City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, August 4, 2026 ~ 9:00 AM
City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Randy Briley, Mayor
Bobby Watson, Mayor Pro-Tem
Tony Klein, Councilmember
Todd Eidson, Councilmember
Gary Neffendorf, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, August 4, 2026, at 9:00 AM. The meeting will be live-streamed & available for re-watch 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 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 Randy Briley**

2. **INVOCATION - Colleen Haley, Pastor of Christ in the Hills Global Methodist Church**

3. **PLEDGES OF ALLEGIANCE - Mayor Randy Briley**

4. **EMPLOYEE RECOGNITION:**

   A. Introduction of New Employees Kimberly Campbell, Deputy Municipal Court Clerk, and Stacy Martin, Municipal Court Clerk/Administrator (Shelley Becker, Municipal Court Judge)

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 Special Budget Meeting held July 14, 2026 (9:00 AM), Special Joint Meeting with Gillespie County Commissioners held July 14, 2026 (1:30 PM) and the Regular City Council Meeting held July 21, 2026. (Leticia Vacek, City Secretary)

7. **OTHER ACTION ITEMS AND UPDATES**

   A. Consider approval and award of a Construction Manager at Risk Contract between Fredericksburg Convention and Visitor Bureau (CVB) and Kendnel Kasper Construction, Inc. for Renovations to the Fredericksburg Visitors Center and the Remodel of Public Restrooms and Authorization to Proceed with the Improvements to the Facility In Accordance with the Terms of the Facility Lease Agreement Between the City and CVB (Jenny Staudt, CVB VP & David Shields, CVB Board Chair)

   B. Consider and approve the Interlocal Agreement with the Fredericksburg Independent School District for the Juvenile Case Manager Program for the 2026-2027 Academic Year. (Municipal Court Judge Becker)

   C. Consider and approve the reappointment of Shelley Becker as Municipal Court Judge. (Mayor Briley and Council)

   D. Presentation of Proposed Tax Rates for Fiscal Year 2027 (Krista Wareham, Finance Director)

8. **ITEMS FOR FUTURE AGENDA**

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

9. EXECUTIVE SESSION

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

A. Consider and discuss the appointment of the Municipal Court Judge pursuant to Texas Government Code Section 551.074. (Personnel)

B. Legal Matters Update - Texas Government Code Section 551.071. (Barbara Quirk, City Attorney) and Mick McKamie (TOASE).

10. ADJOURN

The Following Tax Statement is required to be posted by State Law:
Section 551.043(c), Texas Government Code

City of Fredericksburg, Texas
Taxpayer Impact Statement For
Median-Valued Homestead Property

The following comparison is provided for the Median-Valued Homestead Property: Median-Value of Homestead Properties: $473,057

1. Current Fiscal Year (2026) Taxes: $1,075.86
2. Prior Fiscal Year (2025) Taxes: $971.31
3. Estimated Taxes under Proposal Budget: $
4. Estimated Taxes under No-New Revenue Rate: $

The Fiscal Year 2026-2027 estimate is not yet calculable because the truth-in-taxation rates are not yet available. The rates will be available for discussion during the August 4, 2026, Regular Council Meeting.

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this agenda on July 29, 2026, in the bulletin board at the City of Fredericksburg City Hall, 2818 E. U.S. 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:
MEETING DATE: August 4, 2026 **CATEGORY:** EMPLOYEE RECOGNITION:

CAPTION:

Introduction of New Employees Kimberly Campbell, Deputy Municipal Court Clerk, and Stacy Martin, Municipal Court Clerk/Administrator (Shelley Becker, Municipal Court Judge)

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:

Leticia Vacek, City Secretary Date: July 28, 2026

Clinton Bailey, City Manager

Date: July 29, 2026

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: August 4, 2026 **CATEGORY:** CONSENT

CAPTION: Consider approval of City Council Minutes for the Special Budget Meeting held July 14, 2026 (9:00 AM), Special Joint Meeting with Gillespie County Commissioners held July 14, 2026 (1:30 PM) and the Regular City Council Meeting held July 21, 2026. (Leticia Vacek, City Secretary)

SUMMARY:
The meeting minutes of the City of Fredericksburg City Council are typically submitted to the Council the following meeting for consideration and approval.

BACKGROUND:
The City Council Meetings are permanent records of the City of Fredericksburg and are required to be maintained and preserved by the City Secretary, per the Texas State Library and Archives Commission. Once the minutes have been approved by the City Council, the Office of the City Secretary scans the minutes and uploads the documents into the City's Records Repository. Said documents are maintained permanently digitally and are also printed onto acid-free paper for proper storage.

FUNDING SOURCE: n/a

FINANCIAL IMPACT:
n/a

STAFF RECOMMENDATION:
City Secretary Vacek recommends approval of the minutes submitted for consideration.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Special Budget Mtg July 14 2026 9AM MinutesFinal
2. Jt. CityCounty Minutes July 14 2026 130 PM Minutes Final
3. City Council Regular Meeting 07-21-26 MinutesFinal (1) (1)

APPROVAL/REVIEW:

Date: July 29, 2026

Barbara Quirk, City Attorney

Date: July 29, 2026

Leticia Vacek, City Secretary

Date: July 29, 2026

Clinton Bailey, City Manager

City of Fredericksburg

City Council Special Meeting Minutes
Tuesday, July 14, 2026 ~ 9:00 AM
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
Shelley Becker, Municipal Court Judge
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Cliff Cross, Director, Development Services
Kris Kneese, Director, Public Works/Utilities
Krista Wareham, Director, Finance
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Aaron Anderegg, Director, IT
Tammie Loth, Director Human Resources
Andrea Schmidt, Director, Parks/Recreation
Kelli Olfers, Director, Health
Sean Doerre, Director, Communications/PIO
Evan Williamson, Asst. Director, PW/Utilities
Sibyl Deckard, Staff Engineer
Reagan Rabke, Fire Marshal
Ashley Morris, Emergency Mgmt. Coordinator
David Jung, Fire Department
Laurie Cassidy, Deputy City Secretary
Tyler Hooper, Asst. Director, Finance
Brandon Gold, Asst. Director, IT
Amy Burrier, Fire Department
Cody Oris, IT Specialist
Alyssa Rivera, PD Outreach Specialist
Lori Seewald, Accounts Admin

1. CALL TO ORDER

Mayor Briley called the meeting to order and noted a quorum was present and asked Ashley Morris, Emergency Management Coordinator, to provide a weather update.

Ashley reported that Gillespie County is currently under a flood watch through Thursday at 7:00 pm. She reported the Fredericksburg United Methodist Church would open a shelter. She added anyone wanting to receive flood alerts may sign-up on our website.

2. OTHER ACTION ITEMS AND UPDATES

A. Overview and Discussion of the Requested Fiscal Year 2027 Budget for the City of Fredericksburg. (Krista Wareham, Finance Director)

City Manager Bailey provided an overview of the budget process. He said that currently, there are many unknowns, property values are decreasing, sales tax is doing well but inflation is at 4.2%. In looking forward, he added that staff will be reviewing recurring expenses; new employee requests, all while taking care of our current staff. He expressed the desire to work with the Council to ensure that the city's greatest assets, being our current employees, are taken care of.

Krista Wareham referenced the FY2027 proposed budget with a reminder of the City Council's Priorities adding that the item for the use of HOT Funds remains at the top of the list. She mentioned that unused capital expenditure and employee turnover provided savings. She reported that everything else has remained flat such as sales tax, the largest contributor to revenue, is currently budgeted at $9.3 million. In the General Fund, Personnel is projected to increase at 2.5%, Maintenance & Operation (M&O) will remain flat, Capital costs are predicted to decrease, Debt is flat, and the current budget request(s) are at a 2% revenue reduction with a reduction of 4% in expenses. She added that we are not expecting a change in revenues.

Property tax remains an unknown until the Property Tax Valuations come out on July 25th. Krista added she is not expecting the Voter Approval Rate to gain much revenue this year as there has been a decrease in property valuations. She added that the city is looking at a few development projects which would come on the tax rolls next year. She reported $350,000 is what a one-cent tax increase would provide to the city. Lastly, she mentioned that the highest recurring expense is attributed to personnel. Mayor Briley asked about the debt roll-off. Krista replied that some debt will roll-off in 2032 and in 2037.

City Manager Bailey reported that HR Director, Tammie Loth, has come up with a few options to consider when it comes to personnel with a 2.5% increase that is currently plugged into the budget. Tammie proposed a tiered structure in which the lower paid employees would be paid a higher percentage. The Council commented and expressed their support.

