

City of Fredericksburg

REGULAR CITY COUNCIL MEETING AGENDA MONDAY, MAY 20, 2019 ~ 6:00 P.M. LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

Linda Langerhans, Mayor
Tom Musselman, Councilmember
Bobby Watson, Councilmember

Charlie Kiehne, Councilmember
Gary Neffendorf, Councilmember
Kent Myers, City Manager

The City of Fredericksburg City Council will meet in a regular session on Monday, May 20, 2019 at 6:00 p.m. in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on May 17, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. EMPLOYEE RECOGNITIONS

4. PUBLIC COMMENTS

This time is for citizens to address the City Council on issues and items of concern not on this agenda. There will be no City Council action at this time.

5. 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 CITY COUNCIL.

- A.** Consider approval of the May 2, 2019 City Council Special Meeting Minutes.
(Agenda Packet Pages 5-6)
- B.** Consider approval of the May 6, 2019 City Council Regular Meeting Minutes.
(Agenda Packet Pages 7-12)
- C.** Consider approval of Resolution 2019-07R amending the TexPool authorized representatives for the City of Fredericksburg.
(Agenda Packet Pages 13-16)
- D.** Consider approval of Resolution 2019-08R related to the Annual Review of the City's Investment Policy and Investment Strategies.

6. PUBLIC HEARINGS

- A.** Hold a Public Hearing to receive comments for or against a change in zoning from R1, Single Family Residential, to R2, Mixed Residential, on lots 149, 150, 151 and 152 of the Walch Terrace Addition Block T located at 314 W. Park Street (# Z-1904)
(Agenda Packet Pages 31-40)
- B.** Hold a Public Hearing to receive comments for or against a change in zoning from R1, Single Family Residential, to R-1A, Single Family Small Lot on 16.04 acres of land located West of Hollmig Lane and South of Friendship Lane (#Z-1908).
(Agenda Packet Pages 41-54)

7. ORDINANCES

- A.** Consider the approval of Ordinance 2019-17 amending the zoning ordinance and changing the zoning district as to lots in the Walch Terrace addition, changing said property from R-1 Single Family Residential to R-2 Mixed Residential and providing for an effective date (# Z-1904).
(Agenda Packet Pages 31-40)
- B.** Consider the approval of Ordinance 2019-18 amending the zoning ordinance and changing the zoning district as to certain property in the George Debrant Survey No. 42, changing said property from R-1 Single Family Residential to R-1A, Single Family-Small Lot and providing for an effective date (#Z-1908).
(Agenda Packet Pages 41-54)

8. RESOLUTIONS – OTHER ACTION ITEMS - DISCUSSION ITEMS

- A.** Consider the approval of Resolution 2019-09R designating a Local Historic Landmark pursuant to Section 23-57 of the Code of Ordinances, City of Fredericksburg (705 N. Elk).
(Agenda Packet Pages 55-68)
- B.** Consider the approval of an Order Calling for a Special Election on November 5, 2019 for the purpose of voting on a City Charter amendment to add Sec. 11.12 – Fluoridation of Public Water Supply Prohibited.
(Agenda Packet Pages 69-72)
- C.** Consider the approval of extending the Gillespie County Historical Society Hotel Occupancy Tax contract to allow for the restoration of Historic Kammlah Homestead at the Pioneer Museum.
(Agenda Packet Pages 73-76)
- D.** Consider the approval of a request from Habitat for Humanity to waive RV reservations fees for four sites in October – November 2019, four sites in January 2020, and six sites in April 2020 at the LBJ RV Park.
(Agenda Packet Pages 77-80)
- E.** Receive a presentation and consider the approval of the Fort Martin Scott Historic Site Master Plan.
(Agenda Packet Pages 81-184)

F. Consider Mayor Langerhans appointments of Councilmembers to serve on Convention and Visitor Bureau Board, Economic Development Commission Board, Chamber Board, Airport Advisory Board, Marktplatz Redevelopment Commission, and County Liaison.
(Agenda Packet Pages 185-186)

G. Consider the approval of the appointment of Mayor Pro-Tem.
(Agenda Packet Pages 187-188)

H. Consider the approval of the appointment Dr. Charles E. Addington II as the Fredericksburg Fire EMS Medical Director.
(Agenda Packet Pages 189-194)

I. Consider the approval of appointments to the Fort Martin Scott Advisory Committee.
(Agenda Packet Pages 195-196)

9. CITY MANAGER'S REPORT

A. Legislative Update

B. Relief Route Update

C. May 24th City Council Retreat

10. ITEMS FOR FUTURE AGENDA

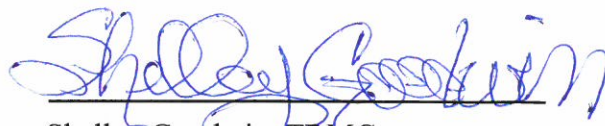
(Agenda Packet Pages 197-198)

11. COUNCIL COMMENTS

Reports about items of community interest, which no action will be taken.

12. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 5:15 p.m. on May 15, 2019 at the entrance and on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.


Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL SPECIAL MEETING MAY 2, 2019

Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Gary Neffendorf
Councilmember Tom Musselman

Members Absent:

Councilmember Jerry Luckenbach

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council present, Mayor Langerhans called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Thursday, May 2, 2019, in the City Hall Conference Room, 126 W. Main Street, Fredericksburg, Texas 78624.

2. EXECUTIVE SESSION

Pursuant to Texas Government Code Section 551.071 – Consider and Discuss E. 290 Owner's Coalition (an Unincorporated Non-Profit Association) vs. City of Fredericksburg, Texas, pending in the 216th District Court.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Kiehne, to go out of Regular Session into Executive Session at 8:34 a.m. The motion carried unanimously.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to go out of Executive Session into Regular Session at 9:15 a.m. The motion carried unanimously.

3. BUSINESS ITEM

No action was taken following the Executive Session.

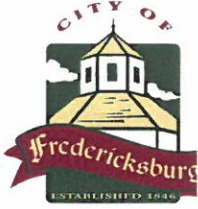
4. ADJOURN

Motion: A motion was made by Mayor Langerhans, seconded by Councilmember Neffendorf, to adjourn the Monday, April 15, 2019 City Council Regular Meeting at 9:15 a.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG
MINUTES OF CITY COUNCIL REGULAR MEETING
MAY 6, 2019

Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Gary Neffendorf
Councilmember Jerry Luckenbach
Councilmember Tom Musselman

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Steve Wetz, Police Chief
Laura Hollenbeak, Finance Department Director
David Kellem, Senior Accountant
Brian Jordan, Development Services Director
Andrea Schmidt, Park Department Director
Russell Immel, Director of Information Technology
Kris Kneese, Assistant Director Public Works and Utilities
Garret Bonn, Assistant City Engineer
Anna Hudson, Historic Preservation Officer
Shelley Goodwin, City Secretary

1. Pledge of Allegiance

Mayor Langerhans led the Pledge of Allegiance.

2. Call to Order

With a quorum of the City Council present, Mayor Langerhans called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, April 15, 2019 in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. Employee Recognitions - Proclamations

Kent Myers, City Manager, stated he received the following recognitions:

Thank you from Austin Dryer, City of Fredericksburg Paramedic, for Police Officer Bosse and his immediately response and action that assisted with saving the life of a resident.

Carolyn Smith sent an email thanking Kevin Scherer for his assistance with transporting her to the hospital.

Ann and Bill Armvendroth sent an email thanking Chris Meade with Lady Bird Golf Course for all the improvements that have been made to the course.

Brian Phillips sent an email thanking Jennifer Krupa, Special Events Coordinator, for her assistance with their event.

Roy Arbrick sent an email thanking the Sanitation Department with their assistance with moving limbs and hauling them off for his neighbor who is unable to.

Jerry McCorckle sent an email thanking David Feller regarding his assistance with moving and hauling off limbs

A. Lions Club 90th Anniversary

Mayor Langerhans read the proclamation and presented it to the Lions Club.

B. Historic Preservation Month

Mayor Langerhans read the proclamation and presented it to the Historic Preservation Committee.

4. PUBLIC COMMENTS

Don Blount read the wording from a petition that his neighbors signed regarding the pickup and drop off locations of wine tours on Elk Street. He also reviewed the pictures that he provided in his packet

Diana Blount expressed her concern with the wine tour bus pick up and drop off.

5. CONSENT

A. Consider approval of the April 15, 2019 City Council Regular Meeting Minutes.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf to approve Consent Agenda 5. A. with corrections. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6. ORDINANCES

A. Consider approval of Ordinance 2019-13 amending the Appendix B-Zoning Ordinance of the Code of Ordinances to establish a Mixed Use Infill Zoning District in the City; and providing for an effective date (Z-1906) (MU-1; Mixed Use – Infill).

Brian Jordan, Director of Development Services, reviewed the proposed Ordinance and stated the public hearing was held at the April 15, 2019 City Council Regular Meeting. He stated at the same meeting the City Council proposed to amend the Ordinance and held two votes which both resulted in a 2/2 split vote. He recommended incorporating a special use permit for any request over 3 stories, which means that the request will need to go before the Planning and Zoning Commission and the City Council for approval.

The City Council discussed the proposed Zoning, Overlay Zoning, and Zoning Uses.

Councilmember Musselman stated he believes that extending the current three-story height limit to four stories would compromise the character of Fredericksburg, irrevocably changing the sightline and distinctive look of our historic small town to one of an urban city center.

Motion: A motion was made by Councilmember Musselman, seconded by Mayor Langerhans to approve Ordinance 2019-13 amending the Appendix B-Zoning Ordinance of the Code of Ordinances to establish a Mixed Use Infill Zoning District in the City; and providing for an effective date and removing item #10.

Aye: Mayor Langerhans, Councilmember Musselman, and Councilmember Luckenbach

Nay: Councilmember Neffendorf and Councilmember Kiehne

The motion carried.

B. Consider approval of Ordinance 2019-16 amending Article XV. Outdoor Lighting, of Chapter 5 - Buildings and Building Regulations - of the Code of Ordinances, clarifying definitions and establishing additional outdoor lighting requirements to meet minimum standards set forth in the International Dark Sky Association Community Guidelines.

Kent Myers, City Manager, stated the past six months, Daniel Jones, Brian Jordan and himself have been working on proposed changes to the City's lighting regulations that will comply with the Dark Sky Association. He stated the last two months they enlisted a lightening consultant to help clarify the "lumens per net acre".

Daniel Jones, City Attorney, reviewed the lighting and requirements for making businesses to comply within 10 years. He also explained that some of the changes are updates regarding terminology and bring up to code.

Andrew Gauld, Lighting Consultant, reviewed luminous elements and how to measure.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Luckenbach to approve Ordinance 2019-16 amending Article XV. Outdoor Lighting, of Chapter 5 - Buildings and Building Regulations - of the Code of Ordinances, clarifying definitions and establishing additional outdoor lighting requirements to meet minimum standards set forth in the International Dark Sky Association Community Guidelines. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7. RESOLUTIONS – OTHER ACTION ITEMS - DISCUSSION ITEMS

A. Receive and discuss the Annual Audit for the Fiscal Year ending September 30, 2018.

Laura Hollenbeak, Finance Director, stated this year the Annual Audit was conducted by the accounting firm of ABIP, P.C.

Jeremy Ariboto, Audit Presenter with ABIP, reviewed the Independent Audit Report. He stated the City of Fredericksburg has a very healthy fund balance. He recommended the City Council could continue to grow the fund balance or could put more funds back into Community Projects.

Kent Myers, City Manager, stated at the May 20th City Council Meeting the City Council will need to approve the Investment Policy, which will be recommended with no changes.

Laura Hollenbeck, Finance Director, introduce David Kellem, Assistant Finance Director.

Motion: A motion was made by Councilmember Neffendorf seconded by Councilmember Musselman, to accept the Annual Audit for the Fiscal Year ending September 30, 2018. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of the appointment of Bradley Bertrand to the Historic Review Board to fill a vacancy.

Anna Hudson, Historic Preservation Officer, stated the May 4th Election of Bobby Watson has created a vacancy of the Historic Review Board. She recommended the appointment of Brad Bertrand, a local architect with a training in historic preservation.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Kiehne, to approve the appointment of Bradley Bertrand to the Historic Review Board to fill the vacancy. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

C. Consider the approval of a License Agreement template for the Parks Department to authorize use of City park property for recreational programs and services provided by third party vendors.

Andrea Schmidt, Parks Department Director, stated over the last year staff has been approached by outside vendors to host programs in the City Parks. She stated rather than bring an agreement to the City Council each time, a generic agreement has been devolved.

Councilmember Musselman stated due to the rules at Fredericksburg ISD he recommended eliminating the Elementary School Park.

Motion: A motion was made by Councilmember Kiehne seconded by Councilmember Musselman, to approve a License Agreement template for the Parks Department to authorize use of City park property for recreational programs and services provided by third party vendors. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

D. Consider approval of extending City's current electric power purchase agreement with AEP Energy.

This Agenda Item was discussed after the Executive Session Item 11. C.

E. Consider the approval of awarding the Friendship Ln. Phase III Mill and Overlay Project construction contract including alternate A1 (10% Contingency) in the total amount of \$494,717.58 to Allen Keller Company.

Garrett Bonn, Assistant City Engineer, reviewed the Friendship Lane Phase III Mill and Overlay Project and the proposed timeframe. He stated staff recommends awarding the contract to the low bidder, Allen Keller Company in the amount of \$494,717.58.

The City Council discussed the project, the bid and the timeframe.

Motion: A motion was made by Councilmember Luckenbach seconded by Councilmember Musselman, to approve awarding the Friendship Ln. Phase III Mill and Overlay Project construction contract including alternate A1 (10% Contingency) in the total amount of

\$494,717.58 to Allen Keller Company. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

F. Receive a presentation and update on the City Water Supply.

Clinton Bailey, Public Works Director and Assistant City Manager, reviewed his PowerPoint regarding Water Supply Update. He also reviewed the rainfall, current water well levels, trends, history, and watering restriction.

Paul Tybor, Hill Country Underground Water Conservation District, reviewed the new water well permits and the short- and long-term weather forecast.

The City Council discussed the water variance waiver for new grass, possibility of a new water well and a cap on water well drilling.

Paul Tybor reviewed the county wide wells and the effect the wells have on the acquirer.

8. CITY MANAGER'S REPORT

A. Legislative Update

Kent Myers, City Manager, provided an update on six Legislative Bills.

B. Sports Park Election

Kent Myers, City Manager, stated the May 4th City Elections had less than a 15% voter turnout. He also stated the Bond for the Sports Park was defeated by 35 votes. The City Council will be holding a discussion on the Sports Park at their May 24th Council Retreat.

9. ITEMS FOR FUTURE AGENDA

Kent Myers, City Manager, reviewed the Future Agenda.

10. COUNCIL COMMENTS

Councilmember Luckenbach thanked the City Council, City Staff, and Bobby Watson for all their work and services they provide the City and residents.

Councilmember Neffendorf reported that the Economic Development Committee passed Resolution opposing the Kinder Morgan Pipeline

Councilmember Musselman thanked Councilmember Luckenbach for his service and all he has done for the citizens and community. He also welcomed Bobby Watson back on the City Council. He also stated he feels the City does need to review the wine tour parking on the City streets.

11. EXECUTIVE SESSION

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

- A. Section 551.072 – Consider and discuss the purchase, exchange, lease or value of real property owned by the City located in the vicinity of Friendship Lane,**
- B. Section 551.072 - Consider and discuss the purchase, exchange, lease, or value of real property owned by the City, located in the vicinity of Old San Antonio Road, and**

C. Section 551.086 - Consider and discuss future power purchases as a competitive matter related to the City's public power utility.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Kiehne, to go out of Regular Session into Executive Session at 8:25 p.m. The motion carried unanimously.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to go out of Executive Session into Regular Session at 8:53 p.m. The motion carried unanimously.

The City Council then took up Agenda Item 7. D.

D. Consider approval of extending City's current electric power purchase agreement with AEP Energy.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Luckenbach to approve the extension of the power supply contract with AEP Energy for five years (2028). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Neffendorf, seconded by Councilmember Musselman, to go out of Regular Session into Executive Session at 9:05 p.m. The motion carried unanimously.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Neffendorf, to go out of Executive Session into Regular Session at 9:34 p.m. The motion carried unanimously.

12. BUSINESS ITEM

The City Council will reconvene into Regular Session upon conclusion of the Executive Session, the City Council may take action on any item posted in Executive Session, as necessary.

No additional actions were taken by the City Council.

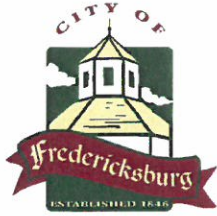
13. ADJOURN

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Kiehne, to adjourn the Monday, May 6, 2019 City Council Regular Meeting at 9:34 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: May 20, 2019

TO: Mayor and City Council

FROM: Laura Hollenbeak, Director of Finance

SUBJECT: Resolution Amending Authorized Representatives on TexPool Accounts

Summary:

Due to the recent resignation of Dana Smith, and hiring of David Kellam, Dana should be removed as an authorized representative and David should be added as an authorized representative on the TexPool accounts.

The attached resolution will amend the authorized representatives to Laura Hollenbeak and David Kellam.

Recommendation:

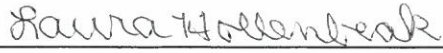
Staff recommends that the City Council pass this resolution as presented amending the TexPool authorized representatives.

Background / Analysis:

TexPool requires a Resolution Amending Authorized Representatives when a representative needs to be added or removed from an account.

Attachments:

Resolution Amending Authorized Representatives



Department Approval



City Manager Approval



Resolution Amending Authorized Representatives

Please use this form to amend or designate Authorized Representatives.

This document supersedes all prior Authorized Representative forms.

*** Required Fields**

1. Resolution

WHEREAS,

City of Fredericksburg

Participant Name*

7 7 5 3 4

Location Number*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

- A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Laura Hollenbeak Director of Finance
Name Title
8 3 0 9 9 0 2 0 1 5 8 3 0 9 9 0 2 0 4 8 lhollenbeak@fbgtx.org
Phone Fax Email
Laura Hollenbeak
Signature

2. David Kellam Senior City Accountant
Name Title
8 3 0 9 9 0 2 0 1 6 8 3 0 9 9 0 2 0 4 8 dkellam@fbgtx.org
Phone Fax Email
David Kellam
Signature

3. _____
Name Title

Phone Fax Email

Signature

1. Resolution (continued)

4.

Name	Title	
Phone	Fax	Email
Signature		

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name	Title	
Phone	Fax	Email

- D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the day of , .

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

Name of Participant*

SIGNED

Signature*

Printed Name*

Title*

ATTEST

Signature*

Printed Name*

Title*

2. Mailing Instructions

The completed Resolution Amending Authorized Representatives can be faxed to TexPool Participant Services at 1-866-839-3291, and mailed to:

TexPool Participant Services
1001 Texas Avenue, Suite 1400
Houston, TX 77002



CITY COUNCIL MEMO

DATE: May 20, 2019

TO: Mayor and City Council

FROM: Laura Hollenbeak, Director of Finance

SUBJECT: Resolution Approving an Investment Policy and Strategy for the Investment of City Funds

Summary:

The Public Funds Investment Act requires that the City's investment policy be reviewed and approved by City Council on an annual basis.

Recommendation:

It is recommended that City Council review and approve the Investment Policy.

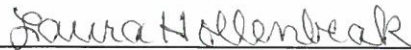
Background / Analysis:

A City must adopt a written investment policy by ordinance or resolution. Texas Government Code 2256.005(a). Therefore, regardless of a city's population, it must have a written investment policy if it has any cash or bank investments. A formal policy protects not only the cash assets of the city, but also the elected and finance management officials.

The governing body of an investing entity shall review its investment policy and investment strategies not less than annually. The governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies. Texas Government Code 2256.005(e).

Attachments:

Investment Policy
Resolution



Department Approval



City Manager Approval

RESOLUTION 2019-08R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FREDERICKSBURG, TEXAS, RELATED TO THE ANNUAL REVIEW OF THE
CITY'S INVESTMENT POLICY AND INVESTMENT STRATEGIES.**

WHEREAS, Section 2256.005(e) of the Texas Government Code requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

WHEREAS, Section 2256.005(e) of the Texas Government Code further requires the governing body to adopt a written instrument by rule, order, ordinance, or resolution, stating that the governing body has reviewed the investment policy and investment strategies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That the City Council hereby reviews, approves, and adopts the City of Fredericksburg Investment Policy, including the investment strategies contained therein, in the form attached hereto as Exhibit "A".

PASSED AND APPROVED this 20th day of May, 2019.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



CITY OF FREDERICKSBURG

Investment Policy

The Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, prescribes that each City is to adopt rules governing its investment practices and to define the authority of the investment officer. The following Investment Policy addresses the methods, procedures, and practices, which must be exercised to ensure effective and judicious fiscal management of the City's funds.

The Director of Finance and City Accountant are designated as the investment officers of the City of Fredericksburg, Texas, and are responsible for all investment decisions and activities.

I. Scope

This Policy applies to all investment activities of the City's funds under its control, except those subject to other investment covenants, or excluded by contract. The Investment Policy will govern the activities of the investment officers and designated deputies in their management of all public funds covered by this Investment Policy.

In order to make effective use of the City's resources, all funds shall be pooled for investment purposes, except for those funds required to be accounted for in other accounts as stipulated by applicable laws, bond covenants, contracts or City policy. The pooled funds will include, but are not limited to, the funds of the General Fund, Electric, Water & Wastewater, Golf, Landfill, Emergency Medical Services and Drainage Funds. Any investments donated to the City for a particular purpose or under terms of use specified by the donor are outside the scope of this Investment Policy.

This Policy also requires the formal adoption of an Investment Strategy that specifically addresses each of the City's fund groups. (See Attachment A)

II. Objectives

The primary objectives, in order of priority, of the City investment activities shall be:

- A. Safety – Investments shall be undertaken in a manner that seeks to ensure the preservation of principal.
- B. Liquidity – The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements, which might be reasonably anticipated.

- C. Yield – The City’s investment strategy is conservative. Given this strategy, the benchmark used by the Director of Finance to determine whether market yields are being achieved shall be the 90-day T-bill rate. Return on investment is of least importance compared to the safety and liquidity objectives.

Each investment transaction shall seek to first ensure that principal losses are avoided, whether they are from security defaults or erosion of market value.

III. Delegation Of Authority

The Investment Officers may designate deputies to assist with the management of the investment portfolio.

The Investment Officers or designated deputy shall be responsible for all transactions, compliance with internal controls, and insuring that all safekeeping, custodial, and collateral duties are in compliance with this investment policy and other applicable laws and regulations.

IV. Standard Of Care

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. This investment principle shall be applied in the context of managing the overall investment portfolio.

The Investment Officers or designated deputy acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for an individual security’s credit risk or market price changes, provided that deviations from expectations are reported in a timely manner to the City Manager, and appropriate action is taken to control adverse developments.

V. Ethics And Conflicts Of Interest

The Investment Officers and designated deputies shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. An individual who has a personal business relationship with a business organization offering to engage in an investment transaction with the City shall file a statement with the Texas Ethics Commission and the City Council disclosing that personal business interest. A disclosure statement will also be filed if the Investment Officers or any designated deputy is related within the second degree by affinity of consanguinity, as determined under Chapter 573, to an individual seeking to sell an investment to the City.

For the purpose of this section, an individual has a personal business relationship with a business organization if:

- A. The individual owns 10 percent or more of the voting stock or shares of the business organization, or owns \$5,000 or more of the fair market value of the business organizations;

- B. Funds received by the individual from the business organization exceed 10 percent of the individual's gross income for the previous year; or
- C. The individual has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the individual.

VI. Accounting/Reporting

The Director of Finance shall, not less than quarterly, prepare and submit to the City Council a written report of investment transactions for all funds covered by this investment policy for the preceding reporting period. The report should:

- A. Describe the investment position of the entity on the date of the report;
- B. Be prepared and signed by the Director of Finance and City Manager;
- C. Contain a summary statement prepared in compliance with generally accepted accounting principles that states the beginning market values, additions and changes to the market value, ending market value and fully accrued interest for the reporting period;
- D. State the book value and market value of each separately invested asset at the beginning and end of the reporting period by type of asset and fund type invested;
- E. State the maturity date of each separately invested asset that has a maturity date;
- F. State the compliance of the investment portfolio as it relates to the City's Investment Policy, the City's Investment Strategy and the Public Funds Investment Act; and
- G. The reports should be formally reviewed at least annually by an independent auditor. The method used to monitor the market price of acquired investments is to obtain market rates for the total portfolio from at least two independent brokers or from a recognized entity that provides a similar service.

VII. Internal Controls

The management of the City of Fredericksburg, Texas, is responsible for establishing and maintaining an internal control structure. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal control structure policies and procedures. The objective of an internal control structure is to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in accordance with generally accepted accounting principles. Because of inherent limitations in any internal control structure, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the structure to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the

effectiveness of the design and operation of policies and procedures may deteriorate.

For the purpose of this policy, we have identified procedural controls for the purchase of investments (See Attachment B). Significant internal control structure policies and procedures are beyond the scope of this policy. The Director of Finance shall comply with the City's Internal Control Policies and Procedures at all times.

VIII. Diversification

The City will diversify use of investment types and issuers to avoid incurring unreasonable risks inherent in over-investment in specific instruments, individual issuers or maturities.

The investment portfolio shall not exceed the following guidelines without prior approval of the City Manager:

- A. With the exception of U.S. Treasury securities, Certificates of Deposits, and authorized pools, no more than 50% of the total investment portfolio will be invested in a single investment type. U.S. Treasury securities have no percentage restriction. Certificates of Deposit and authorized pools individually may be no more than 75% of the total investment portfolio.
- B. Investment in any one single U.S. Agency Issue shall not exceed 30% of the total investment portfolio.
- C. Commercial Paper shall not exceed more than 5% of the total investment portfolio.
- D. With the exception of U.S. Treasury securities and Certificates of Deposits, no more than 40% of the total investment portfolio shall be invested with a single issuer. U.S. Treasury securities have no percentage restriction. Certificates of Deposit invested with a single issuer may not exceed 50% of the total portfolio.
- E. Investment with maturities of three years shall be limited to a maximum of 20% of the total portfolio.
- F. The minimum maturity on any individual investment shall be one day (overnight). Maturities will be scheduled to meet liquidity and operating requirements.
- G. The maximum maturity for each investment and the total portfolio will be timed to maturity to meet cash flow needs established by the cash flow analysis. The maximum maturity of any individual investment shall not exceed three (3) years.
- H. The maximum dollar-weighted average maturity of the total investment portfolio is 270 days.

Maturity schedules shall be timed according to anticipated liquidity needs. Investments, from time to time, may be liquidated before maturity for cash-flow purposes. To meet these disbursement schedules, market gains or losses may be required. Any losses for early maturity liquidation should be minimized, and they should be reported as such to the City Manager in a timely manner. Actual risk of default shall be minimized by adequate collateralization. Market risk shall be minimized by diversification of investment type and maturity.

The Director of Finance shall routinely monitor the contents of the investment portfolio, the available markets and the relative values of competing instruments, and will adjust the investment portfolio accordingly, keeping in mind the overall objectives of the investments.

IX. Cash Flow Analysis

The Director of Finance will develop and maintain a comprehensive cash flow analysis for all of the City's fund types. The purposes will be to determine liquidity needs and the available funds for investing. The summarized cash flow analysis reports will be provided to the City Council and the City Manager on a quarterly basis.

X. Authorized Investments

The following is a list of authorized investments:

- A. Obligations issued, guaranteed, insured by, or backed by the full faith and credit of the United States or its agencies and instrumentalities (i.e. U.S. Treasury and Agency Issues).
- B. Certificates of Deposit, which are guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor and are secured by obligations of the United States or its agencies and instrumentalities that have a market value of not less than the principal amount of the certificates.
- C. Fully collateralized repurchase agreements that have a defined termination date and are secured by obligations of the United States or its agencies and instrumentalities. The securities purchased by the City must be pledged to the City, held in the City's name and deposited at the time the investment is made with the City's custodial bank. Repurchase agreements can only be placed through primary government securities dealers or financial institutions doing business in Texas. The maximum term for repurchase agreements is ninety (90) days from the date the reverse security repurchase agreement is delivered and securities held as collateral must not mature later than the agreement's expiration date.
- D. Commercial paper with a stated maturity of 270 days or less from the date of issuance. Must be rated not less than A-1 or P-1, or an equivalent, by at least two nationally recognized credit rating agencies or rated by one credit rating agency plus fully secured by an irrevocable letter of credit issued by a domestic bank.
- E. Investment pools that are authorized by Council, invest only in investments approved by the Public Funds Investment Act, have an advisory board and are continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating agency. Investment pools must provide an offering circular, investment transaction confirmations, and monthly reports.
- F. S.E.C. registered no-load money market mutual funds that have a dollar-weighted average stated maturity of ninety (90) days or less and include in its investment objectives the maintenance of a stable net asset value of \$1 for each share.

An investment that requires a minimum rating under this policy does not qualify as an authorized investment during the period the investment does not have the minimum rating. The Director of Finance will take all prudent measures that are consistent with this policy to liquidate an investment that does not have the minimum rating; however, the Director of Finance will not be required to liquidate investments that were authorized investments at the time of purchase.

The Director of Finance is specifically prohibited from investing in:

- A. Structured notes, investments with inverse-floaters, collateralized mortgage obligations, or any other form of derivatives;
- B. Any investment not authorized by this Policy or the Public Funds Investment Act;
- C. Any instrument for which there would not be a ready market for immediate resale;
- D. Any investment pool in which the City would own more than 20% of the market value of the pool;
- E. Highly sophisticated investments not freely conducted in the marketplace e.g., derivatives; and
- F. Any one mutual fund in which the City would own more than 10% of the total assets of the mutual fund.

The Director of Finance is also specifically prohibited from borrowing funds for the purpose of reinvesting the funds to leverage return.

XI. Eligible Institutions

The following financial institutions are eligible for consideration for investment transactions by the Director of Finance:

- A. State or national banks domiciled in the State of Texas.
- B. Savings banks domiciled in the State of Texas.
- C. State or federal credit unions domiciled in the State of Texas.
- D. Brokers approved and designated as primary dealers by the Federal Reserve Bank of New York.
- E. Secondary or regional brokers who meet the following requirements:
 - 1. National Association of Security Dealers certified;
 - 2. Carry Texas State Registration;
 - 3. Have net capital of \$1 million or more for Delivery Versus Payment investment transactions or net capital of \$50 million or more for Repurchase Agreement

- transactions; and
- 4. Have at least five (5) years of operation.

F. Local government investment pools, i.e. Texpool, TexSTAR, etc.

G. S.E.C. registered money market mutual funds.

Due to possible conflicts of interest, we feel that it is in the best interest of the City for the City's depository to be ineligible for quote-qualified investment transactions. Other routine investment transactions, not covered in the scope of this policy such as sweep accounts, certificates of deposit, and float interest earnings, would be allowed with the City's depository.

A written copy of the City's investment policy shall be presented to any financial institution offering to engage in an investment transaction with the City. The qualified representative of the financial institution offering to engage in an investment transaction with the City shall execute an Investment Policy Certification substantially to the effect that the financial institution has:

- A. Received and reviewed the City's investment policy; and
- B. Acknowledged that the financial institution has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the institution that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

A list of individual qualified institutions authorized to engage in investment transactions with the City shall, at least annually, be reviewed, revised, and adopted by the City Council. (See Attachment C)

All broker/dealers will have on file, with the City, Trading Authorization Agreements.

