CITY OF FREDERICKSBURG
CITY COUNCIL MEETING

MONDAY, JUNE 5, 2017 ~ 6:00 p.m.

Law Enforcement Center ~ 1601 East Main Street

Linda Langerhans, Mayor	Gary Neffendorf, Council Member
Jerry Luckenbach, Council Member	Bobby Watson, Council Member
Charlie Kiehne, Council Member	Kent Myers, City Manager

(REQUEST ALL PAGERS AND PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL)

AGENDA

CALL TO ORDER.

Page Ref

PLEDGE OF ALLEGIANCE.

1. **EMPLOYEE RECOGNITIONS**

2. **MINUTES** - Consider Approving Minutes of April 2017 Meetings — 1-10

3. **PUBLIC HEARINGS**
PUBLIC HEARING (first of two) - Frieden Lakes Annexation, Approximately 219 Acres of Land Bordered by Heritage Hill Country on the East, and US Highway 87 on the West — 11-18

4. **ORDINANCES - RESOLUTIONS- ACTION ITEMS**
A. Resolution Approving Rate Increase of Atmos Energy Under 2017 RRM — 19-26

5. **INDIVIDUAL ITEMS FOR CONSIDERATION AND POSSIBLE ACTION**
A. Consider Oakcrest Sports Park Plans — 27-35
B. Consider Sale of 10 Acres Adjacent to Oakcrest Park (Ham Property) — 36-40
C. Presentation and Discussion of 2016 FOLB Golf Course Annual Report — 41-60
D. Consider Budget Amendments — 61-68
E. Consider Appointing Mayor Pro Tem — 69
F. Consider Parade Insurance for 4th of July Parade — 70

6. **CITY MANAGERS REPORT**
A. Community Visioning Process
B. New Animal Shelter
C. Workforce Housing Update

7. **ITEMS FOR FUTURE AGENDAS**

8. **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.*

9. **COUNCIL COMMENTS** - No discussion or action may take place

10. **ADJOURN**

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

SPECIAL CITY COUNCIL MEETING
APRIL 3, 2017
4:00 PM

On this the 3rd day of April, 2017, the City Council of the CITY OF FREDERICKSBURG convened in special session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
CHARLIE KIEHNE - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
PAT McGOWAN - CITY ATTORNEY
BRIAN JORDAN - DIR. OF DEVELOPMENT SERVICES

FRIEDEN LAKES ANNEXATION AGREEMENT – Brian Jordan, Director of Development Services, presented various development issues concerning the proposed Frieden Lakes Annexation Agreement. Council held a lengthy discussion concerning the following items:

- Annexation
- Gated or Private Development
- Phasing of Project and Infrastructure
- Mariposa Drive
- Park Dedication
- Zoning

No action was taken.

With no further discussion, Council Member Watson made a motion to adjourn the meeting at 5:20 PM. Council Member Kiehne seconded the motion. Motion carried.

PASSED AND APPROVED this the 5th day of June, 2017.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING
APRIL 3, 2017
6:00 PM

On this the 3rd day of April, 2017, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
GARY NEFFENDORF - COUNCIL MEMBER
GRAHAM PEARSON – COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER
CHARLIE KIEHNE - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT:
KENT MYERS - CITY MANAGER
SHELLEY BRITTON - CITY SECRETARY
LAURA HOLLENBEAK – DIR OF FINANCE
PAT McGOWAN - CITY ATTORNEY
STEVE WETZ – POLICE CHIEF
JOHN CULPEPPER – DIR OF COMMUNITY SUPPORT
CLINTON BAILEY – ACM/DPWU
RUSSELL IMMEL - IT

The meeting was called to order at 6:00 PM following the Pledge of Allegiance.