With regards to the new Personnel Requests, Krista reviewed the requests from the various departments for the General Fund. Andrea Schmidt provided justification for two positions requested for the Parks and Recreation Department.

The General Fund Capital Requests were reviewed, and it was asked if Police were switching from the Tahoe to the Traverse due to savings. Chief Vorauer responded yes but that said change was only applicable for the unmarked budgeted Police Department vehicles. He also reported on the downtown city hall remodel to be used for the police substation at an estimated $338,000 with architectural costs of $78,000. He also proposed a new Training

Facility/Warehouse at $1,500.00. It was asked if said item could be done in phases and if the costs would be shared. Chief Vorauer stated that it may be done in phases if it is built one year and finished the following year.

Kris Kneese spoke of the items under Streets that are proposed under the General Fund Capital Requests. Krista denoted the additional capital requests delineating that the ones in red were not added to the budget.

Andrea Schmidt referenced the Lady Bird Johnson Park gate, Pioneer Pavilion renovation, and Oakcrest storage roof. She added that those items are at the top of the list. Items denoted in red were items that would be nice to have. Councilmember Klein asked about the Golf Course revenues that could possibly be used for improvements at the park. It was stated that the Golf Course was an Enterprise Fund and said revenues were to be utilized for the golf course.

The Development Services Capital Request of $175,000 was reported for the Unified Development Code. Mayor Pro-Tem Watson referenced that IT's request for the replacement of the Servers at $75,000 should be a priority due to the time it takes to receive them.

Kris Kneese reviewed the Budget for Capital Requests under the Electric Department. He added that $400,000 in Debt would roll-off. Additionally, he stated that the top two Water Projects could be completed in 2027 while sharing that the Department applied for a grant through the Texas Water Development Board in the amount of $29 million for Water Wells. He mentioned that should the city not be awarded the grant, they would look at revenue bonds. City Manager Bailey reported that staff are working on getting these projects completed as soon as possible. At this time, Mayor Briley recognized individuals signed up to speak.

Tim Dooley asked for funds to be set aside for a county-wide drainage study. Evan Williamson reported that the County Engineer had applied for a grant to fund a county drainage study. Mo Saiidi shared his concern regarding Public Comments and suggested moving them up on the agenda.

City Manager Bailey referenced the Budget Sessions schedule to schedule another budget meeting. It was the consensus of the Council to direct staff to schedule another budget meeting the week after August 18, 2026.

3. ADJOURN

There being no further discussion, Mayor Briley adjourned the meeting at 10:48 am.

Randy Briley, Mayor

Attest:

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

City of Fredericksburg

City Council Special Joint Meeting with Gillespie County Commissioners
Minutes
Tuesday, July 14, 2026 ~ 1:30 PM
City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

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

County Commissioners Present:
Judge Daniel Jones
Charles Olfers, Commissioner Pct. 1
Keith Kramer, Commissioner Pct. 2
Chuck Jenschke, Commissioner Pct. 3
Don Weinheimer, Commissioner Pct. 4

City Staff Present:
Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Krista Wareham, Director, Finance
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Ashley Morris, Emergency Mgmt. Coordinator
Les Metzler, 911 Dispatch
Kelli Olfers, Health Services

Also Present:
Sheriff Chris Ayala
Tim Lehmberg, EDC CEO
Lisa Oliveria, CVB-CEO

1. CALL TO ORDER

Mayor Randy Briley called the joint meeting to order on behalf of the City Council and noted a quorum was present. County Judge Daniel Jones called the joint meeting to order on behalf of the County Commissioners noting a quorum was present.

2. OTHER ACTION ITEMS AND UPDATES

A. Receive opening comments from Daniel Jones, Gillespie County Judge, Randy Briley, City of Fredericksburg Mayor, and Clinton Bailey, City Manager

Mayor Briley welcomed everyone to the annual Joint Meeting and stated that the mutual service departments would be covered. Judge Jones said today's meeting is early in the budget process. He added that this meeting would assist with their preliminary budget process. City Manager Bailey said that he felt it was best to hold the joint meeting earlier in the budget process this year. Mayor Briley announced that he would hold public comments to three minutes to allow everyone a chance to speak.

B. Consider and discuss the following mutual Services and Funds:

i. Economic Development Commission Funding
ii. Gillespie County Health Services
iii. Emergency Management Services
iv. Fire Department Services
v. County Rural Fire Services
vi. EMS Department Services
vii. Law Enforcement Center (LEC)
viii. Emergency Dispatch Center
ix. Animal Shelter
x. Discuss Outstanding FY2026-27 Budget

Economic Development Commission Funding

Tim Lehmberg distributed the EDC Proposed Budget for FY2027. The total funding is $264,000, which the City and County share equally. He reported that 90% of the budget goes towards his salary. He referenced the increase in the accounting line item due to the external audit that is performed every 5 years. He added that the EDC has operated at the same level of funding the past three years. He stated that the EDC is not requesting additional funds this year as they have seven months in reserves.

Judge Jones announced that the County held a budget workshop on Friday, in which Tim Lehmberg and Kelli Olfers made their budget presentations; thus, the County Commissioners have reviewed said budgets.

Gillespie County Health Services

Kelli Olfers reported that the Health Department is proposing a 4% increase to the retail health permit fee. She added that it has been 3 years since the last increase. She also reported that the Health Department is no longer processing food truck permits as this has been taken over by the State. Lastly, she proposed a new software for fee collections.

Emergency Management Services

Ashley Morris reported being in her position for eight months and has evaluated all emergency services. During this time, she has ensured the Federal Alert System is working efficiently, as well as the Public Information Program to keep residents informed. She mentioned the new legislation (SB3) flood siren deployment, in which they have received a one-million-dollar grant to work on it. Lastly, she reported on the training opportunities for City and County employees and proposed hiring a Deputy Emergency Management Coordinator in order to run 24/7 in all emergency situations. The cost is estimated at $80,000 and would be city and county funded. She also proposed minor increases in the shelter management budget, adding a Plotter for the EOC and computer software maintenance increase of $1,700 for a new Deputy.

Councilmember Klein asked about the one-million-dollar grant and where the siren will be located. It was stated that these funds go directly for studies, deployment, and tools for the siren system. Ashley mentioned the City and County planning team have been working on locations and are targeting vulnerable outdoor areas near Stonewall and Arch Ray and are working to finalize the map. Regarding the new Deputy position, Ashley stated that she would look for an external hire with current emergency management experience. Judge Jones added he spoke with TDEM regarding Ashely being on call 24/7 and saw the need for the position but also asked about a possible part-time position.

Fire Department Services

Chief Bizzell shared that he is privileged to work with such a great group of people. He discussed the current call volume, which is slightly down. He provided an overview of incident type series, department incidents by day/hour, Fire/EMS districts by area, average response times, mutual aid calls, mutual aid responses, brush fire calls, and the annual number of transfers.

Lastly, he reviewed capital improvements projects and budget items. He stated that they are finally receiving items which were ordered three years ago. He noted the capital items of the Health/Cancer screening at $40,700 (annual). He stated that a future budget will include the interior remodel of Central and South Stations to consolidate staff and SCBA (Self-Contained Breathing Apparatus) “air packs”. He touched on the future budget for three proposed new personnel-firefighters, Medical Officer, and Battalion Chief. Frank temporarily came out of retirement to complete a study on adding additional full-time ambulances in Harper and Stonewall. In Harper, the response time would be reduced from 29 minutes to 12 minutes. In Stonewall, the response time could be reduced from 17 minutes to 9 minutes. It was reported that 235 calls were evaluated in Harper while 460 calls were evaluated in Stonewall.

County Rural Fire Services

Judge Daniel Jones presented slides from Commissioner Weinheimer on the Rural Fire Department and VFD Calls. It was stated that the budget remains the same at $285,000.

Law Enforcement Center (LEC)

Judge Jones reported that this budget is $85,000 and there is a need to replace one A/C system in the facility and some carpet in various offices. They are currently working on a project to install bullet resistant glass in the facility.

Emergency Dispatch Center
Les Metzler, Communications Director, shared that they are working with AACOG to provide them with replacement headsets. They are proposing a $11,000 expense for new chairs to replace eight-year-old dispatch chairs. He added that they reached out to the 100 Club for financial support.