XII. Security Purchases/Trades

The City will purchase securities on an "as needed" basis only. The City will determine investment requirements based on cash flow analysis and current cash positions. The City will evaluate all bids given for determination of the securities best suited for the City's requirements.

Security selections and term will be determined in accordance with, (1) safety of principal, (2) cash flow needs, (3) investment-type as a percentage of total investment portfolio and (4) yield.

Brokers/dealers are not encouraged to contact the City on currently available securities that the broker/dealers believe are items of interest to the City.

All securities placed will be solicited from no less than three qualified institutions. The Director of Finance will obtain the quotes. All security purchases and trades conducted through the City will be settled with the City's third party custodial bank. The use of Delivery versus Payment (DVP) for investment transactions/purchases, except with investment pools and money market mutual funds, will be continually used by the Director of Finance at the City's third party custodian bank.

The Director of Finance, City Accountant, City Manager, and City Secretary are the only individuals authorized to wire funds for the City. Dual authorization shall be used for all non-repetitive wire transfers.

The City must approve any Substitution of securities on repurchase agreements. The City will only enter repurchase agreements under the terms of the Public Securities Agreement (PSA) – Master Repurchase Agreement format.

XIII. Collateralization Requirements

Consistent with the requirements of the Public Funds Collateral Act, Chapter 2257, Texas Government Code, as amended, the City will require full collateralization of all deposits with depository institutions. In order to anticipate market changes and provide a level of security, the collateralization level will be 102% of market value of principal and accrued interest on the deposits less the amount insured by the Federal Deposit Insurance Corporation. Securities pledged as collateral shall be held in the City's name by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership must be supplied to the City for retention. The City must approve any release and/or substitution of collateral before such action is taken. Collateral shall be reviewed daily to assure that the market value of the securities pledged equals or exceeds the related deposit.

Securities authorized by the Public Funds Collateral Act are acceptable for collateralization purposes.

Private insurance coverage is not an acceptable collateralization form.

XIV. Investment Training

The Director of Finance and designated deputies shall attend:

- A. At least one training session relating to the Director of Finance or designated deputies' responsibilities within 12 months after taking office or assuming duties.
- B. Investment training sessions not less than once in a two year period and receive not less than ten
(10) ten hours of instruction relating to investment responsibilities.

Training must include education in investment controls, security risks, strategy risks, market risks, diversification of the investment portfolio, and compliance with the Public Funds Investment Act.

All training shall be from an independent source on the list of approved training seminar sponsors. (See Attachment D)

INVESTMENT STRATEGY –

Attachment A

The investment strategy of the City of Fredericksburg, Texas, is adopted to provide investment guidelines that will minimize the risk of loss. In order to make effective use of the City's resources, all monies shall be pooled into one fund, except for those monies required to be accounted for in other accounts as stipulated by applicable laws, bond covenants, contracts or City policy. Investment priorities (in order of importance) are as follows:

- A. Suitability – Any investment allowed by the Investment Policy is suitable. Maturity schedules shall be timed according to anticipated needs.
- B. Safety of Principal – All investments should be of high quality with no perceived default risk.
- C. Liquidity – Local government investment pools and mutual funds shall provide daily liquidity. Fixed maturity investments shall provide liquidity as required by anticipated needs.
- D. Marketability – Investments should have an active and efficient secondary market to enable the City to liquidate investments prior to the maturity for unanticipated cash requirements.
- E. Diversification – The City will diversify use of security types, issuers and maturities. With the exception of U.S. Treasury securities, Certificates of Deposits, and authorized pools, no more than 50% of the total investment portfolio shall be invested in a single security type. U.S. Treasury securities have no percentage restriction. Certificates of Deposit and authorized pools individually may be no more than 75% of the total investment portfolio. With the exception of U.S. Treasury securities and Certificates of Deposits, no more than 40% of the total investment portfolio shall be invested with a single issuer. U.S. Treasury securities have no percentage restriction. Certificates of Deposit invested with a single issuer may not exceed 50% of the total portfolio. Maturity schedules shall be timed according to anticipated liquidity needs. The maximum dollar-weight average maturity is 270 days.
- F. Yield – The City's investment strategy is conservative. The benchmark used by the Director of Finance to determine whether market yields are being achieved shall be the 90-day T-bill rate.

INVESTMENT PURCHASING PROCEDURAL CONTROLS –

Attachment 1

- A. Director of Finance analyzes cash flow and determines specific cash flow needs of the City before any current securities mature or any new money is invested.
- B. Director of Finance agrees to type of security (as allowed or as authorized by law, contract, or investment policy), denominations, and duration.
- C. Director of Finance
 - Obtains three (3) net quotes for securities from authorized brokers listed on Attachment C;
 - Prepares quote listing with relevant information from the offerers;
 - Contacts selected offerer with instructions to buy.
- D. Broker faxes or calls Director of Finance with details of the purchase (disc, etc.).
- E. Director of Finance contacts safekeeping with details, and faxes copy of CUSIP to safekeeping for security verification.
- F. Safekeeping compares CUSIP to delivered securities to initiate payment. The purchase of individual securities shall be executed “delivery versus payment” (DVP) through the Federal Reserve System. By so doing, City funds are not released until the City has received, through the Federal Reserve wire, the securities purchased.
- G. A letter is prepared with Director of Finance signature stating all details of the purchase, and sent to the broker.
- H. The broker must verify the letter for understanding and correctness of securities purchased, sign it, and return it to the City of Fredericksburg.
- I. The investment portfolio and cash flow documents are updated to reflect security transactions. The City Accountant reconciles the investment portfolio with the general ledger daily. The reconciliation is reviewed and approved by the Director of Finance.
- J. Safekeeping receipts are received by a Finance employee who is independent from the initiating or approval of the purchase, and verified with the Daily Balance Report; if correct, the receipts are filed for documentation upon arrival.

LIST OF QUALIFIED INSTITUTIONS –

Attachment C

A list of institutions that are authorized to engage in investment transactions with the City shall, at least annually, be reviewed, revised, and adopted. The following institutions, listed by type, are authorized for use by the investment officer.

Brokers/Dealers:

First Southwest Company
Texas Independent Bank
Edward Jones
Cantella & Co., Inc.

Local government investment pools:

Texpool

Banking Institutions:

Security State Bank & Trust
Arrowhead Bank
Blanco National Bank
Broadway Bank

Guaranty Bank
American Bank of Texas
Chase Bank
HCSB

This list shall be revised when necessary throughout the year to account for additions and deletions.

TRAINING SEMINAR SPONSORS –

Attachment D

All investment training shall be from an independent source approved by the City Council. sponsors are hereby approved:

The following

- A. Government Finance Officer's Association (GFOA);
- B. Texas Society of Certified Public Accountants (TSCPA);
- C. Texas Municipal League (TML);
- D. Government Treasurer's Organization of Texas (GTOT);
- E. Sponsors approved by the TSCPA and GFOA, GFOAT, GTOT, to provide CPE credits; or
- F. Other sponsors approved on an individual basis by the Director of Finance.



CITY COUNCIL MEMO

DATE: May 14, 2019

TO: City Council

FROM: Brian Jordan, AICP

SUBJECT: : Z-1904, Public Hearing to consider changing the zoning at 314 W. Park Street from R-1 Single Family Residential to R-2 Mixed Residential

Summary:

The property is located at 314 W. Park Street, and consists for 4 lots of the Walch Terrace Addition. A Single family residence is located on one of the lots, the remaining lots are currently vacant. This property was annexed into the City in 1999, and was concurrently zoned R-1, Single Family Residential. Utilities are available to serve this property.

Land uses surrounding this property include primarily single family residences. Adjacent zoning is R-1, Single family Residential to the west, north and south, and R-2, Mixed Residential to the east. The applicant is proposing to extend the R-2 zoning to include the subject property. The Land Use Plan identifies the subject properties, as well as the surrounding properties as Low Density Residential.

Recommendation:

The Commission voted unanimously to recommend approval of the change in zoning from R-1 Single Family Residential to R-2 Mixed Residential, with a recommendation that the adjoining properties (318 and 320 W. Park Street) be considered for the zoning change as well. Staff concurs with the recommendation of the Commission.

Background / Analysis:

The existing R-1 zoning was established on the subject property when it was annexed into the City in 1999. For some reason, the properties fronting and on the north side of Park Street between the subject property and S. Adams Street are zoned R-2, Mixed Residential. Staff does not know the history on this zoning and it does not appear to represent the land uses in these blocks. The applicant has not indicated an intended use of the property if the zoning is approved. We do not object to the zoning and would see this as an extension of the R-2 zoning rather than spot zoning.

Attachments:

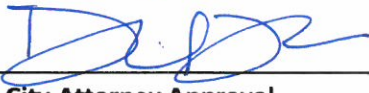
Map of Area, ordinance, brief, notification map, property owners list



Department Approval



City Manager Approval



City Attorney Approval

ZONING CHANGE BRIEF

Rezoning Request # Z-1904

APPLICANT:

Luke Barnett

LOCATION:

314 W. Park Street (Lots 149, 150, 151 and 152, Walch Terrace Addition, Block T)

EXISTING ZONING:

R-1 Single Family Residential

PROPOSED CHANGE:

R-2 Mixed Residential

FINDINGS:

- The property is located at 314 W. Park Street, and consists for 4 lots of the Walch Terrace Addition.
- A Single family residence is located on one of the lots, the remaining lots are currently vacant.
- This property was annexed into the City in 1999, and was concurrently zoned R-1, Single Family Residential.
- Utilities are available to serve this property.
- Land uses surrounding this property include primarily single family residences.
- Adjacent zoning is R-1, Single family Residential to the west, north and south, and R-2, Mixed Residential to the east. The applicant is proposing to extend the R-2 zoning to include the subject property.
- The Land Use Plan identifies the subject properties, as well as the surrounding properties as Low Density Residential.

LAND USE PLAN: The Land Use Plan identifies the subject property to be Low Density Residential. As defined in the Comprehensive Plan, this use is representative of traditional, single-family detached dwelling units. Low density residential accounts for the largest percentage of residential development in Fredericksburg today and will continue to do so with the development shown on this "Future Land Use Map". The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability. For this reason, several single-family zoning districts with various lot sizes should be provided in the Zoning Ordinance.

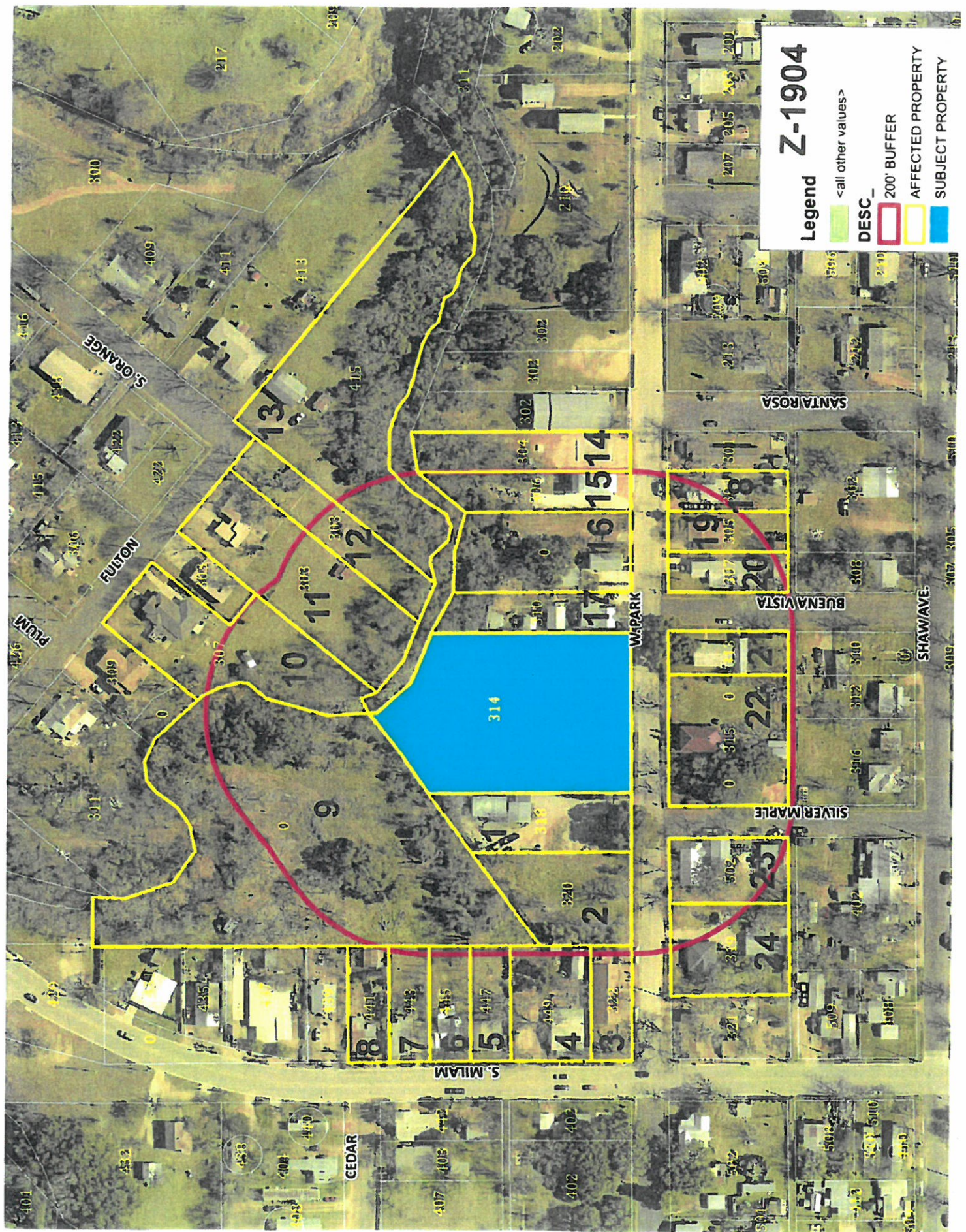
ZONING: The existing R-1 zoning was established on the subject property when it was annexed into the City in 1999. For some reason, the properties fronting and on the north side of Park Street between the subject property and S. Adams Street are zoned R-2, Mixed Residential. Staff does not know the history on this zoning and it does not appear

to represent the land uses in these blocks. The applicant has not indicated an intended use of the property if the zoning is approved. We do not object to the zoning and would see this as an extension of the R-2 zoning rather than spot zoning.

OPPOSITION/SUPPORT OF REQUEST: No comments to date.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Commission voted unanimously to recommend approval of the change in zoning from R-1 Single Family Residential to R-2 Mixed Residential, with a recommendation that the adjoining properties (318 and 320 W. Park Street) be considered for the zoning change as well.

STAFF RECOMMENDATION: Based on the Land Use Plan designation, this property falls within the Low Density Residential. While the proposed R-2 Mixed Residential District allows greater density, the size of the subject property and surrounding properties will restrict the number of units. Given the fact that the adjoining property is R-2, we would see this as a reasonable extension of that zoning. Approval is recommended.



Letter	Owner	Address
1	KURT DITGES	217 W. UFER FREDERICKSBURG, TX 78624
2	JON JEFFERS	110 SAN ANTONIO ST APT 311 AUSTIN, TX
3	KURT DITGES	217 W. UFER FREDERICKSBURG, TX 78624
4	RUMALDO & MARY CEDILLO	449 S. MILAM ST FREDERICKSBURG, TX 78624
5	RAFAEL SANCHEZ	234 GREEN OAKS LOOP FREDERICKSBURG, TX 78624
6	MARIA AGUILAR	111 RHONDA DR KERRVILLE, TX 78028
7	DAVID ZAMORA	443 S. MILAM FREDERICKSBURG, TX 78624
8	JUAN ORTEGA	441 S. MILAM FREDERICKSBURG, TX 78624
9	CHK - 1 LLC	309 FULTON ST FREDERICKSBURG, TX 78624
10	EUNICE DUECKER	307 FULTON ST FREDERICKSBURG, TX 78624
11	WILLIAM BEHREND	303 FULTON ST FREDERICKSBURG, TX 78624
12	WILLIAM BEHREND	303 FULTON ST FREDERICKSBURG, TX 78624
13	CYNTHIA CONNER	415 S. ORANGE ST FREDERICKSBURG, TX 78624
14	JOSE & ROSE SANCHEZ	304 W. PARK ST FREDERICKSBURG, TX 78624
15	JOSHUA & SOLETTA PEREZ	306 W. PARK ST FREDERICKSBURG, TX 78624
16	IRENE RIVAS	310 W. PARK ST FREDERICKSBURG, TX 78624
17	IGNACIO & IRENE RIVAS	310 W. PARK ST FREDERICKSBURG, TX 78624
18	CHRISTOPHER & YECENIA CASTANEDA	303 W. PARK ST FREDERICKSBURG, TX 78624
19	GARETT GROBE	305 W. PARK ST FREDERICKSBURG, TX 78624
20	RUBIN & SILVIA RUBIO	307 W. PARK ST FREDERICKSBURG, TX 78624
21	JESSICA & LEONARD NORIEGA	P.O. BOX 742 FREDERICKSBURG, TX 78624
22	JASON & CATHERINE RUSTIN	315 W. PARK ST FREDERICKSBURG, TX 78624
23	CURT ACHBERGER	399 DESERT WILLOW HWY AUSTIN, TX
24	JESSICA NORIEGA	P.O. BOX 742 FREDERICKSBURG, TX 78624
Z-1904		

ORDINANCE NO. 2019-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO CERTAIN LOTS IN THE WALCH TERRACE ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM R-1 SINGLE FAMILY RESIDENTIAL TO R-2 MIXED RESIDENTIAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been submitted by an owner of property located within the Walch Terrace Addition in the City of Fredericksburg, Texas, to change the present zoning district of certain lots of the Walch Terrace Addition, from R-1 Single Family Residential to R-2 Mixed Residential; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

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

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, being approximately 1.05 acres and a part of the Walch Terrace Addition, as said plat is found of record in Volume 20, Page 372-373 of the Deed Records of Gillespie County, Texas, said lots being more particularly described as all of Lots No. 149, 150,

151, & 152, Block T, Walch Terrace Addition, and as additionally shown and designated on the map attached hereto as Exhibit A, to be and are hereby rezoned and designated as R-2 Mixed Residential.

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the ____ day of _____, 20____.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

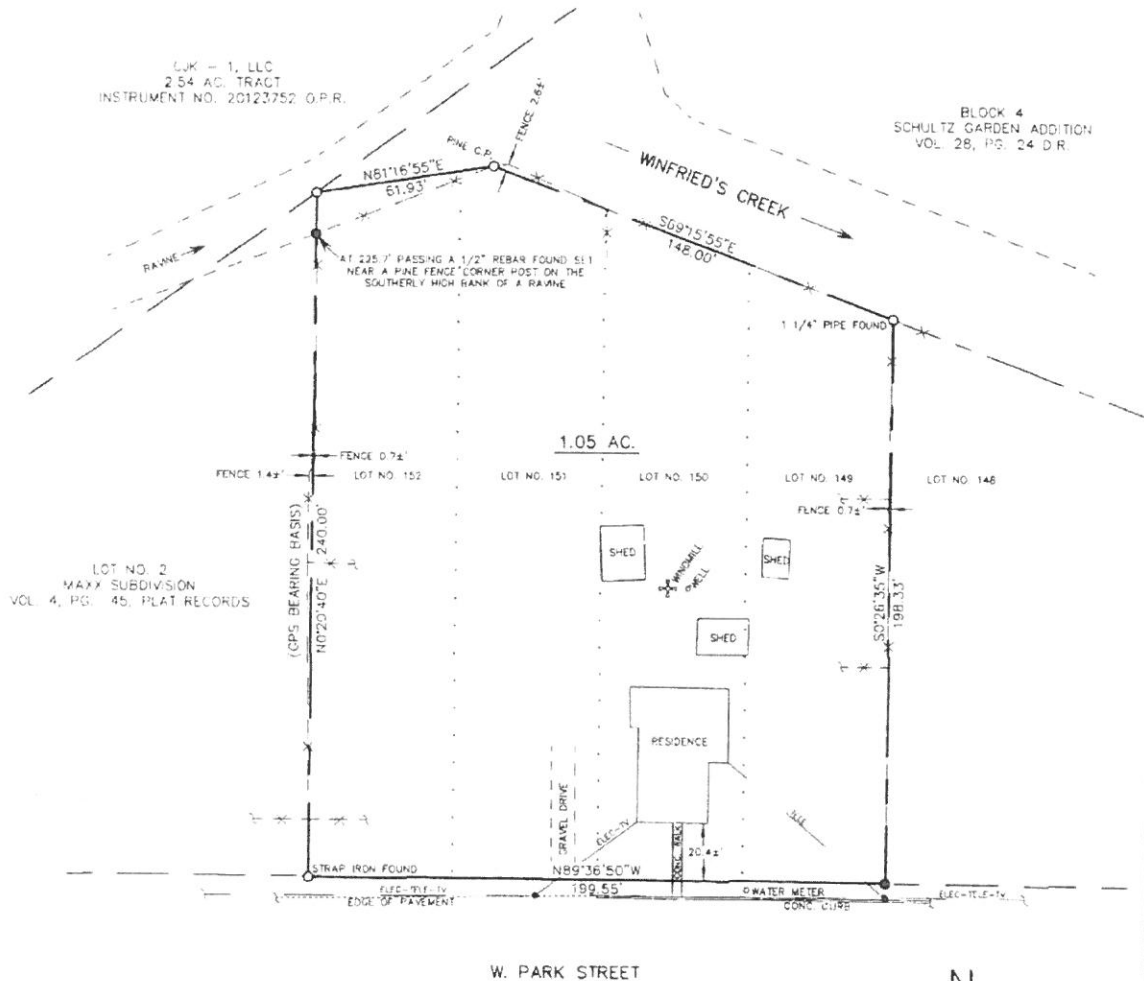
Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney

MAP SHOWING A
1.05 ACRE TRACT OF LAND SITUATED IN THE CITY
OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
BEING ALL OF LOTS NO. 149, 150, 151, & 152, BLOCK T,
WALCH TERRACE ADDITION, PLAT FOUND OF RECORD
IN VOLUME 20, PAGE 372-373 OF THE DEED
RECORDS OF GILLESPIE COUNTY, TEXAS,
PREPARED AT THE REQUEST
OF JACK GRIMMER.

BEING OF THAT 1.05 ACRE TRACT OF LAND DESCRIBED IN A
CORRECTION WARRANTY DEED TO JACK GRIMMER, ET UX, BY
KATHARENE T. BROWN, ET VIR, DATED OCTOBER 13, 1992, FOUND
OF RECORD IN VOLUME 242, PAGES 368-371 OF THE DEED
RECORDS OF GILLESPIE COUNTY, TEXAS.





CITY COUNCIL MEMO

DATE: May 14, 2019

TO: City Council

FROM: Brian Jordan, AICP

SUBJECT: : Z-1908, Public Hearing to consider changing the zoning on 16.04 acres of land located south of Friendship Lane and west of Hollmig Lane from R-1 Single Family Residential to R-1A Single Family Residential – Small Lot

Summary:

The property is located on the west side of Hollmig Lane, south of Friendship Lane. The property is currently vacant, and is bordered by an overhead power line on the north side, undeveloped land owned by the Penick's to the west, undeveloped land outside the city limits to the south, and the Greenwood Forest (Bob White Trail) neighborhood to the east. This property was annexed into the City in 2002, and was concurrently zoned R-1, Single family residential. Utilities are located in Hollmig Lane and are available to serve this property.

Land uses surrounding this property include vacant undeveloped land to the north, west and south, and single family homes to the east. Adjacent zoning is C-1, Neighborhood Commercial to the north, and R-1, Single family residential to the west and east. Property to the south is outside the city limits.

Recommendation:

The Commission voted unanimously to recommend approval of the change in zoning from R-1 Single Family Residential to R-1A Single Family Residential. Staff concurs with the recommendation of the Commission.

Background / Analysis:

Given the description provided in the Comprehensive Plan of providing a range of lot sizes and housing types in order to promote increased housing diversity and affordability, we believe the proposed R1-A category is appropriate.

Attachments:

Map of Area, draft ordinance, brief, notification map, property owners list, preliminary plat



Department Approval



City Attorney Approval



City Manager Approval

ZONING CHANGE BRIEF

Rezoning Request # Z-1908

<u>APPLICANT:</u>	Penick Estate Limited Partnership
<u>LOCATION:</u>	West side of Hollmig Lane, and south of Friendship Lane.
<u>SIZE:</u>	16.04 acres
<u>EXISTING ZONING:</u>	R-1 Single Family Residential
<u>PROPOSED CHANGE:</u>	R1-A, Single Family Residential – Small Lot Zoning

FINDINGS:

- The property is located on the west side of Hollmig Lane, south of Friendship Lane.
- The property is currently vacant, and is bordered by an overhead power line on the north side, undeveloped land owned by the Penick's to the west, undeveloped land outside the city limits to the south, and the Greenwood Forest (Bob White Trail) neighborhood to the east.
- This property was annexed into the City in 2002, and was concurrently zoned R-1, Single family residential.
- Utilities are located in Hollmig Lane and are available to serve this property.
- Land uses surrounding this property include vacant undeveloped land to the north, west and south, and single family homes to the east.
- Adjacent zoning is C-1, Neighborhood Commercial to the north, and R-1, Single family residential to the west and east. Property to the south is outside the city limits.
- The Land Use Plan identifies the subject properties, as well as the surrounding properties to the west and east as Low Density Residential. Property to the north is Commercial and to the south is Rural Residential.

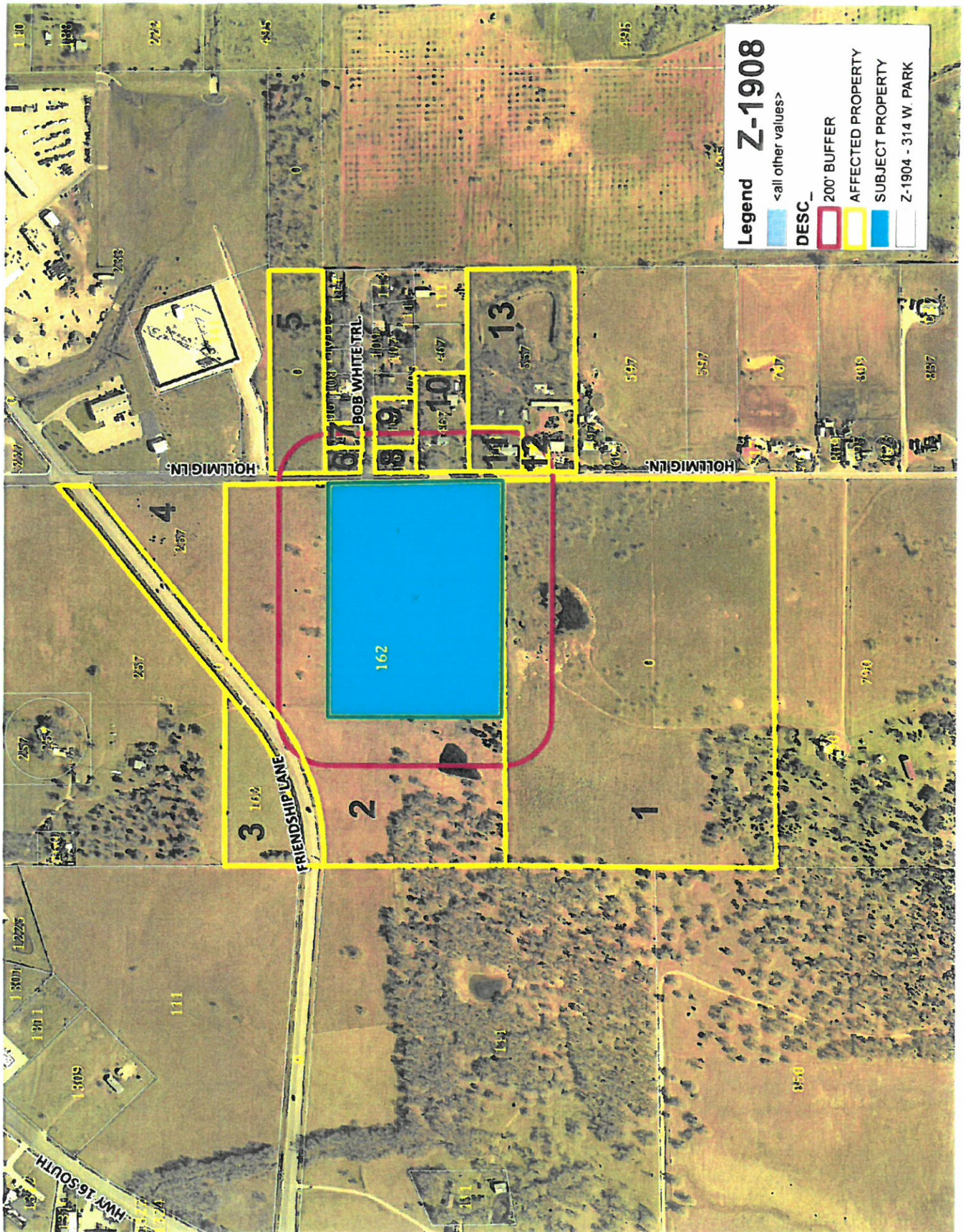
LAND USE PLAN: The Land Use Plan identifies the subject property to be Low Density Residential. As defined in the Comprehensive Plan, this use is representative of traditional, single-family detached dwelling units. Low density residential accounts for the largest percentage of residential development in Fredericksburg today and will continue to do so with the development shown on this "Future Land Use Map". The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability. For this reason, several single-family zoning districts with various lot sizes should be provided in the Zoning Ordinance.

ZONING: Given the description provided in the Comprehensive Plan of providing a range of lot sizes and housing types in order to promote increased housing diversity and affordability, we believe the proposed R1-A category is appropriate.

OPPOSITION/SUPPORT OF REQUEST: No comments to date.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Commission voted unanimously to recommend approval of the zoning request.

STAFF RECOMMENDATION: Based on the range of lot sizes and housing types recommended in the Comprehensive Plan for the Low Density category, approval is recommended.



Letter	Owner	Address
1	CLINT & AMY BEICKER	140 STONE CANYON FREDERICKSBURG, TX 78624
2	PENICK LIMITED PARTNERSHIP	240 W. MAIN FREDERICKSBURG, TX 78624
3	PENICK LIMITED PARTNERSHIP	240 W. MAIN FREDERICKSBURG, TX 78624
4	PENICK LIMITED PARTNERSHIP	240 W. MAIN FREDERICKSBURG, TX 78624
5	DONALD & CAROL ECKHARDT	495 ECKHARDT LN FREDERICKSBURG, TX 78624
6	CHARLES & NORMA VOIGT	102 BOBWHITE TRL FREDERICKSBURG, TX 78624
7	ALAN HARPER & BETTE HODGES	104 BOBWHITE TRL FREDERICKSBURG, TX 78624
8	JAMES & CAITLIN HOOVER	101 BOBWHITE TRL FREDERICKSBURG, TX 78624
9	ROSENE RAMSEY	103 BOBWHITE TRL FREDERICKSBURG, TX 78624
10	TODD & JODIE KNEESE	109 BOBWHITE TRL FREDERICKSBURG, TX 78624
11	RUDY & ALVIS AHRENS	519 HOLMIG LN FREDERICKSBURG, TX 78624
12	DANIEL & JEANETTE SCHNEIDER	118 RIDGEWOOD DR FREDERICKSBURG, TX 78624
13	DANIEL SCHNEIDER	118 RIDGEWOOD DR FREDERICKSBURG, TX 78624
Z-1908		

ORDINANCE NO. 2019-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO CERTAIN PROPERTY IN THE GEORGE DEBRANT SURVEY NO. 42, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM R-1 SINGLE FAMILY RESIDENTIAL TO R-1A SINGLE FAMILY RESIDENTIAL-SMALL LOT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been submitted by an owner of property located within the George Debrant Survey No. 42, in the City of Fredericksburg, Texas, to change the present zoning district of a 16.04 acre tract of land out of the George Debrant Survey No. 42, from R-1 Single Family Residential to R-1A Single Family Residential-Small Lot; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

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

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, being a 16.04 acre tract of land out of the George Debrant Survey No. 42, said tract being more particularly described as set forth in the legal description attached

hereto as Exhibit A, and as additionally shown and designated on the map attached hereto as Exhibit B, to be and are hereby rezoned and designated as R-1A Single Family Residential-Small Lot.

