requested Amendment	2026 Revised Budget	Notes
General Fund Revenues						
01-00-4470-00	S. Llano Shared Use Grant Revenue	\$	-	\$ 88,782.56	\$ 88,782.56	Carryover grant revenue (Shared Use Bridge 2024/2025)
General Fund Revenues		\$	-	\$ 88,782.56	\$ 88,782.56	
General Fund Expenses						
01-20-5161-00	New City Hall-Construction	\$	390,886.00	\$ 260,114.00	\$ 651,000.00	Carryover from 2025 audio/visual. \$2M approved in April, 2025 for construction costs.
01-20-5651-00	New City Hall-Audio/Visual	\$	-	\$ 323.51	\$ 323.51	Carryover from 2025 audio/visual. \$175k approved in June, 2025 for audio visual costs.
01-20-5652-00	New City Hall-Keyscan	\$	-	\$ 17,500.00	\$ 17,500.00	Carryover from 2025 KeyScan. \$160k approved in June, 2025 for keyscan costs.
01-22-4211-00	LEOSE Expenditures	\$	-	\$ 1,943.00	\$ 1,943.00	Offset is the LEOSE (Law Enforcement Officer Standards Education) grant under the Police Dept. \$5k
01-22-5651-00	New City Hall-Audio/Visual	\$	-	\$ 70.77	\$ 70.77	Carryover from 2025 audio/visual. \$175k approved in June, 2025 for audio visual costs.
01-22-5652-00	New City Hall-Keyscan	\$	-	\$ 3,800.00	\$ 3,800.00	Carryover from 2025 KeyScan. \$160k approved in June, 2025 for keyscan costs.
01-22-5654-00	New City Hall-Signage	\$	-	\$ 960.15	\$ 960.15	Carry over from 2025 Signage. \$17k budgeted across various funds; allocating additional \$22k est. cost.
01-23-5480-00	Ladder Truck	\$	-	\$ 11,834.00	\$ 11,834.00	Overage in Ladder Truck/Lease Purchase-approved cc meeting September 9, 2025
01-23-5651-00	New City Hall-Audio/Visual	\$	-	\$ 90.99	\$ 90.99	Carryover from 2025 audio/visual. \$175k approved in June, 2025 for audio visual costs.
01-23-5652-00	New City Hall-Keyscan	\$	-	\$ 4,800.00	\$ 4,800.00	Carryover from 2025 KeyScan. \$160k approved in June, 2025 for keyscan costs.
01-23-5653-00	New City Hall-Signage	\$	-	\$ 1,220.76	\$ 1,220.76	Carry over from 2025 Signage. \$17k budgeted across various funds; allocating additional \$22k est. cost.
01-24-5484-00	S. Llano Shared Use Bridge	\$	-	\$ 3,904.75	\$ 3,904.75	Carryover capital project costs (Shared Use Bridge 2024/2025)
01-24-5651-00	New City Hall-Audio/Visual	\$	-	\$ 53.08	\$ 53.08	Carryover from 2025 audio/visual. \$175k approved in June, 2025 for audio visual costs.
01-24-5652-00	New City Hall-Keyscan	\$	-	\$ 2,800.00	\$ 2,800.00	Carryover from 2025 KeyScan. \$160k approved in June, 2025 for keyscan costs.
01-24-5653-00	New City Hall-Signage	\$	-	\$ 723.54	\$ 723.54	Carry over from 2025 Signage. \$17k budgeted across various funds; allocating additional \$22k est. cost.
01-25-5651-00	New City Hall-Audio/Visual	\$	-	\$ 128.90	\$ 128.90	Carryover from 2025 audio/visual. \$175k approved in June, 2025 for audio visual costs.
01-25-5652-00	New City Hall-Keyscan	\$	-	\$ 7,000.00	\$ 7,000.00	Carryover from 2025 KeyScan. \$160k approved in June, 2025 for keyscan costs.
01-25-5653-00	New City Hall-Signage	\$	-	\$ 1,748.84	\$ 1,748.84	Carry over from 2025 Signage. \$17k budgeted across various funds; allocating additional \$22k est. cost.
01-27-5651-00	New City Hall-Audio/Visual	\$	-	\$ 624.27	\$ 624.27	Carryover from 2025 audio/visual. \$175k approved in June, 2025 for audio visual costs.
01-27-5652-00	New City Hall-Keyscan	\$	-	\$ 33,500.00	\$ 33,500.00	Carryover from 2025 KeyScan. \$160k approved in June, 2025 for keyscan costs.
01-27-5653-00	New City Hall-Signage	\$	-	\$ 8,473.27	\$ 8,473.27	Carry over from 2025 Signage. \$17k budgeted across various funds; allocating additional \$22k est. cost.
01-29-1020-00	Regular Wages	\$	429,922.00	\$ 27,600.00	\$ 457,522.00	New Hire-Mid-Year-Municipal Court; Court Administrator; start date June 1.
01-29-1070-00	Overtime Wages	\$	-	\$ 4,000.00	\$ 4,000.00	Line item correction; overtime was missed.
01-29-2020-00	Social Security	\$	34,036.00	\$ 2,000.00	\$ 36,036.00	New Hire-Mid-Year-Municipal Court; Court Administrator; start date June 1.
01-29-2030-00	Retirement-TMRS	\$	100,096.00	\$ 6,500.00	\$ 106,596.00	New Hire-Mid-Year-Municipal Court; Court Administrator; start date June 1.
01-29-2060-00	Health Insurance	\$	54,281.00	\$ 3,800.00	\$ 58,081.00	New Hire-Mid-Year-Municipal Court; Court Administrator; start date June 1.
01-30-3010-00	Utilities	\$	-	\$ 1,500.00	\$ 1,500.00	Engineering was previously not receiving an allocation of utilities.
01-30-5651-00	New City Hall-Audio/Visual	\$	-	\$ 73.29	\$ 73.29	Carryover from 2025 audio/visual. \$175k approved in June, 2025 for audio visual costs.
01-30-5652-00	New City Hall-Keyscan	\$	-	\$ 3,900.00	\$ 3,900.00	Carryover from 2025 KeyScan. \$160k approved in June, 2025 for keyscan costs.
01-30-5654-00	New City Hall-Signage	\$	-	\$ 997.87	\$ 997.87	Carry over from 2025 Signage. \$17k budgeted across various funds; allocating additional \$22k est. cost.
General Fund Expenses		\$	1,009,221.00	\$ 411,984.99	\$ 1,421,205.99	
General Fund Revenues		\$	-	\$ 88,782.56	\$ 88,782.56	
General Fund Expenses		\$	1,009,221.00	\$ 411,984.99	\$ 1,421,205.99	
General Fund Net Amount		\$	(1,009,221.00)	\$ (323,202.43)	\$ (1,332,423.43)	
Electric Fund Revenues						
Electric Fund Revenues		\$	-	\$ -	\$ -	
Electric Fund Expenses						

						Bucket Truck ordered in FY 2023 (lease purchase). Budget Amendment previously approved in May, 2023, but due to timing of receiving the vehicle, another amendment is necessary. Lease purchase with Cogent bank will be paid off in FY 2026 as well.	
02-21-NEW	Bucket Truck (Lease Purchase-2023)	\$	-	\$	180,000.00	\$	180,000.00
02-21-4312-00	Christmas Lights	\$	-	\$	3,404.52	\$	3,404.52
02-21-5651-00	New City Hall-Audio/Visual	\$	-	\$	505.48	\$	505.48
02-21-5652-00	New City Hall-Keyscan	\$	-	\$	27,100.00	\$	27,100.00
02-21-5653-00	New City Hall-Signage	\$	2,720.00	\$	4,138.16	\$	6,858.16
	Electric Fund Expenses	\$	2,720.00	\$	215,148.16	\$	217,868.16
	Electric Fund Revenues	\$	-	\$	-	\$	-
	Electric Fund Expenditures	\$	2,720.00	\$	215,148.16	\$	217,868.16
	Electric Fund Net Amount	\$	(2,720.00)	\$	(215,148.16)	\$	(217,868.16)
Water Fund Revenues							
		\$	-	\$	-	\$	-
	Water Fund Revenues	\$	-	\$	-	\$	-
Water Fund Expenses							
03-21-5161-00	New City Hall-Construction	\$	320,625.00	\$	239,000.00	\$	559,625.00
03-21-5308-00	Lift Station Pumps	\$	20,000.00	\$	24,000.00	\$	44,000.00
03-21-5439-00	West Live Oak Water and Sewer	\$	-	\$	226,000.00	\$	226,000.00
03-21-5651-00	New City Hall-Audio/Visual	\$	-	\$	505.48	\$	505.48
03-21-5652-00	New City Hall-Keyscan	\$	-	\$	27,100.00	\$	27,100.00
03-21-5653-00	New City Hall-Signage	\$	2,890.00	\$	3,968.16	\$	6,858.16
	Water Fund Expenses	\$	343,515.00	\$	520,573.64	\$	864,088.64
	Water Fund Revenues	\$	-	\$	-	\$	-
	Water Fund Expenditures	\$	343,515.00	\$	520,573.64	\$	864,088.64
	Water Fund Net Amount	\$	(343,515.00)	\$	(520,573.64)	\$	(864,088.64)
Sanitation Fund Revenues							
		\$	-	\$	-	\$	-
	Sanitation Fund Revenues	\$	-	\$	-	\$	-
Sanitation Fund Expenses							
05-21-3140-00	Professional Services	\$	103,300.00	\$	150,000.00	\$	253,300.00
05-21-5562-00	Construction Mgt Services-Cells 12 and 13	\$	-	\$	137,505.00	\$	137,505.00
05-21-5564-00	Cells 12 and 13 Construction Liners	\$	-	\$	714,297.73	\$	714,297.73
05-21-5651-00	New City Hall-Audio/Visual	\$	-	\$	151.64	\$	151.64
05-21-5652-00	New City Hall-Keyscan	\$	-	\$	8,200.00	\$	8,200.00
	Sanitation Fund Expenses	\$	103,300.00	\$	1,010,154.37	\$	1,113,454.37
	Sanitation Fund Revenues	\$	-	\$	-	\$	-
	Sanitation Fund Expenditures	\$	103,300.00	\$	1,010,154.37	\$	1,113,454.37
	Sanitation Fund Net Amount	\$	(103,300.00)	\$	(1,010,154.37)	\$	(1,113,454.37)
EMS Fund Revenues							
06-00-4200-00	STRAC Grant Revenue	\$	-	\$	9,398.58	\$	9,398.58
	EMS Fund Revenues	\$	-	\$	9,398.58	\$	9,398.58
	EMS Fund Revenues	\$	-	\$	9,398.58	\$	9,398.58
	EMS Fund Expenditures	\$	-	\$	-	\$	-
	EMS Fund Net Amount	\$	-	\$	9,398.58	\$	9,398.58

All Funds Revenue Total	\$	-	\$	98,181.14	\$	98,181.14
All Funds Expenditure Total	\$	1,458,756.00	\$	2,157,861.16	\$	3,616,617.16
All Funds Net Amount	\$	(1,458,756.00)	\$	(2,059,680.02)	\$	(3,518,436.02)



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: May 5, 2026

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Approve street closures and parking lot usage for Oktoberfest 2026, taking place the first full weekend of October 2026 at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

SUMMARY:

Debbie Reeh, Oktoberfest manager and event producer, will present this item for consideration. Pedernales Creative Arts Alliance/Oktoberfest (PCAA) is requesting the complete closure of the following streets: Adams Street between Main and Austin, Austin Street between Crockett and Adams, and Schubert Street between Crockett and Adams for the 2026 Oktoberfest event. The Schubert Street closure is a new request as the Hennig Lot at Bethany Lutheran Church (corner of Crockett and Austin) is no longer available for use for events due to the anticipated preschool construction.