Animal Shelter
Chief Vorauer presented the needs of the Animal Shelter. He said the base cost to operate the shelter is $277,000 - $350,000 annually dependent on the need for an animal control vehicle. The City's cost for three employees is $235,000, Expenses total $16,000, Utilities are $16,800. If a vehicle is needed, the cost is $73,000, and shelter fee expenses are $10,000. Three vehicles are kept for 5-6 years and rotated out. Adoption revenue and donations total $20,000. Chief Vorauer said that there has been intake increases in the number of animals with 54% of the cats and dogs coming in from outside the city.

Discuss Outstanding FY2026-27 Budget
Lisa Oliveira shared the CVB FY 2027 working budget. She reported that they are looking to increase salaries, add two additional employees, and revamp the bonus program as the last raises were in 2023. She mentioned that their Operating Budget was cut as much as possible. Mayor Briley asked for additional information on their Advertising Budget.

City Manager Bailey discussed HOT Funding and adding personnel for the collection of HOT Funds within the City and the County. Judge Jones was in agreement with a shared position to alleviate some of the confusion on where HOT Fund payments should go.

Mayor Briley called upon the individuals registered to speak.

Esther Schneider shared her concerns with the County's bond rating, lack of audit, and grant coordination. She stated that she is in favor of more support for Law Enforcement and the Fire Department. She added that her hope is that the city takes a bigger part in discussions to increase the budget.

Councilmember Klein expressed his concern with erosion in areas within the City and County and asked what is being done or if any grants are in process. The City and County did not have any updates to share on said item.

Mayor Briley thanked everyone that took the time to attend the Joint Meeting.

3. ADJOURN

With no further discussion, Mayor Briley adjourned the Joint Meeting at 2:54 pm.

____
Randy Briley, Mayor

Attest:

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

City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, July 21, 2026 ~ 9:00 AM
City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

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

City Staff:
Clinton Bailey, City Manager
Barbara Quirk, City Attorney
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Cliff Cross, Director, Development Services
Kris Kneese, Director, Public Works/Utilities
Krista Wareham, Director, Finance
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Aaron Anderegg, Director, IT
Andrea Schmidt, Director, Parks/Recreation
Sean Doerre, Director, Communications/PIO
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

Pastor Michael Bell with Christ is King Church delivered the invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Briley led the Pledges.

4. **EMPLOYEE RECOGNITION - Introduction of Barbara Quirk, City Attorney**

Mayor Briley introduced new City Attorney, Barbara Quirk and welcomed Barbara to Fredericksburg. Ms. Quirk stated that she was happy to be in Fredericksburg.

5. **COUNCIL COMMENTS**

Councilmember Eidson thanked Ashley Morris, Emergency Management Coordinator, and all First Responders, and City Departments, for their assistance with the flood recovery last week. He reported that he attended the Juneteenth Ceremony at the Christian Methodist Episcopal Church. On June 20^{th}, he volunteered at the Peach Jamboree and congratulated the Stonewall Chamber on said event. Lastly, on June 23rd he attended the CVB Board Meeting and mentioned that he had a wonderful time at this year's July 4th Parade.

Mayor Pro-Tem Watson thanked all Volunteers and First Responders who assisted with the flood relief efforts.

Mayor Briley stated that he also attended the Juneteenth Ceremony where Paul Phillips spoke. He reported that the city has begun with the first of several budget sessions and invited the public to attend upcoming sessions. He added that a Joint Budget Meeting with the Gillespie County Commissioners was held June 14^{th} to discuss jointly funded departments and initiatives. Mayor Briley also thanked the flood response Volunteers, First Responders, and Staff. Lastly, he thanked Sean Doerre, Communications Director, for keeping him apprised on the flooding situation.

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 CITY COUNCIL MEMBER.

A. Consider approval of City Council Minutes for the following meetings: Special Budget Council Meeting held June 15, 2026, and Regular City Council Meeting held June 16, 2026. (Leticia Vacek, City Secretary)

B. Consider approval of a revised Interlocal Agreement with the Lower Colorado River Authority (LCRA) for Radio Services and Equipment (Garret Bonn, ACM)

Councilmember Eidson moved to approve Consent Agenda Items 6A and 6B as presented. Mayor Pro-Tem Watson seconded the motion. The motion to approve carried as follows:

AYE: Councilmembers Eidson, Mayor Pro-Tem Watson, and Mayor Briley
NAY: None
ABSENT: Councilmembers Klein, and Neffendorf

At this time, Mayor Briley recognized Chief Appraiser, Scott Fair for Item 8A as Scott would need to leave for a meeting. Mr. Fair recommended Linebarger Goggan Blair & Sampson as the firm of choice to provide delinquent tax collection services. Mayor Briley asked of the tipping point for his recommendation. Mr. Fair replied that his tipping point was the in-person interviews held with the firms. He stated that his 3 Managers were also included in the interviews who also selected the same firm as he did.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

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

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. *The Planning & Zoning Commission recommended* *<u>Approval</u>* *with a unanimous vote of 7-0 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 2026-26 for the CUP

Applicant, Mr. Mehndi Ali addressed the Council relating to the remodel of their convenience store. He specified that they are expanding the store by 450 SF and adding two fuel pumps. He stated that they have agreed to all requirements from the Planning and Zoning Commission. Mr. Cross stated that the applicant is before the Council for the required conditional use permit. Lastly, he reported that the Planning and Zoning Commission recommended approval subject to the following conditions: 1) Reduce to 2 (two) pumps; 2) Quiet, no digital pumps; 3) Hours of operation from 7am to 10pm; 4) Non-lighted Canopy; 5) Screening between property and neighbors to the rear; 6) Ensure that parking requirements are met, staff to verify.

Mayor Briley declared the public hearing open and called upon Ameila Bertrand to speak. Mrs. Bertrand stated that the convenience store is fine. She was concerned that cars parked on Milam will block her view when she drives out as well as implications to people due to the fuel pumps. She added that they will be moving if approved with the fuel pumps.

Mr. Bradley Bertrand also spoke with regards to the appropriateness of gas pumps to be placed within a neighborhood. He added that the site plan was provided at the P&Z Meeting preventing a thorough review prior to the meeting.

Mayor Briley asked of the required fencing and closed the public hearing. Cliff replied that the fence will be placed on the property and they are not required to go through a site plan process. Councilmember Eidson asked if anyone knew when the gas pumps went away. Mr. Bertrand responded with 2017.

Mayor Pro-Tem Watson moved to approve Ordinance 2026-26 per the recommendation of the Planning and Zoning Commission with the stipulations above noted. Councilmember Eidson seconded the motion. The motion to approve carried as follows:

AYE: Councilmembers Eidson, Mayor Pro-Tem Watson, and Mayor Briley
NAY: None

ABSENT: Councilmembers Klein, and Neffendorf

B. **Request Dev-2026-37-ZC:** By Grant Gold for the following: (Cliff Cross, Director of Development Services)

A zoning change from Single Family Residential (R1) to Neighborhood Commercial (C1) for property legally described as Bonn Blk C Lot 26, 27-PT & 28-PT, includes BLK D Lot M- and commonly known as 207 East Mulberry Street, Fredericksburg, Texas.*The Planning & Zoning Commission recommended Denial with a unanimous vote of 9-0.*

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action - Approve Ordinance 2026-27 for the Rezoning

The Applicant was not present, and Cliff presented the recommendation of the Planning and Zoning Commission to deny the zoning change of C1. Mayor Briley declared the public hearing open noting the emailed comment card from Bryan Weiss opposing the zoning change. There being no speakers, Mayor Briley closed the public hearing and entertained a motion.

Councilmember Eidson moved to deny the zoning change per the recommendation from the Planning and Zoning Commission. Mayor Pro-Tem Watson seconded the motion. The motion to deny carried as follows:

AYE: Councilmembers Eidson, Mayor Pro-Tem Watson, and Mayor Briley
NAY: None
ABSENT: Councilmembers Klein, and Neffendorf

C. Consider approval of Ordinance 2026-28 to decrease the speed limit from 40 mph to 35 mph on RM 965 (North Milam St) in the City limits between West Mulberry Street and West Main Street on the basis of an Engineering and Traffic investigation performed by TxDOT. (Sibyl Deckard, Staff Engineer)

Councilmember Neffendorf entered the meeting at this time.

Sibyl Deckard presented Ordinance 2026-28 to decrease the speed limit from 40 mph to 35 mph on RM 965 (North Milam Street) adding it was the result of a study conducted by TxDOT.