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the ____ day of _____, 20____.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney

SULTEMEIER

SURVEYING & ENGINEERING

TEXAS LICENSED SURVEYING FIRM: 100930-00
TEXAS REGISTERED ENGINEERING FIRM: F-10608

805 North Llano
Fredericksburg, TX 78624
Tel.: (830) 990-1221

16.04 ACRES

FN-DOVE CROSSING: REZONE TRACT

A DESCRIPTION OF A 16.04 ACRE TRACT OF LAND OUT OF THE GEORGE DEBRANT SURVEY NO. 42, SITUATED IN GILLESPIE COUNTY, TEXAS; BEING PART OF THAT CERTAIN 65 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM JIMMY R. PENICK TO THE PENICK ESTATE LIMITED PARTNERSHIP, FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED ON DECEMBER 29TH, 2009 AND RECORDED ON JANUARY 21ST, 2010 UNDER REGISTER NO. 20100277 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID 16.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING on the south line of the said 65 acre tract, for the southeast corner hereof, whence an 8 inch diameter cedar fence post found on the west line of Hollmig Lane at the southeast corner of the said 65 acre tract bears S 89 ° 51' 39" E, a distance of 8.42 feet;

THENCE with the south line of the said 65 acre tract, N 89 ° 51' 39" W, a distance of 1000.00 feet to the southwest corner hereof;

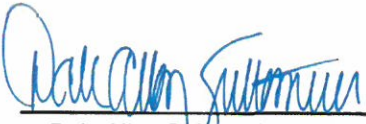
THENCE departing from said south line and passing over and across the said 65 acre tract with the following three (3) courses:

1. N 00 ° 17' 46" E, a distance of 699.08 to the northwest corner hereof,
2. S 89 ° 49' 05" E, a distance of 1000.00 feet to the northeast corner hereof, and
3. S 00 ° 17' 46" W, a distance of 698.33 feet to the **POINT OF BEGINNING**, containing 16.04 acres of land, more or less.

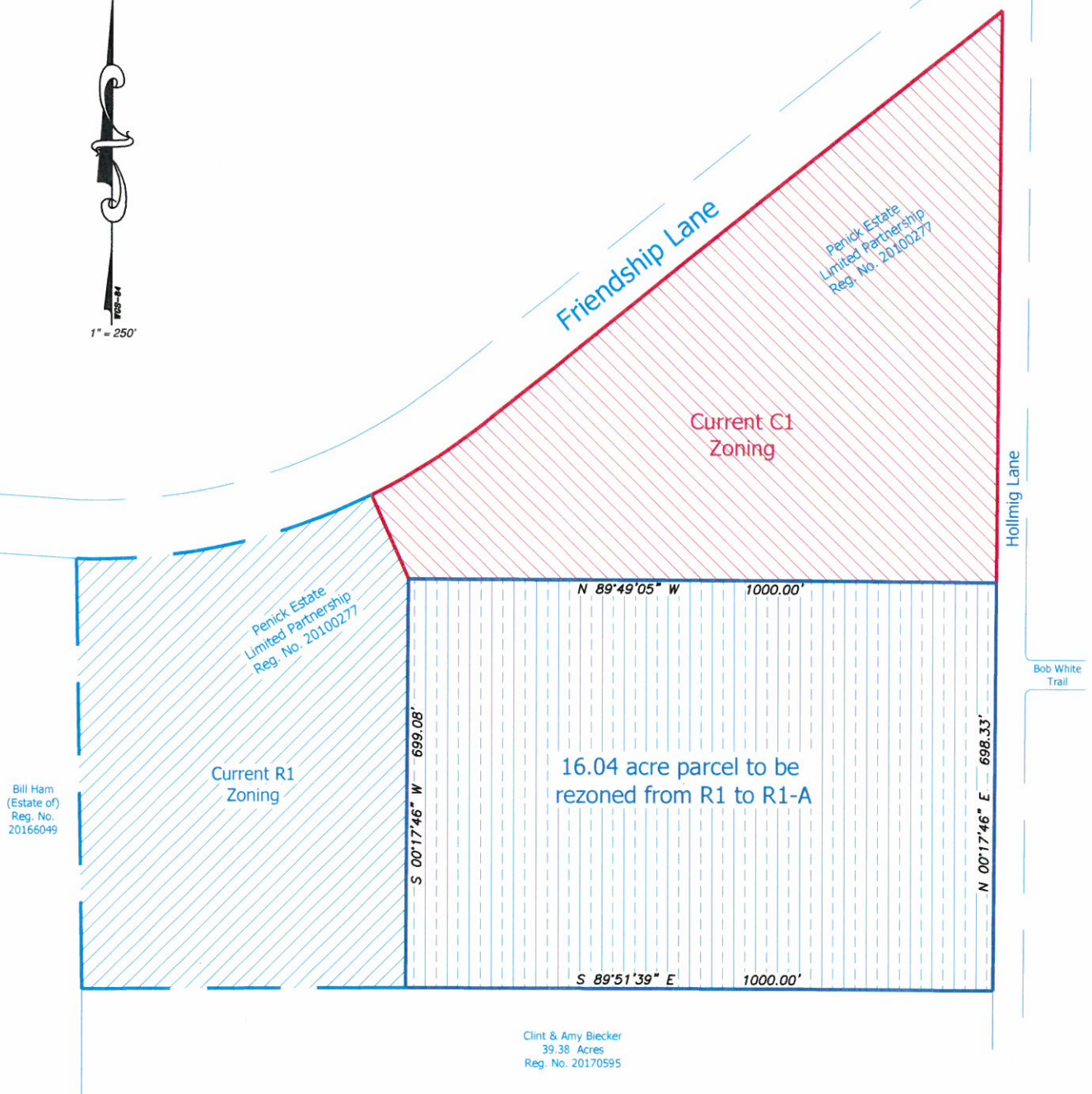
This description was prepared from a partial on the ground survey of the referenced 65 acre tract and from office calculations. IT IS TO BE USED ONLY AS AN EXHIBIT TO BE INCORPORATED IN A DOCUMENT WHICH CHANGES THE ZONING OF THE SUBJECT TRACT.

**SULTEMEIER SURVEYING &
ENGINEERING, LLC**
805 North Llano
Fredericksburg, Texas 78624
(830) 990-1221




Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas

DRAWN BY: <i>d.a.s.</i>	DATE: <i>19</i>
CHECKED BY: <i>d.a.s.</i>	DRAWING NO.: <i>rezoning sch.</i>
JOB NO.: <i>s-19-6525</i>	SHEET <i>1</i> OF <i>1</i>



Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221

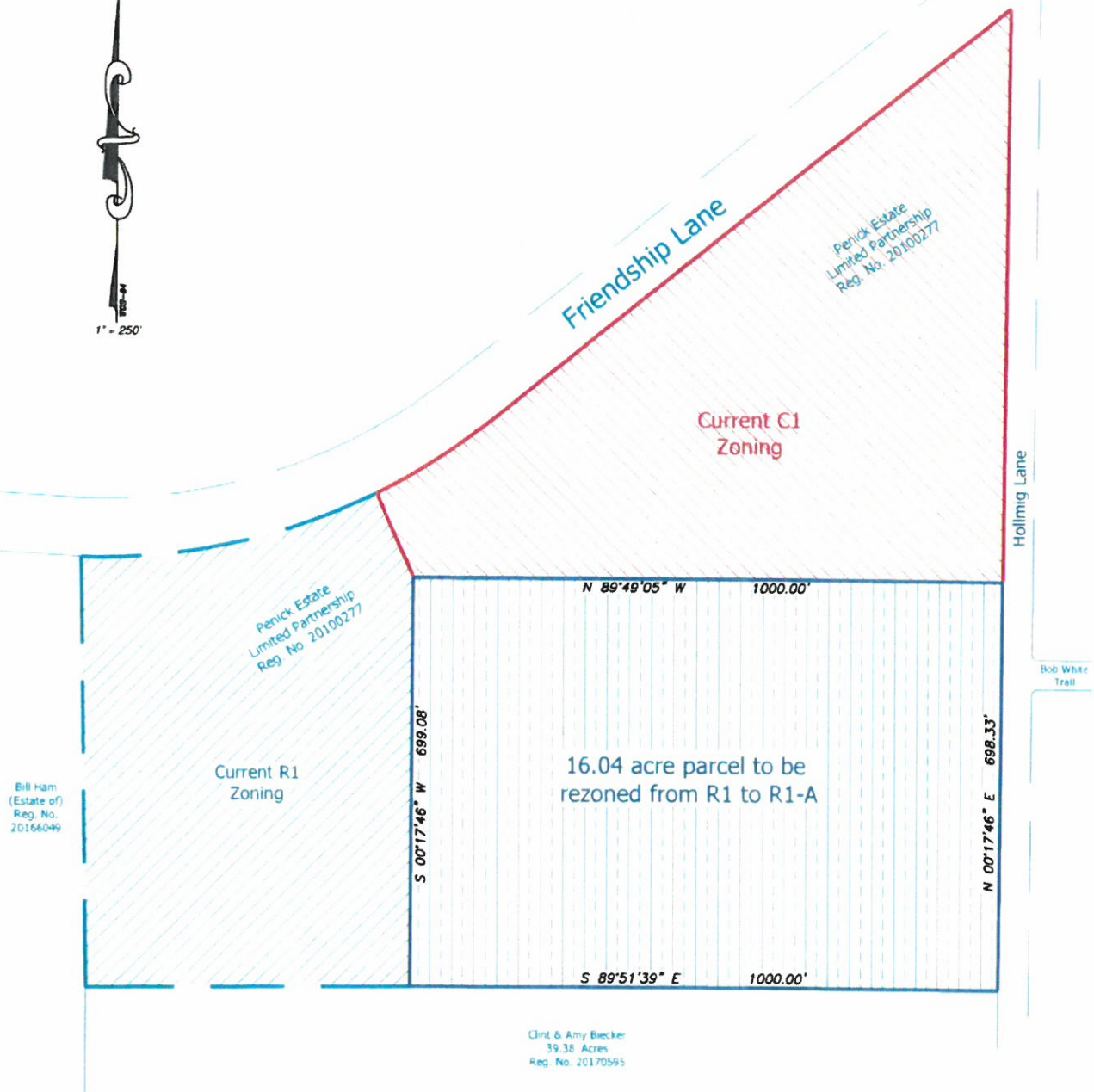
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 sultermeyersurveying.com
 LICENSED SURVEYING FIRM: 100930-00

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Exhibit A
placeholder for
Legal Description

Exhibit B

DRAWN BY:	d.o.s.	DATE:	19
CHECKED BY:	d.o.s.	DRAWING NO. rezoning sch.	
JOB NO.	S-19-6525	SHEET	1 of 1



SULTEMEIER SURVEYING & ENGINEERING

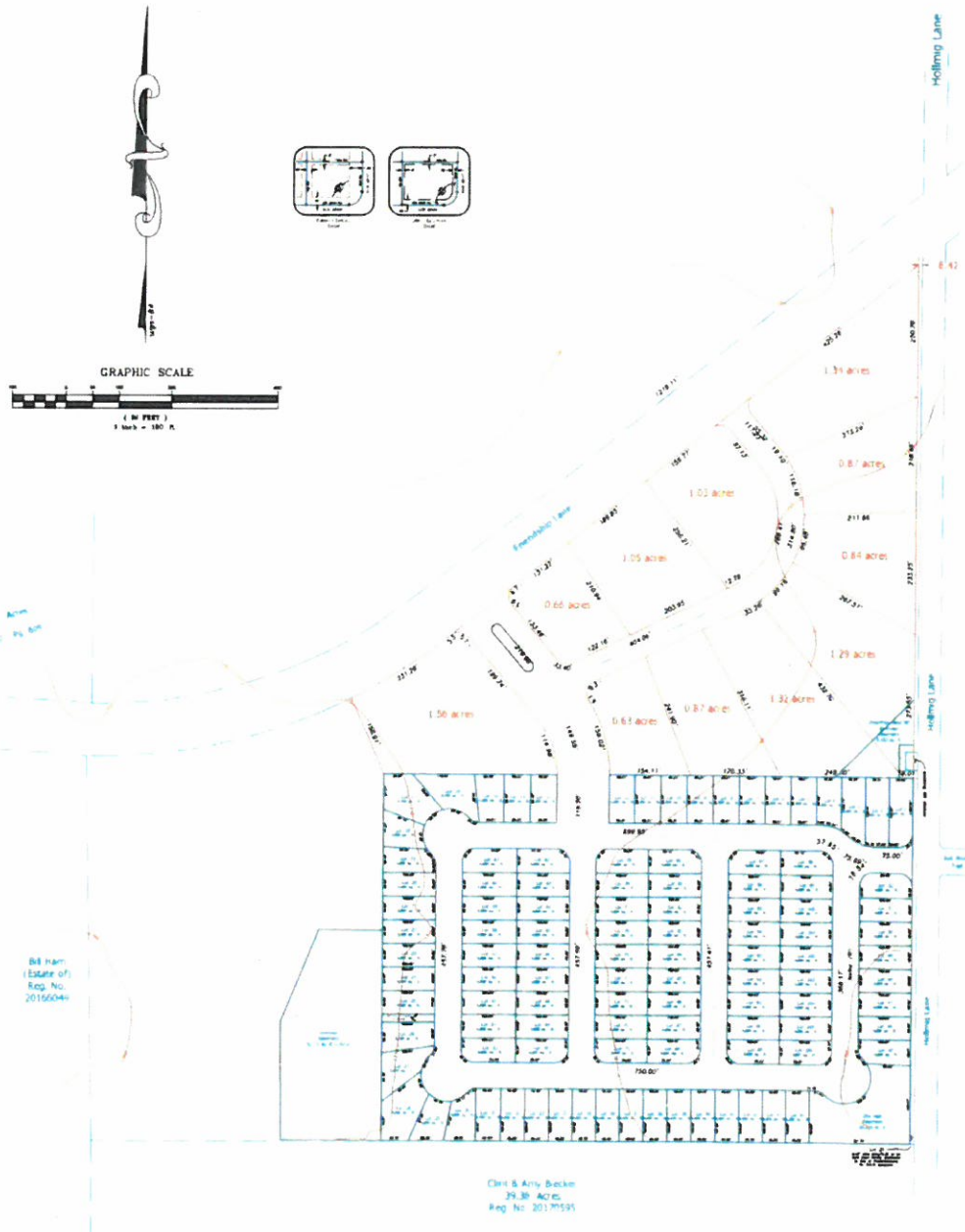
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221

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LICENSED SURVEYING FIRM: 100930-00

**A SCHEMATIC SHOWING A 16.04
ACRE PARCEL OF LAND TO BE
REZONED FROM R1 TO R1-A.**

PRELIMINARY PLAT for:

"DOVE CROSSING", A 16.04 ACRE TRACT OF LAND
&
A 13.23 ACRE "C 1" (COMMERCIAL) TRACT,
BOTH BEING PART OF THAT CERTAIN PROPERTY DESCRIBED IN A
CONVEYANCE FROM JIMMY R. PENICK TO THE PENICK ESTATE LIMITED
PARTNERSHIP, FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED
ON DECEMBER 29TH, 2009 AND RECORDED ON JANUARY 21ST, 2010 UNDER
REGISTER NO. 20100277 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE
COUNTY, TEXAS.



P2	Prel. Plat	Sheet Title	PROJECT 4-20 DATE 2018-2019	DOVE CROSSING City of Fredericksburg Gillespie County, TX	SULTEMEIER SURVEYING & ENGINEERING Boundary-Line, Topographic, Engineering, Survey Engineering - Land Development Services 801 North Loop West Fredericksburg, Texas 78624 (817) 960-1101 Copyright © 2019 All Rights Reserved sultemeier-surveying.com	Licensed Surveying Firm 100930-00	Texas Registered Engineering Firm F-10608
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CITY COUNCIL MEMO

DATE: May 15, 2019

TO: Mayor and City Council

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: Designation of 705 N Elk as historic landmark

Summary:

The Historic Review Board voted unanimously on May 14, 2019, to recommend approval of landmark designation.

Recommendation:

Staff recommends designation as a local historic landmark. 705 N Elk meets and exceeds the criteria for local landmark designation. Staff finds the property meets 6 of the 8 criteria used to evaluate historic significance:

- a. **Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;** post war development by a WWII vet
- c. **Embodiment of distinctive characteristics of an architectural type or specimen;** modern contemporary gabled residence
- d. **Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;** relationship to 300 W Main Street
- e. **Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;** orientation on large lot on the edge of the City limits, designed around large live oak trees
- g. **Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation;** Reuben Eckhardt was a WWII pilot that was shot

down and returned home becoming a successful businessman and important member of local society.

- h. **Value as protective of a historical resource.** a one-of-a-kind house

Background / Analysis:

The iconic house at 705 N. Elk was built for Reuben Eckhardt in 1964-1965. It was designed by San Antonio architect Ed Nicholson, AIA who also designed the Community Savings and Loan in 1962 at 300 W Main Street. Mr. Eckhardt was VP of the Savings and Loan at the time Mr. Nicholson was hired and likely employed him to design his personal residence after the experience of working with him at the Savings and Loan. The house embodies many of quintessential design features of mid-century modern homes and retains a high level of integrity. The way it is oriented on the lot around mature live oak trees, the way it interacts with the landscape, the use of modern materials and angles all create a landmark house that is well known throughout the community.

Reuben Hugo Eckhardt (1916-1990) was born and raised in Fredericksburg. He went to college at Southwest Texas University in San Marcos, earning a BA in math and business administration. He taught for three years at Willow City. He joined Community Savings in 1939 before joining the Air Force where he served as a B-17 pilot in the European Theatre, earning the rank of major. His plane was shot down by German fighter planes while flying over Pas-DeCalaise, France. He was listed as MIA in December of 1943. He made his way to England in March of 1944. He was then assigned to Roswell NM as an instructor on B-17's and B-29s. He was discharged in 1946 from San Antonio. He rejoined Community Savings in 1953. He and his wife Irene Bergmann had four children. Mr. Eckhardt was a prominent member of Fredericksburg as a businessman and member of different boards and associations. He served as a councilman and treasurer at Bethany Lutheran Church, he was a member of the Jaycees, Historical Society, and supervised Community Chest drives. He also sat on the Board of Directors for Hill County Memorial Hospital, was a member of the Chamber of Commerce and first vice president of the State Hermann Sons Bowling Association.

Hubert Edwin (Ed) Nicholson, AIA (1924-2009) was an architect and engineer based out of San Antonio, Tx. He practiced architecture for over 50 years designing everything from private residences to shopping centers, to track homes to warehouses. He was best known for his church designs. He obtained his professional architecture license in 1951 after getting a bachelors in architectural engineering and degree in architecture from the University of Texas at Austin.

Mid Century Modern architecture refers to the time period between the 1930s and 1960s. It was a movement away from traditional and classical styles. The contemporary styles focused on function and downplayed ornamentation. There are three dominant characteristics of mid-century modern homes: a clean, minimalist aesthetic, an emphasis on bringing the outdoors in, and angular structures.

The residence at 705 N Elk exhibits all three of these characteristics. The brick work is a combination of three colors reminiscent of pink granite. The long thin brick is not a common size and measures approximately 2 5/16" x 15 5/8" is laid in a ¼ off set running bond. The house has little ornamentation but lots of angles. It was designed around 2 large live oak trees with large expanse of glass, bringing the outside in. The lot is on the edge of the city limits and tucked away from the rest of the neighborhood. It is not oriented in a traditional lot development. The front door is diminutive with a simple concrete stoop. The awning windows allowed for cross ventilation as the house was not designed with central air. The house is rare for Fredericksburg in that it has a basement garage with living quarters above.

Based on A Field Guide to American Houses by Virginia and Lee McAlester this house would be categorized as Contemporary with gabled roof. One of the most notable features is the "pointed" front gable supported by a pier. The house boasts extra wide 42" overhanging eaves. The aluminum awning windows with horizontal muntins re-enforce the horizontal focus with the extra long brick. The basement garage also makes this house a split level in that one goes up a half a flight of stairs to go to the bedrooms from the kitchen or down half a flight of stairs to go to the garage.

The house has significance and retains an incredibly high level of integrity and has virtually been unchanged. Staff recommends the property be given a survey rating of "high". The current owners are only the second family to own the house.

(1)High rating. The most significant Resources identified in the 2002 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

Attachments:

Photos

Resolution designating 705 N Elk as local landmark.



Department Approval



City Manager Approval



City Attorney Approval



View from E Centre Street looking north



South elevation

Low gabled roof, wide eaves, large expanse of glass looking into courtyard



Cantilevered projecting gable

Integrated planter



Front door as viewed from N. Elk

PBU—corrugated metal panel roof

Chimney intersected by roof flanked by triangular windows



Rear elevation as seen from driveway



3 bay garage with bedrooms above

V groove pine siding



View from courtyard



Aluminum awning windows



Side view showing acute angles created with windows and brick pattern



Sliding glass doors from kitchen into courtyard



Interior: exposed beams, brick fireplace (matches exterior brick), vaulted ceiling

Living room with original light fixture and windows





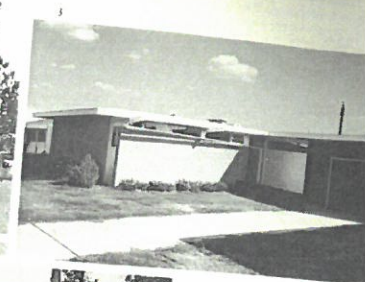


American Houses Since 1940: Modern

CONTEMPORARY (ca. 1940-80)

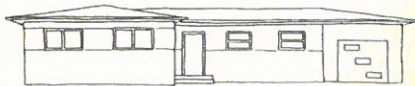
This style was the favorite for architect-designed houses built during the period from about 1950 to 1970. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. The flat-roofed subtype is a derivation of the earlier International Style and houses of this subtype are sometimes referred to as American International. They resemble the International in having flat roofs and no decorative detailing, but lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone. Landscaping and integration into the landscape are also stressed, unlike the pristine white International house that was meant to be set upon the landscape as a piece of sculpture.

The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles. It features overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roofed subtypes, various combinations of wood, brick, and stone wall cladding are used and traditional detailing is absent. Both subtypes are most commonly one-story forms although two-story versions are not infrequent.





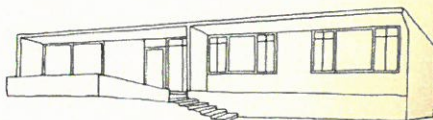
MINIMAL TRADITIONAL



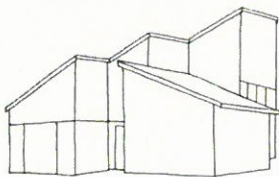
RANCH



SPLIT-LEVEL



CONTEMPORARY



SHED

AMERICAN HOUSES SINCE 1940

Modern

ca. 1935 to present

Most domestic building ceased between 1941 and 1945 as the United States prepared for and fought World War II. When construction resumed in 1946, houses based on historical precedent were largely abandoned in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. The earliest of these, the Minimal Traditional style, was a simplified form loosely based on the previously dominant Tudor style of the 1920s and '30s. Like Tudor houses, these generally have a dominant front gable and massive chimneys, but the steep Tudor roof pitch is lowered and the facade is simplified by omitting most of the traditional detailing. These houses first became popular in the late 1930s and were the dominant style of the post-war '40s and early '50s. By the early 1950s they were being replaced by the Ranch style, which dominated American domestic building through the '60s and is still popular in many parts of the country. These are one-story houses with very low-pitched roofs and broad, rambling facades. Some lack decorative detailing, but most have decorative shutters, porch-roof supports, or other detailing; these are usually loosely based on colonial precedents. Also during the 1950s the closely related Split Level style, with half-story wings and sunken garages, began to emerge. These generally have some traditional decorative detailing but their unusual form clearly marks them as modern houses. A somewhat less common modern style, the Contemporary, completely eschews traditional form and detail, and was particularly favored in architect-designed houses of the 1950s, '60s, and early '70s. These generally have wide eave overhangs and either flat roofs or low-pitched roofs with broad, low, front-facing gables. Exposed supporting beams and other structural members are common. Contrasting wall materials and textures, and unusual window shapes and placements are also typical features. The most recent of the modern styles is the Shed style. Like the Contemporary, this style eschews traditional detail and is most common in architect-designed houses of the late 1960s and '70s. It is characterized by one or more shed-roofed elements, usually of moderate to high pitch, which dominate the facade and give the effect of several geometric forms shoved together.

The five styles described above are by far the most common modern styles built since 1940. Many additional modern designs have, however, appeared through this period. Some have been dominated by regional design considerations or legacies, while others have been inspired by energy-conservation considerations or by new and experimental advances in building technology.

RESOLUTION 2019-09R

**A RESOLUTION OF THE CITY OF FREDERICKSBURG, TEXAS,
DESIGNATING A LOCAL HISTORIC LANDMARK PURSUANT TO §23-
57 OF THE CODE OF ORDINANCES, CITY OF FREDERICKSBURG,
TEXAS.**

WHEREAS, the designation “Historic Landmark” recognizes that a historic location, or a building or other appurtenance upon a historic location, are of vital importance for the preservation of culture and neighborhoods, economic development, and promotion of tourism; and

WHEREAS, as a matter of public policy, the City of Fredericksburg (“City”) desires to preserve features in the City which have historical, cultural, or architectural merit, thereby promoting the prosperity, education, and general welfare of the people living in and visiting Fredericksburg; and

WHEREAS, the City’s Historic Review Board has considered a request for designation of the subject location as a historic landmark, at a meeting held in accordance with the procedures set forth in §23-60 of the Code of Ordinances, City of Fredericksburg, Texas; and

WHEREAS, the City Council has duly considered the recommendations of City staff and the City’s Historic Review Board related to this designation of a historic landmark.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of Fredericksburg, Texas, that the City hereby designates the property located at *705 N. Elk Street, Fredericksburg, Texas*, as a “Historic Landmark” pursuant to §23-57 of the Code of Ordinances, City of Fredericksburg, Texas.

PASSED AND APPROVED this _____ day of _____, 20__

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



CITY COUNCIL MEMO

DATE: May 13, 2019

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

SUBJECT: November 5, 2019 Special Election

Summary:

This item is for the Mayor and City Council to Order the Special Election for a measure on the November 5, 2019 Ballot.

Recommendation:

Staff recommends the approval of the Order Calling for the Special Election.

Background / Analysis:

On Friday, February 8, 2019, I was served with a petition from CleanWaterFred for the purpose of adding a measure to the ballot. The petition was then verified to determine the sufficiency of the petition and to determine if the petitioners had met the requirements of obtaining the percentage of City qualified register voters' signatures. The petition was not filed in the timeframe to meet the deadline for the May 4, 2019 election, so the measure should be added to an upcoming uniform Election Date (November or May).

The Secretary of State does not have a full calendar of deadlines for the November 5, 2019 Election. Once the calendar is provided then I will provide a Notice of the Election with the additional details.

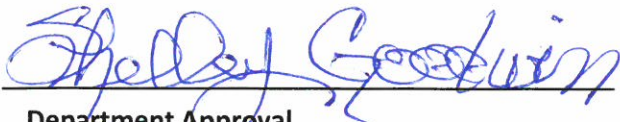
Attachments:

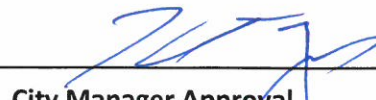
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The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Order of Special Election


Department Approval


City Manager Approval

ORDER OF SPECIAL ELECTION FOR
CITY OF FREDERICKSBURG, TEXAS
(ORDEN DE ELECCIÓN ESPECIAL PARA
CIUDAD DE FREDERICKSBURG, TEXAS)

An election is hereby ordered to be held on November 5, 2019 for the purpose of:

City Charter amendment to add Sec. 11.12, as set forth below:

“Sec. 11.12. – Fluoridation of Public Water Supply Prohibited.

The City of Fredericksburg, including its departments, agents, and contractors, SHALL NOT FLUORIDATE THE PUBLIC WATER SUPPLY or accept any fluoridated water for use in the City of Fredericksburg public water system, including but not limited to the addition of Hydrofluorosilicic acid, Hexafluorosilicic Acid, Sodium Siliocofluoride, or any other fluoride derivative. The City of Fredericksburg shall not purchase, install, or allow the installation of fluoridation equipment to be used in relation to the City of Fredericksburg municipal water supply or its distribution system. Notwithstanding any other provision of this Section, the City may accept and use naturally fluoridated water in the City of Fredericksburg public water system.”

A vote of YES will be to stop adding fluoride.

(Por la presente se ordena que se celebrará una elección el 5 de noviembre de 2019 con el fin de:)

Enmienda de la Carta de la Ciudad para agregar Sec. 11.12, como se establece a continuación:

“Segundo. 11.12. - Prohibida la fluorización del suministro público de agua.

La Ciudad de Fredericksburg, incluidos sus departamentos, agentes y contratistas, NO DEBE FLUORAR EL SUMINISTRO PÚBLICO DE AGUA o aceptar agua fluorada para su uso en el sistema de agua pública de la Ciudad de Fredericksburg, que incluye, entre otros, la adición de ácido hidrofurosilícico, ácido hexafluorosilícico, Siliocofluoruro de sodio o cualquier otro derivado de fluoruro. La ciudad de Fredericksburg no deberá comprar, instalar ni permitir que la instalación de equipos de

fluorización se use en relación con el suministro de agua municipal de la ciudad de Fredericksburg o su sistema de distribución. A pesar de cualquier otra disposición de esta Sección, la Ciudad puede aceptar y usar agua naturalmente fluorada en el sistema público de agua de la Ciudad de Fredericksburg.”

Un voto de SÍ será para dejar de agregar fluoruro.

Early voting by personal appearance will be conducted each weekday at:
(La votación anticipada por apariencia personal se llevará a cabo cada día de la semana en:)

Girl Scout Cabin
202 W. Austin Street
Fredericksburg, Texas 78624

Issued this the 20th day of May, 2019.
(Emitido este el día 20 de mayo, 2019)

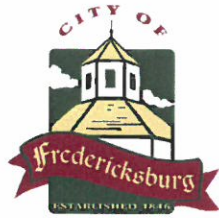
Signature of Mayor
(Firma del Alcalde)

Councilmember
(Concejal)

Councilmember
(Concejal)

Councilmember
(Concejal)

Councilmember
(Concejal)



CITY COUNCIL MEMO

DATE: May 15, 2019

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

SUBJECT: Extension of HOT Contract for the Gillespie County Historical Society.

Summary:

The Gillespie County Historical Society has recently requested that their HOT contract with the City be extended to allow for the completion of the restoration of the Historic Kammlah Homestead at the Pioneer Museum.