Debbie has communicated and coordinated with the Adams Street merchants, Schubert Street property owners, Morning Rotary's Kraut Run, Bethany Lutheran Church, and San Saba Soap Company on the closures. The PCAA has made allowances for Sunday church services and emergency access lanes on both Adams and Austin will be maintained throughout the closure. A completed special event application is on file. In addition, Oktoberfest is asking for permission to use the parking lot on Crockett Street across from the old City Hall, move shuttle pick up and drop off to Crockett Street, and use some parking spaces in front of City Hall Annex #1.

The requests include:

- 1) N. Adams Street between Main Street and Austin Street beginning on Wednesday, September 30, 2026, at 7:00 a.m., through Monday, October 5, 2026, at 3:00 p.m.
- 2) W. Austin Street between N. Crockett and N. Adams beginning Thursday, October 1, 2026, at 7:00 a.m., until Wednesday, October 7, 2026, at 3:00 p.m.;
- 3) W. Schubert Street between N. Crockett and N. Adams beginning Friday, October 2, 2026, at 7:00 a.m., until Sunday, October 4, 2026, at 8:00 p.m.; and
- 4) Use of the parking lot on Crockett Street across from Central Campus at 126 W. Main Street, and next to Broadway Bank beginning on Friday, October 2, 2026, at 5:00 p.m., until Sunday, October 4, 2026, at 8:00 p.m.

The Police Department will work with Oktoberfest on the transition of shuttle pick-up and drop-off on

Crockett Street (versus Main Street) and Jennifer Krupa will coordinate parking spaces at City Hall Annex #1.

BACKGROUND:

Oktoberfest is the premier special event for the City of Fredericksburg. Oktoberfest has coordinated extensively with City staff and has adopted all recommendations. Lt. Derek Seelig & Lt. Chad Lovelady (Fredericksburg Police Department), Evan Williamson (Assistant Director of Public Works and Utilities), and Garrett Durst (Streets Division) have reviewed and approved the street closure requests.

The Schubert Street closure request is a long-term solution to replace the loss of the vendor parking area in the Hennig Lot at Bethany Lutheran Church. Each end of the street will be staffed with a security guard to allow access by property owners, Absolute Charm's Downtown Retreat guests, and Oktoberfest vendors. Debbie has also visited with members of the Morning Rotary Club to discuss logistics for the Kraut Run on Saturday morning (October 3, 2026).

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:

Sec. 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:

STAFF RECOMMENDATION:

Recommend City Council consider a motion to approve the use of the parking lot across from City Hall (beginning Friday, October 2, 2026, at 5 p.m. and ending on Sunday, October 4, 2026, at 8:00 p.m.), and the following three street closure requests for Oktoberfest 2026:

- 1) N. Adams Street between Main Street and Austin Street beginning on Wednesday, September 30, 2026, at 7:00 a.m., through Monday, October 5, 2026, at 3:00 p.m.,
- 2) W. Austin Street between N. Crockett and N. Adams beginning Thursday, October 1, 2026, at 7:00 a.m., until Wednesday, October 7, 2026, at 3:00 p.m., and,
- 3) W. Schubert Street between N. Crockett and N. Adams beginning Friday, October 2, 2026, at 7:00 a.m. until Sunday, October 4, 2026, at 8:00 p.m.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Mobility

ATTACHMENTS:

1. Request Letter to City Council
2. Adams Street letter
3. Austin Street Letter
4. SchubertClosure

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: April 17, 2026

William McKamie

William McKamie, City Attorney

Date: April 17, 2026

Leticia Vacek

Leticia Vacek, City Secretary

Date: April 20, 2026

Clinton Bailey

Clinton Bailey, City Manager

Date: April 29, 2026

Festival Office:
703 N Llano
Fredericksburg TX 78624
830-997-4810
www.oktoberfestinfbg.com

First Weekend in October
October 2 - 4, 2026
Downtown on Marktplatz



To: Mayor Jeryl Hoover
Council Members: Todd Eidson, Emily Kirchner, Tony Klein, and Bobby Watson
Clinton Bailey, Garret Bonn, and Jennifer Krupa

From: Debbie Reeh

RE: 2026 Street Closures

Date: March 26, 2026

Dear Mayor Hoover, Council members, and City staff;

Thank you for your support of our previous street closure requests.

We greatly value our partnership with the City and appreciate your ongoing support of Oktoberfest.

Our 2026 Special Event Application has been submitted.

We respectfully request approval for the following street closures and parking areas for Oktoberfest:

STREET CLOSURES:

Adams Street: Wednesday, September 30 at 7:00 a.m. through Monday, October 5 at 3:00 p.m.

Austin Street: Thursday, October 1 at 7:00 a.m. through Wednesday, October 7 at noon.

Schubert Street: Friday, October 2 at 7:00 a.m. through Sunday, October 4 at 8:00 p.m.

PARKING REQUESTS:

Lot across from City Hall next to Broadway Bank: Friday, October 2nd at 5:00pm - Sunday, October 4th at 8:00pm

In front of City Hall on Crockett Street: Shuttle drop off during Oktoberfest: Friday, October 2nd at 5:00pm through Sunday, October 4th at 8:00pm

In front of Parks and Recreation office on Crockett Street - Coordinated with Jennifer

Pedernales Creative Arts Alliance presenters of Oktoberfest continues to enrich our community by supporting free MarktPlatz PCAA Musical Evenings, providing scholarships to local students, awarding grants to local arts programs, enhancing Marktplatz, and most recently Fredericksburg's Glockenspiel Bell Tower. Oktoberfest also has a significant economic impact on our local economy.

The requested street closures allow for safe and efficient event setup, staging, and coordination.

Thank you for your consideration. We look forward to working together to make this year's Oktoberfest another successful event for our community.

Festively, 
Debbie Reeh - Oktoberfest Manager

Festival Office:
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Fredericksburg TX 78624
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First Weekend in October
October 2 - 4, 2026
Downtown on Marktplatz
March 23, 2026

Cross Cultures
Wally Overfelt
105 North Adams Street
Fredericksburg, Texas 78624

Dear Wally,

We are grateful for your continued support of our past street closure requests. The working relationship we have with you and the community certainly helps Oktoberfest.

Oktoberfest is requesting the Adams Street closure (same logistical plan):
Adams Street – Wednesday, September 30th at 7:00am – Monday, October 5th at 3:00pm.

Pedernales Creative Arts Alliance, sponsors of Oktoberfest, is a non-profit, 501(c)3 organization. Through Oktoberfest's success, PCAA gives back to the community.

How the community benefits from Oktoberfest:

- Up to twelve students will receive scholarships this year.
- Over 25 grants for local art programs were awarded this year. Some of the recipients include the local art guilds, school programs, concerts, theater, band instruments, and more.
- Along with many enhancements to Marktplatz over the years: Oktoberfest Halle, Maibaum, new picnic tables, new tables/chairs for the new John Wm Klein room, landscape/hardscape, Fest Zimmer and public restroom remodels, Die Küche and continued improvements to Marktplatz - most recently Fredericksburg's Glockenspiel Bell Tower.
- MarktPlatz PCAA Musical Evenings are scheduled for six Sundays and are free. This is our way to thank the community for their support and volunteerism.

When Oktoberfest opened its gate in 1981, there was one stage, a handful of artisans and three food concessionaires. Today we have grown the family friendly festival where Oktoberfest now features five entertainment stages (Oompah at its Best!), fun and festive kid's area, hi-strikers, polka and waltz contests, local artisans tent, arts and crafts, German, Texas Craft and domestic beer selections, wine, food concessionaires, a 42 tournament, OKTUBAFest, stein hoist contests, a family Lederhosen and Dirndl contest, Hauptstrasse Chicken Dance and thousands of happy fest-goers, many who return annually.

Debbie Farquhar Reeh
Oktoberfest Manager and Event Producer

Festival Office:
703 N Llano
Fredericksburg TX 78624
830-997-4810
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First Weekend in October
October 2 - 4, 2026
Downtown on Marktplatz



March 23, 2026

Bethany Lutheran Church
Layne Petty
110 West Austin Street
Fredericksburg, Texas 78624

Dear Layne,

We are grateful for your continued support of the street closure request. The working relationship we have with you and the community certainly helps Oktoberfest.

Oktoberfest is requesting the Austin Street closure (same logistical plan):
Austin Street – Thursday, October 1st at 7:00am – Monday, October 7th at noon.

Pedernales Creative Arts Alliance, sponsors of Oktoberfest, is a non-profit, 501(c)3 organization. Through Oktoberfest's success, PCAA gives back to the community.

How the community benefits from Oktoberfest:

- Up to eleven students will receive scholarships this year.
- Over 25 grants for local art programs were awarded this year. Some of the recipients include the local art guilds, school programs, concerts, theater, band instruments, and more.
- Along with many enhancements to Marktplatz over the years: Oktoberfest Halle, Maibaum, new picnic tables, new tables/chairs for the new John Wm Klein room, landscape/hardscape, Fest Zimmer and public restroom remodels and Die Küche.
- MarktPlatz PCAA Musical Evenings are scheduled for six Sundays and are free. This is our way to thank the community for their support and volunteerism.

When Oktoberfest opened its gate in 1981, there was one stage, a handful of artisans and three food concessionaires. Today we have grown the Festival where Oktoberfest now features five entertainment stages (Oompah at its Best!), fun and festive kid's area, hi-strikers, polka and waltz contests, local artisans tent, arts and crafts, German, Texas Craft and domestic beer selections, wine, food concessionaires, a 42 tournament, OkTUBAFest, stein hoist contests, a family Lederhosen and Dirndl contest, Hauptstrasse Chicken Dance and thousands of happy fest-goers, many who return annually.

Debbie Farquhar Reeh
Oktoberfest Manager and Event Producer

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First Weekend in October
October 2 - 4, 2026
Downtown on Marktplatz



To: Hills of Texas Homes, Todd Stephens, 304 N Adams
Sandra Barr, 301 N Crockett
Fredericksburg Retreat, Bernabe Castor, 110 E Schubert (and Absolute Charm)
Robert Sagebiel

From: Debbie Reeh - Oktoberfest Manager

RE: 2026 Schubert Street Closure

Date: March 24, 2026

Dear Bernabe, Sandra, Bob and Todd,

Oktoberfest will be requesting a Schubert Street closure, October 2-4.

For 30+ years Oktoberfest has utilized and parked our artisans and food concessionaires on the corner of Austin and Crockett Streets. However, Bethany Lutheran Church plans to start construction on their new pre-school at that location.

Todd Eidson and myself have had several meetings with the Oktoberfest head of security, Lieutenant Seelig, City Engineers and Parks & Recreation/Special Event staff to share our plan, which we worked on together.

STREET CLOSURE DETAILS:

Schubert Street: Friday, October 2 at 7:00 a.m. through Sunday, October 4 at 8:00 p.m.

Security: Oktoberfest will have a security guard posted on Crockett and Adams street during these hours

Parking: You, your guests, and employees, during this time-frame, will have access in and out of Schubert Street for their convenience

Safety: Oktoberfest has made arrangements for a light tower to be placed in the middle of the block to ensure pedestrian safety

We greatly value our partnership with the City and each of you.

Pedernales Creative Arts Alliance, presenters of Oktoberfest, continues to enrich our community by supporting free MarktPlatz PCAA Musical Evenings, providing scholarships to local students, awarding grants to local arts programs, enhancing Marktplatz, and most recently Fredericksburg's Glockenspiel Bell Tower. Oktoberfest also has a significant economic impact on our local economy.

The requested street closure will allow for safe and efficient event setup, staging, and coordination for our artisans and food concessionaires.

We look forward to working together to make this year's Oktoberfest another successful event for our community.