Mayor Pro-Tem Watson moved to approve Ordinance 2026-28 as recommended by staff. Councilmember Eidson seconded the motion. The motion to approve carried as follows:

AYE: Councilmembers Eidson, Watson, Neffendorf, and Mayor Briley
NAY: None
ABSENT: Councilmembers Klein

8. OTHER ACTION ITEMS AND UPDATES

A. Consider and discuss a recommendation from the Gillespie Central Appraisal District (GCAD) related to the retention of a joint delinquent tax collections firm for all taxing entities, and take any appropriate action related to same (Scott Fair, GCAD - Chief Appraiser)

Mayor Pro-Tem Watson moved to approve Linebarger Goggan Blair & Sampson LLP as the delinquent tax collections firm. Motion died due to the lack of a second.

Councilmember Eidson moved to approve Perdue Brandon Fielder Collins & Mott LLP as the delinquent tax collections firm. Councilmember Neffendorf seconded the motion. The motion to approve carried as follows:

AYE: Councilmembers Eidson, Neffendorf, and Mayor Briley
NAY: Mayor Pro-Tem Watson
ABSENT: Councilmembers Klein

B. Consider the approval of a street closure request for two "Warehouse Row Makers Market" events on S. Lincoln Street from the north side of the Barons Creek bridge to San Antonio Street beginning at 6:00 a.m. on Saturday, November 21, 2026, until 6:00 p.m. on Sunday, November 22, 2026, and again on Saturday, April 10, 2027, at 6:00 a.m., until Sunday, April 11, 2027, at 6:00 p.m. (Jill Elliott, Event Organizer)

Jill Elliott and Kelly Criddle presented the street closure request for the Warehouse Row Makers Market. It was stated that there were several vendors that would stay overnight. Mayor Pro-Tem Watson stated that he attended the first market and the event went well. Councilmember Neffendorf stated that he is in favor of the event. He added that he disliked road closures and preferred to have a discussion of street closures in general. He added that a request for barricades and employees to handle same would follow. Kelly stated that the city will not need to provide barricades or employees as they will be outsourcing that portion of the event. She added they had $2k from the previous event to utilize towards the next event. Jill added that this event is not a revenue maker but more for their exposure. Mr. Bonn stated that there is a cost to the city and will provide that information to the Council.

Councilmember Eidson moved to approve the event for November 21-22, 2026. Mayor Pro-Tem Watson seconded the motion. The motion to approve carried as follows:

AYE: Councilmembers Eidson, Neffendorf, Watson and Mayor Briley
NAY: None
ABSENT: Councilmembers Klein

C. Consider and take action on appeal of the Director of Development Services denial of a STR-Unoccupied permit for 610 W. Travis (Ashley Nardiello) at 610 West Travis Street. (Cliff Cross, Director of Development Services)

Ashley Nardiello and her husband presented their appeal to the Council. They mentioned having difficulties submitting the permit initially through the new system. They stated that Jan Musgrove stepped in and renewed it for them for a short time frame which they were not aware of. They continued to pay Hotel Occupancy Tax and unbeknownst to them, their permit expired, thus, they have requested that their permit be reinstated. He noted the difference between the permit for an accessory dwelling for the home in the back versus the STR permit. Mayor Briley entertained a motion.

Councilmember Eidson moved to deny the appeal for the STR Permit at 610 W. Travis. Mayor Pro-Tem Watson seconded the motion. The motion to deny carried as follows:

AYE: Councilmember Eidson and Mayor Pro-Tem Watson
NAY: Councilmember Neffendorf and Mayor Briley
ABSENT: Councilmember Klein

The motion failed due to a tie vote.

D. Discussion and potential motion directing staff to prepare and present proposed text amendments to the Planning & Zoning Commission for " Appendix B - Zoning Ordinance" regulating the establishment of permitted and conditional uses within the Central Business District (CBD). (Cliff Cross, Director of Development Services)

Mayor Pro-Tem Watson moved to direct staff to schedule a joint meeting with the Planning and Zoning Commission. Councilmember Eidson seconded the motion. The motion carried by those present.

9. CITY MANAGER'S REPORT

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

It was noted that the Native Plant Society would be present at a future meeting.

B. Quarterly Economic Development Update. (Tim Lehmberg, Gillespie County EDC Executive Director)

Tim Lehmberg presented the quarterly economic update via a powerpoint that is available and filed with the City Secretary's Office.

10. ITEMS FOR FUTURE AGENDA

A. City Manager Bailey reviewed the Future Agenda Items List with the City Council.

City Manager Bailey reviewed the Future Agenda Item List and made note on the Special Budget Meetings scheduled for the month of August and September to include the adoption of the tax budget and tax rate.

Mayor Briley announced that the Council would recess the meeting at 10:36 am to go into executive session to discuss Items 11A and 11B.

11. EXECUTIVE SESSION

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

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 (Personnel Matters). (Leticia Vacek, City Secretary)

B. Legal Matters Update-Pursuant to Texas Government Code Section 551.071 (Attorney-Client Privilege)

Mayor Briley reconvened into open session at 11:13 am and entertained a motion.

Councilmember Eidson moved to appoint Brad Bertrand to the Historic Review Board. Mayor Pro-Tem Watson seconded the motion. The motion to approve carried as follows:

AYE: Councilmembers Eidson, Neffendorf, Watson, and Mayor Briley
NAY: None
ABSENT: Councilmember Klein

Councilmember Eidson moved to re-appoint Eric Hammersen, Adam Luton, Jennifer Eggleston, and Mike Mahoney as regular members to the Zoning Board of Adjustment. In addition, for the alternate members, Jim McAfee and Jimmy Culp were reappointed to unexpired terms ending in June 2027. Mayor Pro-Tem Watson seconded the motion. The motion to approve carried as follows:

AYE: Councilmembers Eidson, Neffendorf, Watson and Mayor Briley
NAY: None
ABSENT: Councilmember Klein

Councilmember Eidson moved to reappoint Jim Jarreau, Todd Peters and appoint Daryl Whitworth to the Planning & Zoning Commission. Mayor Pro-Tem Watson seconded the motion. The motion to approve carried as follows:

AYE: Councilmembers Eidson, Neffendorf, Watson, and Mayor Briley
NAY: None
ABSENT: Councilmember Klein

12. ADJOURN

There being no further discussion, Mayor Briley adjourned the meeting at 11:15 am.

____
Randy Briley, Mayor

Attest:

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

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: August 4, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION:

Consider approval and award of a Construction Manager at Risk Contract between Fredericksburg Convention and Visitor Bureau (CVB) and Kendnel Kasper Construction, Inc. for Renovations to the Fredericksburg Visitors Center and the Remodel of Public Restrooms and Authorization to Proceed with the Improvements to the Facility In Accordance with the Terms of the Facility Lease Agreement Between the City and CVB (Jenny Staudt, CVB VP & David Shields, CVB Board Chair)

SUMMARY:
Consideration of the award of a construction manager at risk contract with Kendnel Kasper Construction, Inc. and authorization to proceed with improvements at the Fredericksburg Visitor Center

BACKGROUND:
At the January 20, 2026, regular meeting, the City Council authorized the CVB to utilize up to $1M of the CVB's unallocated cash reserves on renovations to the Fredericksburg Visitor Center and a remodel of the public restrooms. The restroom portion of the project consists of replacing all interior finishes, plumbing fixtures, light fixtures, and toilet partitions with new fixtures and finishes. The exterior drinking fountains will also be replaced. Electronic access control hardware will be installed on restroom entrances and plumbing/electrical infrastructure in the plumbing chase in between the restrooms will be reconfigured for easier access and maintenance. The renovations to the Visitor Center include replacement of carpet in the CVB Offices and Theater.

An RFQ/RFP document was publicly advertised by the CVB to solicit proposals from general contractors in order to select a Construction Manager (CM) for the project. The CM will provide pre-construction services during design, deliver a Guaranteed Maximum Price (GMP) at completion of Design Documents, and construct the project upon approval of the GMP. At the bid opening on July 20th, the CVB received one response from Kendnel Kasper Construction, Inc. The CVB Board and staff have reviewed the proposal and are recommending award of the contract to Kendnel Kasper Construction, Inc (refer to attached proposal and recommendation letter).

Although funding has already been approved, in accordance with State of Texas procurement and contract requirements and the facility lease agreement between the City and CVB, the City Council will need to authorize the construction manager at risk contract and improvements to the City-owned facility.