Recommendation:

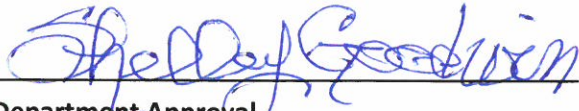
Staff recommends awarding the extension until September 30, 2019.

Background / Analysis:

The Historical Society was awarded: \$65,250 for restoring the Historic Kammlah Homestead at the Pioneer Museum. The project is extensive, and the project timeline depends on others expert inspections, assessments and drawings for the specific work. The Museum has stated that the project is scheduled to begin, and they are estimating using the funds by the end of the summer 2019.

Dr. Jeryl Hoover, Executive Director, will be present at the City Council Meeting to answer any questions.

Attachments:


Department Approval


City Manager Approval

May 6, 2019

TO: Kent Myers, City Manager, Mayor and City Council

FROM: Jeryl Hoover, E.D. GCHS

RE: Quarterly 2018 HOT Report of the Gillespie County Historical Society

Award: 65,250 for restoring the Historic Kammlah Homestead at the Pioneer Museum

We keep this project at the forefront, but it is extensive and dependent on four factors we cannot control. First is getting expert inspections, assessments and drawings for the specific work. This involves engaging with the Texas Historical Commission. Second, we are required to apply and appear before the HRB once we have hard plans. Third, since this involves extensive exterior work, it is weather dependent. Fourth, since it requires workers who are in high demand, we must wait our turn for them to get to our project. Therefore, we have not spent much of the award as of 04/30/2019, the agreed deadline for using the funds. We are just now seeing that our project is scheduled for the work, and the best guess for using the balance is by the end of the summer 2019.

1. Each Expenditure

Since the last report 01/31/2019, we have had three expenses from this fund for materials to repair an exterior set of doors, and contractual work from a Historic Structure preservation firm in San Antonio. As of today, we have used 5629.26.

2. Invoices and Checks (Copies Attached)

The three payments from this quarter are attached – invoices and checks.

Check 1160	02/07/2019	Builders First Source	563.66
Check 1161	03/08/2019	Sparks Engineering	2335.00
Check 1162	04/02/2019	Sparks Engineering	1130.00

3. Accounting of number and origin of visitors attracted

We ask for the place of residence of all who pay admission. The summary for 2018 is as follows:

Total Paid Admissions to the Pioneer Museum: 18,135

5% Locals

70% From elsewhere in Texas

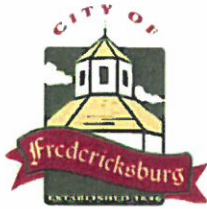
21% From elsewhere in the U.S.

5% International visitors

4. Accounting of room nights

We are like many other HOT funds recipients in that we contribute to the town's overall appeal that draws visitors to come and spend nights. We are one of the things-to-do year-round even when there are no special events. We have little data that prove visitors come specifically to visit the Pioneer Museum, but we know we are an addition to their itinerary and can make a reasonable assumption by knowing how far they have traveled that many, maybe most of our guests stay in local B&Bs, hotels and motels. We also receive Trip Advisor reviews (about 100 per year) by people who are obviously visitors.

5. No charitable organization other than us was directly benefitted.



CITY COUNCIL MEMO

DATE: May 20, 2019

TO: Mayor and City Council

FROM: Andrea Schmidt, Parks & Recreation Director

SUBJECT: Habitat for Humanity RV Reservation fee waiver request

Summary:

Habitat for Humanity is requesting the RV reservation fees be waived for the following dates:

October 30 – November 14, 2019 – 4 sites - \$1,828

January 2 – January 23, 2020 – 4 sites - \$1,828

April 1 – April 30, 2020 – 6 sites - \$5,802

The total revenue loss at the adopted rate for these four sites in October – November 2019, four sites in January 2020 and six sites in April 2020 - is \$9,458 (to include the \$7 transaction fee from Reserve America, \$457 per site, per month). This request is an addition to the fee waivers for the month of February which were approved by City Council in January 2018 (\$2,742). At this time we do not offer a non-profit rate for RV sites. The total waiver request is \$12,200.

The times requested are during the winter and spring when we have many full-time campers. The month of April is one of our busiest months. The spots requested are also for our prime pull-thru spots which are limited.

Recommendation:

Consider the request from Habitat for Humanity to waive the RV reservations fees for these four sites in October – November 2019, four sites in January 2020 and six sites in April 2020.

Background / Analysis:

The Parks & Recreation Department offers RV camping at 90 sites at Lady Bird Johnson Municipal Park. Our rates per site are \$450 per month, from October to March only, and \$240 per week or \$40 per night year round. There is a \$7 fee for each reservation through Reserve America.

Attachments:

Habitat for Humanity letter



Department Approval



City Manager Approval



May 10, 2019

To members of the Fredericksburg City Council,

Habitat for Humanity is in the process of scheduling the national caravan group for Habitat for Humanity for the next two homes we plan to start construction on this fall. Our board voted to use additional groups in order to build Habitat homes at a faster rate vs. taking 12-18 months to complete one home. We are purchasing 4 lots in the new neighborhood, The Beginning. We have selected 2 families for the first 2 homes with construction starting on the first home this fall and the second home after the first of the year. These groups are volunteers that travel the country doing builds for Habitat. Without their free labor, we would not be able to build homes for our families in need.

I am writing this letter to ask that for a waiver for the campsites for the caravan group. I have checked with the office at Lady Bird Park and these dates are available.

2019: Oct 30 – Nov 14	4 sites needed
2020: Jan 2 – 23 rd	4 sites needed
Feb (entire month)	6 sites needed (these may have already been approved)
April (entire month)	6 sites needed

I appreciate your consideration in this. Please put Habitat on the agenda for the May 20th council meeting regarding the above request.

Respectfully,

A handwritten signature in black ink, appearing to read "Cindy Maple".

Cindy Maple, Pres
830-456-1631 (m)
Habitat for Humanity of Greater Fredericksburg
102 E. San Antonio
Fredericksburg, Tx 78624



CITY COUNCIL MEMO

DATE: May 20, 2019

TO: Mayor and City Council

FROM: Andrea Schmidt, Director of Parks and Recreation

SUBJECT: Fort Martin Scott Master Plan

Summary:

City Council approved a budget of \$25,000 to develop a Fort Martin Scott Master Plan in 2017. Staff chose SWCA Environmental Consultants to develop the plan. They conducted an onsite meeting and met with stakeholders. Once the draft was completed an additional meeting was held to get input from the stakeholders. Representatives at this meeting included members of the Fort Martin Scott Advisory Committee, Fort Martin Scott Friends Board, members of the public and City staff. A presentation will be given at the meeting with the highlights of the plan.

Recommendation:

Receive and consider adopting the Fort Martin Scott Historic Site Master Plan.

Background / Analysis:

Previous master planning for Fort Martin Scott was completed in 2003 but was not finalized. A Preservation Plan was completed in 1983. The Texas Historical Commission (THC) is the state agency for historic preservation. The Fort Martin Scott Master Plan must adhere to THC guidelines for preservation of its architectural and archeological features. The THC was sent the draft to review and had some comments which were incorporated into the plan. They were also sent the final Master Plan and had no additional comments.

Attachments:

Fort Martin Scott Historic Site Master Plan, THC Letter, Presentation



Department Approval



City Manager Approval



City Attorney Approval

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The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

TEXAS HISTORICAL COMMISSION

real places telling real stories

November 26, 2018

Andrea Schmidt
Parks & Recreation Director
City of Fredericksburg
126 West Main
Fredericksburg, TX 78624

Re: *Project review under the Antiquities Code of Texas, Fort Martin Scott Historic Site Master Plan, Fredericksburg, Gillespie County, Texas (SAL)*

Dear Ms. Warren,

Thank you for sending a copy of the Fort Martin Scott Historic Site Master Plan to our office for review per the Antiquities Code of Texas. It was received on October 30, 2018. This letter represents the comments of the Executive Director of the Texas Historical Commission, the state agency responsible for administering the Antiquities Code.

Our review staff led by Tiffany Osburn in the Archeology Division and Pam Opiela in the Division of Architecture have reviewed the Master Plan. We have the following comments:

We strongly agree with the proposed effort to collate and synthesize all past archeological investigations to provide context and a baseline for future investigations and site management purposes. However, the gathering and storage of all artifacts from the site will have to be coordinated with the Texas Historical Commission (THC), as these are state held-in-trust collections.

Archeological investigations will likely be necessary for any work related to foundations and certainly necessary for any proposed reconstruction effort. THC would also like to remind the city that although a Visitor's Center would likely be constructed outside the Historic Fort boundary, ground disturbance on city-owned land in this vicinity has the potential to impact historic and archeological resources and would require coordination with the THC. This will also be true for the proposed hike and bike trail on city-owned land or easements.

As you know, any plans to reconstruct elements of the Historic Fort site must meet the *Secretary of the Interior's Standards for Reconstruction*, the standards by which we evaluate Historic Buildings and Structures permit applications in keeping with the Rules of Practice and Procedure for the Antiquities Code of Texas (13 Texas Administrative Code 26.22). Emphasis is placed on the importance of using documentary and physical evidence, minimizing conjecture, and accurate duplication of historic features. We agree with your decision to include these guidelines in the Master Plan and with your plans to use these guidelines for reconstruction projects.

On page 29 of your planning document you state, "proposed improvements...should be undertaken in a manner that has the least negative impact on the historic significance and integrity of Fort Martin Scott..." Instead, you may wish to include language stating that you plan to avoid adverse effects or negative impacts on historic properties/sites, since that is the goal of the Secretary of the Interior's Guidelines for Historic Preservation and our review process.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this state review process, and for your efforts to preserve the irreplaceable heritage of Texas. **If you have any questions concerning our review or if we can be of further assistance, please contact Pam Opiela at 512/463-8952 or Tiffany Osburn 512/463-8883.**



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Sincerely,

A handwritten signature in black ink, appearing to read 'Pam Opiera', written over the printed name.

Pam Opiera

For: Mark Wolfe, Executive Director

MW/po

Cc: Glenn Treibs, Chair, Gillespie County Historical Commission

Fort Martin Scott Historic Site Master Plan

JANUARY 2019



PREPARED FOR
City of Fredericksburg

PREPARED BY
SWCA Environmental Consultants
and
Asakura Robinson

FORT MARTIN SCOTT HISTORIC SITE MASTER PLAN

Prepared for

City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624
Attn: Andrea Schmidt

Prepared by

SWCA Environmental Consultants
4407 Monterey Oaks Boulevard
Austin, Texas 78749
(512) 476-0891
www.swca.com

and

Asakura Robinson
816 Congress Avenue, Suite 1270
Austin, Texas 78701
(512) 351-9601
www.asakurarobinson.net

SWCA Project No. 48688

January 2019

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VISION STATEMENT

Fort Martin Scott is a historic site significant in the early settlement and military history of Texas, and later the ranching history of the Fredericksburg area. The site is owned by the City of Fredericksburg and is managed by the City and its cooperating partners, the Fort Martin Scott Advisory Board and the Friends of Fort Martin Scott. The City and its partners seek to preserve and interpret the site for the benefit of the visiting public through archaeological investigations, the restoration of extant buildings and structures, and the reconstruction of lost buildings and other features critical in defining the physical layout of the Fort and its use.

This Historic Site Master Plan is intended to guide implementation of the vision for Fort Martin Scott, but it is not a static document. The plan should be regularly appended with associated projects or research and updated to stay current with the activities of preserving, managing, and operating the property.

EXECUTIVE SUMMARY

Originally established as a U.S. Army fort in 1848, Fort Martin Scott is also linked to the Texas Rangers and was the Braeutigam family farm until 1959 when the City of Fredericksburg (City) purchased it. The site is listed in the National Register of Historic Places (NRHP) and designated a State Antiquities Landmark. The Fort Martin Scott Advisory Board (Advisory Board) oversees the site on behalf of City Council and the Friends of Fort Martin Scott (Friends) organizes special events and provides volunteer hosts to enhance the visitor experience.

Fort Martin Scott is a significant historic site with a complex and compelling history. Physically, the site is stable and in good condition, and management practices are sound. But the City, Advisory Board, and Friends clearly recognize that the site has greater potential. The team of SWCA Environmental Consultants and Asakura Robinson was contracted to create an updated Master Plan that outlines ways to improve the site for both area residents and visitors. The Master Plan begins with a historical overview of Fort Martin Scott, an overview of the administering organization, and a discussion of current goals and objectives for the site. It is then divided into six interconnected area plans. These are the Development Plan, Preservation Plan, Use Plan, Disaster Plan, Interpretive Plan, and Business and Financial Plan.

Specific recommendations for future planning and action are contained in each area plan. These are prioritized and summarized below. Two additional, interrelated plans will also be critical in guiding future work, a Cultural Heritage Tourism Plan and a Long-Range Interpretive Plan.

Short term recommendations (1-2 years)

- Hire a staff person (part time or full time) to manage Fort Martin Scott, facilitate planning and fundraising efforts, coordinate volunteers and events, implement the plan recommendations, and advocate for the needs of the Fort with both the City and the community
- Collect and collate archaeology reports.
- Implement the short-term recommendations of the Preservation Plan.
- Implement the Maintenance Plan (a component of the Preservation Plan).
- Draft and adopt a simple Disaster Plan (a component of the Preservation Plan).
- Develop a process to streamline consultation with Texas Historical Commission (THC), likely by designating the City Historic Preservation Officer (or the site manger if hired) as liaison and point of contact for all work at the site that falls under THC's purview.
- Create a yearly financial plan to track finances, fundraising needs and efforts, and expenditures.
- Apply for CLG grants and Texas Historic Preservation Trust Fund grants to fund medium-term recommendations like a Historic Structures Report, archaeological work, and a Cultural Heritage Tourism Plan.
- Establish a social media presence to share news, events, and photographs of the site and/or artifacts

Medium term recommendations (3-5 years)

- Collaborate with Texas Rangers Heritage Center (TRHC) during the planning and design of their new museum to integrate the interpretation and promotion of both sites, as possible.

- Draft an overarching Cultural Heritage Tourism Plan by conducting visitor research and using the five-step process outlined by Hargrove (2017). Integrate the recommendations of the six component plans of this Master Plan.
- Prepare a Historic Structures Report (HSR) for the site.
- Using the results of the HSR, update the NRHP nomination for the site.
- Conduct additional archaeological investigations in support of the proposed infrastructure and historic site improvements.
- Implement the medium-term recommendations of the Preservation Plan.
- Develop a Long-Range Interpretive Plan based on the results of the Cultural Heritage Tourism Plan. This should include the use of information collected in the HSR and during archaeological investigations to design ways to expand the story of Fort Martin Scott. It should also involve collaboration with TRHC on educational programming, including lectures, exhibits, and special events, as possible.
- Design and implement a phased fundraising and capital improvements campaign for larger projects.
- Create and implement a marketing plan to support the recommendations of the Cultural Heritage Tourism Plan and Use Plan.
- Improve the Fort's visitor trail network, integrate it with the (proposed) 3.1-mile recreational hike and bike trail, and restore connectivity with Barons Creek. Use the trail to host existing walk/run/bike events or create new ones.
- Begin reconstruction of historic building foundations.
- Begin research, planning, and fundraising for the reconstruction of selected historic Fort buildings.

Long term recommendations (5-10 years)

- Implement the long-term recommendations of the Preservation Plan.
- Design and install new interpretive signage and displays.
- Design and construct a new visitor center (and associated infrastructure like parking lots) and replace the entry sign. Programming for the visitor center should be based on the results of the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.
- Complete the reconstruction of historic building foundations as recommended in the Development Plan and/or identified in the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.
- Begin reconstruction of selected historic Fort buildings as recommended in the Development Plan and/or identified in the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.

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INTRODUCTION

Originally established as a frontier fort by the U.S. Army in 1848, Fort Martin Scott is also linked to the Texas Rangers and was the Braeutigam family farm until 1959 when the City of Fredericksburg (City) purchased it. The site is listed in the National Register of Historic Places (NRHP) and designated a State Antiquities Landmark (SAL). Today, the Fort site is open for self-guided tours. The Fort Martin Scott Advisory Board (Advisory Board) oversees the site on behalf of City Council and the Friends of Fort Martin Scott (Friends) organizes special events and provides volunteer hosts to enhance the visitor experience.

The City, Advisory Board, and Friends identified the need for an updated Master Plan to outline ways to improve the site for both area residents and the approximately 1.5 million visitors to Fredericksburg each year. The City contracted the team of SWCA Environmental Consultants (SWCA) and Asakura Robinson to prepare the Master Plan. The project kickoff meeting took place on May 30, 2018, when the key members of the project team (Principal Investigator Anne Oliver [SWCA], Historic Preservation Specialist Victoria Myers [SWCA], and Landscape Designer/Planner Colter Sonnevile [Asakura Robinson]) met with Fort Martin Scott stakeholders, including key City staff, Advisory Board members, and Friends leadership, to discuss their vision for the site (Appendix A). The project team then visited Fort Martin Scott to conduct on-site discussions, assess existing conditions, conduct research in the Friends' Library, and take photographs to help with the development of the Master Plan.

The Master Plan begins with a historical overview of Fort Martin Scott, an overview of the administering organization, and a discussion of current goals and objectives for the site as articulated in the kickoff meeting. It is then divided into six interconnected area plans. These are the Development Plan, Preservation Plan, Use Plan, Disaster Plan, Interpretive Plan, and Business and Financial Plan. The Master Plan concludes with prioritized recommendations for future planning and actions that will help to realize the goals and objectives for the site. The Master Plan would not have been possible without the passion for and interest in Fort Martin Scott by its stakeholders—most of whom were present at the May 30 meeting and are listed in Appendix A. Special thanks go to Andrea Schmidt, Parks and Recreation Director, who managed the project for the City. She provided logistical support, research assistance, and great insight into the management of the site to the project team, and also coordinated all stakeholder input.

HISTORICAL OVERVIEW

This historical overview is a distillation of previous studies of Fort Martin Scott – including the 1979 NRHP nomination, the 1983 Preservation Plan (Wagner & Klein Architects), the 2003 Conceptual Master Plan (Wagner & Klein Architects), and Joseph Luther's 2013 work *Fort Martin Scott: Guardian of the Treaty*. These previous studies focus on the history of the site as a military institution, and are all in agreement with that portion of the narrative of the site. Each note that the site was purchased by the Braeutigam family prior to the City's acquisition of the site, however, most sources do not expand on the use of the site by the family. Additional information on the Braeutigam Family History, particularly of patriarch Johann Wolfgang Braeutigam, comes from the Braeutigam Family History website.

The German immigrants who founded Fredericksburg in 1846 worked with the Comanche Indians to negotiate a treaty between the groups along the western frontier. Although the treaty promised peace between the groups, continued western expansion led the Texas Legislature to establish a military outpost

in the area for continued security of the settlement. In December 1848, 1st Infantry troops commanded by Captain Seth Eastman arrived in Fredericksburg.

Originally, the camp established by Eastman's troops was called "Camp Houston" or was referred to by its geographic location near Fredericksburg. In 1849, about a year after Eastman and his troops arrived, Camp Houston was renamed for Martin Scott, a 5th Infantry officer who had died in the battle of Molino del Rey two years earlier. The addition of permanent buildings at the site turned the original camp into a fort, so the new name was officially Fort Martin Scott.

During its time as an active Army establishment, Fort Martin Scott was primarily a commercial center in the rural community and frequently the source of hard currency for the settlers. In 1850, tensions mounted between white settlers and the Native American tribes, and soldiers at Fort Martin Scott assisted in drafting a new treaty—known as the Fort Martin Scott Treaty. Although named for the Fort, the treaty negotiations and signing were held in nearby San Saba County.

Fort Martin Scott was one of seven forts established from 1848–1849 to protect settlers of west Texas. These spanned from Fort Worth on the Trinity River (the northernmost fort) to Fort Duncan near the current town of Eagle Pass on the Rio Grande River (the southernmost fort). In August 1853, the Army conducted an inspection of Fort Martin Scott. The inspection report included a list of the Fort buildings, using letters to identify them on an associated map (Table 1; Figure 1). Also included was a note that the grounds included about 10 acres enclosed with a picket fence surrounding three sides and that the fourth side, bordering the creek, was open (Figure 2).

In December 1853, orders arrived to abandon the Fort as the continued westward expansion of the frontier meant that it was no longer a strategic option for the continued security of settlers. From 1853 until 1866, the Fort was used by the Texas Rangers and the Confederate Army—although both used the site intermittently and there is no record of any significant actions during their time there. The U.S. Army briefly re-established a presence at Fort Martin Scott in 1866 to help secure the frontier from potential Indian attacks; however, by the end of the year, all military units permanently abandoned the site.

In 1870, the Braeutigam family moved into the site. Johann Wolfgang Braeutigam had emigrated from Germany, arriving at Indianola near Victoria in 1845, when the state was still the Republic of Texas. Johann was about 16 at the time and arrived with his parents and siblings. Although exact dates are unknown, Johann moved to New Braunfels before moving to Fredericksburg. In 1850, he married Christine Kensing and they would go on to have nine children. The family lived in town, although like other settlers they had farm land outside of town. In 1870, they purchased the Fort Martin Scott site as well as additional acreage for a farmstead closer to town. Of the original buildings, only the Guard House remained as the others had been salvaged by locals for construction materials. The Braeutigam family converted the Guard House for use as their residence, added agricultural buildings (Figure 3), and constructed a small store and saloon/dance hall, which would be known as Braeutigam Gardens.

In either 1881 or 1883, the family allowed the first Gillespie County Fair to be held on the site, making use of the dance hall as well as the open former quadrangle or parade grounds for the festivities. In 1884, Johann Braeutigam was killed during a robbery at Braeutigam Gardens. The Fort Martin Scott site remained in the family, who continued to run both the Fair and the Garden for several years before closing it and returning to farming. As part of the Texas Centennial in 1936, the state erected a granite marker on the site, which currently sits outside the fence near the west entry.

In 1959, the family sold the property to the City of Fredericksburg and for the first part of the City's ownership, the site remained abandoned and closed to the public. NRHP listing in 1980 and SAL designation in 1988 spurred preservation and interpretation efforts at the site (Figures 3–5). Work began with the restoration of the Guard House (Building N) in the early 1980s and with the reconstruction of

three buildings—B and E for interpretation and R for a visitor center—and interpretative signage in the 1990s (Figure 6). The site is managed as one of the City's parks and is open to the public, although buildings are only open when staff is present (Figures 7–11).

Table 1. 1853 Inspection Report Building Identification, Use, and Materials

Building Letter	Listed Use	Building Description	Current Use / Status
A	Commanding Officer's Quarters	Log building, 4 rooms, 15 x 17, porticos in front	Non-extant
B	Officers' Quarters	Adobe, 14 x 16, porticos front and rear	Reconstructed
C	Officers' Quarters	Weather boarding, 2 rooms, 12 x 14, porticos front and rear	Non-extant, roughly outlined with non-historic foundation stones
D	Officers' Quarters	Log building, 2 rooms, 12 x 14, porticos front and rear	Non-extant, roughly outlined with non-historic foundation stones
E	Officers' Quarters	Adobe, 2 rooms, 12 x 14, porticos front and rear	Reconstructed
F	Officers' Quarters	Weather boarding, 1 room, 16 x 17, portico in front	Non-extant, roughly outlined with non-historic foundation stones
G	Officers' Quarters	Adobe, 4 rooms, 14 x 16, basement only finished	Foundation ruins extant
H & J	Sutler's stores (private property)	Built by L. G. Capers	H non-extant; J extant
K	Hospital	Undressed logs, 25 x 12, fast decaying	Non-extant
L	Laundresses Quarters and a store room	Log, 20 x 14	Non-extant
M	Bake House	Logs, 20 x 14	Non-extant
N	Guard House	Stone, 1 officers' room, 14 x 16, 1 guard room, 14 x 16, 1 light prison, 14 x 16, 4 cells for prisoners, ear 3 x 9, officer's room now used as magazine	Restored to Fort Period
O & P	Quarters for two companies	Log, each 3 rooms and a single room, 48 X 16	Typically referred to as "Enlisted Quarters", Non-extant
R & S	Quarters for two companies	One log and one jacal, 45 x 16, one used as hay house, other for lumber	Typically referred to as "Enlisted Quarters"; R is new construction, not based on historic data, and is used as visitor center; S non-extant, roughly outlined with non-historic foundation stones
T	Stable	Frame building, 35 x 35, containing forage house and 12 stalls	Non-extant
U	Storehouse	Log, 3 rooms, 20 x 16, and an office, 14 x 16	Non-extant
V	Blacksmith Shop	Adobe, 14 x 16	Built for interpretive activities, not a reconstruction
W	Magazine	Stone, 14 x 14, unfinished, requiring roof and flooring	Non-extant

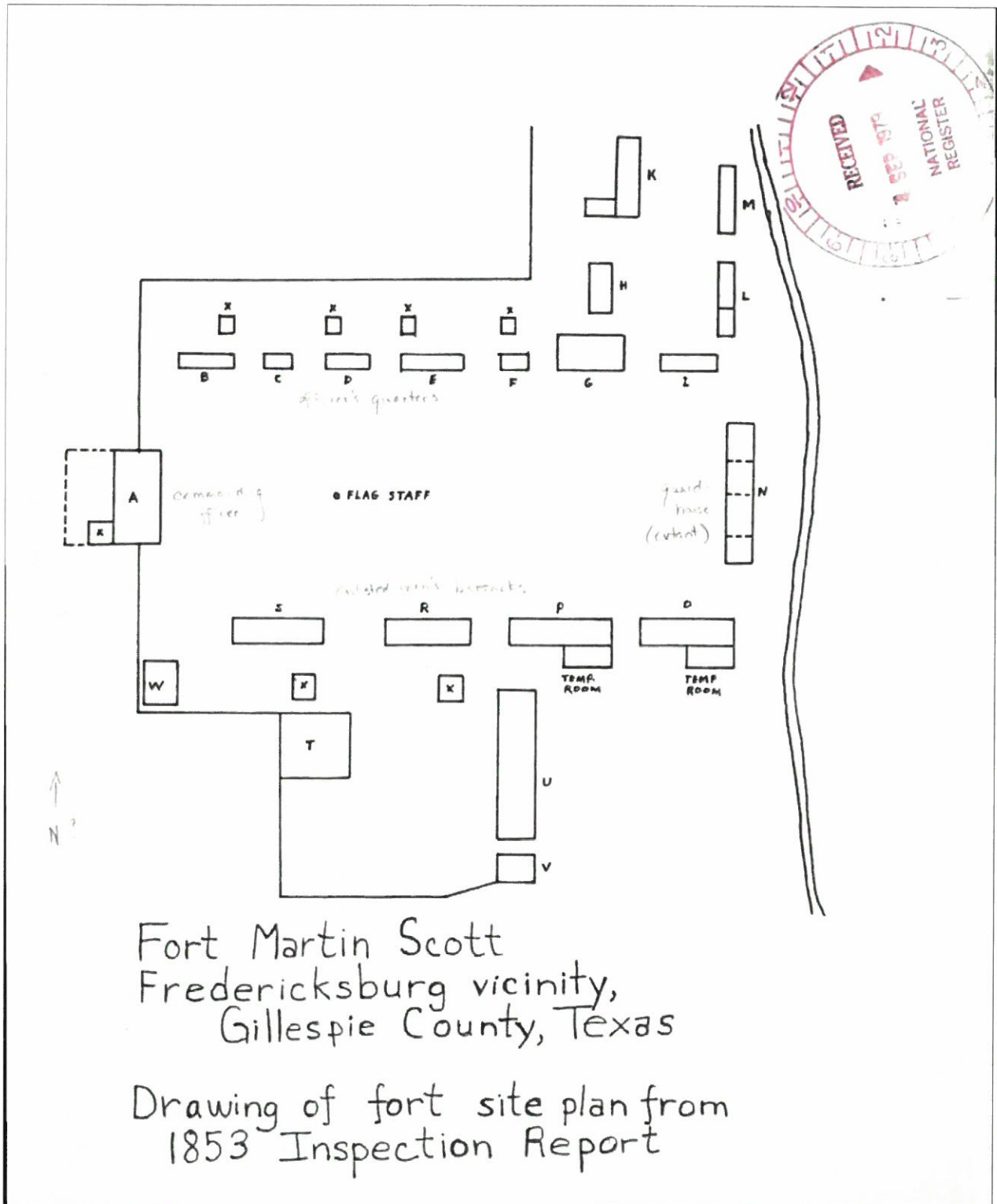


Figure 1. Site map of Fort Martin Scott based on the 1853 Inspection Report (NRHP 1979)

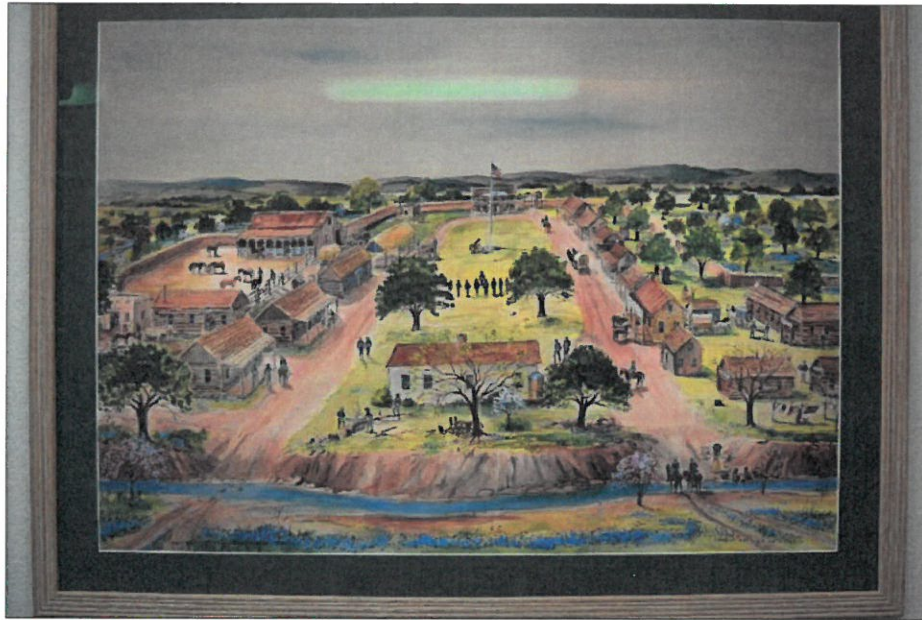


Figure 2. Conceptual rendering of Fort Martin Scott by G. G. H. Lentz (1963), currently hanging in the Friends of Fort Martin Scott building.



Figure 3. Guard House with additions and alterations made by the Braeutigam family and barn no longer extant, view southwest (NRHP 1979).



Figure 4. Stone foundations of ruins, specific building and view not noted (NRHP 1979).



Figure 5. Detail of stone foundations of ruins, specific building and view not noted (NRHP 1979).