Festively,

Debbie Reeh - Oktoberfest Manager



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: May 5, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consideration and Action Regarding Request P-2425, A Development Plat for 405 Goehmann Lane, by Lantana Owner, LLC, including discussion and possible action on the Frederick Road Alignment Evaluation Study and Development Agreement. (Kris Kneese, Director of Public Works/Utilities / Cliff Cross, Director of Development Services-Tabled on 04/07/2026)

- i. Update by City staff (Update from 04/07/2026 Meeting)
- ii. Update by Developer
- iii. Potential Actions
 - a) Take Action on Development Plat including "Arterial" roadway associated with Thoroughfare Plan
 - b) Take Potential Action on Annexation and Development Agreement

SUMMARY:

An application was submitted in October 2025 by Lantana Owner, LLC for the review of a Development Plat that consists of 106.89 acres located on the property commonly known as 405 Goehmann Lane within the City of Fredericksburg Extraterritorial Jurisdiction (ETJ). The request for consideration and potential action for alternate thoroughfare routes were evaluated and considered during the April 7, 2026 City Council meeting. The item was tabled to be reconsidered during the May 5, 2026 City Council meeting.

BACKGROUND: The Planning and Zoning Commission considered this request on October 1, 2025 and recommended approval of the Development Plat subject to the following condition:

1. *Approval, by the City, authorizing removal or an approved alternate roadway for the "Arterial" roadway shown within the subject property identified in the 2024 Comprehensive Plan (Map 2.3: Thoroughfare Plan).*

The purpose of the conditioned approval was to ensure compliance with the subdivision regulations, which state the following:

Sec. 4.10 (Development Plat) and Sec 4.05, Subsections G, H (Final Plat) require a review of the proposal by the Director of Development Services and formal action by Planning and Zoning Commission. **Sec. 4.10(H)** identifies the criteria for approval as the following:

H. Development Plat Criteria for Approval

The following criteria was considered to determine whether the application for a Development Plat should be approved, approved with conditions, or denied.

1. The proposed development conforms to all City plans, including but not limited to, the Comprehensive Plan, utility plans and applicable capital improvements plans;
2. The proposed development conforms to the requirements of the Zoning Ordinance (if located within the City's corporate limits) and this Subdivision Ordinance;
3. The proposed development is adequately served by public facilities and services, in conformance with City regulations;
4. Appropriate agreements for acceptance and use of public dedications to serve the development have been tendered; and
5. The proposed development conforms to the design and improvement standards contained in this Subdivision Ordinance, Standard Details and Specification for Public Infrastructure Construction Manual and any other applicable codes or ordinances of the City that are related to development of a land parcel.

Based upon the above P&Z's approval, with conditions, the applicant committed to funding and working with the City to utilize Kimley-Horn to reevaluate Frederick Road Thoroughfare alternatives. Kelly Rees, P.E. presented the study's evaluation process and findings, that included an updated analysis and recommendations regarding the proposed alignment during the April 7, 2026 City Council meeting. The City Council evaluated the alternate thoroughfare routes and discussed concerns pertaining to annexation and regulatory standards during the meeting and the item was tabled to be reconsidered during the May 5, 2026 City Council meeting.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

In reviewing this request, the 2024 Comprehensive Plan identifies a potential "Arterial" roadway within the proposed development's boundaries. As a result, the approval of a development plat that would not incorporate the roadway, would not be consistent with the City's adopted plan. Staff would further recommend no action be taken on the Annexation and Development Agreement unless approval of an alternate route ensuring compliance with the Comprehensive Plan is taken prior to further consideration of the Annexation and Development Agreement.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Location Map (2) (1)
2. Place Type Map (4) (1)
3. Thoroughfare Plan Map (1) (1)
4. 4.10.____Development_Plat (2)
5. 4.05.____Final_Plat - Reduced (1) (1)
6. P-2525__Lantana Reserve Resort and Villas_Dev Plat_PRELIMINARY_Waldorf Astoria (1)
7. Alternate Proposal Map

