



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, March 17, 2026 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council:

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

City Staff:

Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
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
Maria Garcia, Asst. City Attorney
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**
Pastor Samuel Bell with The Church of the Ascension delivered the invocation.
- 3. PLEDGES OF ALLEGIANCE**
Mayor Hoover led the Pledges.

4. CEREMONIAL RECOGNITIONS

- A. Jason Runwen from the National Weather Service presented the City of Fredericksburg with the "StormReady" Designation. Mayor Hoover and Emergency Management Coordinator, Ashley Morris accepted the "StormReady" Designation. The Council thanked Mr. Runwen.
- B. Fredericksburg Nimitz Rotary Members were recognized for their donation of AEDs to the Police Department.

Jimmy Culp introduced the members of the Nimitz Rotary who were present and made mention of the generous donation by the 100 Club and the Create Healthy grant. Together, all funds assisted with the purchase of the AEDs provided to the Fredericksburg Police Department.

5. COUNCIL COMMENTS

Councilmember Eidson wished everyone a Happy St. Patrick's Day. He reported that the CVB Search Committee has extended an offer to a potential candidate for the position of CVB/CEO. He added he was not at liberty to announce the individual at this time.

Councilmember Klein shared that he attended the Commissioners Court meeting last Tuesday. He reported that two groups are being formed related to the BESS, (Harper and Marshall Springs). He added that the Market Square Redevelopment Commission will meet tomorrow at 9:00 a.m.

Mayor Pro-Tem Kirchner stated that she attended the Chamber Gala and recognized the Chamber Man of the Year, Bobby Watson and Public Servant of the Year, Tom Musselman and noted the Chamber Gala was a success. She also reported attending Coffee with the City Manager on March 11th and stated that speaker Scott Fair did a great job.

Councilmember Watson reported that he attended the Chamber Gala and on March 9th he attended the Parks Foundation Meeting. He also announced that the Airport Board Meeting would be held this week.

6. CONSENT

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

- A. Consider approval of City Council Minutes for the Regular Meeting of March 3, 2026. (Leticia Vacek, City Secretary)

Councilmember Klein moved to approve Consent Agenda Item 6A as presented. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Ordinance 2026-11 related to Atmos Mid TexRate Review Mechanism Tariff. (Kris Kneese, Director of Public Works/Utilities)

Kris Kneese reported that in July 2025, the Council passed Resolution 2025-06 approving the City into the Atmos Steering Committee. He added this Committee evaluates the rates annually and makes recommendations for cities of our size throughout Texas. The Council received notice of a substantial rate increase a month ago. As part of paying the annual member fee, the City is will be exempted from this rate increase per Ordinance 2026-11.

Councilmember Eidson moved to approve Ordinance 2026-11. Councilmember Klein seconded the motion. The motion carried unanimously.

B. Request Z-2603: By Clayton Walvoord, Rebecca Rather & Brad Oehler to Consider the Following: (Cliff Cross, Director of Development Services)

A. A Zoning Change from Single-Family Residential (R1) to Central Business District (CBD) for Properties Located at 408, 412 & 414 East Austin Street. *The Planning & Zoning Commission recommended Denial with a vote of 9-0.*

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2026-12 for the Zoning Change

Brad Oehler, property owner presented his zoning request to move from R1 Residential to C1 Neighborhood Commercial to better reflect the reality of how the block currently functions.

Cliff Cross clarified that the applicant originally requested rezoning from R1 Residential to CBD Central Business District. During the Planning & Zoning Commission's review of the request the C1 zoning option was discussed. The Planning and Zoning Commission ultimately recommended denial of the rezoning based upon concerns of spot zoning and neighborhood compatibility.

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

Mike Mahoney expressed his opposition to this zoning change request. He noted the request was not noticed for a change to C1 Commercial and indicated that a C1 zone consideration should go back to the Planning & Zoning Commission.

Ron Woellhof spoke in opposition to the rezoning request. He asked that a stop into the residential encroachment be considered.

Mayor Hoover declared the Public Hearing closed.

Mayor Pro-Tem Kirchner asked what has changed since the purchase of the property. Brad Oehler replied that they are looking to evolve to the next best use of the property, such as a boutique, salon, law firm, or architectural firm. He also noted that the city has grown around their residence.

Councilmember Klein moved to deny the request per the Planning & Zoning Commission recommendation. Councilmember Watson seconded the motion. The motion carried unanimously.

- C. Consideration and approval of Ordinance 2026-13 amending Appendix A, Article 5.000 and Article 5.500 of the Municipal Code related to the construction permit and application of Fee Schedule. (Cliff Cross, Director of Development Services)

Cliff Cross recommended proposed text amendments as well as changes to the fee schedule related to Building Permits. He mentioned some of the changes relate to permit fees to keep pace with neighboring communities. He mentioned the sign permit fees as well as the Electrical, Mechanical, and Plumbing Permits. He referenced the addition of Section 5.425 for Engineering/Public Works and Development Services reviews and related Inspection Fees. All fees will be added to the MGO platform which includes Historic Review, Zoning Application Fees as well as for CUPs, and Vesting Determinations as they take significant resources.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2026-13. Councilmember Eidson seconded the motion. The motion carried unanimously.