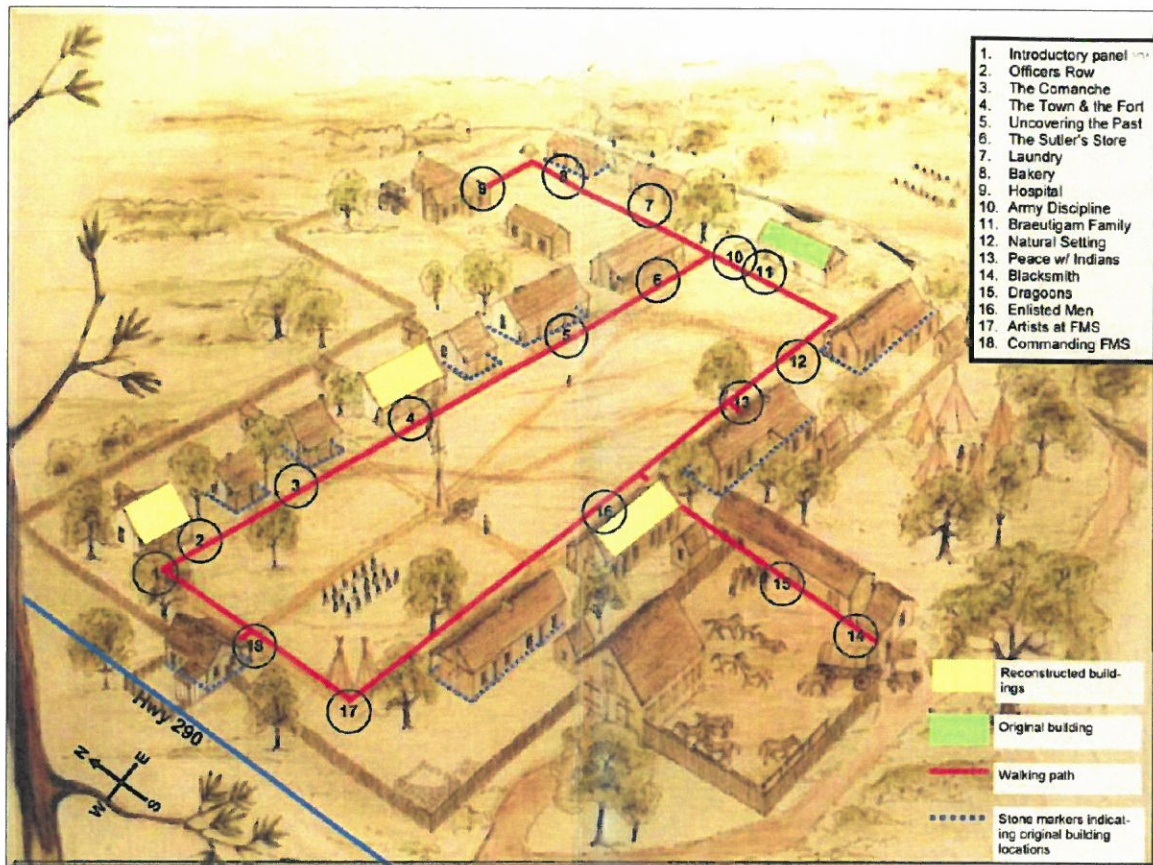


Figure 6. Fort Martin Scott Brochure image showing modern current buildings, sign topics, and walking path overlaid on historic rendering of site.



Figure 7. Fort Martin Scott Historic Site overview, May 2018, view northeast.



Figure 8. Fort Martin Scott Historic Site overview, May 2018, view south



Figure 9. Fort Martin Scott Historic Site stone foundation, May 2018, view east.



Figure 10. Fort Martin Scott Historic overview, May 2018, view west.



Figure 11. Fort Martin Scott Historic Site Building N – Guard House, May 2018, view northeast.

ORGANIZATION OVERVIEW AND GOALS AND OBJECTIVES FOR USE

Organization Overview

City of Fredericksburg

Currently, the City of Fredericksburg owns and manages the Fort Martin Scott site through the Parks and Recreation Department with recommendations from the Fort Martin Scott Advisory Board and in collaboration with the Friends of Fort Martin Scott. The City has owned the site since 1956, but general management of the site was under the Gillespie County Historical Society until the Advisory Board was created in 2013. Since 2017, the City has had an Historic Preservation Officer (HPO). Although the position has no defined role in the operation or management of the site, the HPO has been active with the Parks and Recreation Director and the Advisory Board on preservation issues and consultation with the Texas Historical Commission (THC) who has an interest in the protection of the site as an SAL.

THC staff are not involved in the regular management of the site—such as routine maintenance, programming, or budgeting—but must be consulted regarding plans at the site that have an impact on the existing historic resources. The City must consult with THC about proposed actions with potential to alter the site (including repair work on existing buildings, new construction such as reconstructed buildings, and ground-disturbing work such as utility lines or sign installation) and obtain a permit in order to proceed with the plans. Even if consultation was not required based on the site's SAL designation, new construction, reconstruction, and other ground-disturbing work would require THC coordination under the State Antiquities Code. It is highly recommended that THC be brought into the discussion early in the

planning phases for all proposed construction on site to ensure that the final plan meets preservation standards.

Current City officials and staff involved in the management of the site are:

Linda Langerhans, Mayor

Charlie Kiehne, Council Member

Jerry Luckenbach, Council Member

Tom Nusselman, Council Member

Gary Neffendorf, Council Member

Kent Myers, City Manager

Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities

Andrea Schmidt, Parks and Recreation Director

Anna Hudson, Historic Preservation Officer

Fort Martin Scott Advisory Board

In 2013, the City created the Fort Martin Scott Advisory Board with the stated purpose of advising the City of Fredericksburg on issues regarding the promotion, development, interpretation, and curation of the site, as well as its use for special events. The board meets quarterly (although this may be reduced to twice per year based on recent discussion) and comprises 12 members representing a cross-section of disciplines and interests related to Fort Martin Scott. Current members of board are:

Jim McCrae, Board Chairman, retired healthcare executive and historical researcher

Mike Cox, writer and lay historian

Duke Davis, musician and Site Manager of the Texas Rangers Heritage Center

Mike Johnson, retired historic preservation professional

Joe Kammlah, St. Mary's School President and Gillespie County Historic Society officer

Richard Laughlin, home builder and restoration expert

Ernie Loeffler, Director of the Fredericksburg Convention and Visitor Bureau

Stephen R. Schmidt, CEO of World Class Quest and Enchanted Springs Ranch

Marvin Schroeder, Living History Coordinator for the National Museum for the Pacific War

Steve Thomas, local architect

Brent Waldoch, Director with the Texas Hill Country Higher Education Development Foundation and past president of the Gillespie County Historical Society

Barry Wagner, architect

Friends of Fort Martin Scott

The Friends of Fort Martin Scott is an affiliated membership organization with the primary function of providing education programming and living history events at the site. It is a 501(c)(3) organization,

which operates under the leadership and guidance of the Advisory Board. Events sponsored by the Friends of Fort Martin Scott are:

Fort Martin Scott Days: 2-day event each spring

Frontier Days: 2-day event each fall

Day Camps for 1st – 5th Grade Students each summer

Other living history events and school trips throughout the year

The current organization and management structure for Fort Martin Scott is sufficient for its present use, although resources are often strained and the dependence on volunteer involvement is high. However, the goals and objectives of the City, Advisory Board, and the Friends of Fort Martin Scott as distilled in this Master Plan will not likely be achieved without at least one full-time staff position dedicated to the management of the site, such as a site manager or executive director. If this is a City position, the staff member would assume the current duties of the Parks and Recreation Director that pertain to Fort Martin Scott, serve as the liaison with THC for work done on the site, and be charged with budgeting and seeking grant funding for the site as needed. The site manager or executive director would work closely with the Advisory Board and the Friends but would report directly to the Parks and Recreation Director.

Goals and Objectives for Use

The goals and objectives for the use of Fort Martin Scott have been articulated in two previous master plans developed for the site.

1983 Master Plan

“The general objectives of the development of Fort Martin Scott should be to re-establish the spatial organization of the Fort for proper interpretation and public site visitation... Development should include restoration and adaptive use of the Guardhouse as a Visitors Center, investigation and stabilization of archaeological features, the inclusion of unobtrusive support facilities and limited, unobtrusive day-use recreational facilities in accord with the historical integrity of the site” (Wagner and Klein 1983:30).

- Phase I: Re-establish the parade grounds (quadrangle) and fort boundaries through archeological investigations and restore the Guardhouse, then allow public access.
- Phase II: Conduct further archaeological investigations to re-establish the fort organization, protect and preserve areas that have archeological significance, and identify areas for further investigation. Also stabilize extant foundations and partially reconstruct buildings to develop spatial definition.

2003 Master Plan

In furtherance of the 1983 plan, three buildings were completely reconstructed in the 1990s. This shifted the focus from stabilization and partial reconstruction to full reconstruction, to the extent that, by 2003, the primary goal had changed: “To provide the visitor with a significant experience we recommend the eventual reconstruction of all fort buildings,” including historic-period interiors in some buildings and the adaptive reuse of others (Wagner and Klein 2003:7). The 2003 plan provided many sound recommendations regarding future reconstructions, archaeology, and phased development that are consistent with the vision for Fort Martin Scott today:

- **Future Reconstructions:** For the initial work in each phase, conduct archaeology on the building sites and stabilize existing building foundation remains. Reconstruct appropriate foundations for each building, which will provide a good sense of the historic fort layout to visitors. Use the new foundation walls to reconstruct buildings in future work.
- **Archaeology:** Archaeological investigations are extremely important and must be conducted prior to any development. Conclude all past investigations with final reports and identification of recovered artifacts. In addition, in accordance with THC recommendations, conduct an overall assessment of all archaeological resources before further development.
- **Phased Development:** Recommendations for phased development that remain applicable today include maintaining the historical monument along Highway 290; creating a new and more visible entrance; providing additional parking; constructing a visitor center; recreating historic fort pathways and a perimeter fence; maintaining a natural setting along Barons Creek; and improving accessibility in compliance with the Americans with Disabilities Act (ADA).

Present Goals and Objectives

To define the present goals and objectives of those involved in the use and management of Fort Martin Scott, a kickoff meeting was held at the outset of this project. The agenda and a list of attendees are included in Appendix A. The major goals and objectives stated by the City staff, Friends members, and others at the meeting can be organized under four headings: 1) expand the story of the site, 2) improve the visitor experience through infrastructure and historic site improvements and program expansion, 3) improve site management, and 4) coordinate infrastructure improvements with neighbors and collaborate with other historic associations in Fredericksburg. These goals and objectives are similar to those identified in the 1983 and 2003 master plans but with decreased emphasis on reconstruction and increased attention to interpretation and visitor engagement.

1. Expand the story of Fort Martin Scott

- a. Tell the broader history of the Fort itself, supported by more research.
- b. Better define the place of Fort Martin Scott in southwest Texas history.
- c. Tell the story of the Pinta Trail, historically located between Fort Martin Scott and the Texas Rangers Heritage Center (TRHC).
- d. Better define the Fort's place in local history and how it fits into Fredericksburg's story.
- e. Expand the archaeological story to include prehistory and other aspects of history at the site aside from the military experience.
- f. Expand on Native American prehistory and history if archaeological evidence indicates that this is the right place.
- g. Expand on the post-Fort history to include ranching, the Braeutigam family and their period of use, regional German history, etc.

2. Improve the visitor experience

- a. Infrastructure Improvements
 - i. Increase the street presence of Fort Martin Scott.
 - ii. Create a physical, visually distinctive entrance to the Fort, like a port of entry.

- iii. Build a new visitor center with higher visibility and the capacity to display and store permanent collections and host traveling exhibits. Options to consider for the visitor center are a modern building or a newly reconstructed building like the Commanding Officer's Quarters.
- iv. Formalize parking arrangements at the primary entry, near the proposed visitor center, and at the secondary entry, near Hwy 290.
- v. Provide more restrooms.
- vi. Integrate a trailhead and signage for the proposed 3.1-mile Fort Martin Scott hike and bike trail (Lorenz 2017).
- vii. Provide visitors with creek access.
- b. Historic Site Improvements
 - i. Through archaeological assessment and targeted investigations, better define the historic landscape to allow for sensitive, THC-approved new construction.
 - ii. Create guidelines for new construction (from foundations to full building reconstruction) and define an appropriate palette of materials that could meet THC standards.
 - iii. Reconstruct building foundations and key buildings to reestablish the basic layout of the Fort and define the quadrangle, particularly the Commanding Officer's Quarters and the Hospital.
 - iv. Reconstruct buildings or features that reveal more about daily life at the Fort, e.g., a garden, a bake oven, barns, and places of work like the Bake House and Laundry.
- c. Interpretation and Education
 - i. Create a fuller experience (think about using all five senses) to attract more visitors.
 - ii. Develop more educational programming using various aspects of the Fort and site as a platform.
 - iii. Create more children's programming – there's a general need for it in Fredericksburg.
 - iv. Use reconstructed buildings and structures such as a garden or bake oven to help create more engaging interpretive and public engagement activities.
- d. Events
 - i. The two established living history events are a success but improve local participation by hosting smaller, more frequent events at the Fort and encouraging repeat visits.

3. Improve site management

- a. Streamline the THC permitting process for all aspects of work at the Fort.
- b. Seek other potential partners and sources of funding to fulfill the recommendations of this plan, especially for any reconstructions or new construction, because the City's capacity for additional funding is limited.

- c. Phase the implementation of any plan recommendations.
- d. Consider the long-term sustainability of any actions, e.g., ongoing staffing and maintenance of any new infrastructure and reconstructions.

4. Coordinate and collaborate with other organizations

- a. Coordinate with the TRHC on events and infrastructure as possible, like sharing lots for overflow parking.
- b. Collaborate and coordinate with other adjacent sites (sewage treatment plant, University Center) as needed.
- c. Collaborate with other City departments on improvements such as the approved recreational trail that can augment the accessibility and use of the Fort site.
- d. Collaborate and coordinate with other Fredericksburg museums and historical organizations to interpret and market local and regional history.

The four major goals align well with the vision for Fort Martin Scott, which is to preserve and interpret the site for the benefit of the visiting public through archaeological investigations, the restoration of extant buildings and structures, and the reconstruction of lost buildings and other features critical in defining the physical layout of the Fort and its use. The major challenges will be securing funding for additional infrastructure and historic site improvements, and providing adequate staffing and ongoing maintenance for expanded facilities.

Good guidance on developing an authentic, place-based approach to the development of cultural heritage sites is provided by Cheryl Hargrove in her book, *Cultural Heritage Tourism* (Hargrove 2017). Her five-step process begins with analyzing the potential of a site, then planning and engaging stakeholders, developing the site authentically, marketing the site for impact, and finally managing for growth and sustainability. The process should be guided by five principles: 1) focus on authenticity and quality, 2) preserve and protect resources, 3) make sites and programs come alive, 4) find the fit between community and tourism, and 5) collaborate. The vision, goals, and objectives of Fort Martin Scott's stakeholders reflect these principles and the Master Plan embraces all of them. However, a first recommendation is to develop a written cultural heritage tourism plan that observes Hargrove's five-step process. The recommendations of the Master Plan can be easily integrated into the broader plan and adjusted as needed to suit any new findings.

DEVELOPMENT PLAN

The development plan for Fort Martin Scott is based on the goals and objectives for use defined above, specifically those related to infrastructure improvements and historic site improvements.

Infrastructure Improvements

Several infrastructure projects will increase the visibility of the Fort as a destination for both area residents and tourists, improve the visitor experience, and connect the site to nearby attractions, such as the TRHC.

Improve the Fort's trail network and integrate with the proposed recreational trail

Adding a section of trail that crosses the quadrangle near the flagpole will provide a shorter loop for visitors. Additionally, the proposed 3.1-mile hike and bike trail can be anchored by the Fort and enhance local connectivity (see Use Plan for further discussion). Locating a trailhead for the hike and bike trail at the visitor center parking lot will have a synergistic effect that will increase daily visitation.

Restore the historic connection with Barons Creek

Paintings of the original Fort depict access to the creek at two points. In addition, the Fort's parade ground was historically east of Barons Creek, making creek crossing a regular occurrence. Improving access to the creek will enhance the visitor experience, especially for children, birders, and nature enthusiasts. Simply removing barbed wire between fence posts and providing a maintained clear trail is all that is required. In addition, during re-enactment days, visitors often go down to the creek to fetch water for laundry. Restoring this connection would make this task easier.

Construct a new visitor center

The existing visitor center, Building R (the reconstructed Enlisted Men's Barracks), is quite small, far from visitor parking areas, and is not easily identifiable as a "first stop" for those arriving at the site. Many of the stake holders of Fort Martin Scott indicated their preference for a new visitor center near the reconstructed Officers' Quarters (Buildings B and E), south of the existing entry road, and possibly built on the former location of the Commanding Officer's Quarters. The project team assessed this location but found it to be undesirable due to several constraints. First, the triangular shape of the lot is bound by the historic fence, Highway 290 easements, the reconstructed Officers' Quarters, and the existing service road. After accounting for these restrictions, adequate space for a visitor center, a limited amount of ADA and staff parking, and a pull-in for bus drop-off is difficult to achieve. Secondly, construction may impact unexcavated officer's quarters and could be difficult and time-consuming to negotiate with THC.

The project team considered locating the new visitor center south of the current entry road and parking area, however, the team determined that it was not feasible due to the amount of space available and the proximity to site, which would complicate the State Antiquities Permit process with THC. The project team also considered reconstruction of the Commanding Officers' Quarters (Building A) for use as a visitor center but determined that any future reconstruction of the building should be used for interpretation.

As the project team was not contracted to do a space analysis to determine the square footage and layout of the visitor center, they used the dimensions of the 2003 Master Plan as a starting point. After finding that those dimensions are approximately the same as the existing visitor center, the team increased the footprint by approximately 15% because several stakeholders noted that the size of the current visitor center is too small.

With these factors in mind, the project team identified two possible locations for the new visitor center, both north of the site with one option set closer to Highway 290 and the other set closer to Barons Creek. In consultation with the stakeholders, it was determined that the Barons Creek option worked best as it allowed safety for loading and unloading school tours at the site, was closer to the remaining historic-age building on the site, and minimized modern intrusions to Fort Martin Scott (Figure 12).

Locating the visitor center near Barons Creek has several other advantages (Figure 13). This area is quiet, tranquil, and has views of the Fort's riparian areas and old-growth trees. Grouping the existing library and

pavilion with the visitor center would provide a synergistic “hub” of activity and create a sense of place that is enhanced by the new hike and bike trail. A main entry at the side of the Fort allows visitors to quickly see the Fort’s most authentic and best-preserved architectural asset, the Guard House (Building N). Relocating the recreational vehicle hookup for volunteer staff to the north of the existing library offers more privacy and a more appropriate setting. The project team also conferred with the City fire marshal and confirmed that the proposed visitor center location conforms to applicable emergency vehicle access requirements. The entry road can be gravel or concrete.

While the work will still have to be coordinated with THC, this location option will reduce impacts to archaeological deposits and allow for visitor parking adjacent to the building. For easy visitor recognition and to distinguish it from the historic site, the new building should be of a contemporary but simple and unobtrusive design that contrasts with the original and reconstructed Fort buildings, although similar materials should be used. The interior design and programming for the visitor center should be guided in part by the results of the cultural heritage tourism plan, which is a critical next step in planning for the sustainable future of the site.





Figure 13. Fort Martin Scott Concept Plan, detail of preferred Visitor Center location.

Replace the entry sign

One of the issues for potential visitors to Fort Martin Scott is inadequate signage. No informational signs along the highway direct visitors to the Fort, nor is it easy to distinguish the Fort as a separate destination from the TRHC. The current Fort entry sign (Figure 14) is difficult to see because it is parallel to Highway 290 and partially obscured by landscaping. An angled gate entry configuration with large signage clearly fixed to a wall will help distinguish the Fort as its own destination. With planting beds in the foreground and ornamental trees to the rear of the sign, the entrance will stand out to drivers. Inspiration for this configuration is the nearby TRHC (Figure 15). The existing sign should be removed because it is hard to see at highway speed.

When designing the angled gate entry, consider local rustic materials such as wood timbers and limestone block. These materials fit the character of the Fort. One option would be to use lettering and coloration similar – but not identical to – easily recognized National Park Service or state park signage (Figure 16).

In addition to an improved entry sign, the City should work with the Texas Department of Transportation to install directional signage on Highway 290 specifically for the Fort. These signs can specify distance to Fort Martin Scott and/or distance to an historic marker. A sign specifying the turn for Fort parking can be added to ease confusion, particularly for those approaching from the east.



Figure 14. Fort Martin Scott Historic Site sign, May 2018, view southeast.



Figure 15. Texas Rangers Heritage Center sign. Google streetview image

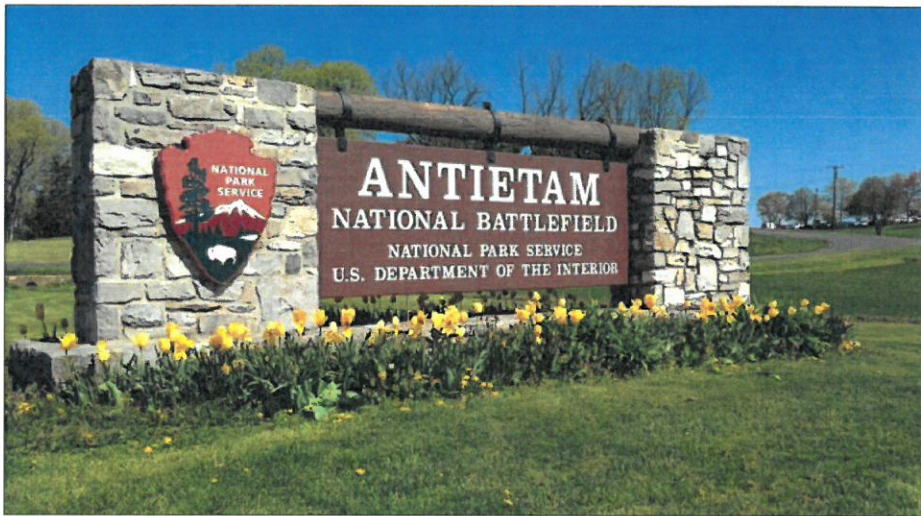


Figure 16. An example of standard National Park Service signage that is easily recognizable by most visitors.

Historic Site Improvements

Collate archaeological research and conduct investigations

Fort Martin Scott is foremost an archaeological site. Much research and excavation has been done in the past and it is important to collect, collate, and assess this information in a holistic literature review to identify gaps in data and future research needs prior to any further site improvements. All recovered artifacts from past projects should be cataloged. This work should be done in coordination with THC as the artifacts are state held-in-trust collections and will require an archaeologist to oversee the work. These artifacts are important tools for interpretation and education.

New archaeological investigations must be conducted prior to any site development. The physical process of excavation is an exciting event, especially at a site like Fort Martin Scott that is rich in buried architectural features and artifacts (both historic and prehistoric), and any future excavations should be planned with a visitor outreach and involvement program.

Recreate the outlines of historic building foundations

No aboveground physical evidence remains for many of the historic Fort buildings, making it difficult for visitors to visualize the spatial organization and original appearance of the site. Reconstructing the foundations of Fort buildings is a relatively inexpensive and non-invasive approach to re-establishing site legibility and facilitating interpretation. Planning and consultation with THC is required, but a general approach is to partially excavate, document, and stabilize stone foundations that are partially exposed or immediately below grade, or to recreate the outlines of fully buried foundations (or the outlines of buildings erected without foundations) using inexpensive historic-era materials (limestone blocks, stabilized adobes, or logs, as appropriate to the original building) partially buried in the existing turf. Using foundation materials appropriate to each historic building will reflect the diversity of construction types used at the Fort. The reconstruction of all building foundations was supported by the Advisory Board in 2016 based on the findings of a redevelopment survey (Stakeholder Communication).

Reconstruct buildings critical in defining or interpreting the Fort

Present goals for historic site improvements are to fully reconstruct only those buildings that are key to defining the historic Fort quadrangle or interpreting daily life at the Fort. The reconstruction of any building will be a long-term project that will involve considerable research, planning, consultation with THC, and expense for both construction and long-term maintenance. Reconstructions should be highly selective in terms of building type and number in order to maintain the archaeological character of the Fort, work within budget and staffing constraints, and further the goals of the preservation plan.

A 2016 redevelopment survey indicated that “certain buildings be considered for reconstruction in the following order: 1) Commanding Officer’s Quarters, 2) Oven, 3) Bakery, 4) Warehouse/Quartermasters Office, 5) Laundry, 6) Hospital, 7) Stable” (Stakeholder Communication). The recommendations of this plan are more targeted and focus on reconstructing those buildings critical in defining the Fort quadrangle (the Commanding’s Officer Quarters and the Hospital) and those buildings or features that will assist in interpreting daily life. The following general recommendations correlate with the goals and objectives for use defined above, but it may not be possible or desirable to reconstruct all the buildings listed.

- Create guidelines for reconstruction (from foundations to full building reconstruction) and define an appropriate palette of materials that could meet THC standards. Guidelines should adhere closely to the Secretary of the Interior’s Standards for Reconstruction (see below).
- Reconstruct those buildings needed to reestablish the basic layout of the Fort and define the quadrangle, particularly the Commanding Officer’s Quarters (Building A) and the Hospital (Building K).
- Reconstruct buildings or features that reveal more about daily life at the Fort, e.g., a garden, a bake oven, barns, and places of work like the Bake House (Building M) and Laundry (Building L).
- Alternatively, create three-dimensional models or computer-generated imagery of the site’s evolution through time in order to reduce costs and physical impacts to the Fort while providing visitors with a richer understanding of site history, use, and appearance.

PRESERVATION PLAN

Fort Martin Scott is an 11-acre site that slopes moderately from Highway 290 on the west side to the bank of Barons Creek on the east. The landscape is dominated by the open, grassy quadrangle, which is oriented northwest/southeast, and scattered mature trees, several of which may date to the Fort era. The historic Fort area is enclosed with a new fence, and a parking lot and several modern buildings are to the north. Fifteen buildings and structures are present on the site, seven of which are of historic age and date to the Fort era or the tenure of the Braeutigam family.

Site and Building Descriptions and Conditions

Table 2 provides a summary of existing features, buildings, and structures at Fort Martin Scott; a brief assessment of their condition; and recommendations for short-, medium-, and long-term preservation that are guided by the vision, goals, and objectives for the site and by the historic preservation treatment philosophies of Restoration and Reconstruction (as defined by the Secretary of the Interior) discussed further below. Recommendations are further summarized at the end of this section, where additional sources of information are listed. Representative photographs of each resource are provided in Appendix B.

Table 2. Site Features, Buildings, and Structures at Fort Martin Scott

Feature, Building, or Structure	Approximate Construction Year	Description	Condition ²	Preservation Recommendations
Natural Landscape Features	1848-present	Important features of the natural landscape include the sloping site and Barons Creek along the west boundary. Many large trees, a few of which may date to the Fort period.	Good.	Short term: Prune and care for historic-age trees, maintain natural creek bank and riparian area. Medium term: Create prioritized master plan for landscaping and planting, including reconstruction of historic bridge(s) across creek and replacement trees. Long term: Implement master plan in stages based on defined priorities.
Entrances and Fencing	1990s-2018	Grounds (about 10 acres) originally enclosed with picket fence except along creek. Presently enclosed with steel-framed, peeled-pole fence built 2017-2018. Three principal entrances: west (main), north (to Friends Building), and south (to TRHC). Entrance features include an ornamental steel gate, a log overthrow, and wood-framed, shed-roofed, three-sided information kiosks.	Excellent. Fence is new and other entrance features are in good repair.	Short term: Complete existing fence. Maintain existing kiosks and gates. Medium term: Implement recommendations of development plan for new entries. Long term: Replace perimeter fence with picket fence, which was an important choice of U.S. Army to create feeling of civilized outpost.
Quadrangle and Walking Paths	1990s	Quadrangle is mowed lawn. Paths surfaced with granite gravel, which is difficult to keep in place and washes out in heavy rains. No irrigation system.	Good. Minor erosion of walking paths, particularly along east side of quadrangle after heavy rains.	Short term: None. Medium term: Replace granite gravel with lower-maintenance material. Long term: Reroute and/or add new walking paths as recommended in development plan.
North Parking Area and Recreational Vehicle Hookups	1990s, ca. 2010s	Asphalt and gravel surfaces.	Excellent.	Short term: Maintain. Medium term: Remove or relocate as development plan is implemented. Long term: Maintain.
Building B (Officers' Quarters)	1992-1993	Originally 14×16-foot, 2-room adobe building with porches front and rear. Reconstructed by volunteers. Limestone foundation (veneer?) and chimneys, concrete block walls with stucco finish, wood lintels and cornice, wood-framed roof with exposed rafter tails, wood shake roof, 6-over-6 wood sash windows. Enclosed rooms across rear rather than open porch. Wood floors, plastered walls, stone chimneys, and period-style furnishings on interior; rear rooms are efficiency apartment.	Good. Significant structural cracking and animal burrow at northeast foundation corner, erosion at north and east wall bases (undercutting foundation veneer), fine cracks in stucco over joints in underlying concrete block walls, paint loss and minor wood deterioration at windows, replacement of a few boards in porch deck.	Short term: Investigate cause of structural movement at northeast corner, repair (including cracks in stucco); conduct routine housekeeping on interior. Medium term: Scrape and paint windows, remove air conditioning unit from rear window if unused, raise grade slightly along north and east walls to prevent undercutting. Clean and treat wood shake roof per maintenance plan. Long term: Investigate use of coatings to minimize appearance of fine cracks in stucco. Maintain.
Building E (Officers' Quarters)	1990-1992	Originally 14×16-foot, 2-room adobe building with porches front and rear. Reconstructed by volunteers. Limestone foundation (veneer?) and chimneys, concrete block walls with stucco finish, wood lintels and cornice, wood-framed roof with exposed rafter tails, wood shake roof, 6-over-6 wood sash windows. Wood floors, plastered walls, stone chimneys, and period-style furnishings on interior.	Good. Significant structural cracking of porch foundations on east end (most caused by tree root growth); erosion at west and south wall bases (undercutting foundation veneer), fine cracks in stucco over joints in underlying concrete block walls, paint loss and minor wood deterioration at windows, replacement of a few boards in porch deck.	Short term: Conduct routine housekeeping on interior. Medium term: Investigate cause of structural cracking around windows and repair. Rebuild south porch foundation (east side) to accommodate root growth by adjacent tree. Investigate cause of structural crack at east end of north porch, repair. Scrape and paint windows, raise grade slightly along west and south walls to prevent undercutting. Clean and treat wood shake roof per maintenance plan. Long term: Investigate use of coatings to minimize appearance of fine cracks in stucco. Maintain.
Building G (Officers' Quarters Foundation)	1848	Originally planned as 14×16-foot, 4-room adobe building; only limestone foundation completed by 1853. Foundation apparently rebuilt and pointed with recessed lime-based mortar in ca. 1990s.	Good. Minor stone displacement and mortar erosion/loss.	Short term: None. Medium term: Reset loose and displaced stones, repoint with compatible lime-based mortar using recessed joint. Long term: Maintain.
Building J (Sutter's Store)	2017	Originally private property, built by L.G. Capers along with Building H. Current store is temporary structure approved by THC, not intended to replicate original store, only to house seasonal interpretive activities. Wood-framed with plank walls and wood shake roof.	Excellent. Skirting boards sitting on grade will likely exhibit water damage/warping/biological growth over time.	Short term: None. Medium term: Repair as needed, replace skirting boards as needed. Long term: Remove or relocate building as preservation plan is implemented. Clean and treat wood shake roof per maintenance plan.
Building L (Laundresses' Quarters Foundation)	1848	Originally 20×40-foot log building on stone foundation. Only portions of limestone foundation remain, partially exposed.	Fair. Foundation mostly buried in side hill, some displacement and loss of exposed stones, mortar loss, interpretive trail built directly adjacent.	Short term: None. Medium term: Monitor for erosion or further stone displacement. Long term: Fully expose foundations and stabilize by repositioning/replacing stones, laying in compatible mortar, if feasible, reconstruct to facilitate interpretation of daily life at Fort.
Building M (Bake House Foundation)	1848	Originally 20×14-foot log building on stone foundation. Only portions of limestone foundation remain, partially exposed.	Fair. Foundation mostly buried in side hill, some displacement and loss of exposed stones, mortar loss, interpretive trail built directly adjacent.	Short term: None. Medium term: Monitor for erosion or further stone displacement. Long term: Fully expose foundations and stabilize by repositioning/replacing stones, laying in compatible mortar, if feasible, reconstruct to facilitate interpretation of daily life at Fort.