Jenny Staudt, Vice President of Finance, HR, and Administration, and David Shields, Chair of the CVB Board, will be in attendance at the meeting to discuss the project and answer any questions the Council may have.

FUNDING SOURCE: Hotel Occupancy Tax (HOT) Funds - Unallocated Cash Reserves in CVB Budget

FINANCIAL IMPACT:
Not to Exceed $1M (current estimate of $400k)

STAFF RECOMMENDATION:
Staff recommends approval of the award of a construction manager at risk contract with Kendnel Kasper Construction, Inc. in accordance with State of Texas procurement and contract requirements and authorization to proceed with improvements to the facility under the terms of the lease agreement.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Tourism

ATTACHMENTS:
1. Kendnel Kasper Construction Response Document
2. CVB Recommendation Letter

APPROVAL/REVIEW:

Leticia Vacek, City Secretary — Date: July 28, 2026

Garret Bonn, Assistant City Manager — Date: July 29, 2026

Barbara Quirk, City Attorney — Date: July 29, 2026

Clinton Bailey, City Manager — Date: July 29, 2026

KENDNEL KASPER CONSTRUCTION, INC

CMR FREDERICKSBURG CONVENTION AND VISITOR BUREAU

PUBLIC RESTROOM REMODEL AND VISITOR INFORMATION CENTER RENOVATION PROJECT

7/20/2026

Qualifications (40 Points)

1. Kendnel Kasper Construction, Inc.

   158 G S. South
   Kerrville, Texas 78028
   Kimberlyn Galifaro – Project Manager (o) 830 315 9033 (c) 830 370 4809 (e) kimberlyng@kkasperconstruction.com

2. Performance and Payment Bonding Limits Currently Available:

   Three Million Dollars ($3,000,000.00).

3. Provide Organizational Chart Depicting Roles and Responsibilities of your Company and Personnel for this Project:

   Kendnel Kasper – Owner / President
   Oversee project as a whole
   Kimberlyn Galifaro – Project Manager
   Responsible for running this project – in communication with Architect/Owner for duration of construction.
   Debra Donis – Controller
   Responsible for all accounts payable/receivable, maintaining insurance/bonding requirements
   Eric Leyendecker – Project Superintendent
   Will be on site daily, in charge of subcontractor coordination/adherence to plans and specifications
   Scott Kasper – Superintendent
   Will be assisting on the project but will not be the main point of contact
   Sam Barron – Superintendent
   Will be assisting on the project but will not be the main point of contact
   Bubba Mendard – Superintendent
   Will be assisting on the project but will not be the main point of contact

4. Personnel who will be a part of the Construction Management Team

   Kimberlyn Galifaro – Project Manager – Resides in Comfort, Texas
   Eric Leyendecker – Superintendent – Resides in Fredericksburg, Texas

KENDNEL KASPER CONSTRUCTION

5. Project Experience:
    a. City of Fredericksburg Electric Department – City of Fredericksburg
        i. Completed in 2020
        ii. New Construction for CoF Facility
        iii. Contract Value: $2,138,019
    b. Blanco County Fairgrounds – Concession Stand – Blanco County
        i. Completed in 2024
        ii. New Construction for Public Restrooms/Concession Stand
        iii. Contract Value: $1,229,811
    c. Llano Christian Academy – Llano Christian
        i. Completed in 2026
        ii. Remodel of Existing Facility – Addition of new ADA restrooms
        iii. Contract Value: $1,174,668

6. Cost Control Methods for Pre-Construction and Construction Phases. How cost estimates are developed/updated
    a. At KKCI, cost control begins during preconstruction and continues through project closeout. Our team works closely with the owner, design team, and subcontractors to monitor costs, identify opportunities for savings, and keep the project aligned with the established budget. During preconstruction, we develop cost estimates by issuing preliminary and final design documents to qualified subcontractors for competitive hard bids. We carefully review each proposal to ensure the scope is complete and pricing is competitive before awarding subcontracts.

       Throughout construction, we continually track project costs against the GMP and provide regular updates so there are no surprises. If we identify potential budget concerns, we address them early and work with the project team to find practical solutions. We also maintain strict control over changes in scope. No additional work is performed without an approved change order, helping ensure every cost is reviewed, understood, and approved before it is incurred.

7. Handling of Cost Savings – VE – Contingency during preparation of the GMP and throughout Construction
    a. We view value engineering as a collaborative process, not simply a way to reduce costs. Throughout the design and construction process, our team works with the owner, architect, and subcontractors to identify opportunities to improve value while maintaining the project's quality, functionality, and long-term goals. Any value engineering recommendations are presented to the design team for review before moving forward.

If additional savings are realized during construction—such as favorable subcontractor pricing or decreases in material costs—we believe those savings should benefit the client whenever possible. Those adjustments are documented through the appropriate change order process and reflected in the GMP Schedule of Values. We also manage project contingency carefully, using those funds only when truly needed for unforeseen conditions or owner-approved changes. Any unused contingency funds are credited at the end of the project.

8. Philosophy and Proposed Methodology for Markup on Change Orders
    a. KKCI applies a 12% overhead and profit (OHP) markup to additive change orders. For deductive change orders, the associated markup is returned to the client so they receive the full value of the credit. We believe the change order process should be straightforward and transparent. Every change order is supported with detailed backup, including subcontractor pricing, labor, materials, equipment, and any other applicable costs, so the owner has a clear understanding of how pricing was developed. However, if a tiered markup structure is preferred, we are always open to discussing and negotiating an approach that best fits the project.

FEE PROPOSAL FORM

FREDERICKSBURG CONVENTION AND VISITOR BUREAU PUBLIC RESTROOM REMODEL AND VISITOR INFORMATION CENTER RENOVATION PROJECT

COMPETITIVE SEALED PROPOSAL FORM FOR CONSTRUCTION MANAGER AT RISK SERVICES

To: Fredericksburg CVB
302 E. Austin St
Fredericksburg, TX 78624
Attn: Jenny Staudt
Email: jstaudt@fbgtx.org

Name of the company (Proposer): Kendnel Kasper Construction, Inc

Address of office that would be providing service: 158 G Street South Kerrville, Texas

In accordance with this Request for Proposal dated 7/20/2026 , the following is an itemization of all proposed fees:

FEE PROPOSAL:

Preconstruction Services Fee (Lump Sum) $ $4,500.00

Construction Manager (CM) Fee (% or Lump Sum) 12 % or $ 48,000

General Requirements (Monthly): $ 14,760 per month

Note: The Guaranteed Maximum Price (GMP) will be provided at a later date.

By submitting this proposal, the undersigned agrees to:

1. Accept the rights of the Owner to reject any or all proposals, to waive formalities and to accept a proposal which the Owner deems to be in the best interests.
2. Having acted fairly and independently in arriving at the proposal which is submitted herein without collusion with any party to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over other responders of the award of this proposal.

Submitted by: Kimberlyn R. Galifaro

Signature: Kimberlyn G

Date: 7/20/26

{Company Seal}

END OF PROPOSAL

Kimberlyn R. Galifaro

C: (830) 370 4809
kimberlyng@kkasperconstruction.com

SUMMARY

Mrs. Galifaro discovered her passion for Design Build in 2018, where she thrived with the dynamic of communication, planning, and allocating resources. She has continued to refine her skill set to best serve her clients and team members. Projects to date consist of: Ambulatory Care Facilities, Training Facilities, Historical Renovation, Retail, Business and Financial Institutions.

EDUCATION

May 2015 B.S Business Administration, Marketing Minor — Sam Houston State University

May 2015 A.A Liberal Arts — Palo Alto College

EXPERIENCE

Project Manager

Kendnel Kasper Construction, Inc. Kerrville, TX June 2017 — Current

Positions Held:

Administrative Assistant (June 2017-December 2017)
Project Management Assistant/Estimator (December 2017-August 2019)
Project Manager/Estimator (May 2019-Current)

- Vendor Management
- Negotiation Skills
- Contract Management
- Project Presentations
- Cost Management
- Constructed Operation + Maintenance Documentation for all projects
- Project Scheduling
- Estimated + Prepared Budgets for Lump-Sum Projects
- Design/Build
- Coordinated across multiple disciplines including Civil, Architectural, Mechanical, Electrical + Plumbing
- Reviewed Construction Documents + approved
- Extensive work with municipalities (zoning, development review)

SKILLS

- Exceptional Verbal + Written Communication Skills
- Strategic Planning + Analysis
- Revit
- Bluebeam
- Time Management + Prioritization
- Plan + Diagram interpretation/reading
- Cost Management
- Team Player

References available upon request

Fredericksburg, Texas

EricL@KKasperConstruction.com

Eric Leyendecker

SUPERINTENDENT

OBJECTIVE

Focus on contributing my experience leading field operations, coordinating subcontractors, and delivering high-quality construction projects safely, on schedule, and within budget.