EMPLOYEE RECOGNITIONS - None

CONSENT AGENDA - It was moved by Council Member Watson, seconded by Council Member Kiehne, to approve the consent agenda as follows:

- Request for Use of Market Square for the Lutheran Fall Festival, 3rd Weekend in September, Yearly
- Request for Pioneer Pavilion Reservation for the Indian Artifact Show, 4th Weekend of January, March, and October, Yearly.

All voted in favor; motion carried.

The following items were removed from the Consent Agenda and after a brief discussion, it was moved by Council Member Pearson, seconded by Council Member Kiehne, to approve the following:

- Reduced Rates for Adelsverein Halle for the PCAA Summer concert Series, 6 Sundays from May – September, Yearly
- Reduced Rates for Adelsverein Halle for the Kinder Halle for Farmers Market, May – Aug, Yearly
- Reduced Rates for Kinder Halle or Adelsverein Halle for Eisbahn, Nov – Jan, Yearly

All voted in favor; motion carried.

CURFEW ORDINANCE REVIEW – No action taken.

TEXAS APA 2017 "GREAT PLACES IN TEXAS" AWARD – Chance Sparks from Texas Chapter of the American Planning Association presented an Award to the City of Fredericksburg designating Main Street Fredericksburg as a Great Place in Texas. Main Street is one of six places in Texas that was designated due to its design, functionality, sustainability, character, quality, and participation.

SOUND ORDINANCE REVISIONS – Council heard comments from members of the Sound Ordinance Committee John Weisinger and John Graham. No action was taken.

HIRE NEW CITY ATTORNEY – It was moved by Council Member Pearson, seconded by Council Member Watson, to hire Daniel Jones as the new full time City Attorney, at a salary of $85,000, starting July 1, 2017, with the present City Attorney, Pat McGowan staying on as a consultant until September 2017, All voted in favor and the motion carried.

JOINT RESOLUTION IN SUPPORT OF TxDOT RELIEF ROUTE STUDY – It was moved by Council Member Pearson, seconded by Council Member Watson, to adopt the Joint Resolution in Support of a TxDOT Relief Route Study as presented and corrected. The vote was as follows: AYE: Langerhans, Pearson, Neffendorf, Watson, and Kiehne; NAY: None. Motion carried.

A JOINT RESOLUTION

A JOINT RESOLUTION BETWEEN THE COUNTY OF GILLESPIE AND THE CITY OF FREDERICKSBURG REQUESTING THAT THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) COMPLETE A FEASIBILITY STUDY ON A PROPOSED GILLESPIE COUNTY RELIEF ROUTE

WHEREAS, Gillespie County and the City of Fredericksburg are experiencing substantial growth and are projected to potentially double within 40 years; and

WHEREAS, three (3) major highways- U.S. Highway 87, U.S. Highway 290, and State Highway 16- converge and funnel their traffic onto the City of Fredericksburg's Main Street; and

WHEREAS, this convergence of vehicular traffic, combing with an ever-increasing amount of pedestrian traffic from the tourist industry creates congestion in the downtown area; and

WHEREAS, the increased population of residents in Gillespie County and Fredericksburg creates more vehicular traffic on a daily basis causing traffic delays and decreased mobility; and

WHEREAS, Gillespie County and the City of Fredericksburg are considering the future transportation infrastructure needs of the community; and

WHEREAS, the roadways, according to recent vehicular studies, will be reaching their capacity within 10 years or less; and

WHEREAS, an alternate vehicular route would potentially benefit not only trucks but other vehicular traffic as well; and

WHEREAS, in 1986 TxDOT adopted a minute order supporting this alternate route that was subsequently cancelled; and

WHEREAS, downtown congestion is a safety issue for our citizens and tourists; and

WHEREAS, in 2013 the Fredericksburg City Council and Gillespie County Commissioners Court approved the formation of a City/County Task Force to consider the need for an alternate relief route; and

WHEREAS, in 2013 the former Acting Public Works Director for the City of Fredericksburg, Walter Ragsdale P.E., completed a report on the need for an alternate route to relieve increasing traffic congestion and indicated that within 5-6 years the roadways in the downtown area would reach capacity; and