Fort Martin Scott Historic Site Master Plan

Feature, Building, or Structure	Approximate Construction Year ^a	Description	Condition ^b	Preservation Recommendations
Building N (Guard House)	1848	Originally 42×16-foot stone building with three rooms (officers' room, guard room, and light prison with four cells). Converted to house by Braeutigam family 1870-1959. Additions removed by City in ca. 1987 and restored to Guard House. Limestone foundation and walls, wood casement windows, doors, and board cornice, wood shake roof, limestone chimney. Newer wood windows and casings.	Good. Limited biological growth at foundation, some rot at window sills (interior and exterior), paint loss at cornice, lintels, and doors.	Short term: Maintain. Keep foundation area free of debris, maintain gravel surface and positive grade to facilitate roof runoff. Conduct routine interior housekeeping. Medium term: Repair or replace sills, establishing slope to improve runoff/reduce rot. Scrape and paint/treat all wood elements, including historic lintels and nailers. Clean and treat wood shake roof per maintenance plan. Long term: Remove biological growth at foundation to prevent stone damage, reduce moisture. Maintain.
Wash House (Braeutigam Shed)	ca. 1890	Built and used by Braeutigam family as a summer kitchen and/or smokehouse. Walls of Basco block, a local cast stone product popular in ca. 1890s-1920s. Wood cornice and shutters, standing seam metal roof. Newer 1/1 windows and wood plank door; wood framed and screened vents in crawlspace. Lean-to section repaired in 2013-2014.	Good. Evidence of moisture damage on stuccoed limestone foundation (biological growth, spalled stucco, limited granular disintegration of lowest stone course). Block walls exhibit some mortar loss, biological growth. Paint loss/minor deterioration of shutters and eaves. Wasp nests on interior.	Short term: Remove loose debris from wall bases, maintain gravel surface and positive grade away from foundation to divert water runoff from roof. Treat for wasps and conduct routine housekeeping on interior. Medium term: Remove biological growth, stabilize or replace stucco, repoint foundation walls. Repoint walls with compatible mortar. Scrape and repaint windows and crawlspace vents to preserve wood. Long term: Replace roof in kind. Replace windows with more historically accurate type and materials.
Braeutigam Well #1	1890	May date to Fort period. Low, rectangular concrete walls above grade but with original circular limestone well shaft. Capped with metal grate.	Good. Minor biological growth on concrete and corrosion on grate. Significant mortar loss and minor stone displacement on interior.	Short term: None. Medium term: Inspect interior and repair/repoint as needed. Long term: Maintain.
Building R (Enlisted Men's Barracks)	ca. 1998	Originally three-pen, 45×16-foot log or jacal building. Reconstruction funded by \$250,000 grant from Texas Department of Transportation. Architect-designed and contractor-built. Earlier master plan (Wagner and Klein 2003) states that reconstruction is inaccurate, specific reasons unclear. Presently used as Visitor Center. Concrete and limestone foundation, log walls with limestone rubble chinking and heavy concrete daubing, wood shake roof, six-over-six wood sash windows, board gable ends, and full-length wood-framed porch.	Excellent. Minor weathering of logs and dimensional lumber elements.	Short term: None. Medium term: Re-stain wood boards and wood porch elements to prolong life. Long term: Maintain. Adapt interior for new use if new visitor center is built as part of development plan. Clean and treat wood shake roof per maintenance plan.
Building V (Blacksmith Shop)	2017-2018	Originally 14×16-foot adobe building. Current building (built for interpretive activities and not a reconstruction) not yet approved by THC. No foundation, pole-framed walls and roof, wood-slab wall sheathing covered with building paper and stucco, wood shake roof, cross-braced pair of plank doors, pole-framed porch.	Excellent. Stucco at grade may crack and spall over time.	Short term: Comply with all THC recommendations to obtain final approval. Medium term: Monitor new construction for any unexpected deterioration conditions. Long term: Maintain. Clean and treat wood shake roof per maintenance plan.
Flagpole	1990s	Peeled pole flagpole with wood crossbars, anchored by guy wires.	Fair. Flagpole is listing significantly above crossbars.	Short term: None. Medium term: Re-anchor or place as needed. Long term: Maintain.
Braeutigam Well #2	ca. 1890	May date to Fort or early Braeutigam period. Low, rectangular, limestone berm, circular limestone well shaft, capped with metal grate.	Good. Displaced stones at berm, little or no mortar. Significant mortar loss and minor stone displacement on interior.	Short term: None. Medium term: Inspect interior and repair/repoint as needed. Long term: Maintain.
Friends of Fort Martin Scott Building	ca. 2000, 2015	Originally served as visitor center near west entrance. Moved to current location in 2015 to house Friends office, records, and collections. Approved by THC. Corrugated metal skirting around foundation, board and batten walls. Metal panel roof.	Excellent. Building is essentially new, no deterioration conditions observed.	Short term: Stain or treat wood with a preservative to prolong life, particularly porch rails. Medium term: Inspect yearly for evidence of deterioration. Long term: Maintain.
Wagon Barn	2017	Approved by THC. Wood framed, presently open but three sides will be clad in board and batten like the Friends Building. Will have enclosed catering kitchen on concrete slab at north end, otherwise open to west with gravel floor. Metal panel roof.	Good. Durable materials. Issues will be similar to Friends Building.	Short term: Install siding and complete construction. Stain or treat wood to prolong life. Medium term: Inspect yearly for evidence of deterioration. Long term: Maintain.
Fort Martin Scott Texas Centennial Marker	1936	Granite vertical slab marker placed on site during the Texas Centennial in 1936 and engraved with short history of the site. It is located near the west fence between the parking area and the location of Building A. There is a concrete slab in front, non-historic, which gives the marker the appearance of a headstone.	Good. Limited dirt/biological growth on the marker.	Short term: None. Medium term: Consultation with THC to consider relocating marker closer to the visitor's path to increase visibility. Long term: Maintain.

^aSources: Prewitt 1979; Wagner and Klein 1983; Egli 2003; Wagner and Klein 2003.

^bCondition categories are Excellent, Good, Fair, and Poor.

Historic Significance and Integrity

Fort Martin Scott was established in 1847 and is now over 170 years old. Any property over 50 years old is considered of historic age and may be considered for designation under federal, state, and local preservation laws established to protect historic resources. These including listing in the NRHP, SAL designation, and/or local historic landmark designation.

National Register of Historic Places

A historic building, structure, object, site, or district may be considered eligible for the NRHP if it meets one or more of four criteria as defined by the National Park Service (1997):

Criterion A: A property is associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: A property is associated with the lives of persons significant in our past.

Criterion C: A property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: A property yields, or may be likely to yield, information important in prehistory or history.

Resources considered eligible under one or more of these criteria must also be evaluated for integrity of location, design, setting, materials, workmanship, feeling, and association. To be eligible for the NRHP, a property must possess integrity in the key aspects that make it eligible under one or more criteria. The seven aspects of integrity are further defined by the National Park Service (1997) as:

Location: The place where the historic property was constructed or the place where the historic event occurred.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Setting: The physical environment of a historic property.

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: The physical evidence of the crafts of a particular culture or people during a given period in history or prehistory.

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

Association: The direct link between an important historic event or person and a historic property.

Fort Martin Scott was listed on the NRHP in 1980 because it is significant at the state level under NRHP Criterion D as an important archaeological site that has yielded and has the potential to yield information relating to the history of the military in Fredericksburg. The Guard House was noted as the only standing structure, with the description of the building including the alterations by the Braeutigam family. A barn was noted at the location of one of the Sutler's buildings (Building I). Other visible features listed included foundations for the Officers' Quarters (Buildings B – G) and Enlisted Barracks (Buildings O –

S) as well as one wall segment for the Commanding Officer's Quarters (Building A). The Laundry (Building L) and Baker House (Building M) were also partially visible. Surface scatter artifacts were located near the probable location of the Stable (T), Storehouse (U) and Blacksmith Shop (V), although remains of the buildings were not found on the surface. Two wells, dating to the Braeutigam family occupation of the site, were also noted. Omitted from the original nomination is the 1936 Texas Centennial Marker for the site, which is eligible for listing under the Multiple Property Documentation Form prepared by THC in 2018 for Monuments and Buildings of the Texas Centennial.

Although not included in the nomination, the site is also eligible under Criterion A for its association with the early settlement of Fredericksburg, westward expansion in Texas, frontier military history, early agricultural history in the area, and the ethnic history of Fredericksburg's German population. Fort Martin Scott is in good condition and retains five of the seven aspects of integrity: location, design, setting, materials, and workmanship. Integrity in the aspects of design, materials, and workmanship comes primarily from the restored Guard House and the extant foundation for Building G. There is some loss of integrity in feeling and association due to the loss of multiple buildings, although the Guard House restoration and reconstruction of Buildings B, E, and R help recreate the sense of a Fort with a central quadrangle. The 2003 Conceptual Master Plan notes that Building R is not an appropriate representation, although THC would have had review of the design and deemed it appropriate for the site. The potential of the site to yield further information under Criterion D can also be expanded to include the early social history of the area because the Fort served as an important trading hub for the local Native American populations, Fredericksburg settlers, and military personnel.

In summary, after multiple additions and alterations since 1980, Fort Martin Scott retains its NRHP-listed status today because it is significant under Criteria A and D and retains the integrity needed to convey that significance.

NRHP listing provides protection for the site when any project is undertaken in or near the site that uses federal funding, is performed by a federal agency, and/or requires federal licensing or permitting. These projects are subject to a review for their effect on cultural resources under Section 106 of the National Historic Preservation Act. While the federal agency involved in the undertaking is responsible for initiating the review process, often the recipient of federal funding or the permit will coordinate the review.

In Texas, Section 106 documentation – such as project plans and specifications and/or a report from a cultural resources consultant – is submitted to THC for review by dedicated review staff who will assess the proposed project effects on both architectural and archaeological resources. Currently, THC has an online submittal and tracking system, called eTRAC, for Section 106 coordination. Anyone may register for a username and password for the site, however, Section 106 materials are typically submitted by cultural resources professionals who provide their professional assessment of the project effects. By law, THC has 30 days to review projects and provide comment and/or concurrence.

State Antiquities Landmark

SALs is a designation by THC for historic and prehistoric resources that receive legal protection under that Antiquities Code of Texas. Anyone may nominate a publicly owned property for SAL designation, however, only owners can request designation of privately owned properties. Above ground resources, such as buildings, must also be NRHP listed, however, archaeological sites can be designated an SAL without NRHP listing.

Potential SALs are evaluated under specific criteria for archaeological sites, shipwrecks, caches and collections, and historic buildings and structures. THC evaluates significance and integrity similarly to NRHP evaluations, however the specific guidelines allow for more consideration of the property's significance to Texas history.

SAL designation requires that a property cannot be removed, altered, damaged, salvaged, or excavated without a permit from THC. Property owners are required to notify THC of the project scope and receive a permit prior to starting work. Contacting THC during the planning and/or design phase can ensure the project will meet their approval and prevent costly revisions to finalized plans. Also, early contact with THC can help property owners determine if a relevant professional must oversee the work and submit reports. Antiquities Permit applications are available on the THC website and vary on the type of resource impacted by the work.

Fort Martin Scott was designated as an SAL in 1988.

Local Historic Designation

Local communities with historic preservation ordinances have the authority to designate local historic districts and/or landmarks in their communities. Most communities follow the similar broad guidance of the NRHP criteria, although some expand it to include particular types of resources specific to their community. Local designation requires that a preservation / landmark commission or board review proposed work to properties to ensure that the work follows preservation guidance and the character of the landmark or district is retained.

The City has an historic preservation ordinance but Fort Martin Scott has not been designated a local landmark. While the site is protected under State Law, the Historic Review Board is not currently involved in reviewing any proposed work at the Fort. Local designation would formalize a relationship between the Parks and Planning departments for site management– both in the current management framework and if a future full-time staff position is established. The designation process could also be part of a local outreach and awareness project to increase local interest in the site.

Additional Resources

National Historic Preservation Act of 1966 (as amended): <https://www.nps.gov/history/local-law/nhpa1966.htm><https://www.nps.gov/history/local-law/nhpa1966.htm>

THC's Section 106 Review Process: <http://www.thc.texas.gov/project-review/national-historic-preservation-act/section-106-review-process>

THC's Section 106 Review Process: <http://www.thc.texas.gov/project-review/national-historic-preservation-act/section-106-review-process>

State Antiquities Landmarks: <http://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks>

State Antiquities Landmarks Forms: http://www.thc.texas.gov/about/forms#cat_301

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes (Birnbaum 1994)

Preservation Brief 43: The Preparation and Use of Historic Structure Reports (Slaton 2005)

Historic Preservation Treatment Philosophy

Fort Martin Scott is listed on the NRHP because of its historic significance and integrity. In the United States, standards and guidelines for the treatment of NRHP-listed properties are set by the Secretary of Interior (Secretary). The Secretary defines four approaches to their treatment:

Preservation, which focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation, which acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration, which depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction, which re-creates vanished or non-surviving portions of a property for interpretive purposes.

At Fort Martin Scott, past treatments have included restoration of the Guard House and reconstruction of Buildings B, E, J, R, and V. Both treatments are consistent with the current vision for the site. The continued and careful application of these treatments will allow for improved public interpretation while ensuring that the historic integrity of Fort Martin Scott is not compromised and that all work meets nationally accepted standards for historic preservation. All future restoration and reconstruction projects should observe the Secretary's Standards, provided below. An invaluable resource is *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer 2017), which provides tables of actions that are recommended and not recommended and is supplemented with many photographs and illustrations.

Standards for Restoration

As stated by the Secretary, restoration may be considered as a treatment for a historic property "when the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned... Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed" (National Park Service 2018a).

The ten standards that should guide restoration projects are:

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed. (National Park Service 2018a)

Standards for Reconstruction

As stated by the Secretary, reconstruction may be considered as a treatment for a historic property “when a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction” (National Park Service 2018b). The six standards that should guide reconstruction projects are:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed. (National Park Service 2018b)

Historic Preservation Treatment Recommendations

The following recommendations are intended to provide guidance in fulfilling the vision for Fort Martin Scott while observing nationally acknowledged preservation standards and guidelines for the treatment of historic sites. Proposed improvements to the Fort, like the creation of new circulation routes and the construction of a new visitor center and other buildings, should be undertaken in a manner that avoids adverse effects and/or negative impacts on Fort Martin Scott.

Prioritized general recommendations for the site, restored buildings, and reconstructed buildings are as follows. Recommendations for specific resources, also prioritized into short-, medium-, and long-term goals, are presented above in Table 2.

Site

1. Finalize and summarize all past archaeological studies, including artifact identification.
2. Prepare a Historic Structure Report (HSR) for the Fort and consider it holistically as a cultural landscape. An HSR is prepared for many purposes but generally, as defined in National Park Service Preservation Brief 43, “A historic structure report provides documentary, graphic, and physical information about a property’s history and existing condition. Broadly recognized as an effective part of preservation planning, an HSR also addresses management or owner goals for the use or re-use of the property. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers” (Slaton 2005). The components of an HSR typically include historical research, existing condition survey, measured drawings and record photography, materials investigation and testing, and archaeological investigations, all of which lead to an evaluation of significance, selection of a treatment approach, and development of preservation and management recommendations. This preservation plan has addressed several components of the HSR, but more intensive archival and physical research into the history of Fort Martin Scott is required to fulfill the goals of expanding its story and improving interpretation and education. The HSR will serve to integrate existing information and supplementary research and can then be used as an additional planning tool, particularly when addressing maintenance and repair needs for the resources on site or planning for reconstructions or expanded interpretive activities. The information in the HSR can also aid in securing preservation grant funding to assist with costs for such work.
3. As part of the HSR, conduct additional archaeological surveys to fulfill THC’s request for an overall assessment of archaeological resources prior to further development and to understand the full history of the site. If survey must be phased, begin with areas proposed for any

reconstructions or new construction. Incorporate archeological projects into the interpretive materials and activities at the Fort.

4. Address accessibility issues and improve access to all parts of the site in any future development.

Additional Resources

Preservation Brief 32: Making Historic Properties Accessible (Jester and Park 1993)

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes (Birnbaum 1994)

Preservation Brief 43: The Preparation and Use of Historic Structure Reports (Slaton 2005)

Historic Resources

Historic resources at the site include those from both the Fort Martin Scott period and the Braeutigam Ranch period (not only reused fort buildings and structures but also those built by the Braeutigam family). These are:

- Natural Landscape Features
- Quadrangle
- Building G (Officers' Quarters Foundation)
- Building L (Laundresses' Quarters Foundation)
- Building M (Bake House Foundation)
- Building N (Guard House)
- Wash House (Braeutigam Shed)
- Braeutigam Wells #1 and #2
- Texas Centennial Marker

As the only remaining landscape and architectural features from the historic period, these are the most important non-archaeological resources at Fort Martin Scott. Their ongoing stewardship is of the highest priority. Generally, these resources are in good condition but a few building deterioration conditions should be addressed in the near term. Recommendations for the Historic Resources are:

1. Continue inspecting and maintaining historic architectural resources on a routine basis and addressing minor problems as necessary.
2. Address short- and medium-term recommendations listed in Table 2. Of moderate concern are deterioration of the Wash House foundation and potentially unstable masonry in the well shafts.
3. Address long-term recommendations listed in Table 2.
4. Consult closely with THC during the repair or restoration of these resources to streamline the compliance process and ensure appropriate interpretation and application of the Secretary's Standards for Restoration.

Additional Resources

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings (Mack and Speweik 1998)

Preservation Brief 9: The Repair of Historic Wooden Windows (Myers 1981)

Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs (Park 1989)

Care and Maintenance of Wood Shingle and Shake Roofs (Niemiec and Brown 1993)

Reconstructed Resources

The following reconstructed resources at Fort Martin Scott date from the early 1990s to the present:

- Building B (Officer's Quarters)
- Building E (Officer's Quarters)
- Building J (Sutler's Store)
- Building R (Enlisted Men's Barracks)
- Building V (Blacksmith Shop) – built for interpretive use and not a true reconstruction

These buildings are very important to the physical definition of the quadrangle and Fort complex, and its interpretation. They also represent a significant investment of time and resources and, as elements of the Master Plan are implemented, it is important to continue planning for their routine repair and maintenance. Generally, they are in good condition but a few deterioration conditions should be addressed in the near term. Recommendations for the Reconstructed Resources are:

1. Continue inspecting and maintaining reconstructed resources on a routine basis and addressing minor problems as necessary.
2. Address short- and medium-term recommendations listed in Table 2. Of most concern are structural cracks in both of the Officer's Quarters, which should be evaluated by a qualified engineer.
3. Address long-term recommendations listed in Table 2.
4. Consult closely with THC during the design and construction of any proposed new reconstructions to streamline the compliance process and ensure appropriate interpretation and application of the Secretary's Standards for Reconstruction.

Additional Resources (also see readings for Historic Resources, above)

Preservation Brief 26: The Preservation and Repair of Historic Log Buildings (Bomberger 1991)

Non-Historic Resources

The following non-historic resources at Fort Martin Scott date from the early 1990s to the present:

- Entrances and Fencing
- Walking Paths
- North Parking Area and Recreational Vehicle Hook-Ups
- Friends of Fort Martin Scott Building

- Wagon Barn

These resources are important to the accommodation of volunteers and visitors at the Fort. They are generally unobtrusive and are maintained in a safe and attractive condition. Recommendations for the Non-Historic Resources are:

1. Design any new improvements to be consistent with the goals of the Master Plan.
2. Create and adopt a uniform design language for non-historic resources, particularly buildings, to make them distinguishable from historic and reconstructed resources.
3. Consult closely with THC during the design and construction of any proposed new non-historic resources to streamline the compliance process and ensure appropriate interpretation and application of the Secretary's Standards for the Treatment of Historic Properties.

Maintenance Plan

Presently, Fort Martin Scott is in good condition due to the soundness of extant original and new construction at the site and ongoing maintenance and repair. There is no formal monitoring and maintenance plan for the site. All housekeeping and building maintenance tasks are conducted by City staff or volunteers, and mechanical systems such as plumbing and heating (limited to Buildings B, R, and the Friends of Fort Martin Scott Building) are repaired on an as-needed basis. Major maintenance, repair, and preservation projects are infrequent. Budget and staffing levels for routine cleaning and maintenance will need to be reassessed as materials and systems continue to age, and as the new visitor center is built and any historic buildings are reconstructed—these will place increased demands on already very finite resources.

General recommendations for the routine maintenance of the site in its current configuration are presented in Table 3. According to City staff, vandalism is low to non-existent, but plywood can be used to temporarily secure buildings (for example, if windows or doors are damaged) while plans are made to implement permanent repairs that are consistent with preservation standards. Any graffiti should be removed following recommendations for historic building materials (Weaver 1995).

Table 3. Maintenance Plan for Historic and Reconstructed Resources at Fort Martin Scott

Feature, Building, or Structure	Timeframe	Recommendations
SITE		
Entrances and fencing	Annually	Inspect and repair to maintain in safe and operable condition.
Quadrangle and walking paths	Annually and after major weather events	Inspect and repair to maintain in safe condition.
BUILDING EXTERIORS		
Porches	Annually	Inspect for loose or displaced floor boards, stair treads, and railings. Repair and maintain in a clean and safe condition.
Eaves and roofs	Annually	Inspect for cracks, damage, and secure attachment; repair as needed. Remove all leaf litter and debris from wood shake roofs, preferably before wet season. Trim overhanging tree branches.

Feature, Building, or Structure	Timeframe	Recommendations
Foundations, walls, chimneys, windows, and doors	Every two years	Inspect for cracks and damage, make minor repairs. Photograph any new or worsening conditions and compare with earlier photograph to understand rate of change and severity, particularly structural cracks.
Windows and doors	Every five to ten years	Scrape and paint doors, window frames, sashes, casings, and sills, and lintels if necessary. Replace broken glazing and reapply putty as needed. Maintain in operable condition by repairing hardware and scraping adequately prior to repainting.
Wood shake roofs	Every ten years	Use a chemical treatment to remove any moss and lichen from roofs, treat with wood preservative.
Log and board walls	Every ten years	Use a chemical treatment to remove any moss and lichen from logs, if needed. Repair or replace deteriorated boards that may be common near wall bases.
Masonry walls and chimneys	Every ten years	Consult with preservation expert to inspect masonry and mortar, and to formulate treatment plan (including specifications for appropriate repair and replacement materials) for deteriorated elements. Implement needed repairs.
BUILDING INTERIORS		
Period displays and furnishings	Monthly	Conduct general housekeeping (sweeping, dusting, cleaning with water or mild cleaners, etc.).
Restrooms and mechanical systems	Annually	Inspect and repair all plumbing, heating, and cooling systems, also any alarm and fire suppression systems. Hire professional specialists as needed.
Floors, walls, ceilings, and built-in furnishings	Every two years	Inspect for evidence of roof leaks, water damage, and general wear. Identify and address causes, make repairs to building interiors.

To protect the historic character of the Fort in the long term and to provide continuity through personnel changes, educational and training opportunities should be provided for City staff (and volunteers if possible) on the care of historic (and reconstructed) buildings. The National Park Service has published Preservation Brief 47, "Maintaining the Exterior of Small and Medium-Sized Historic Buildings," and also provides several relevant online trainings through its Technical Preservation Services. Seminars on historic property management are also provided by the National Preservation Institute.

Additional Resources

(also see maintenance-related readings for Historic Resources and Reconstructed Resources, above)

Preservation Brief 38: Removing Graffiti from Historic Masonry (Weaver 1995)

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings (Park 2007)

Technical Preservation Services Online Training: <https://www.nps.gov/tps/education/online-training.htm>

National Preservation Institute Seminars: <https://www.npi.org/Seminars>

USE PLAN

Fort Martin Scott's official hours of operation are Thursday to Monday, 10 a.m. to 5 p.m. year-round. During these hours, the Visitor Center, Guard House, and Officers' Quarters buildings are open.

Approximately 5,000 visitors per year sign the guest register in the Visitor Center and it is likely that nearly as many additional visitors come to the site outside of the official hours and/or do not sign the register. Signs greeting visitors with the hours indicate that an interactive tour is available for \$5.00, however, it is not clear if these tours are currently being conducted (Figure 17). These hours seem sufficient for the current level of use at the site, although a formal visitor use study or survey would help to clarify visitor needs and expectations, engage diverse stakeholders, identify interpretive possibilities, inform future marketing efforts, and help the City to establish a sustainable long-term use plan.

Twice a year, the site is host to two living history events: Fort Martin Scott Days in the spring and Frontier Days in the fall. These events are ticketed and draw about 2,000 people per each 2-day event. The site is also used by the Friends of Fort Martin Scott for seven 1-day summer camps and some afterschool activities.

Although Fort Martin Scott is primarily an archaeological resource, there is no archaeology-specific programming done at the site. Artifacts from previous investigations are also not curated or used to enhance the story told at the Fort. To address these gaps, one option would be collaboration with the Hill County Archaeological Association to bring Archaeology Month events to the site. A second option would be to expand events for school children to include archaeology, and to schedule any archaeological research or investigations at the site to coincide with camps or other interpretive activities. Members of the public, both adults and children, may also be interested in assisting with assessing existing artifacts and putting together displays for the site. An archaeologist must oversee these efforts, however, they would give locals reasons to visit the site more frequently.

As the artifacts are curated, new displays created to enhance the story, and/or any other news occurs at the site, FMS stakeholders should share these stories as part of public outreach efforts. In addition to press releases to local media and updates to the Current News & Events feed on the website, the stakeholders should also consider using social media to share these short stories. Photographs of interesting artifacts, for example, would appeal on multiple social media platforms. The City, Advisory Board, and Friends should coordinate a unified social media profile for the site and a plan for frequency and types of updates and who will be responsible. Links to the social media account(s) are easily added to the website, included marketing materials, and included in traditional press releases.

Visitor parking is to the north of the site, although some visitors also use the parking lot to the south at the TRHC (Figures 18 – 19). This is particularly true on event days when buses use the TRHC parking lot. Although a path connects TRHC and the Fort Martin Scott site, the link between the two sites is not clear (Figure 20). At whatever level possible, the City should collaborate with TRHC during the planning and design of TRHC's new museum. The building will likely sit between the TRHC parking lot and Barons Creek, and will be directly connected to the existing pathway that links the two sites. The new museum could provide some space to display artifacts found at Fort Martin Scott—particularly any related to the Texas Rangers' use of the site. Conversely, the City should collaborate with TRHC during the design and construction of a new museum at Fort Martin Scott to further integrate the promotion and interpretation of these closely connected sites.

Fort Martin Scott stakeholders should also collaborate with TRHC on any educational programming (lectures, school activities, camps, etc.) to include topics related to the Fort. TRHC should also be approached for use of meeting/lecture space to expand existing events at Fort Martin Scott—or at least as a place to relocate events due to weather. There should also be overall collaboration with TRHC on promoting events at both sites, perhaps even overlapping special events and/or exhibits to increase the number of visitors at both places.

The City's planned recreational hike and bike trail will include connections to the existing walkways at Fort Martin Scott (Figure 21). Fort Martin Scott will be one of the trail heads for those using the trail, and

will need additional amenities for those visitors (see further discussion under Development Plan). Once completed, the City should consider using the trail system from Fort Martin Scott for run/walk/bike events—whether by incorporating it into existing events or developing new events tied to other Fort Martin Scott activities. Reaching out to groups who normally organize these types of events would open FMS to new groups of potential visitors. Organizers should handle marketing and outreach for event, however, the event planner should link to FMS on social media and the person responsible for such updates for FMS should also link back to the group as part of cross promotion. The City would have to establish rules for use of the site for events not sponsored by stakeholders and would be the contact event organizers.

Additional Resources

Cultural Heritage Tourism (Hargrove 2017)



Figure 17. Fort Martin Scott welcome sign, May 2018.



Figure 18. Fort Martin Scott Visitor Parking entry, May 2018.



Figure 19. Fort Martin Scott Visitor Parking, May 2018.



Figure 20. Path between Fort Martin Scott and Texas Rangers Heritage Center, May 2018.

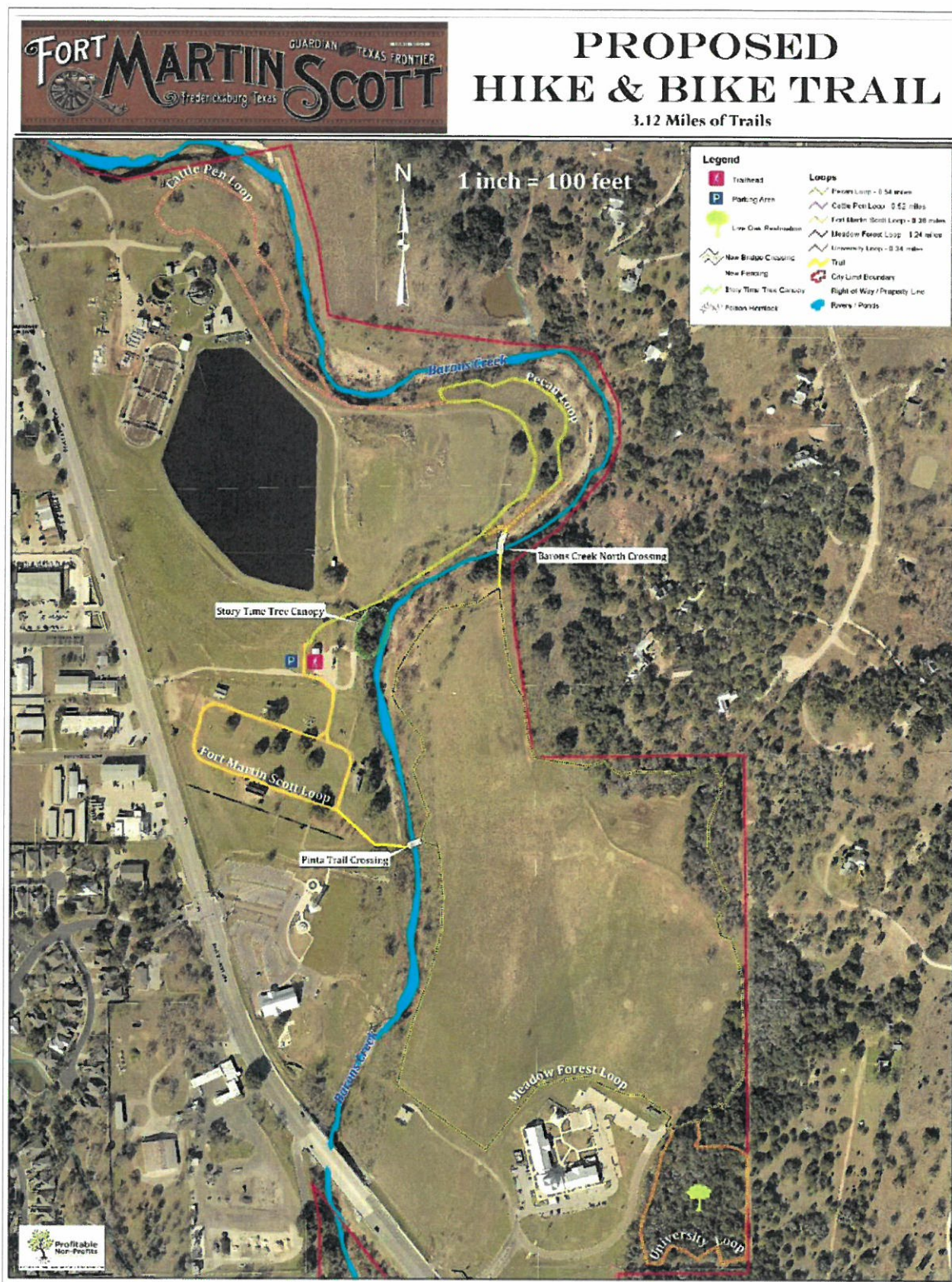


Figure 21. Proposed Hike and Bike Trail, Courtesy of City of Fredericksburg.