REFERENCES

Available upon request

FUNCTIONAL SKILLS

Oversight of Subcontractors and Coordination
Change Order Management
Material Procurement and Logistics
Risk Identification
Time Management
Blueprint & Specification Implementation
Collaboration with Project Team,

EXPERIENCE

2019-Current Kendnel Kasper Construction, Inc.

COMMUNICATION

Serves as the primary point of communication in the field, ensuring coordination between trades, timely decision-making, and successful project execution.

LEADERSHIP

Leads by example, building strong relationships with project teams, subcontractors, and clients to create a collaborative environment that delivers quality results.

Fredericksburg
THE TEXAS HILL COUNTRY

302 E AUSTIN ST. FREDERICKSBURG, TX
78624
(830) 997-6523
VISITFREDERICKSBURGTX.COM

July 28, 2026

City Council,

The Fredericksburg Convention and Visitor Bureau (CVB) publicly advertised a Request for Qualifications/Request for Proposals (RFQ/RFP) on July 6, 2026, to solicit proposals from qualified general contractors for the selection of a Construction Manager (CM) for the renovation of the Convention and Visitor Bureau public restrooms located at 302 East Austin Street, Fredericksburg, Texas 78624.

The selected Construction Manager will provide pre-construction services during the design phase, develop and submit a Guaranteed Maximum Price (GMP) upon completion of the design documents, and oversee construction of the project following approval of the GMP. Contractors were asked to submit qualifications, respond to questions regarding their project approach and methodology, and provide proposed fees for both pre-construction and construction phase services based on an estimated construction cost of $400,000 and a projected construction duration of four (4) months.

The public bid opening was held on July 20, 2026, at which time one (1) proposal was received from Kendnel Kaspar Construction, Inc. A copy of the proposal is attached for your review.

Based on the information available, the Fredericksburg Convention and Visitor Bureau Board of Directors recommends entering into an agreement with Kendnel Kaspar Construction, Inc. to serve as the Construction Manager for the Convention and Visitor Bureau Public Restroom Renovation Project.

We appreciate the City's partnership throughout this process and look forward to moving ahead with this important project. Please let me know if you need any additional information.

Sincerely,

David B. Shields

David B. Shields, PhD
FCVB Board Chair

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: August 4, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consider and approve the Interlocal Agreement with the Fredericksburg Independent School District for the Juvenile Case Manager Program for the 2026-2027 Academic Year. (Municipal Court Judge Becker)

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. JCM Interlocal Agreement 26-27 School Year

APPROVAL/REVIEW:

Leticia Vacek

Date: July 16, 2026

Leticia Vacek, City Secretary

Date: July 28, 2026

Shelley Becker, Municipal Judge

Date: July 29, 2026

Barbara Quirk, City Attorney

Date: July 29, 2026

Clinton Bailey, City Manager

JUVENILE CASE MANAGER PROGRAM INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT, is hereby made and entered into by and between the **CITY OF FREDERICKSBURG TEXAS**, (hereinafter "City"), and the **FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT**, (hereinafter "FISD") each acting by and through its duly authorized agents (referred to collectively as the "Parties").

WHEREAS, Chapter 791 of the **TEXAS GOVERNMENT CODE**, also known as the **INTERLOCAL COOPERATION ACT**, authorizes all local governments to contract with each other to provide a governmental function or service that each party to the contract is authorized to perform individually and in which the contracting parties are mutually interested; and

WHEREAS, the City has established a Juvenile Case Manager Program, in the City of Fredericksburg Municipal Court, (hereinafter "FMC") and

WHEREAS, the Parties recognize the outstanding benefits of the Juvenile Case Manager Program to the citizens of the City and to the students of FISD; and

WHEREAS, it is in the best interest of the Parties and the citizens of the City and students of FISD to enter in this Agreement.

NOW, THEREFORE IN CONSIDERATION of the recitals and mutual covenants made herein by the City and FISD to be respectively kept and performed, the Parties hereby mutually agree as follows:

DEFINITIONS

The following terms shall have the following meaning when used in this Agreement:

1. The term "Presiding Judge" means the Presiding Judge of the Fredericksburg Municipal Court, this term also applies to any person designated by the Presiding Judge to act on their behalf regarding this Agreement.

2. The term "School Superintendent" means the School Superintendent of FISD. This term also applies to any person designated by the Superintendent to act on their behalf regarding this Agreement.

3. The term "Juvenile Case Manager" (hereinafter "JMC") means any FMC employee who has been designated as the JCM by the Presiding Judge.

MISSION AND PURPOSE

The purpose of this agreement is to establish a cooperative framework for the administration and operation of the JCM Program as a strategic measure to prevent and intervene in truancy and fine-only juvenile-related offenses.

The mission of this agreement is to identify students in need of early intervention in order to provide resources, engage families and promote accountability.

TERM AND TERMINATION

The term of the Agreement is until the end of the 2026-2027 academic year.

Any Party to this Agreement may terminate this Agreement at any time, upon delivery of written notice to the other Party.

SCHOOL DISTRICT DUTIES AND RESPONSIBILITIES

1. FISD acknowledges that they retain all statutory duties and responsibilities as to truancy and discipline under FISD policies, federal and state law.

2. Identify, in concert with the JCM, students that qualify for the JCM program. FISD acknowledges that the JCM has the ultimate authority on program eligibility.

3. Provide reasonable access to Electronic Records and Database information to facilitate JCM interaction and allow for proper data collection to be utilized for programming purposes.

4. Permit the JCM to access and use its facilities in connection with on-site JCM program.

5. FISD acknowledges that the JCM is not a school disciplinarian and will not assume that role.

CITY DUTIES AND RESPONSIBILITIES

1. The day-to-day operation and administrative control of the JCM Program will be the responsibility of the FMC. Responsibility for the conduct of the JCM, both personally and professionally, shall remain with the FMC. The Presiding Judge will oversee the program and the JCM shall remain the employee of the FMC and shall not be an employee of FISD.

2. All acts of the JCM shall conform to the JCM Code of Ethics and JCM Training Standards, pursuant to the City of Fredericksburg Code of Ordinances, Article VIII, Section 2-311 and the Texas Code of Criminal Procedure.

3. The JCM will provide case management services to students who are referred and accepted into the JCM program, including forums, diversionary contracts, needs assessments, monitoring, and referrals to community-based services.

4. The JCM shall not replace any school counselor, nor are they to conduct or offer any formal psychological testing or counseling.

5. The FMC will provide the JCM with all JCM related equipment in the same manner as any FMC employee.

6. The City will pay for all JCM training, travel, salary and benefits that are required of the JCM for normal JCM duties.

MISCELLANEOUS TERMS

1. **Interlocal Cooperation Act.** The Parties expressly acknowledge that each Party to this agreement is a local government as that term is defined in the Interlocal Cooperation Act. Nothing in this Agreement will be construed as a waiver or relinquished by either Party of its right to claim such exemptions, privileges and immunities as may be provided by law.

2. **Amendment**. The terms and conditions of this agreement may be amended upon mutual consent of the Parties. Mutual consent will be demonstrated by approval of each governing body of each Party hereto. No amendment to this agreement shall be effective and binding unless and until it is reduced to writing and signed by duly authorized representatives of all Parties.

3. **Effective**. This agreement shall become effective immediately upon execution by all Parties and shall continue in effect until termination as provided herein.

4. **Indemnification**. Subject to the limitations as to damages and liability under the Texas Tort Claims Act, and Article 11, Sec. 7 of the Texas Constitution, and without waiving any governmental immunity, each Party to this agreement agrees to hold harmless each other, its governing board, officers, agents, and employees for any liability, loss, damages, claims or causes of action accused, or asserted to be caused, directly or indirectly by any other Party to this agreement or any of its officers, agents, employees as a result of its performance under this Agreement, to the extent allowed by Texas law.

5. **Consent to Suit**. Nothing in this Agreement will be construed as a waiver or relinquishment by any Party of its right to claim such exemptions, privileges, and immunities as may be provided by law.