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: April 29, 2026



Kris Kneese, Director of Public Works, Utilities, and Engineer

Date: April 29, 2026



William McKamie, City Attorney

Date: April 29, 2026



Garret Bonn, Assistant City Manager

Date: April 29, 2026



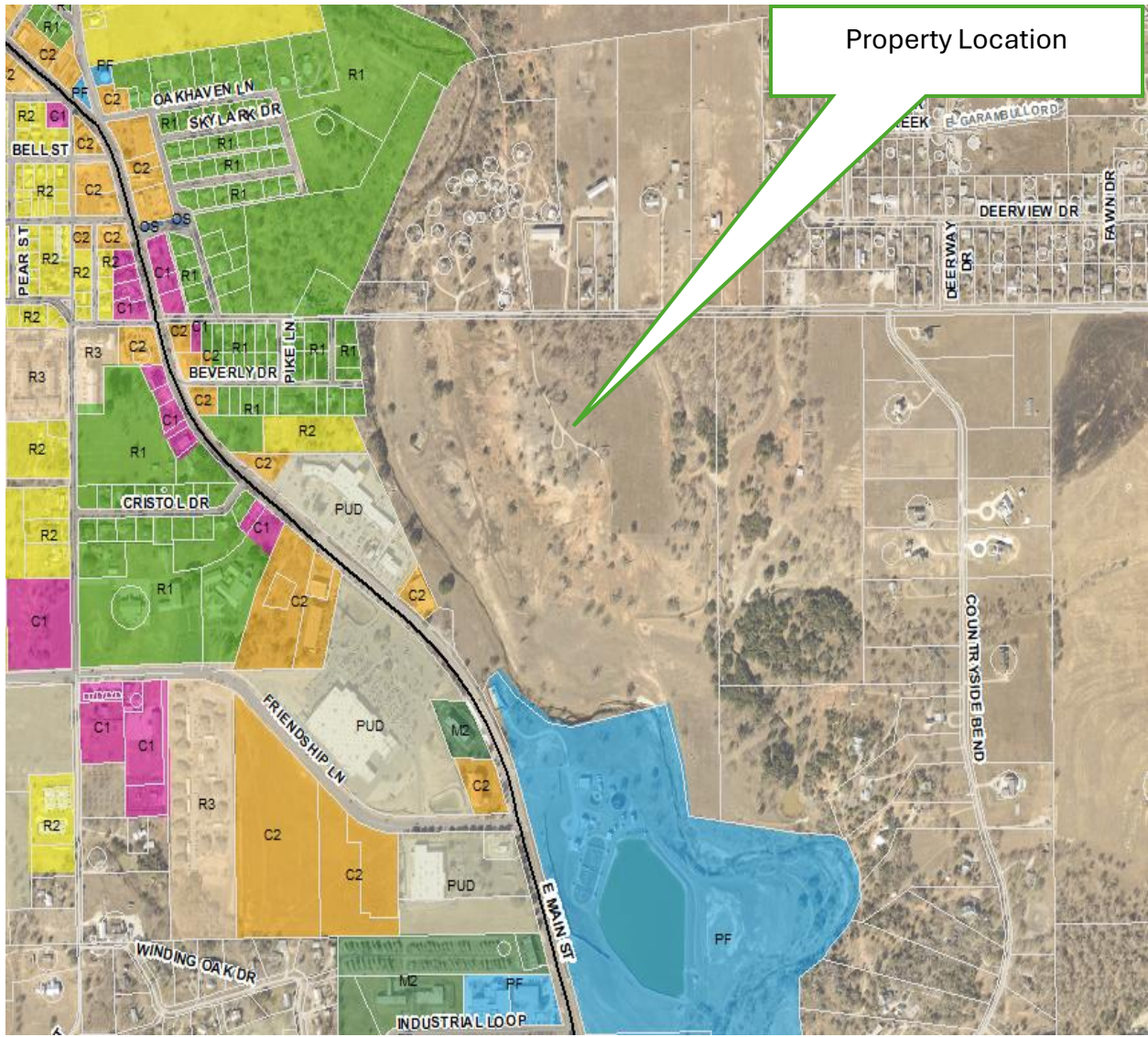
Leticia Vacek, City Secretary

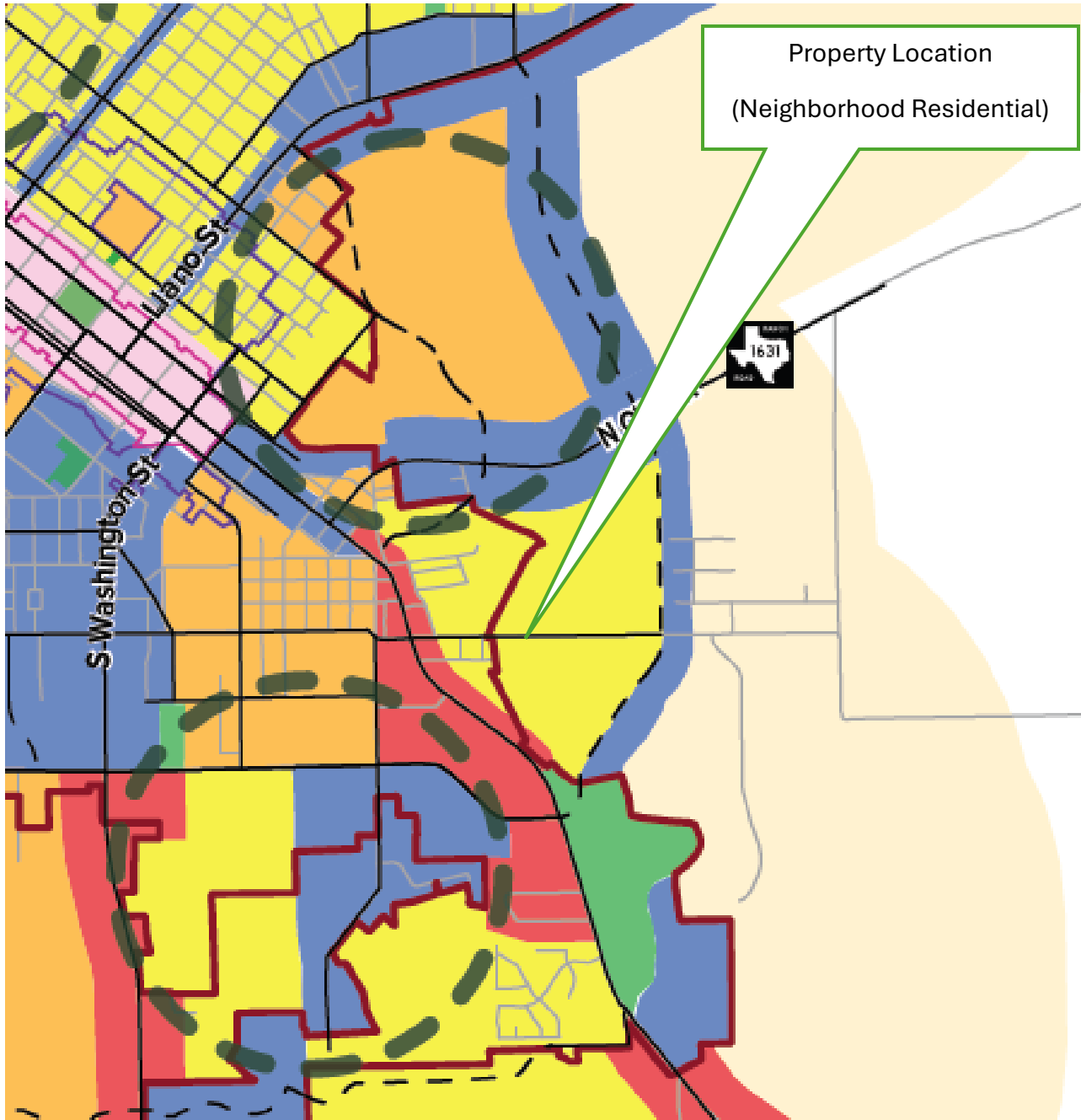
Date: April 29, 2026

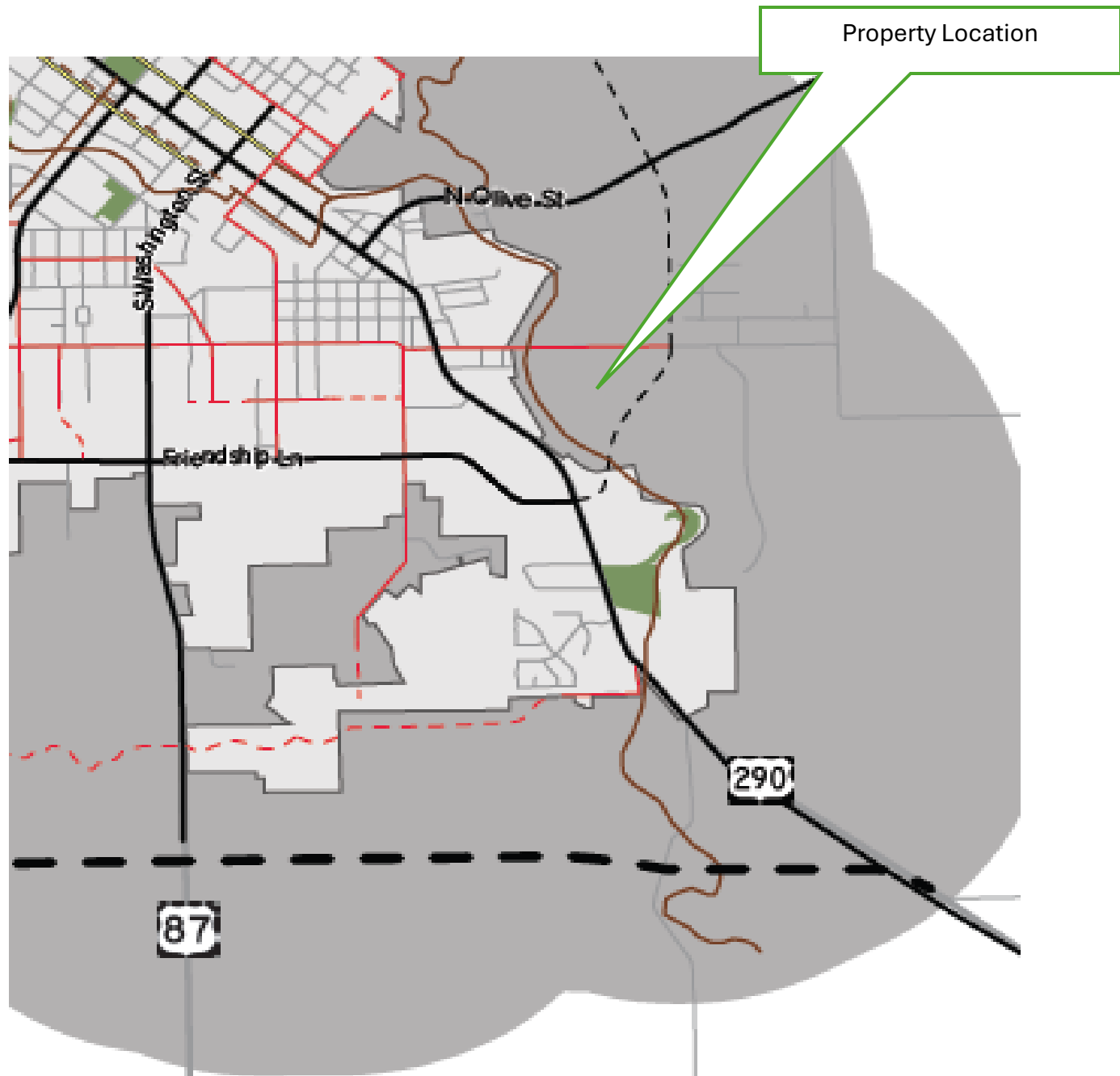


Clinton Bailey, City Manager

Date: April 29, 2026







Legend		Future Roadways	
	City Limits		Arterial
	ETJ Limits		Friendship Lane Extension
	County		TxDOT Technically Preferred Relief Route Alignment
	Parks		Collector
	Existing Roads		Hard Surface Trail
	Arterial		Alternate Trail
	Collector		
	Civic Street		

4.10. Development Plat

A. Purpose

The purpose of a Development Plat is to assure the adequacy of public facilities needed to serve the intended development and the overall compliance of such development with applicable requirements of this Subdivision Ordinance.

B. Authority

This Section 4.10 is adopted pursuant to the Texas Local Government Code, Chapter 212, Subchapter B, Sections 212.041 through 212.050, as amended.

C. Applicability

1. To Whom Development Plat Regulations Apply

Any person who proposes the development of a tract of land located within the limits or in the Extraterritorial Jurisdiction (ETJ) of the City must have a Development Plat of the tract prepared in accordance with LGC 212 Subchapter B and this Subdivision Ordinance, unless a Development Plat is not required in accordance with Section 4.10.D Exceptions.

2. The Term "Development"

For purposes of this Section 4.10, "development" means the new construction or the enlargement of any exterior dimension of any building, structure, or improvement.

3. Cases Where Development Plat Regulations Apply

Development Plat regulations shall apply to any land within the City or within its Extraterritorial Jurisdiction (ETJ) in the following circumstances:

- a. The development of any tract of land which has not been platted or replatted prior to the effective date of this Subdivision Ordinance, unless expressly exempted herein; or
- b. The development of any tract of land for which the property owner claims an exemption from the City's subdivision requirements, including requirements to replat, which exemption is not expressly provided for in Section 4.10.D Exceptions; or
- c. The development of any tract of land for which the only access is a private easement or street; or
- d. The division of any tract of land resulting in parcels or lots each of which is greater than five (5) acres in size, and where no public improvement is proposed to be dedicated or constructed.

D. Exceptions

A Development Plat is not required:

1. When the land has an approved Final Plat, Minor Plat, Replat, or Amending Plat; or
2. For bona fide agricultural activities; or
3. For construction of agricultural accessory structures and related development activities.

E. Prohibition on Development

No development shall commence, nor shall any building permit, utility connection permit, electrical connection permit or similar permit be issued for any development or land division subject to this Section 4.10 until a Development Plat has been approved by the Planning and Zoning Commission and submitted to the City for filing at the County. Notwithstanding the provisions of this Section, the City shall not require

building permits or otherwise enforce the City's Building Code in the City's Extraterritorial Jurisdiction (ETJ) in relation to any Development Plat required by this Subdivision Ordinance.

F. Required Information for all Development Plat Applicants

All Applications shall be submitted with the required information as stated on the Application Form. Information required shall be the same as required for a Final Plat. In addition to this information, a Development Plat shall:

1. Be prepared by a Texas Registered Professional Land Surveyor as a boundary survey;
2. Clearly show the boundary of the Development Plat;
3. Clearly show each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change of the building, structure, or improvement;
4. Clearly show each easement and right-of-way within or abutting the boundary of the surveyed property;
5. Clearly show the dimensions of each street, sidewalk, alley, square, park, or other part of the property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, sidewalk, alley, square, park, or other part; and
6. Be accompanied by the required number of copies of the Development Plat, a completed Application Form, the required submission fee (per the City's current Fee Schedule), and a certificate or some other form of verification from the County appraisal district showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property.

G. Accompanying Applications

An Application for a Development Plat may be accompanied by an application for rezoning approval. The rezoning Application and shall be decided first. The applicant must execute a Waiver of Right to 30-Day Action that is mandated by the State for general approval of Plats, including Development Plat approval.

H. Development Plat Criteria for Approval

The following criteria shall be used to determine whether the application for a Development Plat shall be approved, approved with conditions, or denied.

1. The proposed development conforms to all City plans, including but not limited to, the Comprehensive Plan, utility plans and applicable capital improvements plans;
2. The proposed development conforms to the requirements of the Zoning Ordinance (if located within the City's corporate limits) and this Subdivision Ordinance;
3. The proposed development is adequately served by public facilities and services, in conformance with City regulations;
4. Appropriate agreements for acceptance and use of public dedications to serve the development have been tendered; and
5. The proposed development conforms to the design and improvement standards contained in this Subdivision Ordinance, Standard Details and Specification for Public Infrastructure Construction Manual, and any other applicable codes or ordinances of the City that are related to development of a land parcel.

I. Development Plat Review and Approval

The review and approval procedure for a Development Plat shall be the same as the review and approval processes for a Final Plat (see Section 4.05 Final Plat).

J. Effect

Upon approval, the Development Plat shall be filed at the County by the City in the same manner as prescribed for a Final Plat (see Section 4.05 Final Plat).

4.05. Final Plat

A. Purpose

The purpose of a Final Plat is to ensure:

1. That the proposed Subdivision and development of the land is consistent with all standards of these Subdivision Regulations pertaining to the adequacy of public facilities,
2. That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made, and
3. That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.

B. Applicability

No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.

C. Exceptions

A Final Plat is not required when a Minor Plat is submitted (refer to 4.06 Minor Plat).

D. Ownership

1. The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Final Plat.
2. The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.

E. Accompanying Applications

1. A Final Plat Application Form, which can be obtained from the Director of Development Services.
2. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Performance Agreement and appropriate surety in accordance with 5.05 Performance Agreements and Security for Completion.
3. Approval of each shall be separate and in accordance with this Section 4.05 Final Plat and with Section 5.01 Construction Plans.

F. Prior Approved Preliminary Plat

The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently Section 4.04.K Amendments to Preliminary Plats Following Approval, if applicable, incorporating all conditions imposed or required, if applicable.

G. Review by Director of Development Services

The Director of Development Services shall:

1. Initiate review of the plat and materials submitted,
2. Request written comments from Development Review Committee (DRC), if deemed necessary,
3. Make available Plats and reports to the Commission for review, and

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4. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.

H. Action by Planning and Zoning Commission

The Commission shall:

1. Review the Final Plat Application, the findings of the Director of Development Services, and any other information available.
 - a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of these Subdivision Regulations.
2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action as outlined in 3.03.D.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Final Plat, as submitted, shall be deemed to be approved by the Commission.
3. Take one of the following actions:
 - a. Approve the Final Plat;
 - b. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Final Plat.
4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
 - a. All required fees shall be paid.
 - b. All covenants required by ordinances have been reviewed and approved by the City.
 - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
 - d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
 - e. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.

I. Final Plat Criteria for Approval

The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.

1. With Prior Approved Preliminary Plat
 - a. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.04.K Amendments to Preliminary Plats Following Approval and that may be approved without the necessity of revising the approved Preliminary Plat;
 - b. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 - c. The Construction Plans conform to the requirements of Section 5.01 Construction Plans and have been approved by the Director of Public Works and Utilities;

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- d. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Director of Public Works and Utilities;
 - e. Where the Director of Public Works and Utilities has authorized Public Improvements to be deferred, a Performance Agreement has been executed and submitted by the property owner in conformance with Section 5 Construction Plans and Procedures;
 - f. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
 - g. The Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; and
 - h. The plat conforms to Director of Development Services subdivision Application checklists and Subdivision Ordinance regulations.
2. Without Prior Approved Preliminary Plat
 - a. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 - b. The Construction Plans conform to the requirements of Section 5.01 Construction Plans and have been approved by the Director of Public Works and Utilities;
 - c. A Performance Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with Section 5 Construction Plans and Procedures;
 - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 - e. The Final Plat conforms to the Director of Development Services' subdivision Application checklist and Subdivision Ordinance regulations.

J. Procedures for Final Plat Recordation upon Approval

The Applicant shall provide to Director of Development Services the required number of signed and executed copies of the Final Plat that will be needed to file the Plat, upon approval, with the County (in the County's required format) at least seven (7) calendar days prior to the meeting at which it will be considered for approval.

1. General

a. Signatures

After approval of the Final Plat, the Director of Development Services shall procure the appropriate City signatures on the Final Plat.

b. Recording upon Performance

The Final Plat shall be recorded after:

- i. The Final Plat is approved by the City;
- ii. All required Public Improvements have been completed and accepted by the City or a Performance Agreement has been executed and appropriate surety provided in accordance with Section 5.05 Performance Agreements and Security for Completion;
- iii. All County filing requirements are met; and
- iv. All fees are paid to the City.

2. Submittal of Final Plat Where Improvements Installed

Where all required Public Improvements have been installed prior to recording of the Final Plat, the Applicant shall meet all requirements in accordance with Section 5 Construction Plans and Procedures.

3. Submittal of Final Plat Where Improvements Have Not Been Installed

Where some or all required Public Improvements are not yet completed in connection with an approved Final Plat, the Applicant shall submit the Final Plat as approved, revised to reflect any conditions imposed as part of approval.