DISASTER PLAN

Fort Martin Scott does not presently have a written emergency preparedness plan that addresses emergency incidents, policies, and procedures to ensure disaster preparedness for staff, visitors, collections and the building. Of particular concern in this region is emergency preparedness for wildfires; the risk of flooding, earthquakes, or other natural disasters is low. At the most basic level, a pocket response plan (PReP) should be prepared to provide a ready list of whom to contact in emergencies and an emergency response checklist. Another useful resource is the dPlan, an online disaster planning tool for cultural and civic institutions. The policies and procedures outlined in the emergency plan can help to ensure that appropriate actions are taken for visitor and staff safety and to minimize damage and loss to the collections and the buildings. Because this is a City-owned property, coordination with local emergency response services should be straightforward. For further information and to develop a simple plan, please see:

Additional Resources

PReP: <https://www.statearchivists.org/files/1014/4985/5968/PReP-template-english.pdf>

dPlan: <http://www.dplan.org>

INTERPRETIVE PLAN

A Long-Range Interpretive Plan for Fort Martin Scott should be guided by a cultural heritage tourism plan, the development of which is the first recommendation of this master plan (see Organization Overview and Goals and Objectives for Use). The goals and objectives for use articulated by the Fort Martin Scott stakeholders at the kickoff meeting are an important first step in this process, specifically those related to expanding the story of Fort Martin Scott. Current goals for improving the visitor experience through interpretation, education, and events should also be addressed in the cultural heritage tourism plan, including creating a fuller experience at the site, developing more educational programming, creating more children's programming, and using the existing buildings to create more engaging interpretive activities.

Currently, the interpretation of Fort Martin Scott is focused on military history with very little context about how the site fits into the broader history of Fredericksburg and/or the frontier. Additional research conducted as part of a comprehensive archaeological study, inventory, and cataloging of artifacts and/or as part of an Historic Structures Report would provide a solid foundation both for other avenues of directed studies on diverse aspects of Fort history and for new, updated signs.

During the kickoff meeting, stakeholders and the project team identified the following priorities for research and interpretation:

- Tell the broader history of the Fort itself, supported by more research.
- Better define the place of Fort Martin Scott in southwest Texas history and its relationship to other forts of the era.
- Tell the story of the Pinta Trail, historically located between the Fort and TRHC.
- Better define the Fort's place in local history and how it fits into Fredericksburg's story.
- Expand the archaeological story to include prehistory and other aspects of history at the site aside from the military experience.

- Expand on Native American history if archaeological evidence indicates that this is the right place.
- Expand on the post-Fort history to include ranching, the Braeutigam family and their period of use, regional German history, etc.

These priorities are supported by the Advisory Board's approval in 2015 that the Fort's interpretation plan should include the following historical periods: Prehistoric Native American, Spanish Exploration and Occupation, Modern Native American, Tejano, Texas Rangers, Military, and the Braeutigam Family (Stakeholder Communication).

Some of these expanded stories will connect to those told at other cultural heritage sites in Fredericksburg, and the Fort Martin Scott stakeholders should collaborate with their affiliated organizations. Working with these sites, stakeholders should be able to find links to the broader history of Fredericksburg and Fort Martin Scott. Also, working with these groups will allow for greater marketing of the local and regional history that draws many visitors to Fredericksburg. Many of these stories are already present in existing studies of the site and/or by the Braeutigam family. Again, a comprehensive archaeological study and/or Historic Structures Report can help collate these. Existing artifacts should be examined to both help professionals understand additional narratives as well as to display those narratives to visitors.

A new visitor center and/or the existing restored and reconstructed buildings should be the first locations considered for display cases interpreting the artifact collections. These spaces could also be home to traveling exhibits related to one (or more) of the new narratives to help keep the information fresh for repeat visitors. Displays can also be updated periodically using the Fort Martin Scott artifact collection, which also would prevent interpretation from becoming stagnant. Creating three-dimensional models or interactive computer-generated imagery of the site's evolution through time will provide visitors with a richer understanding of site history, use, and appearance.

In addition to the interior spaces, there should be careful thought given to additional reconstructions on the site. There is a desire to reconstruct the Commanding Officer's Quarters (Building A) as well as the Laundry (Building L). The Commanding Officer's Quarters would help to reestablish the quadrangle of the Fort, giving a better sense of the historic feeling of the site, and the Laundry would provide a space for depicting daily life activities and be particularly useful during living history events.

Since Fort Martin Scott is an SAL, all work to expand the interpretation on the site will likely need to be done in coordination with THC—particularly any construction work. THC will also likely require professionals to oversee large construction projects. Preparation and installation of new interpretive signs should have minimal impact, but THC will still need to be consulted.

As part of expanding the story and increasing the visitor experience, the Fort Martin Scott site needs new signage. The existing signage, while well-constructed, is reaching the end of its useful service life. Many of the signs are pocked, peeling, and becoming difficult to read (Figures 22 – 24). Replacement signs should be professionally designed with updated content that meets the goals of interpreting the expanded story of the site and in concert with any recommendations of the cultural heritage tourism master plan. Professionals experienced with preparing museum displays and signage will be able to assist with creating signs/displays with:

- Quick Response (QR) codes
- Audio/visual displays
- ADA Compliance

Mounting height of 24 to 30 inches with a 30 to 45 degree angle toward the viewers.

- Appropriate text and graphics

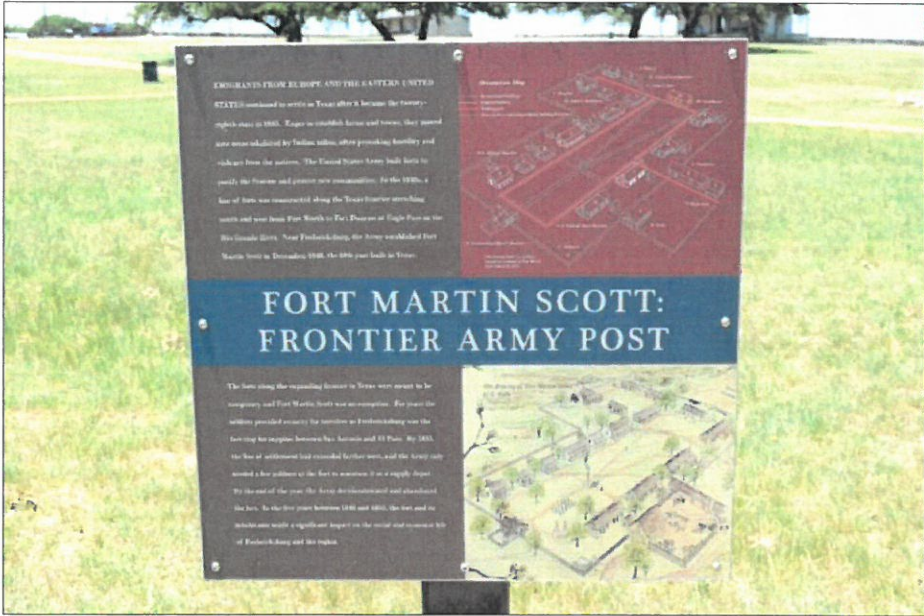
The main body of text should be no more than two paragraphs of three or four short sentences (approximately 150 words, up to 250 words maximum if using smaller fonts for secondary text or captions)

“3-30-3” rule: 3 seconds to hook the reader, who will stay for 30 seconds if you hook them, and 3 minutes if they are very interested in the topic. The title at the top is sometimes all the text a visitor will read, so it is important that the learning objectives for the site be met to some degree even if a visitor glances at all the signs for only 3 seconds.

Use a sans, slab, or simple serif typeface, upper and lower case, with a minimum 18 point type size on signs. Titles: 60–72 point, Subtitles: 40–48 point, Body Text: 24 point.



Figure 22. The first of three sign types currently used at Fort Martin Scott, May 2018.



BUSINESS AND FINANCIAL PLAN

Business Plan

Fort Martin Scott is owned by the City of Fredericksburg and subject to the City's overall policies for all operations—including budgeting, staffing, purchasing, and marketing. The site falls under the purview of the Parks and Recreation Department, led by its Director, who also serves as the staff representative to the Fort Martin Scott Advisory Board, which meets quarterly and is instrumental in making recommendations for the operation of the site. The City HPO also works with the Advisory Board and the Parks and Recreation Director, although currently has no defined role in the operations of the site. The Friends of Fort Martin Scott is a separate non-profit entity, although it works closely with the Advisory Board and offers suggestions for the site.

Through the preparation of this Master Plan, discussion was raised to suggest downsizing the Advisory Board and reducing the number of meetings to twice a year. This group would still be committed to advising on the management of the site, however, fewer meetings would allow them to also be more active with events at Fort Martin Scott.

In terms of staffing, many of the goals, objectives, and the recommendations in this master plan are not feasible given the current organizational structure, which is a combination of City staff (with multiple obligations) and volunteers. THC, for example, has 31 staff dedicated to the 22 historic sites they own and manage, including three historic forts. Each of the 22 sites has a site manager, a few have an additional staff member, and a small team in Austin provides administrative and programming support to all sites. The THC sites also likely benefit from volunteers who work as docents and guides.

With administrative support from the City, a single staff person dedicated to managing Fort Martin Scott could facilitate planning and fundraising efforts, volunteer and event coordination, and implementation of the plan recommendations, and also advocate for the needs of Fort Martin Scott to the City and the community. To support a dedicated staff person, the City could consider a nominal admission charge to the site to help off-set costs. Admission to most of the THC sites is free or less than \$5. The three THC fort sites have a nominal admission fee. Admission at the National Museum of the Pacific War is the highest of all the THC sites at \$15 for regular adult entry. All the sites also accept donations.

As a City-owned and managed site, the operation budget is typically limited to maintenance and part-time staffing needs of the site itself and there is no funding for capital improvements desired by stakeholders and/or recommended in other portions of this plan. Capital improvement funding is in the form of line item requests in the annual budget. Both the Advisory Board and the Friends of Fort Martin Scott should be more involved in the budget process as advocates for the site and partners for projects required to meet the goals of this plan. The City can also utilize Hotel Occupancy Tax (HOT) monies for work at Fort Martin Scott. This source provides \$40,000–\$50,000 to the City annually and can be used to offset some of the costs of the larger projects recommended in the plan and/or as match funding for grant applications.

HOT monies are often used by a community's Convention and Visitor's Bureau for advertising and convention / visitor center costs, including construction. They can also be used for historic preservation projects including repairs and reconstructions, signage (particularly wayfinding), and historic site / museum specific advertising. These monies can be used to as the match to grant funding, which will assist with larger projects. HOT funding is distributed by the City via an application process. Amounts of HOT funding will vary by the amount available and the applications received and reviewed by the City. Applications are due in December for consideration on the January City Council agenda.

As an SAL, capital improvement projects need to be approved by THC prior to construction. Before starting work on a project, the City must notify THC, and it should be done in the early planning phases to limit revisions to the project plans due to non-compliance with preservation standards. The project team recommends that the City HPO or a new full-time staff person should be the point of contact for THC and serve as the liaison for the work on behalf of the City. However, depending on the nature of the project, THC will require an archaeologist or architect with relevant professional qualifications and experience to oversee the permitted work and submit any required reports.

As a Certified Local Government (CLG) community, the City of Fredericksburg can apply for funding for some of the recommended work in the Master Plan, including:

- Historic Structures Report
- Further development of Master Plan sections—particularly the Preservation Plan, Use Plan, and/or Interpretation Plan
- Smaller repair projects to historic buildings
- Comprehensive Archaeological Study

CLG funding is federal monies and the program, administered through the THC, requires a local match of 50% of the total project cost. Matching funds must be from a non-federal source, with the exception of Community Development Block Grants. CLGs may also present verifiable values of in-kind services or goods as part or all of the required match.

Larger projects may be eligible for funding from the Texas Historic Preservation Trust Fund, also administered through the THC. The fund allows for projects such as:

- Development meeting the Secretary of the Interior's Standards as outlined above for preservation, restoration, rehabilitation, and reconstruction
- Historic Structures Report
- Preservation Plans
- Professional archaeological study/analysis and reporting of previous studies

Like the CLG grant, the Texas Historic Preservation Trust Fund requires a local match. Typically, funded projects also require an easement to ensure long-term preservation of the grant-assisted property. As an SAL property, however, Fort Martin Scott is exempted from this requirement.

Additional Resources

Texas Comptroller Hotel Occupancy Tax Information:

<https://comptroller.texas.gov/economy/fiscal-notes/2016/june-july/hotel-tax.php>

City of Fredericksburg Hotel Occupancy Tax Funding: <https://www.fbgtx.org/598/Hotel-Motel-Tax-Funding-Requests>

CLG Grants: <http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government/grant-information>

Texas Historic Preservation Fund: <http://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund>

Financial Plan

Funding for the operational and development needs of Fort Martin Scott is included in the annual budget for the Parks and Recreation Department. Typically, this budget only provides for \$25,000 – \$30,000 in annual operating costs, including regular maintenance of the landscaping, utilities, and staffing. There is no admission fee for the site, although information signs at the site indicated that interactive tours are \$5.00. Donation boxes on site gross approximately \$2,400 per year.

Friends of Fort Martin Scott raises about \$15,000 a year, which is used for their sponsored events on the site. The Friends, along with the City, also apply for educational grants to help with programing costs.

The financial plan should be updated annually not only to budget for the upcoming expenditures, but to incorporate specific grant, donation, and/or other fund-raising amounts as well as incorporation of capital improvement project funding when applicable. To fund larger projects such as a new visitor center and any foundation or building reconstructions, a capital improvement campaign should be designed and implemented by the City and its partners. This should be phased to set realistic goals, and an important part of the campaign will be the identification and involvement of potential partners and alternative sources of funding.

CONCLUSIONS AND PRIORITIZED RECOMMENDATIONS

Fort Martin Scott is a significant historic site with a complex and compelling history. The commitment and support of the City of Fredericksburg, the Advisory Board, the Friends of Fort Martin Scott, and local community members and volunteers are admirable. Physically, the site is stable and in good condition, and management practices are sound. But the City and the Friends of Fort Martin Scott clearly recognize that the site has greater potential, which prompted the creation of this Master Plan and is reflected in their vision for the site.

Specific recommendations for future planning and action are contained in the six smaller plans that compose the master plan (the Development Plan, Preservation Plan, Use Plan, Disaster Plan, Interpretive Plan, and Business and Financial Plan). To provide further guidance, this section integrates and prioritizes the general recommendations of the component plans. As these recommendations are carried out, the plan should be regularly appended with associated projects or research and updated to stay current with the activities of preserving, managing, and operating the site. Two additional, interrelated plans will also be critical in guiding future work, a Cultural Heritage Tourism Plan (see Goals and Objectives for Use) and a Long-Range Interpretive Plan (see Interpretive Plan).

Short term recommendations (1-2 years)

(in general order of priority)

- Hire a staff person (part time or full time) to manage Fort Martin Scott, facilitate planning and fundraising efforts, coordinate volunteers and events, implement the plan recommendations, and advocate for the needs of the Fort with both the City and the community.
- Collect and collate archaeology reports as noted in the Development Plan.
- Implement the short-term recommendations of the Preservation Plan (see Table 2).
- Implement the Maintenance Plan (a component of the Preservation Plan).
- Draft and adopt a simple Disaster Plan (a component of the Preservation Plan).

- Develop a process to streamline consultation with Texas Historical Commission (THC), likely by designating the City Historic Preservation Officer (or the site manager if hired) as liaison and point of contact for all work at the site that falls under THC's purview.
- Create a yearly financial plan to track finances, fundraising needs and efforts, and expenditures.
- Apply for CLG grants and Texas Historic Preservation Trust Fund grants to fund medium-term recommendations like a Historic Structures Report, archaeological work, and a Cultural Heritage Tourism Plan.
- Establish a social media presence to share news, events, and photographs of the site and/or artifacts

Medium term recommendations (3-5 years)

(in general order of priority)

- Collaborate with TRHC during the planning and design of their new museum to integrate the interpretation and promotion of both sites, as possible.
- Draft an overarching Cultural Heritage Tourism Plan by conducting visitor research and using the five-step process outlined by Hargrove (2017). Integrate the recommendations of the six component plans of this Master Plan.
- Prepare an HSR for the site as noted in the Preservation and Interpretation Plans.
- Using the results of the HSR, update the NRHP nomination for the site.
- Conduct additional archaeological investigations in support of the proposed infrastructure and historic site improvements recommended in the Development Plan.
- Implement the medium-term recommendations of the Preservation Plan (see Table 2).
- Develop a Long-Range Interpretive Plan based on the results of the Cultural Heritage Tourism Plan. This should include the use of information collected in the HSR and during archaeological investigations to design ways to expand the story of Fort Martin Scott. It should also involve collaboration with TRHC on educational programming, including lectures, exhibits, and special events, as possible.
- Design and implement a phased fundraising and capital improvements campaign for larger projects to support the recommendations of the Business and Financial Plan.
- Create and implement a marketing plan to support the recommendations of the Cultural Heritage Tourism Plan and Use Plan.
- Improve the Fort's visitor trail network, integrate it with the 3.1-mile recreational trail, and restore connectivity with Barons Creek, as recommended in the Development Plan. Use the trail to host existing walk/run/bike events or create new ones as recommended in the Use Plan.
- Begin reconstruction of historic building foundations as recommended in the Development Plan.
- Begin research, planning, and fundraising for the reconstruction of selected historic Fort buildings as recommended in the Development Plan.

Long term recommendations (5-10 years)

(in general order of priority)

- Implement the long-term recommendations of the Preservation Plan (see Table 2).
- Design and install new interpretive signage and displays as recommended in the Long-Range Interpretive Plan.
- Design and construct a new visitor center (and associated infrastructure like parking lots) and replace the entry sign as recommended in the Development Plan. Programming for the visitor center should be based on the results of the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.
- Complete the reconstruction of historic building foundations as recommended in the Development Plan and/or identified in the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.
- Begin reconstruction of selected historic Fort buildings as recommended in the Development Plan and/or identified in the Cultural Heritage Tourism Plan and the Long-Range Interpretive Plan.

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APPENDIX A

2018 Historic Site Master Plan Kickoff and Vision Meeting

FORT MARTIN SCOTT HISTORIC SITE MASTER PLAN KICKOFF AND VISION MEETING

May 30, 2018

Agenda

- | | |
|---------------------|--|
| 9:00 – 10:00 am | Arrival and introductions at Fredericksburg City Hall (City staff, Stakeholders, project team) |
| | Group discussion of master plan vision and goals |
| | <ul style="list-style-type: none">• Project Communication Plan• Overall Goals – What’s driving the project?• Vision Statement• Executive Summary• Historical Overview• Organization Overview and Goals and Objectives for Use of the Historic Site• Development Plan• Preservation Plan• Use Plan• Disaster Plan• Interpretation Plan• Business Plan & Financial Plan• Other Information |
| 10:15 am – 12:00 pm | Guided site tour at FMS (City staff, Stakeholders, full project team) |
| 12:00 pm – 1:00 pm | Lunch |
| 1:00 – 3:00 pm | Independent site analysis and research at FMS and archives (project team) |
| 3:00 – 3:45 pm | Team debrief at FMS (project team) |
| 4:00 – 4:30 pm | Group debrief at City Hall on initial thoughts and findings (City staff, Stakeholder representatives, project team) |

Attendees

Andrea Schmidt, Director of Parks and Recreation, City of Fredericksburg

Kent Myers, City Manager, City of Fredericksburg

Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities, City of Fredericksburg

Anna Hudson, Historic Preservation Officer, City of Fredericksburg

Mary Lu Abbott, Friends of Fort Martin Scott
Juli Bahlinger, Friends of Fort Martin Scott (Education Committee)
Michael Johnson, Friends of Fort Martin Scott
Richard Laughlin, Fort Martin Scott Advisory Board
Marvin Schroeder, Fort Martin Scott Advisory Board
Ernie Loeffler, President/CEO, Fredericksburg Convention and Visitor Bureau
Duke Davis, Manager, Texas Rangers Heritage Center
Paul Unger, Treasurer, Hill Country Archeological Association
Barry Wagner, Architect
Bill Vernon, Fredericksburg resident
Anne Oliver, Principal Investigator, SWCA
Victoria Myers, Project Manager, SWCA
Colter Sonnevile, PLA, Landscape Architect, Asakura Robinson

APPENDIX B

Representative Photographs of Resources at Fort Martin Scott



Figure B-1. Principal site signage along Highway 290, facing southeast.



Figure B-2. Secondary street signage at entrance to north parking lot along Highway 290.



Figure B-3. West entrance to Fort Martin Scott grounds with wood-framed information kiosk, facing southeast.

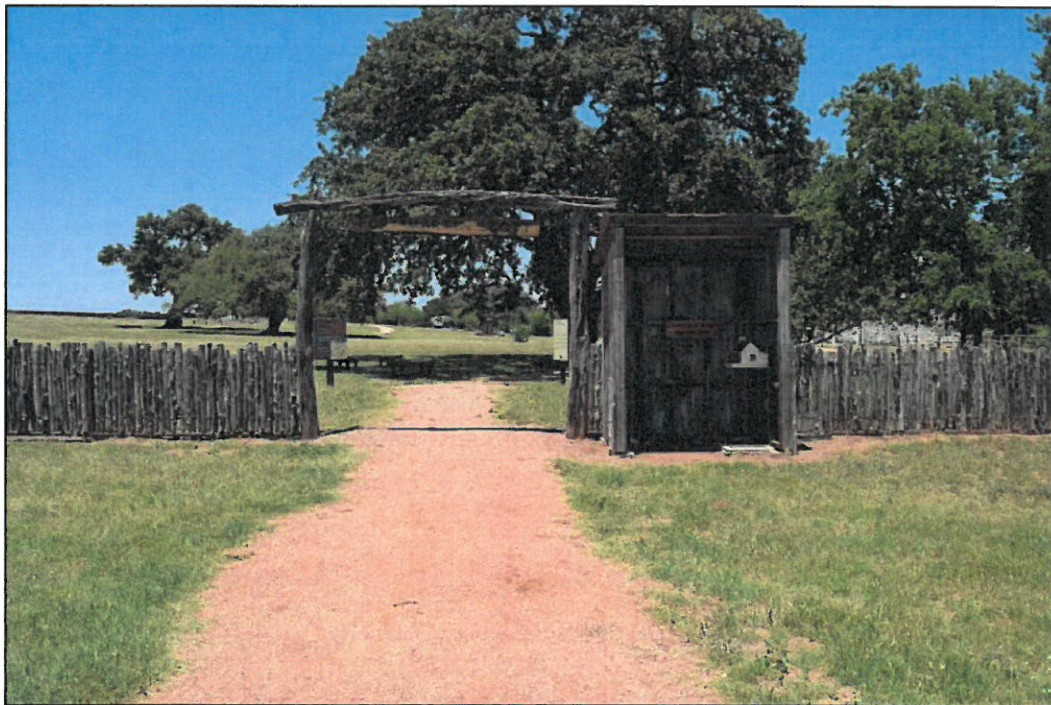


Figure B-4. South gateway with log overthrow and information kiosk, facing northeast.



Figure B-5. North entrance with steel gate and walking path along east end of parade ground, facing north.



Figure B-6. Partially complete pole fence along north side of fort, facing west.



Figure B-7. Parade ground with flagpole at center, facing southeast.



Figure B-8. Parade ground and walking path along south side, facing northwest.



Figure B-9. Parade ground and walking path along north side, facing west.



Figure B-10. North parking lot, facing southeast.



Figure B-11. State of Texas Centennial Marker between parking lot and west entry, facing southeast.



Figure B-12. Interpretive sign at west end of Officer's Row, along north side of parade ground, with artist's rendering of original Officer's Quarters appearance.



Figure B-13. Building B, Officer's Quarters, facing east.



Figure B-14. Building B, Officer's Quarters, facing west.



Figure B-15. Detail of deterioration conditions at northeast corner of Building B. Note major horizontal cracks, fine cracks in stucco along concrete block wall joints, and animal burrow at bottom left.



Figure B-16. Typical interior in Building B, Officer's Quarters, facing southeast.



Figure B-17. Building E, Officer's Quarters, facing northeast.



Figure B-18. Building E, Officer's Quarters, facing northwest.

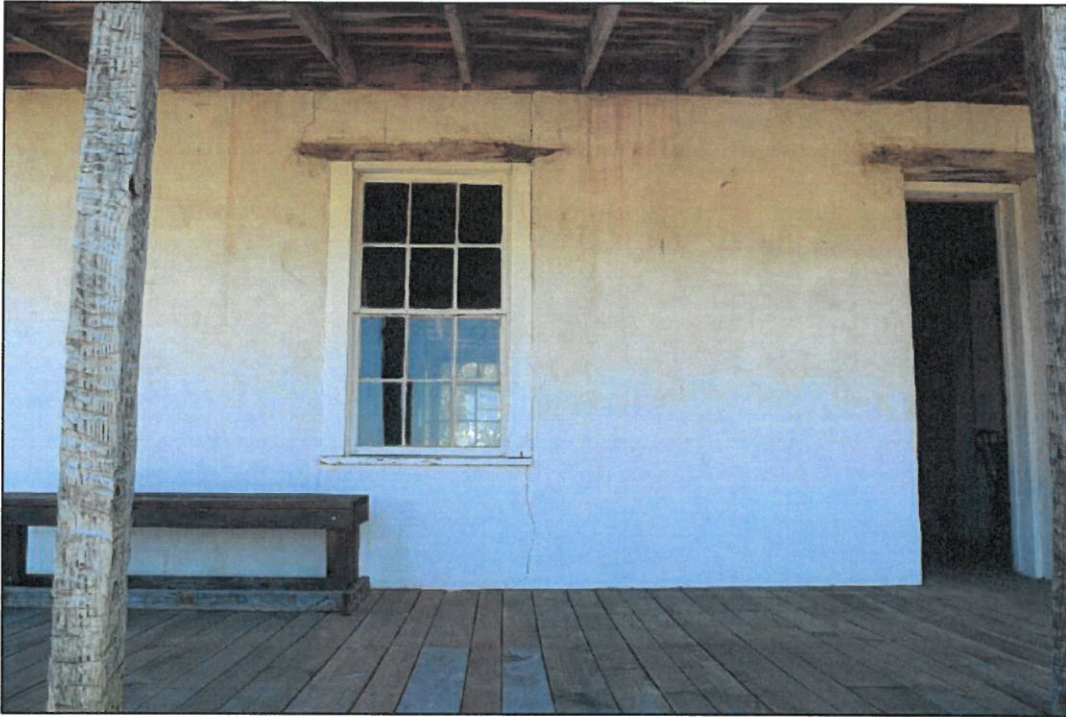


Figure B-19. Structural cracks around window on the southwest side of Building E, facing northeast.



Figure B-20. Structural cracks in porch foundation of Building E, caused by tree root growth. Facing northwest.



Figure B-21. Minor cracking and loss of concrete stucco at wall top of Building E, facing northeast.



Figure B-22. Building G, Officer's Quarters Foundation, facing northeast.



Figure B-23. Mortar loss and minor stone displacement in stabilized foundation of Building G.

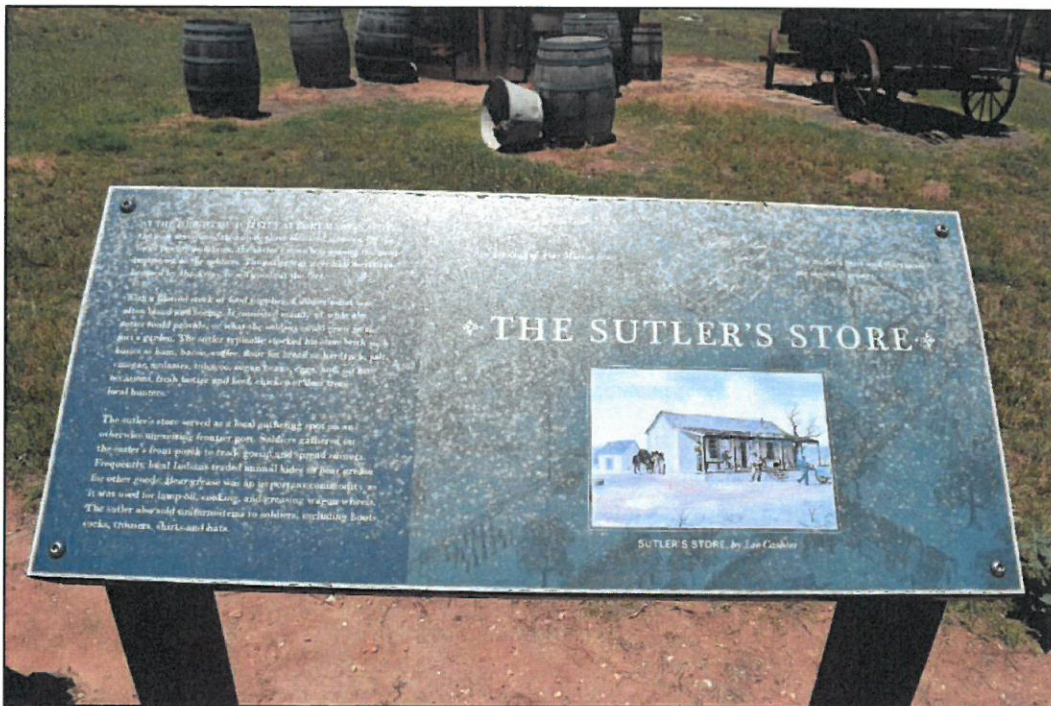


Figure B-24. Interpretive sign for Sutler's Store with artist's rendering of original appearance.



Figure B-25. Building J, the Sutler's Store, facing east.



Figure B-26. Interpretive sign for Building L, the Laundresses' Quarters, and remains of foundation, facing south.



Figure B-27. Interpretive sign for Building M, the Baker House or Bakery, with artist's rendering of original appearance.



Figure B-28. Remains of Bake House foundation in left foreground, facing south.

