City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, June 16, 2026 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council:
Randy Briley Mayor
Bobby Watson, Mayor Pro-Tem
Tony Klein, Councilmember
Todd Eidson, Councilmember
Gary Neffendorf, Councilmember

City Staff:
Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Maria Garcia, Asst. City Attorney
Cliff Cross, Director, Development Services
Kris Kneese, Director, Public Works/Utilities
Krista Wareham, Director, Finance
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Andrea Schmidt, Director, Parks/Recreation
Sean Doerre, Director, Communications/PIO
Aaron Anderegg, Director, IT
Ashley Morris, Emergency Mgmt Coordinator
Laurie Cassidy, Deputy City Secretary
Tyler Hooper, Asst. Director, Finance
Brandon Gold, Asst. Director, IT
Cody Oris, IT Specialist
Alyssa Rivera, PD Outreach Specialist
McKenzie Moellering, Community Outreach Specialist

1. **CALL TO ORDER**
   Mayor Briley called the meeting to order and noted a quorum was present.

2. **INVOCATION**
   Jonathan Baethge, City Resident, delivered the invocation.

3. **PLEDGES OF ALLEGIANCE**
   Mayor Briley led the Pledges.

4. CEREMONIAL MATTERS/EMPLOYEE RECOGNITION

A. Four employees were honored with awards in the following categories:
Dennis Durst *(d)* (Employee of the Year)
Margie Rivera (Customer Service Award)
Seth Moellering (Stephen Itz Award)
Garret Bonn (Supervisor of the Year)

City Manager Bailey recognized the 2026 employees honored at the Annual City Employee Picnic: Margie Rivera, Seth Moellering, Garret Bonn, and Dennis Durst (*d*). Mrs. Durst accepted the Employee of the Year Award on behalf of her late husband. City Manager Bailey mentioned that the Employee of the Year Award would be renamed after Dennis Durst.

5. COUNCIL COMMENTS

Mayor Pro-Tem Watson reported that he would be attending the Airport Board Meeting later today and would also attend the EDC Meeting on Friday. Additionally, he stated that he will be meeting with Lisa Oliveira, CEO/CVB. He congratulated the city employee awardees and stated that our city employees do an amazing job.

Councilmember Eidson reported that on June 4th he met with Lisa Oliveira, CEO/CVB and attended the Annual Employee Picnic. He thanked Fire/EMS for hosting and cooking the meal and congratulated the four employee awardees. He attended a Leadership Gillespie County Advisory Meeting June 8th and attended the Craft Beer Fest on June 13th. He congratulated the Rotary Club for once again putting on the great event.

Mayor Briley thanked Ashley Morris for attending today's meeting to present an update on the New World Screwworm. He reported attending a meeting with two Gillespie County Commissioners and Councilmember Klein who all met with new Fredericksburg ISD Superintendent, Dr. Calvin Bowers and FISD Board Chair, Matt Seidenberger. He added that the goal is to be able to build a stronger relationship among our FISD, County, and the City.

Councilmembers Neffendorf and Councilmember Klein did not have anything to add.

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 City Council Meeting of June 2, 2026. (Leticia Vacek, City Secretary/RMO)

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

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

A. **Request Z-2609:** By HFA on Behalf of Wal-Mart Real Estate Business Trust, Applicant, to Consider an Amendment to an existing "Planned Unit Development"

(PUD) for the property commonly known as 1435 E. Main Street. The applicant is requesting an amendment for the following: (Cliff Cross, Director of Development Services)

A. An Amendment to the Existing "Planned Unit Development" PUD to relocate the original fuel station and modify parking for the existing site.
The Planning & Zoning Commission recommended Approval with a unanimous vote of 9-0 subject to the conditions identified within the agenda memo.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action - Approve Ordinance 2026-24 for the PUD Amendment

Cliff Cross, stated the request is for an amendment to the existing Planned Unit Development (PUD). The amendment is to the originally approved 2004 PUD that approved the retail store, accessory fuel island, and 746 onsite parking spaces with signage and associated landscaping for the development. The amendment does not address a use change but is requesting amendments to the original PUD Items 1 and 12 to allow for the relocation of the fuel station and modification to the existing parking requirements.

Wendy Wert with HFA-AE, Ltd., Civil Engineering gave a brief presentation on what Mr. Cross had provided.

Mr. Cross added that PUD Items 1 and 12 propose to move the gas pumps closer to Main Street where they will be more visible and will have six fuel pumps under one canopy. The City will ensure they are following the Dark Sky Ordinance. They will also be replacing the existing sign with a new monument sign with digital readers which meets the City Sign Ordinance.

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

Belinda McDonnell, Member of the Planning & Zoning Commission, stated that she would like to see the Dark Sky Ordinance, Landscape guidelines and the Sign Ordinance followed per the Planning and Zoning Commission.

Mayor Briley declared the Public Hearing closed.

Mayor Pro-Tem Watson moved to approve Ordinance 2026-24 Amendment to the Existing PUD to relocate the original fuel station and modify parking for the existing site with the stipulation that all current City Ordinances and Codes are followed. Councilmember Eidson seconded the motion. The motion carried unanimously.

B. **Request Z-2610:** By County Express Food Mart to Consider the Following: (Cliff Cross, Director of Development Services)

A. A Conditional Use Permit (CUP), Per Sec. 3.200 and Sec. 6.110 for property located at 816 N. Milam Street to construct a 450 square foot addition and add 3 fuel islands to an existing legal nonconforming convenience store.(Item Tabled by Planning & Zoning - No Action at this Time)

Mayor Briley announced that said item was tabled by the Planning & Zoning Commission and would not be addressed.

