



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, September 15, 2026 ~ 9:00 AM
City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Randy Briley, Mayor
Bobby Watson, Mayor Pro-Tem
Tony Klein, Councilmember

Todd Eidson, Councilmember
Gary Neffendorf, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, September 15, 2026, at 9:00 AM. The meeting will be live-streamed & available for re-watch on the City's website: fredericksburgtx.portal.civicclerk.com.

The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.

Comment Card for Written or Verbal Comments-submitted by 4:00 p.m. the day before the meeting.

- i. Complete the Comment Card online at FBGTX.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one agenda item per Comment Card;
- ii. Speakers will be limited to three minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
- iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide 10 copies; if not, the City Council will receive your handouts the following day.

NOTE: The City Council may recess into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made on the basis of the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda during the Executive Session.

Attendance By Other Elected or Appointed Officials: It is anticipated that the Planning & Zoning Commission, Historic Review Board, and Zoning Board of Adjustment members may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the City Council Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act.

1. **CALL TO ORDER - Mayor Randy Briley**
2. **INVOCATION - John Cruz, Pastor of New Life Church**
3. **PLEDGES OF ALLEGIANCE - Mayor Randy Briley**
4. **PROCLAMATION - City of Fredericksburg Preparedness Month, Fire Chief Bizzell**
5. **COUNCIL COMMENTS**
6. **CONSENT**

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

 - A. Consider approval of City Council Minutes for the Regular Meeting of September 1, 2026. (Leticia Vacek, City Secretary/RMO)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Discussion and possible action related to the use of General Fund Reserves to cover additional Unbudgeted Expenses for the following items: (City Council)
 - 1) Traffic Signal on Friendship at \$500,000
 - 2) Tennis Court Lights at \$250,000
 - 3) Police and Fire Renovation of Old City Hall Bldg at \$700,000 (To be Split @ \$350K Each)
 - B. Consider approval of the Convention and Visitor Bureau (CVB) Funding Agreement for 2027. (Barbara Quirk, City Attorney)
 - C. Consider the approval of Public Works Utility Fee amendments, including Electric and Drainage. (Kris Kneese, Director of Public Works and Utilities)
 - i. Ordinance 2026-35 amending Article 11.702 - Electric Rates, of Appendix A - Fee Schedule, of the Code of Ordinances, to update and amend the fees for electric service provided by the City.
 - ii. Ordinance 2026-36 amending Article 21.000 - Drainage Utility Fees, of Appendix A - Fee Schedule, of the Code of Ordinances, to update and amend the fees for drainage utility services provided by the City
 - D. Consider and approve Ordinance 2026-33 adopting the Annual Budget for the City of Fredericksburg, Texas for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027, in accordance with Chapter 102, Local Government Code; and appropriating the various amounts thereof. (Krista Wareham, Finance Director)
 - i. Presentation by Staff.
 - ii. Action Required — Motion to adopt Ordinance 2026-33 for the City of Fredericksburg's Annual Budget for Fiscal Year 2027 beginning October 1, 2026

and ending on September 30, 2027 (roll call vote).

- E. Ratify the property tax revenue increase reflected in the Fiscal Year 2026-2027 Budget. (Krista Wareham, Finance Director)
 - i. Action Required — Motion to Ratify the property tax revenue increase reflected in the City of Fredericksburg's Fiscal Year 2026-2027 Budget (if the adopted tax rate exceeds the no-new-revenue rate).
- F. Consider and approve Ordinance 2026-34 setting the Ad Valorem Property Tax Rate for the 2026 Tax Year. (Krista Wareham, Director of Finance)
 - i. Presentation on the Proposed Ad Valorem Property Tax Rate for the 2026 Tax Year at \$0.244342 cents per each \$100 of taxable value
 - ii. Action Required — Motion to Adopt the tax rate of \$0.223138 one hundred dollars (\$100.00) of the assessed valuation for the General Fund Maintenance and Operations
 - iii. Action Required — Motion to Adopt a tax rate of \$0.021204 per one hundred dollars (\$100.00) of assessed valuation for the retirement of debt service through the Interest and Sinking Fund
 - iv. Action Required - Motion to Adopt Ordinance 2026-34, an Ordinance setting the Ad Valorem Property Tax Rate for the 2026 Tax Year at 0.244342 cents per each \$100 of taxable value (roll call vote)
- G. Consider approval of Resolution 2026-04 the City of Fredericksburg's Charity Care Policy for Ambulance Services for the Fire Department to discontinue collection of ambulance service fees for uninsured patients without the financial means in order to enroll in the Ambulance Supplemental Payment Program (ASPP). ASSP is a partnership between the State of Texas and Federal Government to recoup losses from uninsured patients. (Lynn Bizzell, Fire Chief & Krista Wareham, Finance Director)
- H. **REQUEST – DEV-2026-83-ZC:** By Short Elliott Hendrickson, Inc to Consider the Following: (Cliff Cross, Director of Development Services).