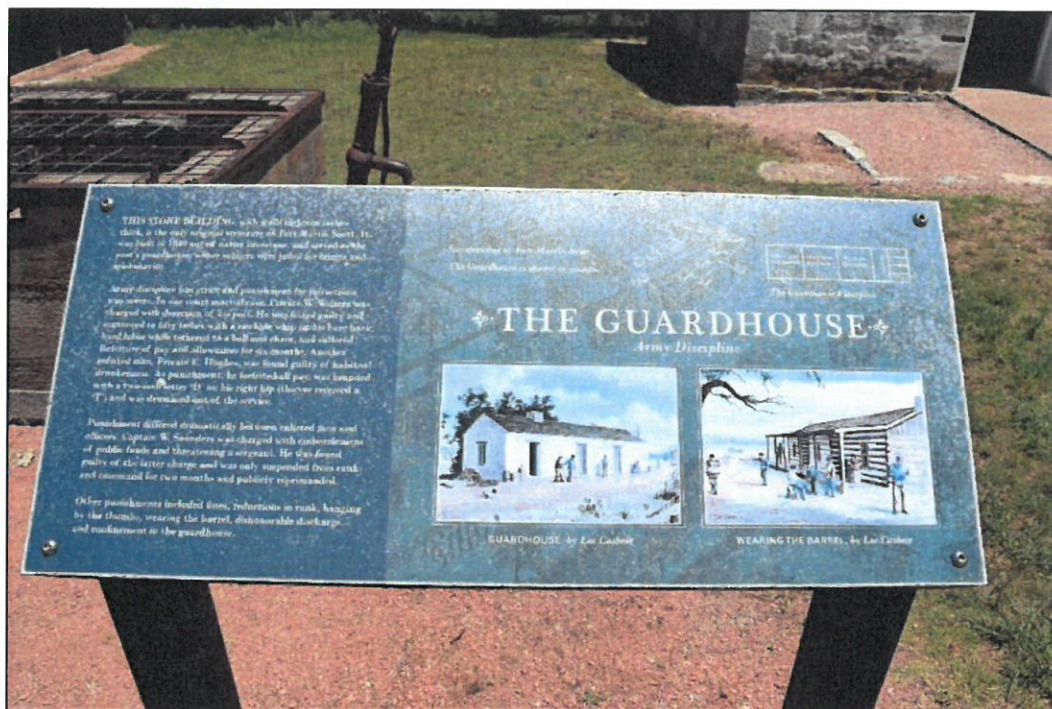


Figure B-29. Interpretive sign for Building N, the Guard House, with artist's rendering of original appearance.



Figure B-30. Building N, the Guard House, with Braeutigam Well #1 in foreground, facing south.



Figure B-31. Building N, the Guard House, facing southwest.



Figure B-32. Building N, the Guard House, facing north.



Figure B-33. Wood damage at window sill exterior and interior on north side of Building N, the Guard House.



Figure B-34. Wash House (Braeutigam Shed), facing south.



Figure B-35. Wash House (Braeutigam Shed), facing southwest.

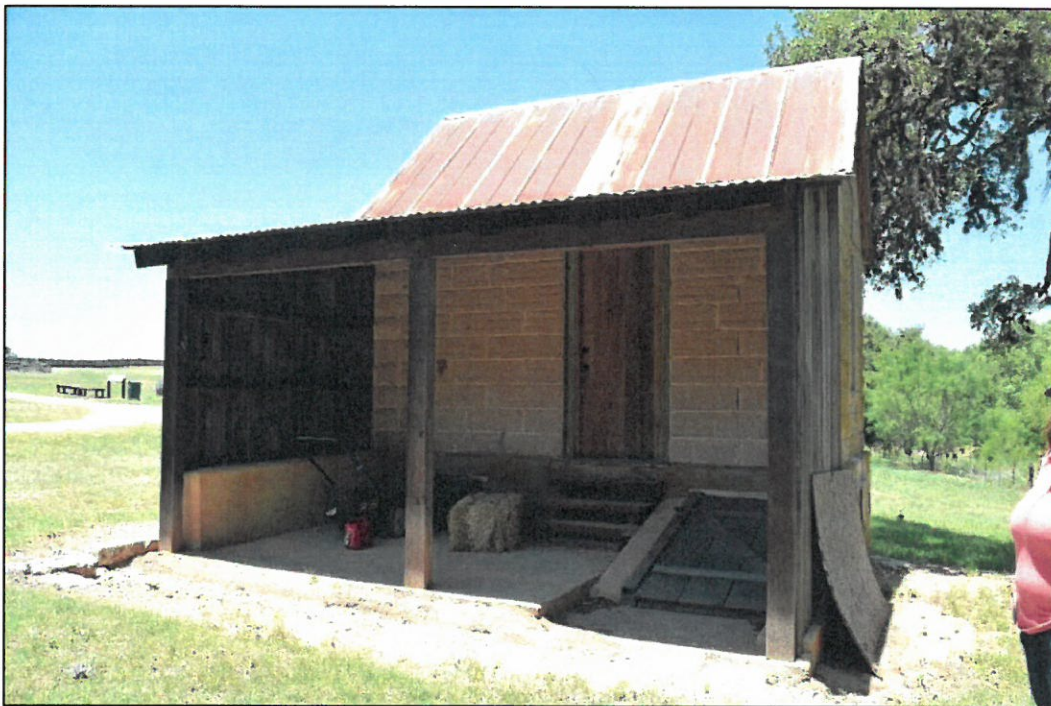


Figure B-36. Wash House (Braeutigam Shed), facing north.



Figure B-37. Interior of Braeutigam Well #1.

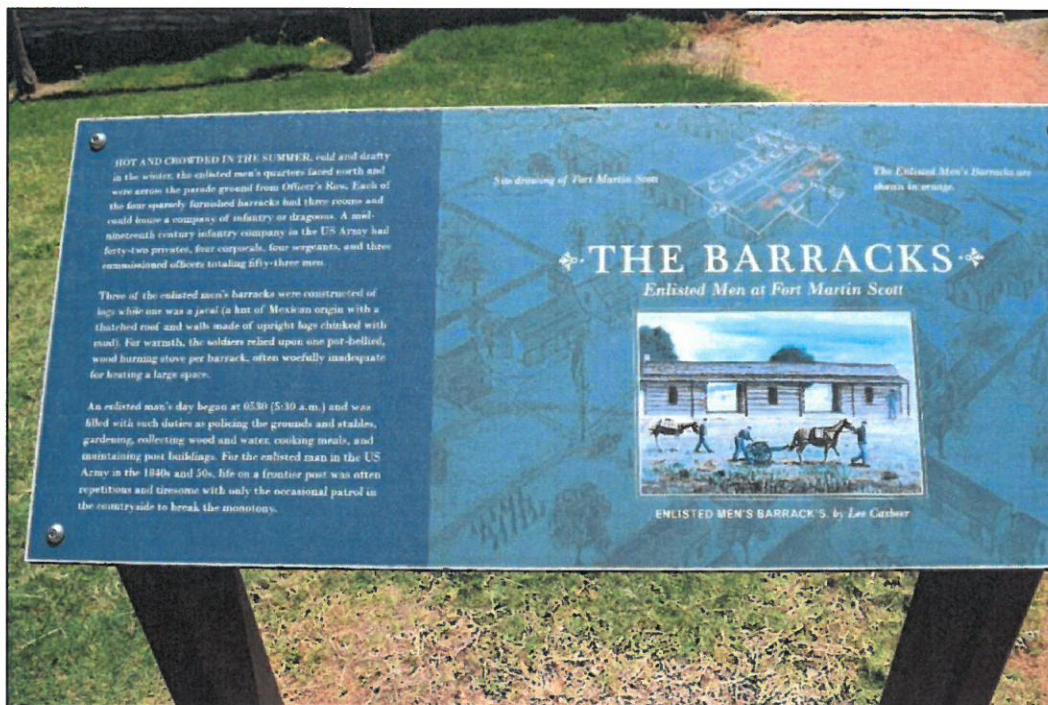


Figure B-38. Interpretive sign for Building R, the Enlisted Men's Barracks, with artist's rendering of original appearance.



Figure B-39. Building R, the Enlisted Men's Barracks, facing southwest.



Figure B-40. Building R., the Enlisted Men's Barracks, facing east.



Figure B-41. Interior of Building R, the Enlisted Men's Barracks, facing southeast.

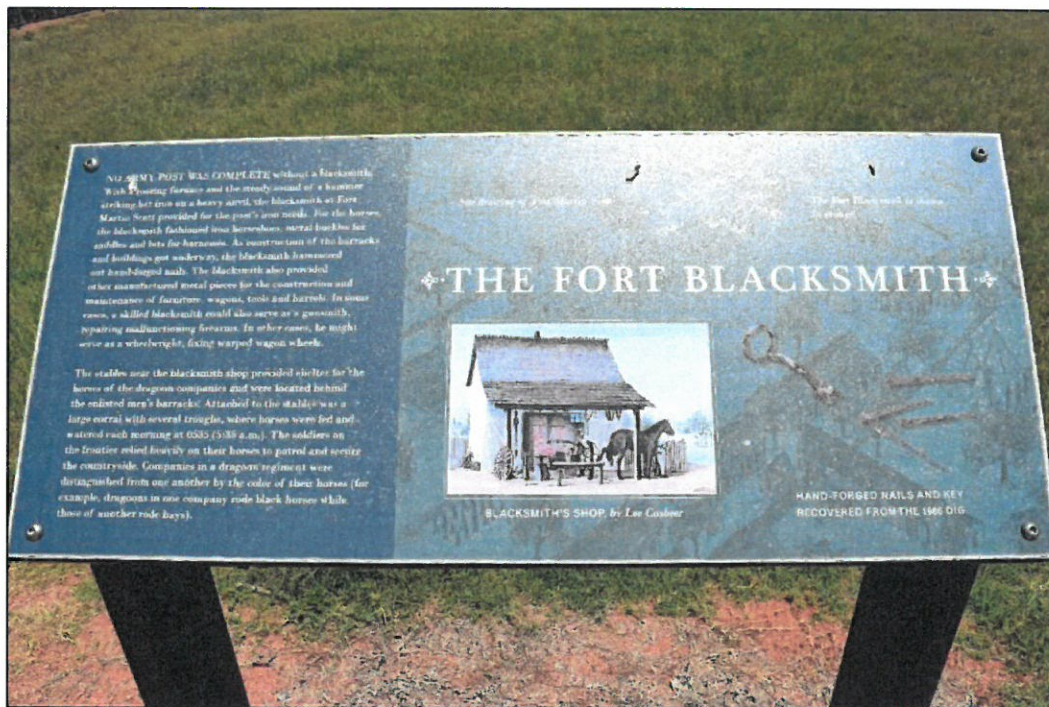


Figure B-42. Interpretive sign for Building V, the Blacksmith Shop, with artist's rendering of the original appearance.



Figure B-43. Building V, the Blacksmith Shop, facing south.

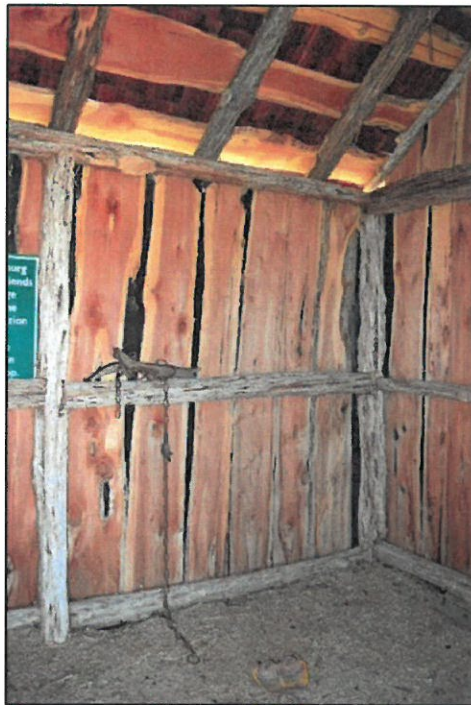


Figure B-44. Interior of Building V, the Blacksmith Shop.



Figure B-45. Flagpole at west end of parade ground, facing northeast.



Figure B-46. Braeutigam Well #2 at west end of parade ground, facing northeast.



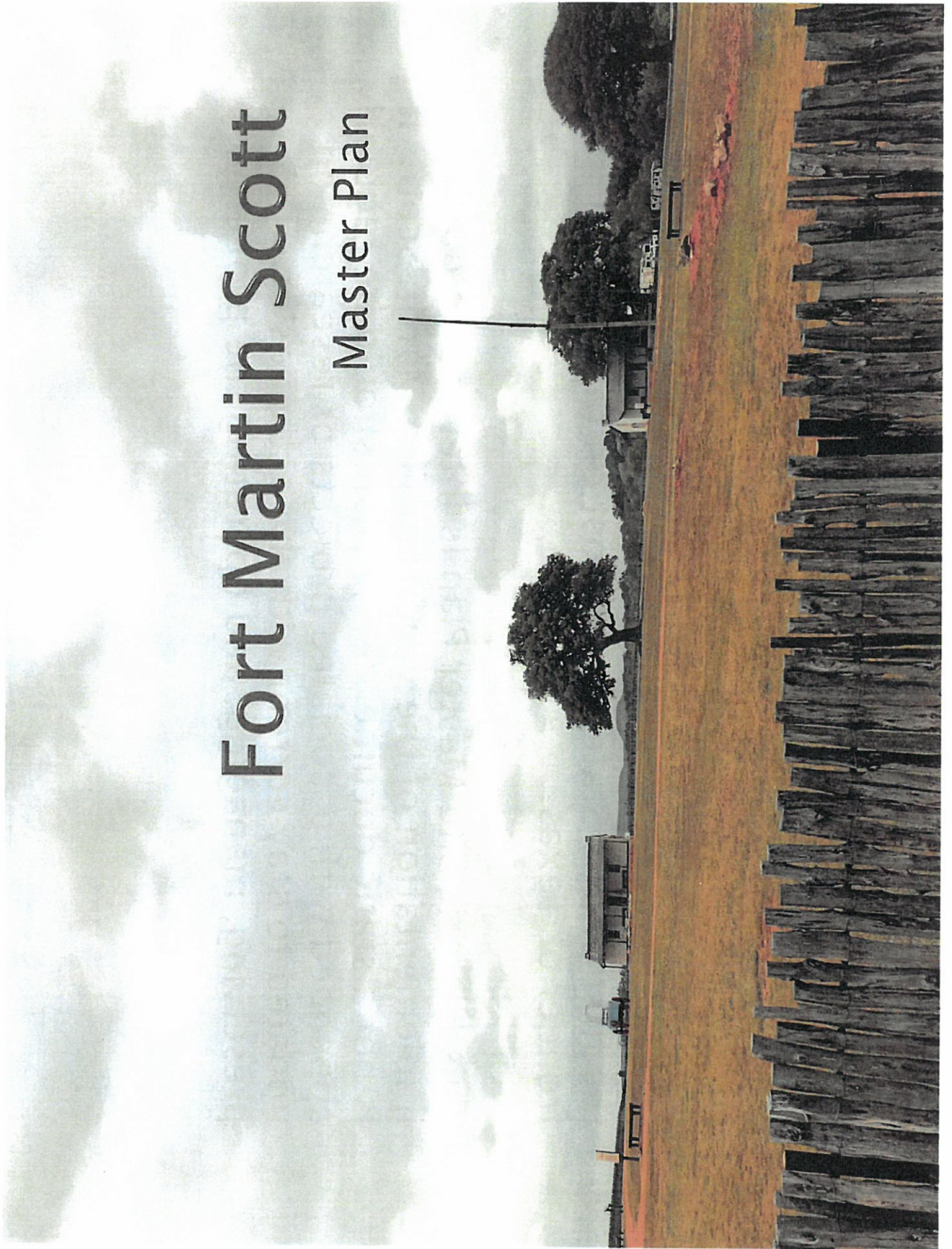
Figure B-47. Friends of Fort Martin Scott Building, facing south.



Figure B-48. Wagon Barn, facing north.

Fort Martin Scott

Master Plan

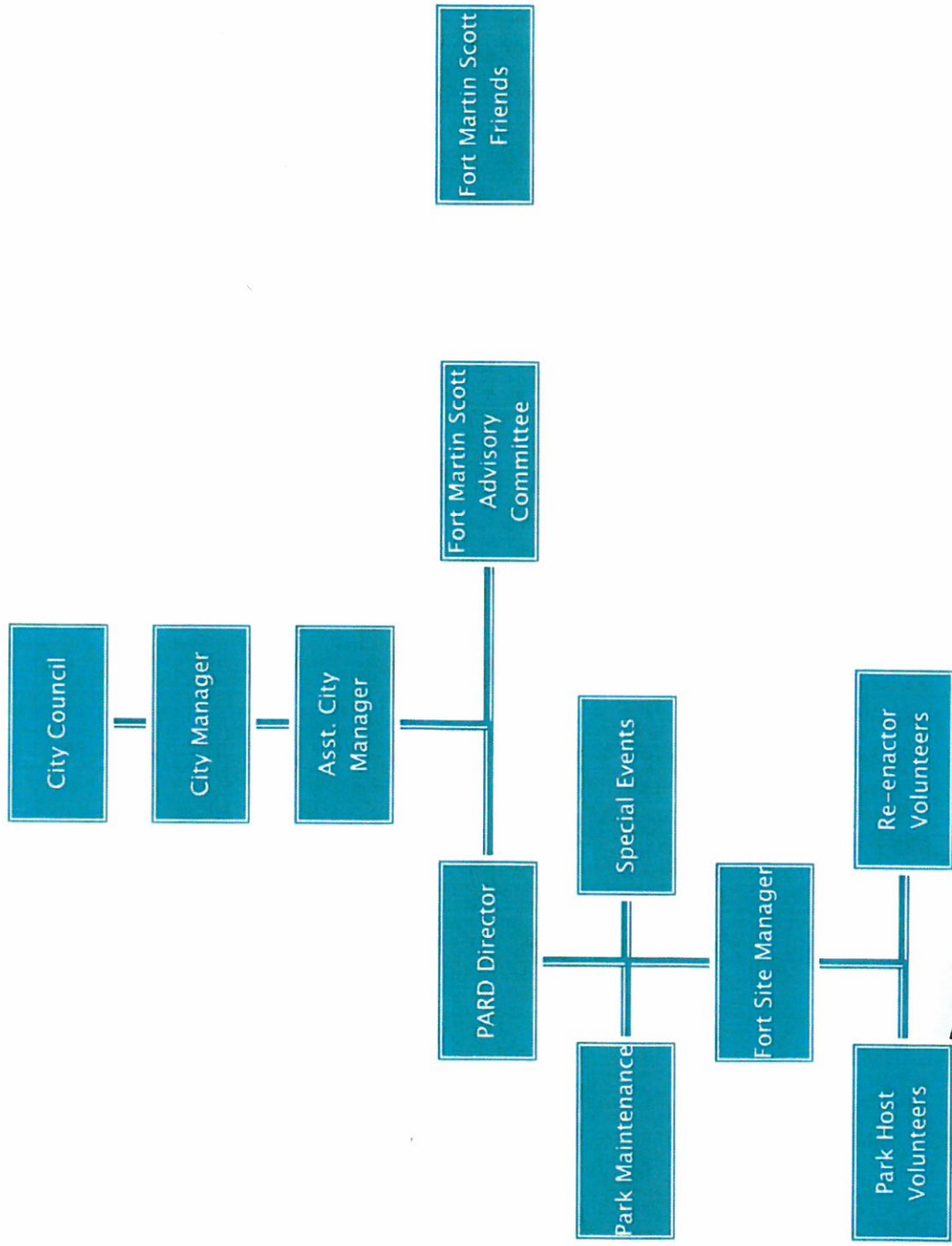


Fort Martin Scott Master Plan Vision Statement Summary

- Fort Martin Scott is a historic site significant in the early settlement and military history of Texas. It was the first United States Army Post on the western frontier of Texas.
- This Historic Site Master Plan is intended to guide implementation of the vision for Fort Martin Scott. It is not a static document. The plan should be regularly appended with associated projects or research and updated to stay current with the activities of preserving, managing, and operating the property.



Fort Martin Scott Organization



Fort Martin Scott Staff

- PT Site Manager – manages Visitors Center to include greeting guests, selling souvenirs, ordering materials, cleaning, minor maintenance, scheduling and providing guided tours. Also coordinates with Friends group.
- Park hosts – volunteer in the Visitors Center 25 hours per week.
- Park Maintenance – mows facility and manages larger maintenance repairs.
- Special Events – ensures all events onsite follow City policies.
- Historic Preservation Officer – assists with THC.



Plan Sections

- Vision Statement
- Executive Summary
- Historical Overview – detailed history of the site.
- Organization Overview – goals & objectives for use of the Historic Site
- Development Plan – provides a general and broad perspective of what will be occurring to the property over time.



Plan Sections

- Preservation Plan –evaluates historic resources, provides the necessary information to deal with existing concerns and plan for the future.
- Use Plan – tool for managing the various types of uses that are planned for the historic site.
- Disaster Plan – tool for reacting to an emergency situation.
- Interpretative Plan – tool managing how the historic aspects of the site will be presented to the public.
- Business Plan & Financial Plan



Short Term Recommendations 1–2 yrs.

- Hire a staff person to manage Fort Martin Scott, facilitate planning and fundraising efforts, coordinate volunteers/events, implement plan recommendations, and advocate for the needs of the Fort.
- Collect and collate archaeology reports.
- Implement the short-term recommendations of the Preservation Plan.
- Implement the Maintenance Plan.



Short Term Recommendations cont.

- Draft and adopt a simple Disaster Plan.
- Streamline consultation with Texas Historical Commission (THC).
- Create a yearly financial plan to track finances, fundraising needs and efforts.
- Apply for CLG grants and Texas Historic Preservation Trust Fund grants
- Establish a social media presence



Medium Term Recommendations 3–5 yrs.

- Collaborate with Texas Rangers Heritage Center during the planning of their new museum.
- Draft a Cultural Heritage Tourism Plan.
- Prepare a Historic Structures Report for the site.
- Conduct additional archaeological investigations.
- Develop a Long-Range Interpretive Plan



Medium Term Recommendations cont.

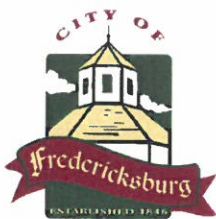
- Design a fundraising and capital improvements campaign.
- Create and implement a marketing plan.
- Improve the Fort's trail network.
- Begin reconstruction of historic building foundations.
- Begin research, planning, and fundraising for the reconstruction of selected historic Fort buildings.



Long Term Recommendations 5–10 yrs.

- Design and install new interpretive signage and displays.
- Design and construct a new visitor center (and associated infrastructure like parking lots) and replace the entry sign.
- Complete the reconstruction of historic building foundations.
- Begin reconstruction of selected historic Fort buildings.





CITY COUNCIL MEMO

DATE: May 14, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Appointments to Local Boards and Committees

Summary:

Following each City Council election, the Mayor appoints Council members to serve on various board and committees. This includes the CVB Board, EDC Board, Chamber Board, Airport Advisory Board and Marktplatz Redevelopment Commission.

Recommendation:

It is recommended that the Mayor announce her appointments at the City Council meeting so that we have a record of these appointments.

Background / Analysis:

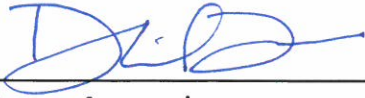
Attachments:


Department Approval


City Manager Approval

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The City of Fredericksburg

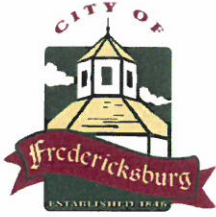


City Attorney Approval

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The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



CITY COUNCIL MEMO

DATE: May 14, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Mayor Pro Tem

Summary:

The City Council should appoint one of your members to serve as the Mayor Pro Tem.

Recommendation:

It is recommended that a Mayor Pro Tem be selected at Monday's Council meeting.

Background / Analysis:

According to Section 3.05 of the City Charter the Council shall elect a Mayor Pro Tem at the first regular meeting following each City Council election. This person serves at the pleasure of the Council and fulfills the duties of the Mayor when the Mayor is absent or unable to perform these duties.

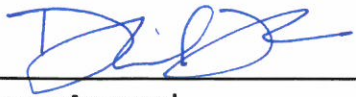
Attachments:


Department Approval


City Manager Approval

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The City of Fredericksburg

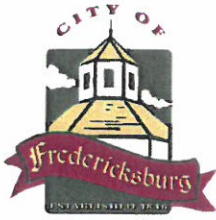


City Attorney Approval

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The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



CITY COUNCIL MEMO

DATE: May 14, 2019

TO: Mayor and City Council

FROM: Lynn Bizzell, Fire Chief

SUBJECT: Appointment of Medical Director for Fredericksburg Fire EMS

Summary:

Fredericksburg Fire EMS current Medical Director Dr. Garcia has decided to retire effective at some time in June 2019. Department of State Health Services (DSHS) requires the appointment of a Medical Director to oversee our Emergency Medical Services. The Medical Director has the responsibility and authority for the medical actions taken by Fredericksburg Fire EMS system and the process of performing actions to ensure that care provided by EMS personnel is appropriate. The Medical Director reviews protocols, reviews reports and actions for continuous improvement, recommends changes if needed, and praises the individuals and teams that perform well.

Recommendation:

Staff proposes the appointment of Dr. Charles E. Addington II as the Fredericksburg Fire EMS Medical Director to replace Dr. Garcia.

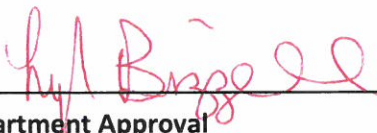
Background / Analysis:

Dr. Garcia has been Fredericksburg Fire EMS Medical Director for many years. He has decided to retire in June 2019. Dr. Garcia has performed exceptional over the years, and we truly appreciate his dedication, service, and untiring efforts to improve our EMS system. Department of State Health Services (DSHS) requires the appointment of a Medical Director within 24 hours once the current Medical Director leaves. In an effort to make sure we comply with DSHS requirements I recommend the appointment Dr. Charles

Addington II to replace Dr. Garcia. Dr. Addington has an outstanding resume in the Emergency Medical profession, including currently overseeing South Plains Emergency Medical Services Regional Advisory Council (RAC) A and B. He has actively been involved in EMS medical direction for over 20 years. Dr. Addington is also our current back up Medical Director. Dr. Addington is a licensed paramedic has worked on an ambulance and understands the challenges our medics face daily. He currently works in three (3) hospital Emergency Rooms, is a Family Practice Physician, Envision Regional Medical Director, and continually monitors new regulation's and changes that effect our EMS service. Dr. Addington will provide the leadership to improve our service and will challenge all medical personnel to provide the best possible service to our customers. Dr. Addington's experience in emergency medicine will provide us with new and innovative techniques for pre hospital care.

Attachments:

Application and Resume


Department Approval


City Manager Approval

Charles E. Addington II, D.O.
PO Box 845
Wolfforth TX 79382

Education

B.S. – Biology – Texas Tech University, 1991

M.S. - Sports Medicine- Texas Tech University, 1992

D.O. – University of North Texas Health Science Center (with Honors),
1996

Certifications: ACLS, ATLS, AHLS, PALS, BLS, ABLS

Texas Commission on Fire Protection – Adv. Firefighter, Fire Officer I and
II, Hazmat Tech, Instructor II, Head of a Department Certification

Completion of IMS Course 100, 200, 300, 400, 700, 800

Executive Fire Officer Program – Graduate - National Fire Academy, 2009-
2012

Fire Service Chief Executive Officer – Texas A&M University

Texas Fire Chief Association - Fire Chief Academy

Employment

2017- Present Family Practice Physician, Texas Physicians Group

1999- 2017 Family Practice Physician, Wolfforth Community Health
Center

1999- Present Assoc. Clinical Faculty, Texas Tech University Health
Science Center- Family Practice Department

1999 – 2014 Associate Medical Director, South Plains Emergency Medical
Service

1997 – 2007 Attending Staff Emergency Room Physician, University
Medical Center (Level 1 Trauma Center)

2005- Present Attending Staff Emergency Room Physician, Lubbock Heart Hospital

2006- Present Emergency Department Medical Director, Lubbock Heart Hospital

2012- Envision Regional Medical Director, West Texas Region

2014- Staff Physician Cogdell Memorial Hospital, Snyder Texas

2014- Medical Director, South Plains Emergency Medical Service

2016- Member GETAC medical director committee

Professional Organizations

- American Academy of Family Physicians (Board Certified 1999, Recertified 2005)
- American Medical Association
- Texas Osteopathic Medical Association
- American College of Emergency Physicians
- Texas Association of Emergency Physicians
- National Association of EMS Physicians
- Texas Association of Fire Chiefs
- International Association of Fire Chiefs
- Texas State Fireman's and Fire Marshall Association – EMS Advisory Board

Awards

- 1999 Man of the Year, Wolfforth Area Chamber of Commerce
- 2000 Emergency Center Physician of the Year, South Plains EMS
- 2001 Firefighter of the Year, Wolfforth Fire and EMS
- 2004 Emergency Center Physician of the Year, South Plains EMS
- 2007 Emergency Center Physician of the Year, South Plains EMS
- 2013 Emcare EPS Physician of the Year
- 2013 IAFC – VCOS John M. Buckman III Leadership Award
- 2014 Emergency Center Physician of the Year, South Plains EMS
- 2015 International Association of Fire Chiefs – Chief of the Year

Other Certifications and Activities

- Licensed Paramedic
- Retired Chief of Wolfforth Fire and EMS
- Retired Chief of Regional Hazmat Team
- Medical Director for South Plains EMS (30 Counties)
- Medical Director for Lubbock Fire Department
- President and Owner of Addington Buffalo Company, LLC
- Mayor – City of Wolfforth, TX

Revised 3/16/19



CITY COUNCIL MEMO

DATE: May 20, 2019

TO: Mayor and City Council

FROM: Andrea Schmidt, Director of Parks and Recreation

SUBJECT: Fort Martin Scott Advisory Committee Appointments

Summary:

After going through the Master Planning process it is recommended to reorganize the Fort Martin Scott Advisory Committee. Instead of having twelve members it is recommended to have five members and meet twice a year, once in the summer and once in the fall, rather than quarterly. Due to other commitments many of the members were unable to attend the meetings regularly and voluntarily resigned.

The following individuals have agreed to serve on the committee: Mike Johnson – Chairman, Duke Davis, Steve Thomas, Barry Wagner, and Walter Moldenhauer. The four Ex-Officio members will remain the same. These are the Fort Martin Scott Friends President, Assistant City Manager, Historic Preservation Officer and Parks & Recreation Director.

Recommendation:

Receive and consider appointments to Fort Martin Scott Advisory Committee.

Background / Analysis:

The Fort Martin Scott Advisory Committee was created in May of 2013. Their purpose is to advise the City of Fredericksburg on issues regarding promotion, development, interpretation, curation and special events at Fort Martin Scott. The Advisory Committee will also ensure the programs stay on message and have appropriate activities commensurate of an early frontier fort. They will advise City Council that the site is being properly maintained and its programs are emphasizing the military story.

Attachments:

None



Department Approval



City Attorney Approval



City Manager Approval

Future Agenda Items

City Council

June 3, 2019 Regular Meeting

Sun	Mon	Tues	Wed	Thur	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Recognitions:

Consent

1. 5-14-19 City Council Special Meeting Minutes.
2. 5-20-19 City Council Regular Meeting Minutes.
3. 5-24-19 City Council Retreat Minutes.

Public Hearing

1. #Z-1910 by City of Fredericksburg to expand the local Historic District through a Zoning Overlay "H"

Ordinances

1. Approving the Heather Glen Annexation
2. #Z-1910 by City of Fredericksburg to expand the local Historic District through a Zoning Overlay "H"

Resolutions:

Approvals-Misc.

1. Insurance rider for Fourth of July parade and program.
2. Special Events Policy presentation

Presentations, Discussions and Updates:

Executive Session

June 17, 2019

Regular Meeting

Recognitions:

Consent

1. 6-3-19 City Council Regular Meeting Minutes.

Public Hearing

Ordinances

1. Creating a Records Management Program and approve the Records Management Plan.

Resolutions:

Approvals-Misc.

Presentations, Discussions and Updates:

Executive Session