4. Update of Proof of Ownership

If there has been any change in ownership since the time of the Proof of Ownership provided under 4.05.D Ownership, the Applicant shall submit a new consent agreement executed by each owner and lienholder consenting to the platting of the property and the dedications and covenants contained in the Plat.

K. Effect of Approval

The approval of a Final Plat:

1. Supersedes any prior approved Preliminary Plat for the same land.
2. If applicable, authorizes the Applicant to install any improvements in public Right-of-Way in conformance with approved Construction Plans and under a Performance Agreement (refer to Section 5 Construction Plans and Procedures).
3. Authorizes the Applicant to seek 5.03 Construction Release and/or issuance of a Building Permit.

L. Revisions Following Recording/Recordation

Revisions may only be processed and approved as a Replat, Minor Replat, or Amending Plat, as applicable.

M. Signature Blocks

Unless otherwise modified by the Director of Development Services, the following signature blocks shall be used in conjunction with the Final Plat.

**DEVELOPMENT PLAT ESTABLISHING
LANTANA RESERVE, RESORT & VILLAS
GILLESPIE COUNTY, TEXAS.**

BEING ALL OF THAT 160.73 ACRE TRACT AND THAT 0.16 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WINE COUNTRY HOSPITALITY PARTNERS, LLC., BY JUDY KAY FELLER, ET AL., DATED JULY 8, 2022, FOUND OF RECORD IN INSTRUMENT NO. 20225100 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

100 YEAR FLOODPLAIN EASEMENT RESTRICTION

CONSTRUCTION WITHIN THE FLOODPLAIN MAY NOT OCCUR (A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED ENGINEERING PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OR THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST) WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN.

- A. EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE, WAYS, OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING HIS/HER PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR. THE CITY IS NOT OBLIGATED TO MAINTAIN OR ASSISTANCE WITH MAINTENANCE OF THE AREA.
- B. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION. THE CITY SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE, RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT. IF A SUBDIVISION ALTERS THE HORIZONTAL OR VERTICAL FLOODPLAIN, A FEMA FLOODWAY MAP REVISION MAY BE REQUIRED.

FEMA CLOMR-F NOTICE

AREAS LABELED AREA A, AREA B, AREA C, AND AREA D ON THIS PLAT CORRESPOND TO PORTIONS OF THE SUBJECT PROPERTY THAT WERE ADDRESSED BY A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOMR-F), ISSUED BY FEMA ON JULY 7, 2025 UNDER CASE NO. 25-06-1199C, FOR COMMUNITY NO. 480696 AND FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4817C0288C.

THIS CLOMR-F REFLECTS THE DEVELOPER'S SUCCESSFUL APPLICATION, PREPARED BY A LICENSED CIVIL ENGINEER, TO REMOVE THESE AREAS FROM FEMA FLOOD ZONE AE, CONTINGENT UPON THE COMPLETION OF PROPOSED FILL AND SITE IMPROVEMENTS. THE CONDITIONAL DETERMINATION IS SUBJECT TO VERIFICATION THROUGH FEMA'S FINAL LETTER OF MAP REVISION PROCESS UPON COMPLETION OF THE IMPROVEMENTS.

THIS PROPERTY SHOWN HEREON APPEARS TO BE PARTIALLY LOCATED WITHIN ZONE "AE", WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAP, PANEL NO. 4817C0288C, WITH AN EFFECTIVE DATE OCTOBER 19, 2001.

EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS NO ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED) BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY; AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENT AND DOES NOT HAVE RESPONSIBILITY TO REPLACE THEM.

GENERAL NOTES

1. ABOVE GROUND STRUCTURES AND UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES, PEDESTALS, AND OTHER IMPROVEMENTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
2. CONTOUR LINES REPRESENT ORTHOMETRIC HEIGHTS.
3. BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE "GRID" DERIVED FROM GPS POSITIONING AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83(2011)). "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).
4. N.G.S. BENCHMARK PID BN0130 (NAMED "P81", LOCALLY KNOWN AS THE "HEB BENCHMARK") FOUND AND REFERENCED WITH A REPORTED ELEVATION OF 1,695.00 FEET A.M.S.L., (OBSERVED DURING THE COURSE OF THIS SURVEY TO HAVE AN ORTHOMETRIC ELEVATION OF 1,695.10' A.M.S.L.), WITH ELEVATIONS REFERENCED TO THE NAVD88 DATUM AND GEOID18 MODEL, REPORTED IN FEET, WITH GRID COORDINATE VALUES AT N: 10064955.56, E: 2756443.57.
5. ALL FUTURE CONSTRUCTION MUST ADHERE TO SETBACKS SHOWN OR THE CURRENT ZONING AT THAT TIME, WITH EXCEPTION TO THE ADOPTION AND APPROVAL OF A PLANNED UNIT DEVELOPMENT (P.U.D.) AND/OR CONDITIONAL USE PERMITS GRANTED, AND THE TERMS ESTABLISHED THEREIN.
6. EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.

RIGHT OF WAY EASEMENT / UTILITY EASEMENT

GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. A CORPORATION WHOSE POST OFFICE ADDRESS IS P.O. BOX 553, FREDERICKSBURG, TEXAS, 78624, AND ITS SUCCESSORS OR ASSIGNS AN EASEMENT AS FOLLOWS:

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10) OF THE BOUNDARIES OF ALL TRACT LINES, STREETS, BOULEVARDS, LANES, DRIVES, AND ROADS, AND TWENTY FEET (20) ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN DEDICATED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

ADDRESS RESERVED:
LOT 1: 405 GOEHMANN LANE

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE) HEREBY CERTIFY, THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE ~~MINIMUM SETBACK LINES AND DEDICATE ALL ALLEYS, WALKWAYS, PARKS, WATER COURSES, EASEMENTS AND OTHER OPEN SPACE TO THE PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY AND/OR DEDICATED STRIPS OF LAND FOR RIGHT-OF-WAY, AS SHOWN HEREON TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER, AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGN TO ABIDE FOREVER BY ALL LINES, DEDICATIONS AND OTHER RESTRICTIONS SHOWN HEREON.~~

ROBERT RADOVAN, PARTNER
WINE COUNTRY HOSPITALITY PARTNERS, LLC.

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT RADOVAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

WHEREAS, (_____) LIENHOLDER/LENDER, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF PROPOSED LOTS 1 AND 2 SHOWN HEREON, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

LIENHOLDER: _____ DATE: _____, 2025

BEFORE ME, THE UNDERSIGNED AUTHORITY _____ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF SAID LIENHOLDER'S COMPANY, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: _____

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE _____
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY AND THE CITY OF FREDERICKSBURG, TEXAS, CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE (_____) ~~SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG~~ WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20____ AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, AND HAVE BEEN TESTED AND ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS BY MY HAND ON THIS ____ DAY OF _____, 20____. CITY SECRETARY, CITY OF FREDERICKSBURG, TEXAS

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND _____, 2025. PLAT WAS PREPARED ON _____, 2025.

DATE _____ CODY J. MUSICK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6454

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

NOTARY'S PUBLIC SIGNATURE

FILED FOR RECORD AT ____ O'CLOCK ____ M.

THIS THE ____ DAY OF _____, 2025.

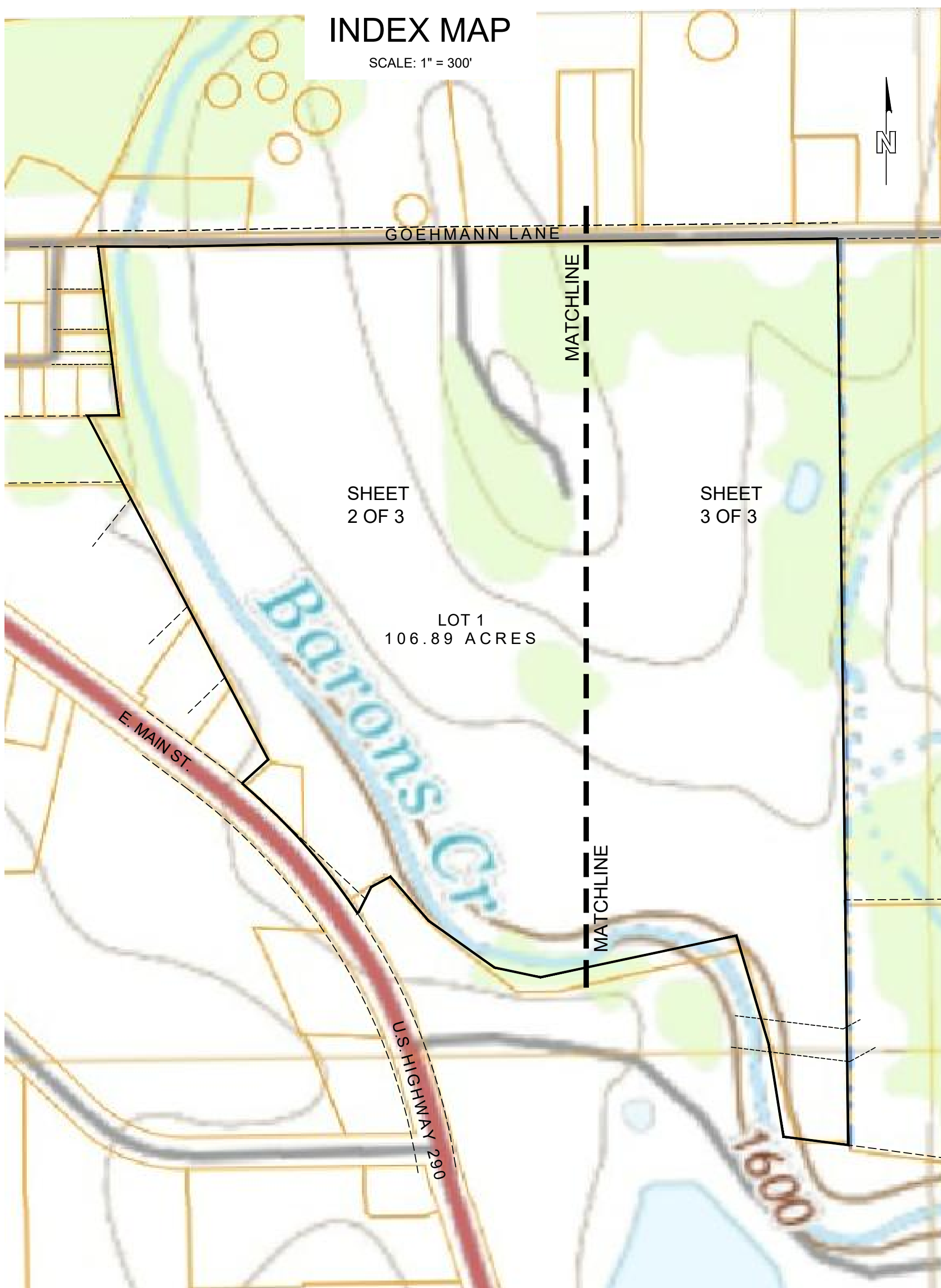
INSTRUMENT NO. _____ OF THE
PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