- D. Consider adoption of a 2026 Ordinance previously tabled as Ordinance 2025-54 to approve new fees for Leaf and Brush Collection services. (Kris Kneese, Director of Public Works/Utilities)

Councilmember Eidson moved to remove said item from the table. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Kris Kneese reported that Council asked staff to review same and noted the proposed costs to move forward. Mayor Hoover stated that the cost for this service will continue to grow.

Mayor Hoover called upon citizens registered to speak.

The following individuals spoke against the Leaf and Brush Collection services. Randy Briley, Angela Brinlee, Mike Mahoney, Stefan Misauuo, Mo Saiddi, and Charlie Kiehne.

Councilmember Klein stated that he disagreed with the fee. Mayor Pro-Tem Kirchner stated when this item was discussed last, it was mentioned to look at the services we provide for non-city residents and that we cover our costs for various services and to focus on our transfer station. She suggested looking into outsourcing and/or review fees as part of the budget process. Councilmember Eidson mentioned the need to apply the cost to the budget. Councilmember Watson stated that everyone benefits due to the manner our town looks and noted that a review of all fees was in order.

Councilmember Klein moved to deny said item. Motion died due to the lack of a second.

Councilmember Eidson moved to table said item to the first budget discussion June 2026. Mayor Pro-Tem Kirchner seconded the motion. The motion carried 3-2 with Mayor Hoover and Councilmember Klein opposed.

- E. **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). **This item was tabled at the Planning & Zoning Commission March 4th meeting. It will be re-noticed for the Planning & Zoning Commission meeting of April 1st and City Council meeting of April 7th.**

Mayor Hoover announced that no action would be taken on this item as it is being re-noticed to the April 7th City Council Meeting.

Mayor Hoover recognized George Studor and he shared that the Ordinance outlining locations for Sexually Oriented Businesses, Vape Shops, etc. is detrimental to our community.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and take action on appeal of Director of Development Services denial of a STR-Unoccupied permit for Acre Project LLC (Dane Leach) at 804 Henrietta Street. (Cliff Cross, Director of Development Services)

Cliff Cross presented said item and spoke of appeal process for its denial and reissuance of permit for transfer of ownership at 804 Henrietta Street.

Dane Leach addressed the Council and shared that the property was conveyed to a trust, but the transfer of property ownership was not completed. He stated he and his wife would like to move forward with the generational transfer to eventually move to Fredericksburg. In the interim, he added that they have enjoyed sharing their home (STR) with others.

Mayor Pro-Tem Kirchner asked Mr. Leach about the home at 804 Henrietta being listed for sale multiple times, including currently.

Councilmember Eidson moved to deny the appeal for the STR-Unoccupied permit at 804 Henrietta Street. Councilmember Klein seconded the motion. The motion carried unanimously.

- B. Consider Contract Renewal for JM Pipeline LLC in the amount not to exceed \$500,000.00. (Kris Kneese, Director of PW and Utilities)

Kris Kneese presented the renewal of the contract with JM Pipeline LLC in the amount not to exceed \$500,000 for water and sewer mains replacement.

Councilmember Watson moved to approve the renewal of the contract as presented. Mayor Pro-Tem Kirchner seconded to motion. The motion carried unanimously.

- C. Accept Historic Review Board Member Resignation from Cyd Donnell. (Leticia Vacek, City Secretary)

Mayor Hoover stated that said item provides for the acceptance of the resignation from Cyd Donnell from the Historic Review Board.

Mayor Pro-Tem Kirchner moved to accept the resignation from Cyd Donnell. Councilmember Klein seconded the motion. The motion carried unanimously.

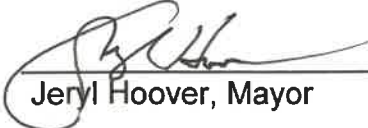
9. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey reviewed the Future Agenda Items List with the City Council and highlighted the Chamber's Leaders' Breakfast on March 25th with Cliff Cross as the Guest Speaker. He also made mention of the Touch-A-Truck Event on March 26th and the Joint Meeting with the Historic Review Board on April 21st in lieu of a Regular Council Meeting.

Lastly, he noted the May 11th Special Meeting to Canvass the City's General Election and on May 19th as the First Regular Meeting of the Elected Council. It was asked by Mayor Pro-Tem Kirchner if the Strategic Plan would be ready by April. City Manager Bailey replied that the plan is to schedule a Strategic Planning Meeting in June/July timeframe to obtain input from the newly elected Council.

10. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 10:25 am.



Jeryl Hoover, Mayor

Attest:



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