



City of Fredericksburg

City Council Special Joint Meeting with the Historic Review Board Minutes

Tuesday, April 21, 2026 ~ 9:00 AM
2818 E. US Hwy 290
Fredericksburg, Texas 78624

City Council:

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

Historic Review Board:

David Bullion, Chair
Jessica Mittel, Vice Chair
Emily Basse
Shawn Vinklarek
Gilbert Gonzalez
Sharon Joseph
Joe Salinas (Absent)
Amy Slaughter (Absent)

City Staff:

Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Cliff Cross, Director, Development Services
Brian Vorauer, Police Chief
Braxton Roemer, Lt. Special Services
Derek Seelig, Lt. Patrol Division
Lynn Bizzell, Chief Fire/EMS
Sean Doerre, Public Information Officer
Maria Garcia, Asst. City Attorney
Laurie Cassidy, Deputy City Secretary
Brandon Gold, Asst. Director, IT
Cody Oris, IT Specialist

1. CALL TO ORDER

Mayor Hoover called the joint meeting to order and noted a quorum was present and thanked the HRB Board for their presence.

2. OTHER ACTION ITEMS AND UPDATES

A. Discussion of Policies, Procedures, and Roles of the Historic Review Board. (City Council)

David Bullion, Chair of the Historic Review Board (HRB) thanked the Council for the joint meeting and noted several items that the board wanted direction and mitigation on in order to move forward.

Councilmember Klien asked if an additional ordinance was needed. Chair Bullion noted the current Ordinance is fine. Member Sharon Joseph mentioned that the process in place seems to stop, thereby not continuing for a resolve. Mayor Hoover asked where the ball is dropped within the steps outlined. Chair Bullion read the 6-step process adding that the process stops on Step 4. Step 6 is the placement of a lien, and the process has never reached Steps 5 or 6. He provided an example of a hole in the roof that needs repair in order to avoid demolition. Mayor Hoover asked about the lack in enforcement.

Chief Vorauer noted that each property presents unique circumstances and added that the associated fine is unlikely to affect the property owner. Braxton added that from a review of the process, there are timelines that slow the process down. Additionally, not everyone is on the same page to proceed to filing a charge. He mentioned that all departments need to be on the same page on issuing a citation, which is the reason for the inability to proceed. A lengthy discussion ensued regarding the updates, status and how cases can currently get lost in the process.

Board Member Mittel mentioned that staff had in place a person that would provide the board with an alert about a code enforcement issue and that is no longer occurring. She added that Code Enforcement would cite properties, and now, it is not known where in the system the matter is or if it has been resolved. She added that another issue is the timeline Code Enforcement is not aware of. She provided an example where a fine is paid; thereafter, does Code return to fine them again. Braxton stated that timelines are adjusted. He added that Code Enforcement does not receive information as to when plans are submitted and what the property owner is doing wrong. Chief Vorauer added that Code Enforcement has only been under the Police Department for a mere 2 years and said that at the time that they took this Division over; their list of non-compliance became longer. He mentioned that they cannot execute or remedy the list. Councilmember Klein asked if Development Services has a Historic Preservation Officer (HPO). Cliff stated that Susana is the HPO. Cliff added that it takes a court order and/or an injunction to go onto private property. He added that staff will have to go through the court order/lien process which will cost more money. Additionally, it was stated that the list of non-compliances would need to be prioritized and budgeted for the additional court order/lien process. Cliff noted that our Police Officers/Code Enforcement Officers are not HPOs either and that is not helpful. Chief Vorauer stated that some timelines that are not dependent on each other and timelines will be different. Chair Bullion stated that it would be nice to know where they are in the process. He mentioned that the HPO should keep track of same as action taken and communicate same to the board as currently, there is no progress being made. Mayor Hoover noted that it sounded as if there was a communication issue.

Mick added that the city has one of the strictest Ordinances that we have had to defend in court which has been done in the last 5 years. He added that with two of the cases; we have prevailed. He did state that there has been some enforcement activity by Code Enforcement. Mayor Hoover asked of others on the list. Mick responded that several would require significantly more money. Board Member Joseph stated that years ago, the Council placed money in the budget and now those funds are used for grants. Chair Bullion stated that the HRB's role is just to stabilize the property not to necessarily remodel.

Councilmember Eidson mentioned that the grant process currently in place needs to be expanded. Chair Bullion agreed to expand its use. Board Member Mittel stated that with the grant process, once the repair is completed, the property owner is reimbursed. Mayor Pro-Tem Kirchner mentioned that the legal department should be able to track the legal fees by adding another column for a budget conversation.

A discussion ensued with regards to demolition of properties. Mick noted that the legal cost of same is approximately \$10,000.

Tim Dooley noted that if we cannot stand with said rules, then do not have them.

It was the consensus of the Council to move forward with communication to the HRB on the status of the properties on the non-compliant listing. Additionally, the departments involved will communicate with one another to assure the list is updated.

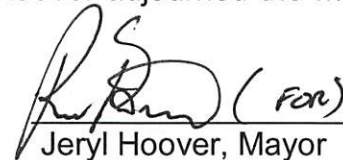
Mayor Hoover declared an executive session at 9:53 am.

3. EXECUTIVE SESSION

- A. Consultation with the City Attorney pursuant to Section 551.071 of the Texas Government Code regarding pending or contemplated litigation concerning Historic Review Board decisions and appeals. (Mick McKamie, City Attorney)

4. ADJOURN

There being no further discussion or action, Mayor Hoover adjourned the meeting at 11:14 am.

 (for)
Jeryl Hoover, Mayor

Attest:


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