6. **Invalidity**. If any provision of this agreement shall be held invalid, illegal or unenforceable by a court or other tribunal of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby, The Parties shall use their best efforts to replace the respective provision or provisions of the agreement with legal terms and conditions approximating the original intent of the Parties.

7. **Notices**. Any notices, approvals, consent, or communications by one Party ro another must be in writing and be personally delivered or sent by registered or certified United States Mail, properly addressed to the respective Party as follows:

   City of Fredericksburg:
   City Manager
   Clinton Bailey
   126 West Main Street
   Fredericksburg, Texas 78624

   FISD: Superintendent of Schools
   Calvin Bowers
   110 W. Travis Street
   Fredericksburg, Texas 78624

8. **Entire Agreement.** It is understood that this agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements, or understandings between the Parties relating to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this agreement exist. This agreement cannot be changed or terminated orally. No verbal agreement or conversation with any officer, agent, or employee of any Party before or after the execution of this agreement shall affect or modify any of the terms or obligations hereunder.

9. **Texas Law**. This agreement has been made under and shall be governed by the law of the State of Texas.

10. **Venue**. Performance and all matters related thereto shall be in Gillespie County, Texas, United States of America.

11. **Authority to Contract**. Each Party has the full power and authority to enter into and perform this agreement and the person signing this agreement on behalf of each Party has

been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective Governmental Bodies. Each party paying for the performance of governmental functions or services under this Agreement must make those payments from current revenues available to the paying party.

12. **Waiver**. Failure of any Party, at any time, to enforce the provision of this agreement shall in no way constitute a waiver of that provision, nor in any way affect the validity of this agreement, any part hereof, or the rights of either Party thereafter to enforce each and every provision hereof. No term of this agreement shall be deemed waived, or breach excused unless the waiver shall be in writing and signed by the party claimed to have waived. Furthermore, any consent to or waiver of a breach will not constitute consent to or waiver of or excuse of any other, different or subsequent breach.

13. **Agreement Read**. The Parties acknowledge that they have read, understand and intent to be bound by the terms and conditions of this agreement.

14. **Assignment**. The agreement and the rights and obligations contained herein may not be assigned by any Party without prior written approval of the other party to this agreement.

15. **Multiple Originals**. It is understood and agreed that this agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT	**CITY OF FREDERICKSBURG**
By:____________________________	By:__________________________
Superintendent of Schools	City Manager
Date:__________________________	Date:_______________

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: August 4, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consider and approve the reappointment of Shelley Becker as Municipal Court Judge. (Mayor Briley and Council)

SUMMARY:
The City of Fredericksburg's Home Rule Charter Section 2-300 provides for the Municipal Court of Record to provide efficient disposition of cases arising in the City and to provide effective enforcement of the ordinances of the City. The term of office is set forth within the Texas Government Code Section 29.004 (a) providing that a municipal judge serves a two-year term unless the city's charter provides otherwise.

BACKGROUND:
The Municipal Court became a Court of Record after July 16, 2024. A full-time Municipal Judge shall be a resident of Texas; be a citizen of the United States; be a licensed attorney in good standing, and have two or more years of experience in the practice of law in Texas.

FUNDING SOURCE: The funding source is the City's General Fund.

FINANCIAL IMPACT:

STAFF RECOMMENDATION:
It is recommended that the Council approves the reappointment of Shelley Becker as Municipal Court Judge.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:
None

APPROVAL/REVIEW:

______________________________ Date: July 16, 2026
Leticia Vacek, City Secretary

______________________________ Date: July 29, 2026
Clinton Bailey, City Manager

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM:
MEETING DATE: August 4, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Presentation of Proposed Tax Rates for Fiscal Year 2027 (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. Truth in Taxation presentation August 4 2026

APPROVAL/REVIEW:

Date: July 28, 2026

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David Kellam, Senior City Accountant

Krista Wareham, Director of Finance

Date: July 28, 2026

Barbara Quirk, City Attorney

Date: July 29, 2026

Leticia Vacek, City Secretary

Date: July 29, 2026

Clinton Bailey, City Manager

Date: July 29, 2026

August 4, 2026-Regular City Council Meeting

Truth in Taxation

Truth in Taxation

- Truth-in-taxation is a concept embodied in the Texas Constitution that requires local taxing units to make taxpayers aware of tax rate proposals and to allow taxpayers to limit tax increases. Property owners have the right to know about increases in their properties' appraised value and to be notified of the estimated taxes that could result from the new value.
- Creating a budget and adopting a property tax rate to support that budget are major functions of a taxing unit's governing body. This is accomplished by following truth-in-taxation requirements to ensure the public is informed of any increases. The type of taxing unit determines its applicable truth-in-taxation requirements.

- Truth-in-Taxation: Tax Rate Adoption (texas.gov)

Truth in Taxation – Tax Rate Calculation

Truth-in-taxation requires most taxing units to calculate two rates after receiving a certified appraisal roll from the chief appraiser — the no-new-revenue tax rate and the voter-approval tax rate.

No-New Revenue Tax Rate

- No-New Revenue Tax Rate
  - A calculated rate that would generate approximately the same tax revenue from properties taxed in both years. It does not guarantee the same overall tax revenue because revenues change due to new construction added to the tax roll, along with appraisal corrections/adjustments.

Voter-Approval Tax Rate

- Voter-Approval Tax Rate
  - The voter-approval tax rate is a calculated maximum rate allowed by law without voter approval. The calculation splits the voter-approval tax rate into two separate components:
    - Maintenance and Operations (M&O) Tax Rate: M&O includes such things as salaries, utilities, and day-to-day operations.
    - Debt service covers the interest and principal on bonds and other debt secured with property tax revenues.
    - The voter-approval tax rate is the sum of the M&O rate and the debt service rate.

Voter-Approval Tax Rate

- Calculating Voter-Approval Tax Rate

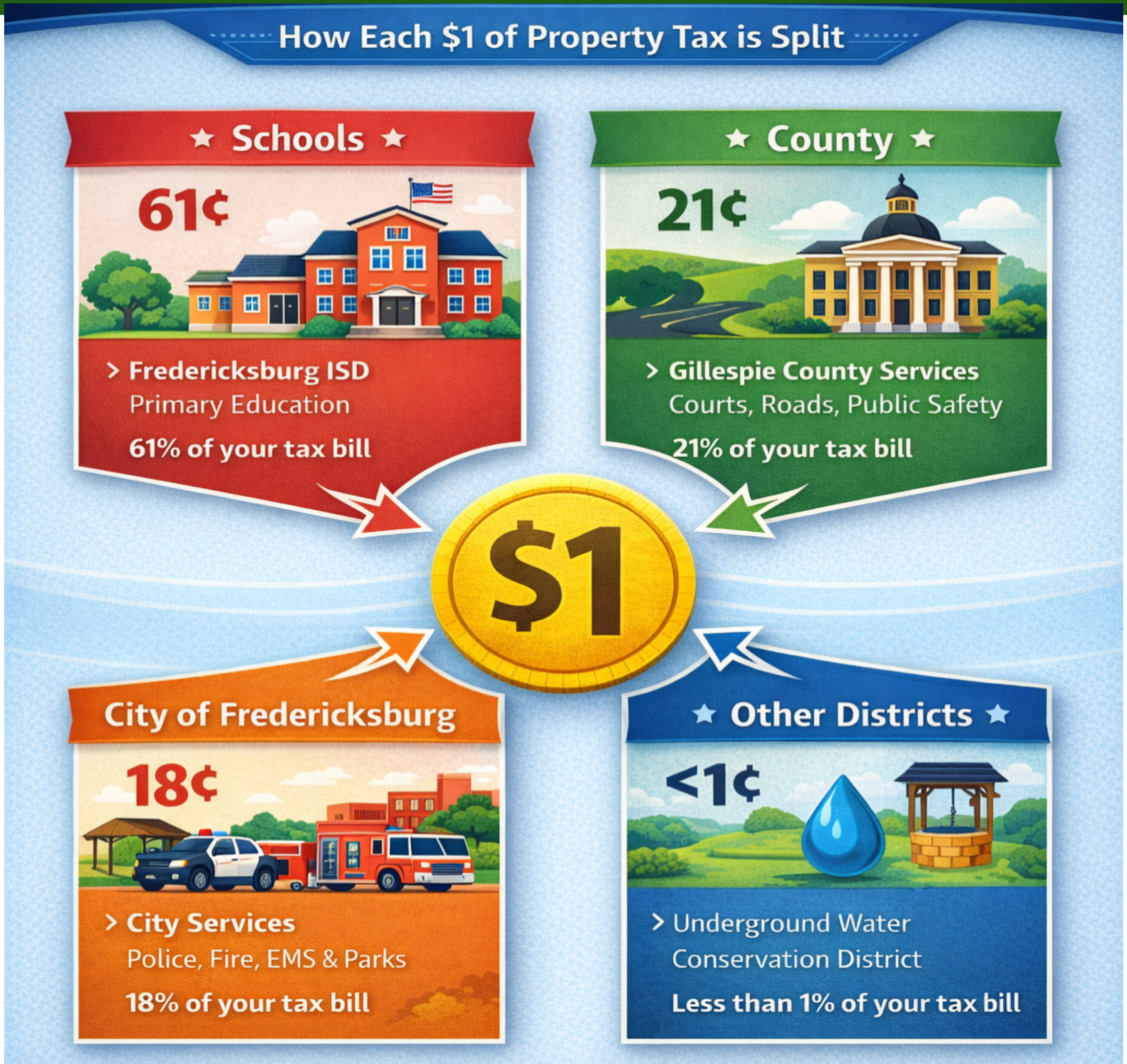
No New Revenue Maintenance & Operations Rate x 3.5%