C. **Request Z-2611:** By Lawrence Group (Edward Jones) 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 233, 235 & 237 W. Main Street. (Cliff Cross, Director of Development Services). *The Planning & Zoning Commission recommended Approval with a unanimous vote of 7-0 with two members recusing from the agenda item.*

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action - Approve Ordinance 2026-25 for the CUP

Jack Pounds shared they are requesting a Conditional Use Permit for Edwards Jones to expand its operations.

Cliff Cross added that this is a request for a Conditional Use Permit to operate a Standardized Business in the Historic Shopping District. Edward Jones has requested to expand its current operations at 233 W. Main into additional rear suites at 235 & 237 W. Main.

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

Mayor Pro-Tem Watson moved to approve Ordinance 2026-25 (CUP) to establish and operate a Standardized Business in the Historic Shopping District Overlay. Councilmember Eidson seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider and take possible action on appeal of Director of Development Services denial of a STR-Unoccupied Permit for Mayank Goel at 604 S. Creek Street. (Cliff Cross, Director of Development Services)

Mayank Goel requested his STR permit be reinstated. He stated that he had failed to renew his STR permit and that his property is not on the market for sale. He added that he has continued to stay current with the HOT payments. Lastly, he mentioned that he halted all bookings per city staff recommendation.

Mr. Cross confirmed Mr. Goel has continued to file HOT Taxes and has not been using the property as an STR after being notified.

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

B. Consider and take possible action on request for street closures as part of *The Colonel Film* Permit Application. (Sean Doerre, Director of Communications)

Sean Doerre provided information regarding the street closures at 420 Plum Street and 815 Sunset Street for the film permit application featuring *The Colonel* which is scheduled to begin filming in June. Per the City Ordinances, Council approval is required for all street closures over two hours. The street closures have been reviewed and approved by Emergency Services and the Public Works Departments. Said production anticipates a local economic impact of approximately $750,000.

Tim Williams, Director/Producer and Fredericksburg Resident addressed the Council. He provided an overview of the film. Chris Petro, Production Location Manager, mentioned that filming will take place at the Heritage School, and Fredericksburg ISD.

Councilmember Klein moved to approve the street closures as part of *The Colonel* Film Permit Application. Councilmember Eidson seconded the motion. The motion carried unanimously.

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

Mayor Briley announced that said item would be discussed in Executive Session and that action, if any, would be taken in open session. Refer to Item 11 for action taken.

D. Consider and take possible action regarding the appointment of the position of City Attorney, including authorizing the City Manager to negotiate an agreement with the selected appointee. (Mayor and City Council)

Mayor Briley announced that said item would be discussed in Executive Session and that action, if any, would be taken in open session. Refer to Item 11 for action taken.

9. CITY MANAGER'S REPORT

A. Update on the New World Screwworm in Gillespie County. (Ashley Morris, Emergency Management Coordinator)

Ashley Morris, provided an update on the New World Screwworm noting three state and federal agencies leading the containment efforts. She added local support is being provided by the City and County. She referenced the map's Yellow Zone which is Infested and the Blue Zone that is the adjacent Surveillance Zone. County Judge Daniel Jones issued the Disaster Declaration for Gillespie County which is important for funding support. She added that a Texas A&M team is in Fredericksburg to provide permits needed for transport of animals. Lastly, Emergency Management continues to alert residents. Text Screwworm to 38276 to receive updates or call the Gillespie County Inspection Line at 737-292-9983.

10. ITEMS FOR FUTURE AGENDA

A. City Manager Bailey will review the Future Agenda Items and Upcoming Meetings List with the City Council. (Leticia Vacek, City Secretary)

City Manager Bailey reviewed the list referring to yesterday's City Council Budget Meeting. He reported that two more budget meetings are scheduled in the Council Chambers on July 14, 2026 at 9:00 am while the 1:30 pm budget meeting will be a Joint Meeting with the County Commissioners.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and convene in Executive Session pursuant to the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations Regarding Real Property), and 551.074 (Personnel Matters).

A. Consideration of Board and Commission Applications and possible action of appointments to the following boards: Planning & Zoning Commission, Zoning Board of Adjustment, and Historic Review Board pursuant to Texas Government Code 551.074. (Leticia Vacek, City Secretary)

B. Discuss appointment for the position of City Attorney pursuant to Texas Government Code Section 551.074.

C. Discussion of LCRA Water Supply Purchase/Lease pursuant to Texas Government Code Section 551.072.

Mayor Briley announced the Council would recess into Executive Session at 10:15 am to discuss Items 11A through 11C.

Mayor Briley reconvened the meeting from Executive Session at 11:32 am.

With regards to Item 11A, Councilmember Eidson moved to re-appoint Jessica Mittel and Sharon Joseph to the Historic Review Commission. Councilmember Neffendorf seconded the motion. The motion carried unanimously.

Regarding Item 8C, Councilmember Eidson moved to approve the LCRA Wholesale Power Supply Amendment. Councilmember Klein seconded the motion. The motion carried unanimously.

Lastly, for Item 8D, Mayor Pro-Tem Watson moved to appoint Barbara Quirk to the position of City Attorney within the parameters of the City's Letter of Offer. Councilmember Neffendorf seconded the motion. The motion carried unanimously.

12. ADJOURN

There being no further discussion, Mayor Briley adjourned the meeting at 11:33 am.

Randy Briley, Mayor

Attest:

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