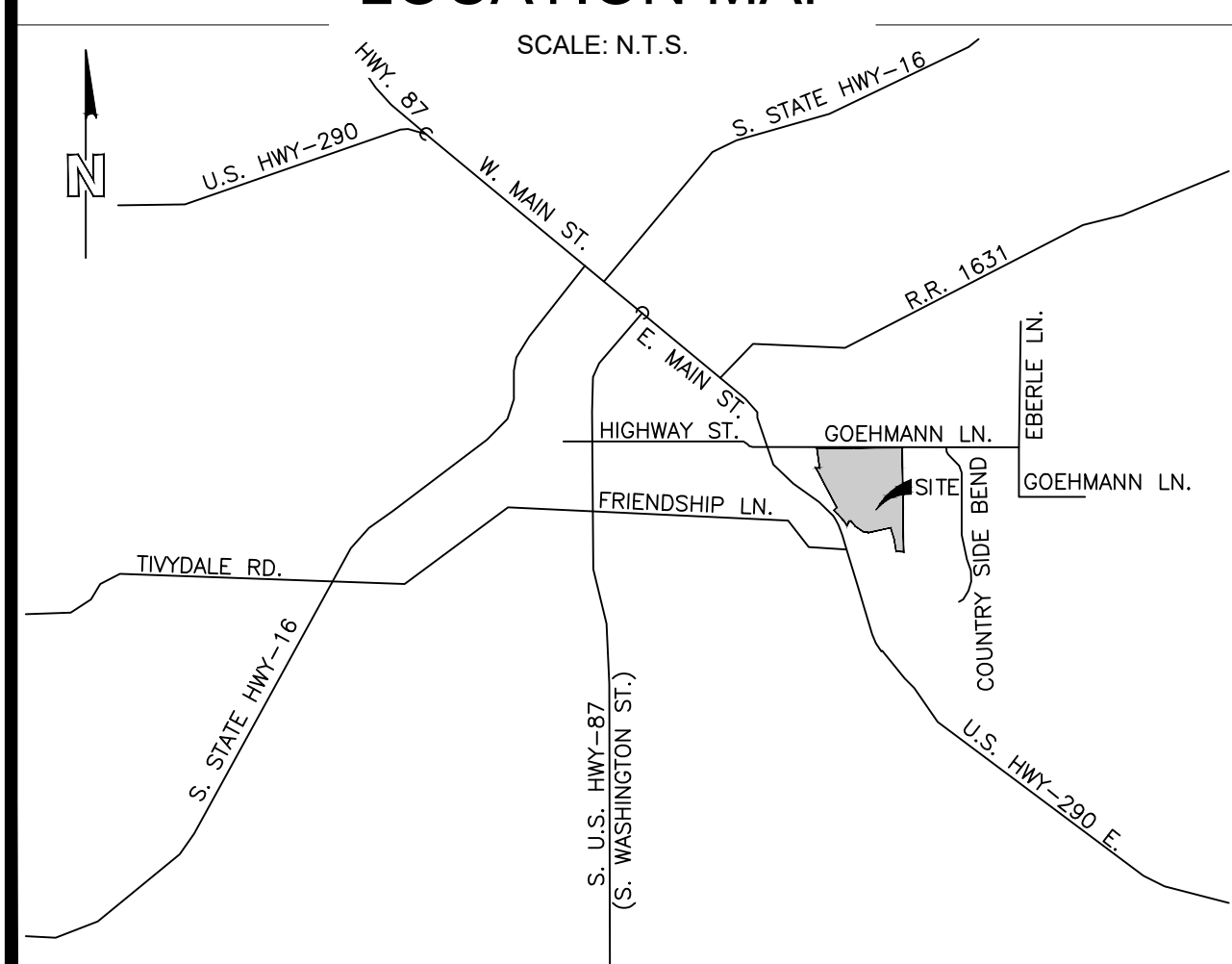
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DATE: 07/30/2025

WAYMAKER
LAND ADVISORS & SURVEYORS

1788 W. LIVE OAK ST.
FREDERICKSBURG, TEXAS 78624
830-997-3884
WAYMAKERLAND.COM
TBPELS FIRM NO. 10194626

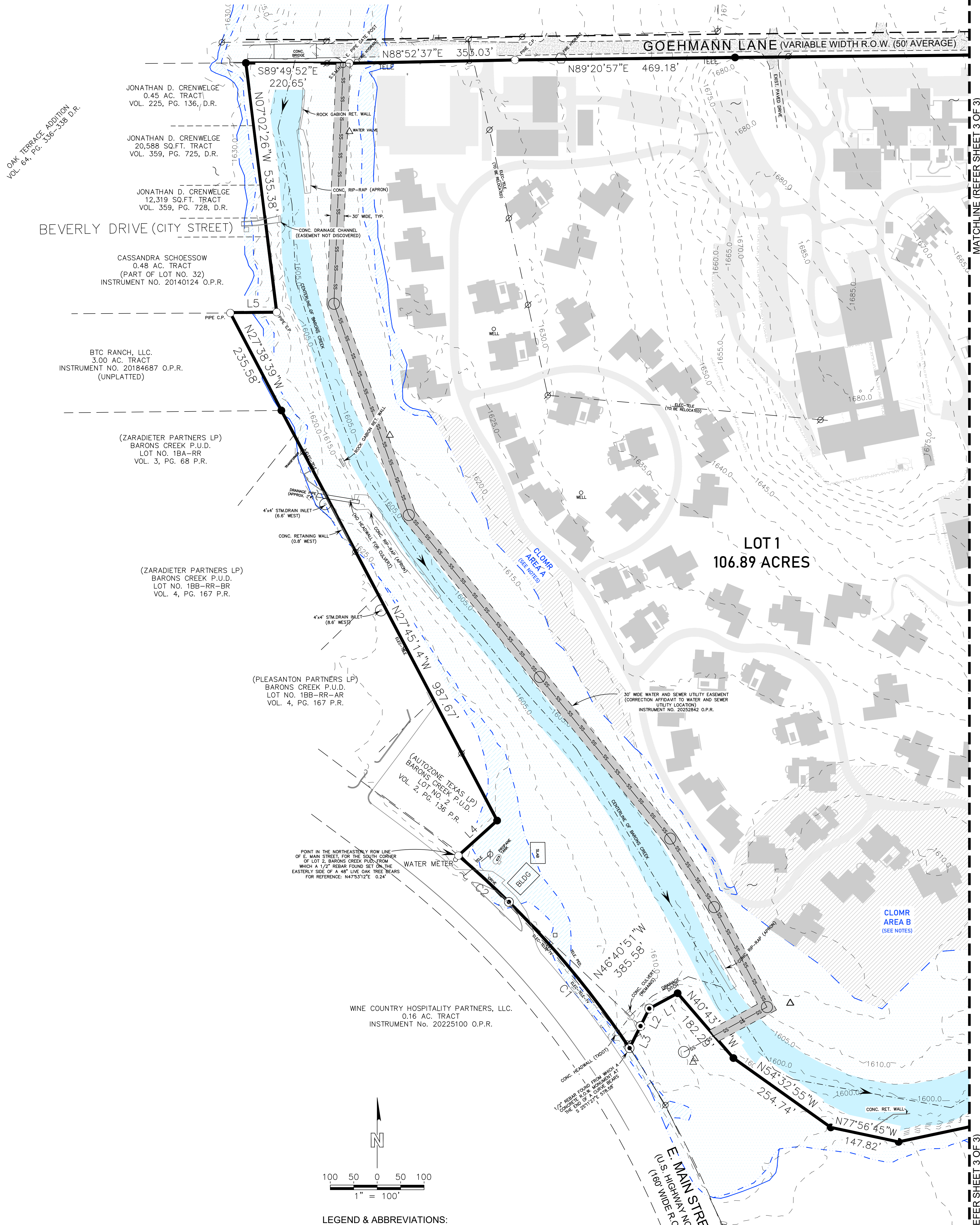


LOCATION MAP



DEVELOPMENT PLAT ESTABLISHING LANTANA RESERVE, RESORT & VILLAS GILLESPIE COUNTY, TEXAS.

BEING ALL OF THAT 160.73 ACRE TRACT AND THAT 0.16 ACRE TRACT
OF LAND DESCRIBED IN A WARRANTY DEED TO
WINE COUNTRY HOSPITALITY PARTNERS, LLC,
BY JUDY KAY FELLER, ET AL., DATED JULY 8, 2022,
FOUND OF RECORD IN INSTRUMENT NO. 20225100 OF
THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



MATCHLINE (REFER SHEET 3 OF 3)

MATCHLINE (REFER SHEET 3 OF 3)

JONATHAN D. CRENWELGE
0.45 AC. TRACT
VOL. 225, PG. 136, D.R.

JONATHAN D. CRENWELGE
20,588 SQ.FT. TRACT
VOL. 359, PG. 725, D.R.

JONATHAN D. CRENWELGE
12,319 SQ.FT. TRACT
VOL. 359, PG. 728, D.R.

CASSANDRA SCHOESSOW
0.48 AC. TRACT
(PART OF LOT NO. 32)
INSTRUMENT NO. 20140124 O.P.R.

BTC RANCH, LLC.
3.00 AC. TRACT
INSTRUMENT NO. 20184687 O.P.R.
(UNPLATTED)

(ZARADIETER PARTNERS LP)
BARONS CREEK P.U.D.
LOT NO. 18A-RR
VOL. 3, PG. 68 P.R.

(ZARADIETER PARTNERS LP)
BARONS CREEK P.U.D.
LOT NO. 18B-RR-BR
VOL. 4, PG. 167 P.R.

(PLEASANTON PARTNERS LP)
BARONS CREEK P.U.D.
LOT NO. 18B-RR-AR
VOL. 4, PG. 167 P.R.

(AUTOZONE TEXAS LP)
BARONS CREEK P.U.D.
LOT NO. 2
VOL. 2, PG. 138 P.R.

WINE COUNTRY HOSPITALITY PARTNERS, LLC.
0.16 AC. TRACT
INSTRUMENT No. 20225100 O.P.R.

LOT 1
106.89 ACRES

LEGEND & ABBREVIATIONS:

- 1/2" DIA. REBAR SET (CAPPED: WAYMAKER 6454)
- 1/2" DIA. REBAR BAR FOUND (EXCEPT AS NOTED)
- 1/2" DIA. REBAR FOUND (CAPPED: BONN 4447)
- ⊗ UTILITY POLE
- ⊠ CONCRETE MONUMENT (UNLESS NOTED OTHERWISE)
- AS NOTED
- △ POINTS FOR CORNERS OF EASEMENT/LEASE AREA
- △ SURVEY CONTROL POINT
- ELECTRIC LINES
- - - APPROX. PATENT SURVEY LINE
- - - 1740' CONTOUR ELEVATION LINES
- P.O.B. PLACE OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- ESMT. RECORD EASEMENT
- C.M. CONTROLLING MONUMENT
- R.P.R. REAL PROPERTY RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R. DEED RECORDS
- P.R. PLAT RECORDS
- R.O.W. RIGHT-OF-WAY
- MW WATER METER
- GM GAS METER
- MHSS MANHOLE LID (SEWER)
- MHST MANHOLE LID (STORM)
- 100-YEAR FLOODPLAIN
- 500-YEAR FLOODPLAIN
- FEMA C.L.O.M.R.-F. AMENDED AREA (TO BE REMOVED FROM FLOODPLAIN)