+ Current Debt Rate + Unused Increment Rate (if applicable)

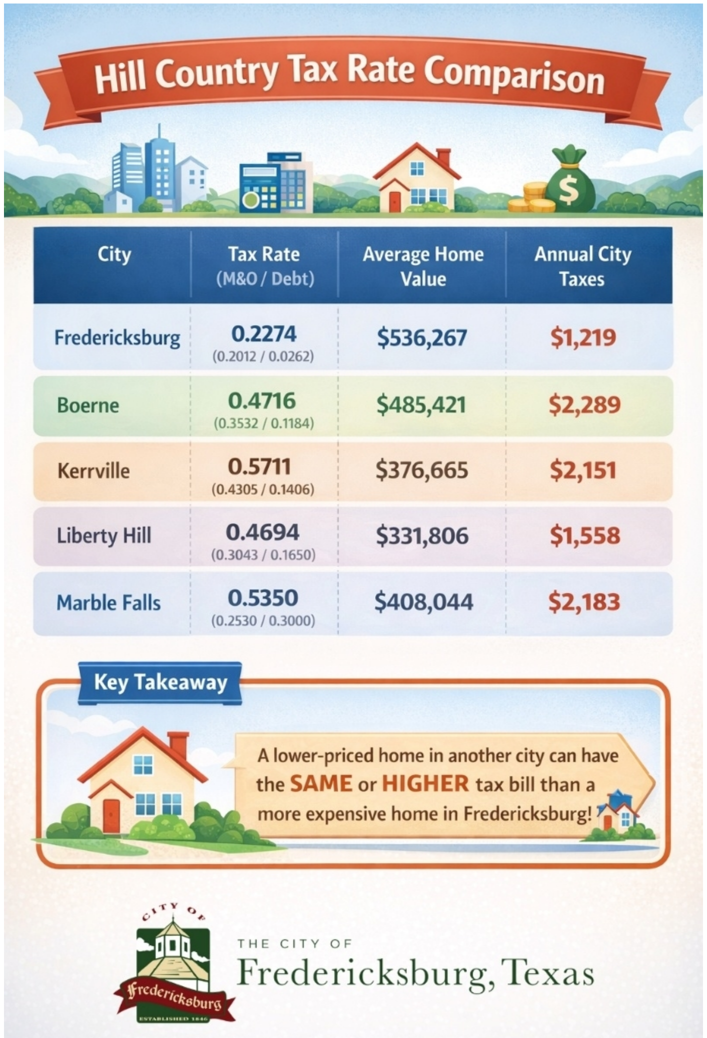
De Minimus Tax Rate

- De Minimus Tax Rate
  - A statutory tax rate available to smaller taxing units, including cities with populations under 30,000. It allows the City to generate up to an additional $500,000 in property tax revenue above the No-New-Revenue maintenance and operations tax rate.

Property Tax Bill Allocations (FY 2026)



Tax Rate Comparison



City	Tax Rate (M&O / Debt)	Average Home Value	Annual City Taxes
Fredericksburg	0.2274 (0.2012 / 0.0262)	$536,267	$1,219
Boerne	0.4716 (0.3532 / 0.1184)	$485,421	$2,289
Kerrville	0.5711 (0.4305 / 0.1406)	$376,665	$2,151
Liberty Hill	0.4694 (0.3043 / 0.1650)	$331,806	$1,558
Marble Falls	0.5350 (0.2530 / 0.3000)	$408,044	$2,183

City	Current Tax Rate	M&O vs Debt Rates
Fredericksburg	$ 0.2274	M&O - $0.2012/Debt - $0.0262
Boerne	$ 0.4716	M&O - $0.3532/Debt - $0.1184
Kerrville	$ 0.5711	M&O - $0.4305/Debt - $0.1406
Liberty Hill	$ 0.4694	M&O - $0.3043/Debt - $0.1650
Marble Falls	$ 0.5350	M&O - $0.2350/Debt - $0.3000

Discussion & Questions

Next Steps…

August 14: Proposed Budget Due

August 18: Regular CC Meeting – Proposed Tax Rate Set

August 26: Special CC Meeting – Budget Workshop

September 8: Special CC Meeting – Public Hearing

September 15: Regular CC Meeting – Tax Rate & FY 2027 Budget Adopted

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: August 4, 2026
CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the Future Agenda Items/Meetings List with the City Council. (Leticia Vacek, City Secretary)

SUMMARY:
The Future Agenda Items/Meetings List is provided to the Council and reviewed at an open meeting for transparency purposes. Said item provides the City Council an opportunity to add, delete or move items and meetings accordingly.

BACKGROUND:
The Future Agenda Item/Meetings List is a fixture on every regular meeting agenda that provides the City Council an opportunity to review the list in a public setting with the City Manager, extending transparency to city residents.

FUNDING SOURCE: n/a

FINANCIAL IMPACT:
n/a

STAFF RECOMMENDATION:
City Manager Bailey will review the List with the City Council.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:
1. Future Items and Meetings August 4, 2026

APPROVAL/REVIEW:

______________________________ Date: July 28, 2026

Leticia Vacek, City Secretary

______________________________ Date: July 29, 2026

Clinton Bailey, City Manager

August 18, 2026 Regular Council Meeting

August 18th Chamber of Commerce Quarterly Update (Jim Mikula, Chamber President)
August 18th Council Action to Set Proposed Tax Rate (Krista Wareham, Finance Director)
August 18th Zoning Change from R1 to C1 at 604, 608, 610 Milam Street (Cliff Cross, DSD Director)
August 18th Zoning Changes at 111 Owl Ln (Cliff Cross, DSD Director)
August 18th Road Alignment, Dvlpmt Plat & Annexation Agreement for 405 Goehmann Ln (Cliff Cross, DSD Director)

Other Meetings/Events

August 12th Coffee with the City Manager - 8:00am Cardinal Room (Topic: Unified Development Code Process)
August 13th FISD Community Pep Rally for School Year Kick-off – 5:30pm at Marktplatz
August 14th Proposed 2027 Budget is Officially Filed with the City Secretary for Public Viewing
August 25th Citizen University – 6pm Chambers (Topics: Municipal Court, Health, Human Resources, and IT)
August 26th Special Budget Mtg – 9am Chambers (Krista Wareham, Finance Director)
Sept. 8th Special Budget Mtg – 9am Chambers: Public Hearing Proposed Budget & Tax Rate (Krista Wareham, Finance Dir)
Sept. 15th Regular Mtg – 9am Chambers: Adoption of the FY 2027 Tax Rate and Budget (Krista Wareham, Finance Director)

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM:
MEETING DATE: August 4, 2026

CATEGORY: EXECUTIVE SESSION

CAPTION: Legal Matters Update - Texas Government Code Section 551.071. (Barbara Quirk, City Attorney) and Mick McKamie (TOASE).

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Governance

ATTACHMENTS:
None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: July 28, 2026

Garret Bonn, Assistant City Manager

Date: July 28, 2026

Date: July 28, 2026

Leticia Vacek, City Secretary

Date: July 29, 2026

Barbara Quirk, City Attorney

Date: July 29, 2026

Clinton Bailey, City Manager