A zoning change for .90 acres from Commercial (C2) To Single Family Residential (R1) and a Zoning Change for 1.35 Acres from Single Family Residential (R1) to Commercial (C2) for property legally described as ABS A0298 and commonly known as 111 Owl Lane, Fredericksburg, Texas. *The Planning & Zoning Commission recommended Approval, with an amended less intense C1 Neighborhood Commercial Designation, by a unanimous vote of 8-0.*

 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action - Approve Ordinance 2026-32 for the Rezoning.
- I. **DEV-2026-97-CUP - 1403 E Main** - By the Nature Shoppe, LLC (Brenda Rather) to consider a Conditional Use Permit (CUP) Per Section 3.200 To Establish and operate a "Limited - Retail Sales" use for the property known as 1403 E Main

Street and referred to as ABS A0002 W H Anderson #197, .347 Acres (FCSE) City Southeast.

(Cliff Cross, Director of Development Services). *The Planning & Zoning Commission recommended Approval with a unanimous vote of 8-0.*

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2026-37 for the CUP.

- J. **DEV-2026-110-CUP:** By Steven & Ellen Scott to consider a Conditional Use Permit (CUP) Per Section 6.110 to Operate and expand upon a Legal Non-Conforming "STR-UNOCCUPIED" use for the property commonly known as 301 E. Burbank Street and referred to as Mutual #2 Lot 13A, - Replat (FCNE) City Northeast. (Cliff Cross, Director of Development Services). *The Planning & Zoning Commission recommended Approval with a vote of 5-3 subject to the conditions identified within the agenda memo.*

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2026-38 for the CUP.

- K. Consideration and possible action relating to a mediation agreement in the case of Fredericksburg, Texas, Plaintiff, vs. Michael A. Meier, Defendant; pending in 216th District Court - Cause No. 26-18655 (Barbara Quirk, City Attorney)

8. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the Future Agenda Items list with the City Council.

9. EXECUTIVE SESSION

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

- A. Deliberation regarding Economic Development negotiations — Pursuant to Texas Government Code Section 551.087 regarding potential incentives for a development interested in locating in the city at 405 Goehmann Lane and consultation with the City Attorney pursuant to Texas Government Code Section 551.071 regarding legal matters related to same. (Barbara Quirk, City Attorney & Clinton Bailey, City Manager)
- B. Consultation with the City Attorney pursuant to Texas Government Code Section 551.071, to seek legal advice regarding a potential mediation agreement in the case of Fredericksburg, Texas, Plaintiff, vs. Michael A. Meier, Defendant; pending in 216th District Court Cause No. 26-18655 (Mick McKamie - TOASE)

10. ADJOURN

City of Fredericksburg, Texas
Taxpayer Impact Statement For
Median-Valued Homestead Property
Section 551.043(c), Texas Government Code

Fiscal Year (Tax Year)	Median-Valued Homestead	Tax Rate per \$100 of Value	Estimated Property Tax Bill
Adopted 2025 Tax Rate:			
FY 2025-2026 (Tax Year 2025)	\$ 473,057	\$0.227427	\$ 1,075.86
2026 No-New-Revenue Tax Rate:			
FY 2026-2027 (Tax Year 2026)	\$ 450,690	\$0.241342	\$ 1,087.70
Proposed 2026 Tax Rate based on the proposed budget for 2026-2027:			
FY 2026-2027 (Tax Year 2026)	\$ 450,690	\$0.260884	\$ 1,175.78

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this agenda on September 9, 2026, in the bulletin board of the City of Fredericksburg City Hall, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas.

Leticia Vacek

Leticia Vacek, TRMC/CMC/MMC
City Secretary