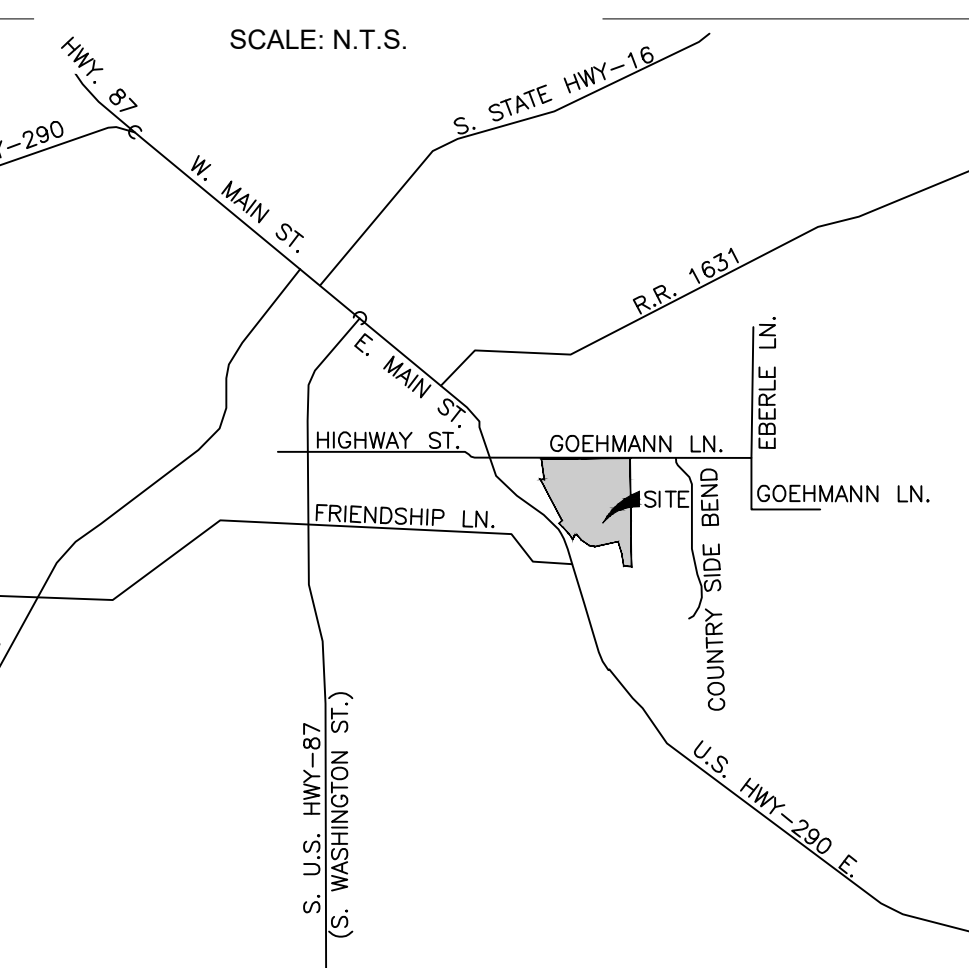
BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S61°37'27"W	68.74'
L2	S26°35'31"W	41.71'
L3	N26°25'14"E	52.54'
L4	N47°53'12"E	111.29'
L5	N89°34'14"E	99.27'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1970.13'	404.70'	403.99'	N39°31'58"W	11°46'10"
C2	1969.86'	146.18'	146.15'	N47°26'27"W	4°15'07"

LOCATION MAP



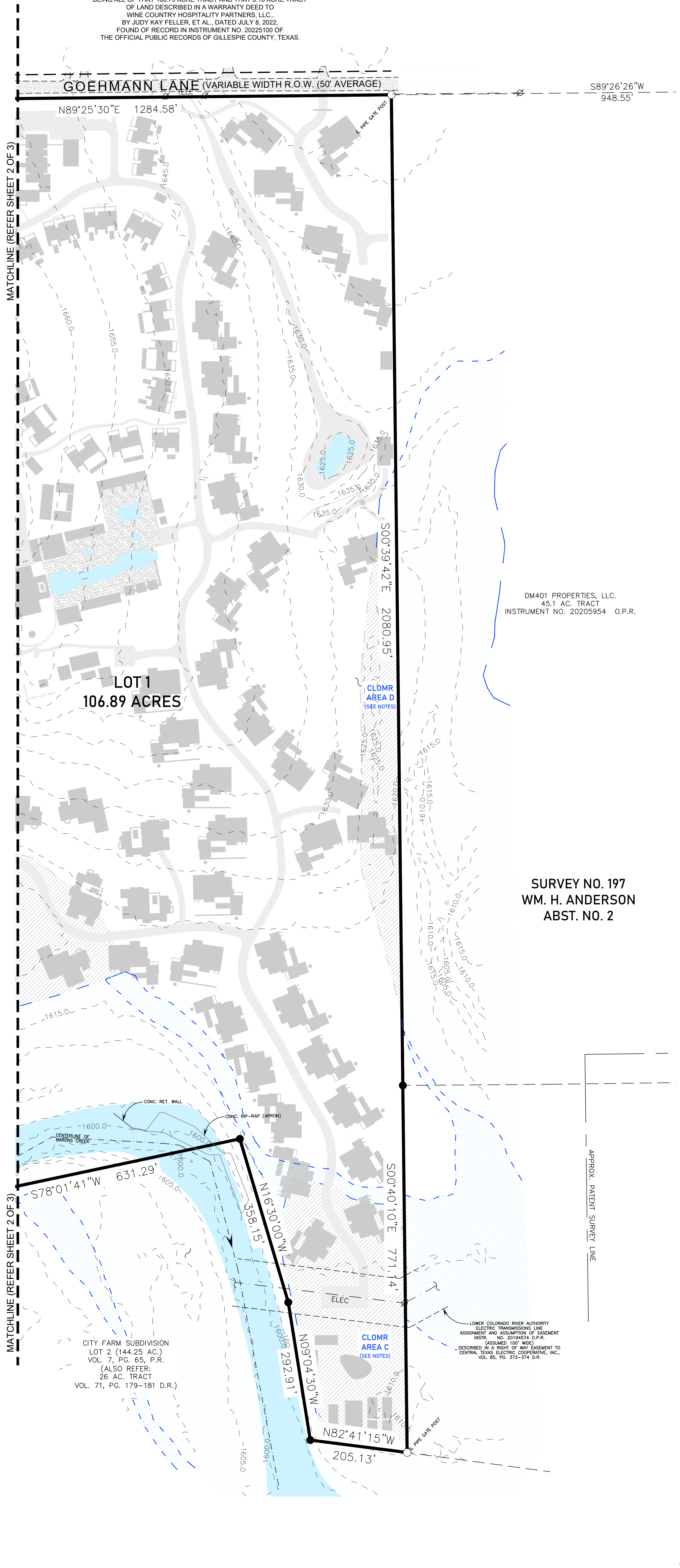
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FOUND OF RECORD IN INSTRUMENT NO. 20225100 OF
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S89°26'26"W
948.55'

MATCHLINE (REFER SHEET 2 OF 3)

MATCHLINE (REFER SHEET 2 OF 3)

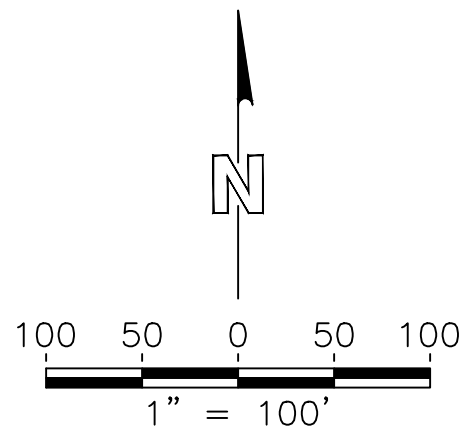
DM401 PROPERTIES, LLC.
45.1 AC. TRACT
INSTRUMENT NO. 20205954 O.P.R.

**SURVEY NO. 197
WM. H. ANDERSON
ABST. NO. 2**

APPROX. PATENT SURVEY LINE

LOWER COLORADO RIVER AUTHORITY
ELECTRIC TRANSMISSIONS LINE
ASSIGNMENT AND ASSUMPTION OF EASEMENT
INSTR. NO. 20194574 O.P.R.
(ASSUMED 100' WIDE)
DESCRIBED IN A RIGHT OF WAY EASEMENT TO
CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.,
VOL. 85, PG. 373-374 D.R.

CITY FARM SUBDIVISION
LOT 2 (144.25 AC.)
VOL. 7, PG. 65, P.R.
(ALSO REFER:
26 AC. TRACT
VOL. 71, PG. 179-181 D.R.)

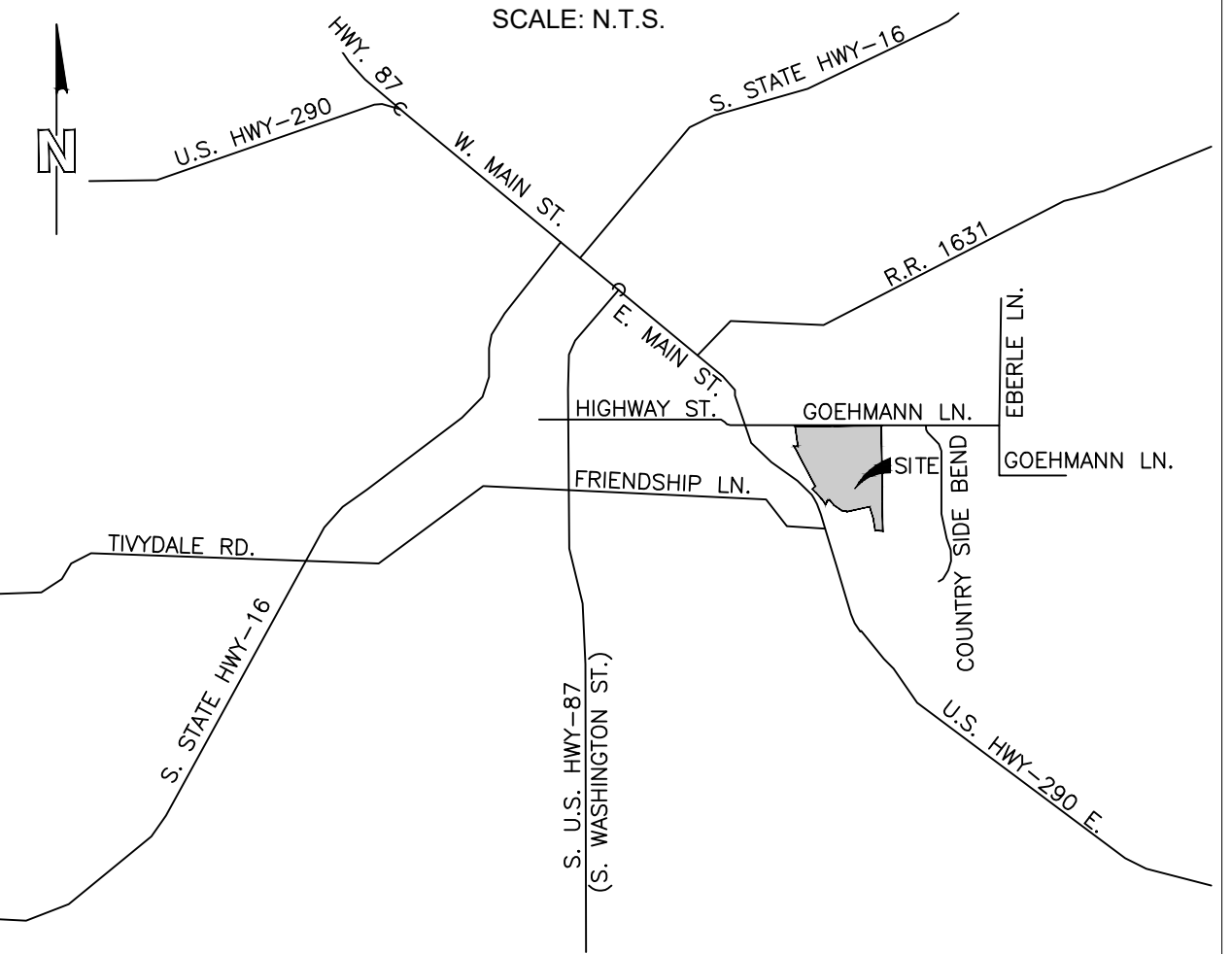


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 - FEMA C.L.O.M.R.-F. AMENDED AREA (TO BE REMOVED FROM FLOODPLAIN)

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TBPELS FIRM No. 10194626

LOCATION MAP



Legend

- Alternative #1
- Alternative #2
- Alternative #3



Frederick Rd

SH 16

Goehmann Ln

Friendship Ln

US 290



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: May 5, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consideration of the Acceptance of the City's Fiscal Year 2025 Financial Audit. (Krista Wareham, Finance Director)

- i. Presentation by Kevin Randolph, CPA with Eide Bailly
- ii. Take action to accept the FY2025 Audit and Financial Statement prepared by Eide Bailly

SUMMARY:

The accounting firm of Eide Bailly has performed an audit of the City's Annual Financial Statements for the fiscal year ending September 30, 2025. The financial statements are the responsibility of the City's administration. The auditor's responsibility is to express an opinion on the financial results presented based on their audit.

Kevin Randolph, CPA, will present an overview of the City's financial audit results.

BACKGROUND:

The City Charter requires an annual audit and examination of the City's records and accounts of each City department. A complete audit in accordance with standards set by the American Institute of Certified Public Accountants shall be made at the end of each fiscal year by an independent Certified Public Accountant approved by the City Council.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends accepting the findings and recommendations outlined in the recent audit report conducted by Eide Bailly. The audit provides valuable insights into our financial practices, operational efficiencies, and compliance with regulatory requirements.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:

David Kellam, Senior City Accountant

Date: April 21, 2026



Krista Wareham, Director of Finance

Date: April 27, 2026




William McKamie, City Attorney

Date: April 27, 2026



Leticia Vacek, City Secretary

Date: April 28, 2026



Clinton Bailey, City Manager

Date: April 29, 2026



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: May 5, 2026

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Fredericksburg Chamber of Commerce Quarterly Update. (Jim Mikula, Chamber President/CEO)

SUMMARY:

Jim Mikula, President/CEO of the Fredericksburg Chamber of Commerce will provide a quarterly update to the Council.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

n/a

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Tourism


ATTACHMENTS:

1. 2026 05 05 City Council Presentation

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: April 20, 2026



Clinton Bailey, City Manager

Date: April 29, 2026



Fredericksburg Chamber

Where Heritage Meets Opportunity

Q1 Program and Events



- Fun After 5 Non-Profits
- Master Class - Big Beautiful Bill
- Banquet
- Leaders Breakfast
- 13 Ribbon Cuttings
- NPS 63
- Average rating



Stats



- 659 Active Members
 - 411 Bronze
 - 95 Non-Profit
 - 54 Silver
 - 35 Gold
 - 2 Platinum
 - 4 Diamond
 - 27 Individual
 - 31 Affiliates
- 36 New Members YTD
- 40 Members Dropped



Stats



- Wineries 59
- Retail 58
- Restaurants 52
- Home Improvement 49
- Lodging 49



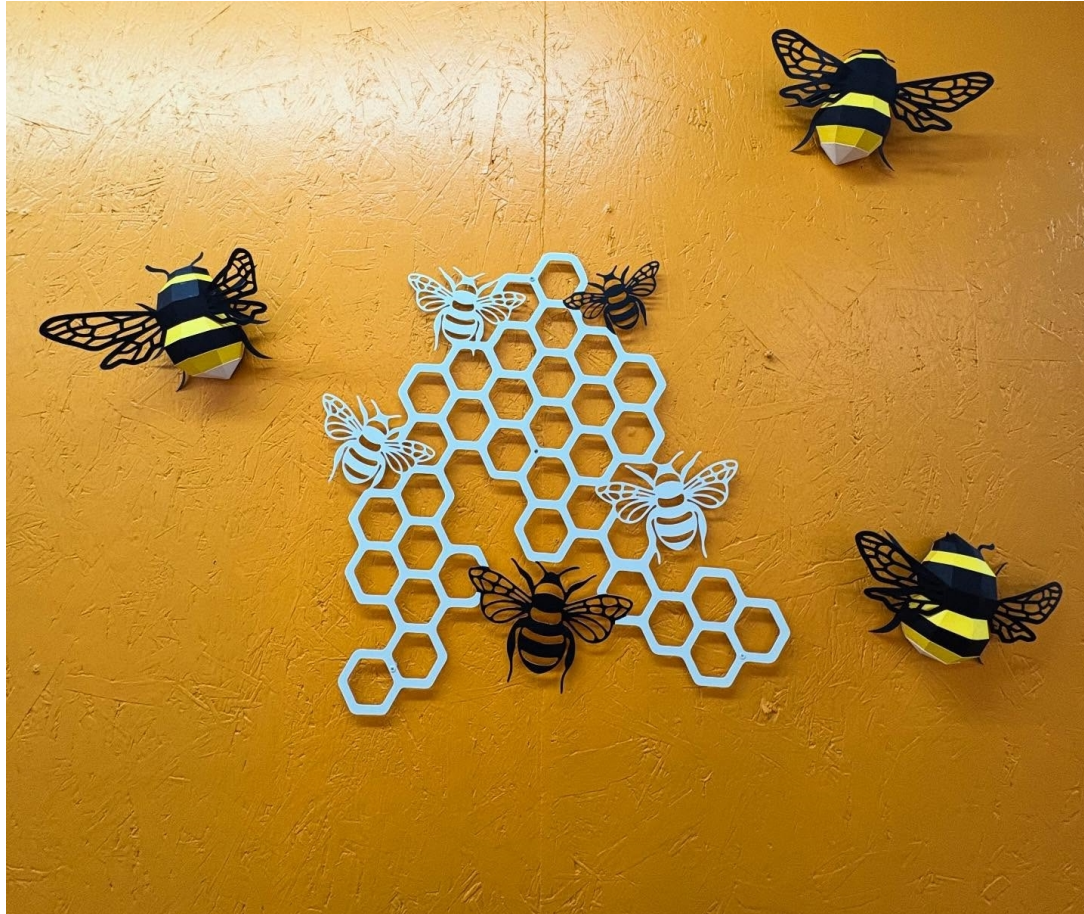
Stats



- Construction 48
- Professional Services 34
- Medical & Health 28
- Real Estate, Moving 25
- Marketing 23
- Home Décor 23



Stats



Fingerprinting/Background Checks

- 2025 1,888 sessions
- 2026 YTD 500+
- Top Positions
 - Daycare
 - License to Carry
 - TEA/Non-Certified



Stats



Apartments

- 2025 Year End
 - 93.4% Occupancy
 - 1,408 units
 - 1,315 occupied
- 2023 Year End
 - 98% Occupancy
 - 827 total units
 - 802 occupied



Stats



Sales Tax City & County

- 2021 \$12.6M
- 2022 \$13.0M
- 2023 \$13.4M
- 2024 \$14.0M
- 2025 \$13.8M



Stats



GDP Gillespie County

- 2019 \$1.18B
- 2020 \$1.23B
- 2021 \$1.42B
- 2022 \$1.63B
- 2023 \$1.68B
- 2024 \$1.78B



Stats



HHI Gillespie County

- 2020 \$64.4K
- 2021 \$71.6K
- 2022 \$77.0K
- 2023 \$76.2K
- 2024 \$86.9K



Membership Survey



- Overall High Satisfaction
- Key Benefits
- Most Attended Programs
- Membership Tenure
- Increase Tangible Value



Membership Survey



Strategic Opportunities

- Reaffirm and Communicate Core Mission
- Expand Educational and Industry Specific Programming
- Improve Member Visibility
- Enhance Advocacy
- Strengthen Retention Plan for New Members



New Program/Member Support



- Lincoln Street Market
5/9
- Main Street West Side
Merchants
- Historic Shopping
District Merchants
- FA5
- Hospitality Academy
6/16-18



Q2 Events



- Apr 12 LGC Caritas BBQ
- Apr 13 Candidate Forum
- Apr 16 FA5 & 3rd Thursday
- May 4 FHS Career Day
- May 13 State of the Burg
- May 14 Ambassadors
- May 15 LGC Graduation
- May 21 3rd Thursday
- Jun 3 Leaders Breakfast
- Jun 15 LGC Applications
- Jun 16 Hospitality
Training



Chamber 501 c3 Board (FFWF)



- Julie Herbort - Chair
- Tachi Hinojosa - Vice Chair
- Beth Valley - Secretary
- Sinead King - Treasurer
- Angela Enright
- Jay Mallinckrodt
- Ashley Odom
- Bobby Watson
- John Wells
- John Wallace (nominated)



Restaurant Week



Events

- Tacos y Margs
- Austin St Block Party
- East Side Flights
- Smoke & Fire
- TexMex BBQ
- 26 Restaurants



Preview Week



July 21-25

- Calivence
- Women for Wine Sense – Hoffman Haus
- Yellow Door
- Altstadt
- Signor
- Boozy Brunch–Casa Chloe
- Quesoff



Festival Week



October 21-24

- Opening Party Contigo Ranch
- Street Dinner Austin St
- Grand Tasting Markplatz
- Brunch @ Das Peach Haus



Questions





CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: May 5, 2026

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Presentation by the Native Plant Society for Main Street. (Alan Kirchoff & Jonathan Watt)

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: April 20, 2026

Leticia Vacek, City Secretary



Date: April 20, 2026

William McKamie, City Attorney



Date: April 29, 2026

Clinton Bailey, City Manager



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities
TO: Mayor & City Council Members
FROM: Kris Kneese, Director of Public Works,
Utilities, and Engineer
MEETING DATE: May 5, 2026

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Update on the New Curbside Bulk & Large Item Pickup Program. (Kris Kneese, Director of Public Works/Utilities)

SUMMARY:

An update will be provided on a new service being implemented by the City of Fredericksburg. The program will allow residents to dispose of oversized household items that cannot be placed in regular trash carts.

BACKGROUND:

The Curbside Bulk & Large Item Pickup is a New Service being provided to residents.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

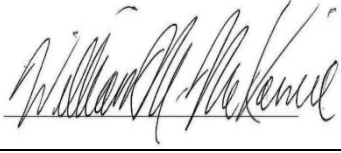
ATTACHMENTS:

None

APPROVAL/REVIEW:

Kris Kneese, Director of Public Works, Utilities, and Engineer

Date: April 29, 2026



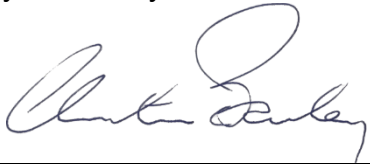
William McKamie, City Attorney

Date: April 29, 2026



Leticia Vacek, City Secretary

Date: April 29, 2026



Clinton Bailey, City Manager

Date: April 29, 2026



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: May 5, 2026

CATEGORY: ITEMS FOR FUTURE AGENDA

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

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

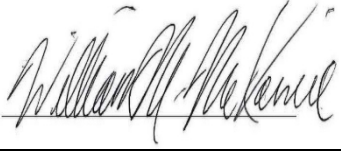
COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Future Agenda Items List 05-19-26 (1)

APPROVAL/REVIEW:



William McKamie, City Attorney

Date: April 27, 2026



Leticia Vacek, City Secretary

Date: April 28, 2026



Clinton Bailey, City Manager

Date: April 29, 2026

City Council Future Agenda Items/Meetings

May 12, 2026 Special Council Meeting

May 12th Meeting to Canvass the results of the City's General Election at 10:30am @ Chambers. (2 Council Members required)

Future Council Items

May 19th Ordinance Canvassing the City's General Election (Leticia Vacek, City Secretary)
May 19th Water Report Update (Paul Babb, GM - Hill Country Underground Water Conservation District)
May 19th Approval of 2027 Budget Calendar (Krista Wareham, Finance Director)
May 19th CVB Report/Quarterly Update (David Shields, CVB Chairman)
June 2nd Board & Commission Appointments (Leticia Vacek, City Secretary)
June 2nd Design approval for Waterline at North Llano Street (Kris Kneese, Director of Public Works/Utilities)

Upcoming Meetings/Events

May 13th Coffee with the City Manager – 8 am @ Cardinal Room (Speaker: Tucker Ferguson, TxDOT DE)
May 19th 1st Regular Mtg of Elected Council/Present Oaths & Certificates – 9 am @ Chambers followed by Reception
May 26th Citizen University – 6 pm @ John Wm. Klein Rm (Parks & Recreation/Special Events)
June 5th Annual Employee Picnic – Pioneer Pavilion
June/July Orientation with City Council/Budget Kick-off/Strategic Planning Meeting/UDC (Clinton Bailey, City Manager)



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: May 5, 2026

CATEGORY: EXECUTIVE SESSION

CAPTION: Legal Matters Update - Texas Government Code Section 551.071 (Maria Garcia - TOASE)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

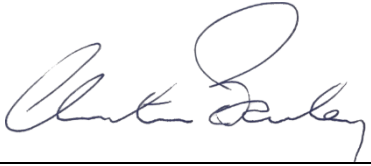
COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:



Clinton Bailey, City Manager

Date: April 28, 2026



William McKamie, City Attorney

Date: April 28, 2026