WHEREAS, a recent study by the Texas Transportation Institute indicated that approximately 1900 large trucks travel through the downtown area of Fredericksburg on an average daily basis; and

WHEREAS, current traffic conditions in Fredericksburg and Gillespie County could have a negative impact on economic development and tourism; and

WHEREAS, current traffic congestion is having an impact on the response times for emergency vehicles to Law Enforcement, Fire, and EMS calls; and

WHEREAS, Gillespie County and the City of Fredericksburg desire to partner with TXDOT to complete a feasibility study on a proposed Relief Route; and

WHEREAS, the route to be considered is a new location "outer route" similar to the route identified in previous studies while at the same time being user friendly to our citizens and adjacent landowners; and

WHEREAS, Gillespie County and the City of Fredericksburg intend to actively and openly participate as project sponsors in the outreach and education component of this project through the efforts of the Relief Route Task Force; and

WHEREAS, the Relief Route Task Force wants to insure that as an appointed committee it remains in active participation by defining the scope of the feasibility study and is included in regular briefings by the study consultant; and

WHEREAS, Gillespie County and the City of Fredericksburg intend to be active financial partners where possible based on budget process, budget restraints, and citizen approval; and

WHEREAS, progression is dependent on successful completion of various stages of project development and continued support from Gillespie County and the City of Fredericksburg. However, it is understood that no commitments have been made by TXDOT for future funding,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMISSIONERS COURT OF GILLESPIE COUNTY AND THE FREDERICKSBURG CITY COUNCIL that they agree to work in collaboration with the Texas Department of Transportation to address current traffic issues and plan for future growth by conducting a comprehensive feasibility study on the need for a Gillespie County Relief Route and that TXDOT will closely work with the Relief Route Task Force in the completion of this study.

PASSED AND APPROVED THIS 3RD OF APRIL, 2017, BY THE CITY OF FREDERICKSBURG CITY COUNCIL.

/s/ Linda Langerhans, Mayor

/s/ Charlie Kiehne, Council Member

/s/ Gary Neffendorf, Council Member

/s/ Graham Pearson, Council Member

/s/ Bobby Watson, Council Member

ATTEST:
/s/ Shelley Britton, City Secretary

RESOLUTION FOR FROST CAPITAL MARKETS SERVICES SAFEKEEPING AGREEMENT, FROST WIRE TRANSFER RESOLUTION, AND RESOLUTION AUTHORIZING THE USE OF BANKWIRE TRANSFER SERVICES – It was moved by Council Member Watson, seconded by Council Member Pearson, to approve the Resolution for Frost Capital Markets Services Safekeeping Agreement, Frost Wire Transfer Resolution, and Resolution Authorizing the Use of Bankwire Transfer Services. The vote was as follows: AYE: Langerhans, Pearson, Neffendorf, Watson, and Kiehne; NAY: None. Motion carried.

FROST CAPITAL MARKETS SERVICES
RESOLUTION (GOVERNMENTAL INSTITUTION)

BE IT RESOLVED THAT LAURA HOLLENBEAK, DIRECTOR OF FINANCE
DANA SMITH, SENIOR CITY ACCOUNTANT
JANELLE CHAPMAN, ACCOUNTING ADMIN ASST

RESOLVED, that the Frost Bank be and is hereby designated a depository of the City of Fredericksburg for the safekeeping of securities.

FURTHER RESOLVED, that the listed individuals are hereby authorized in the name and on behalf of this Government Institution to enter into a Safekeeping/Custody Services Agreement with Frost Bank upon such terms and conditions as may be agreed upon, to deposit securities with Frost Bank, to withdraw and otherwise deal with same, all pursuant to the provisions of said agreement.

LOCAL MUNICIPALITY (Type of Government Institution)

I, Laura Hollenbeak, of the City of Fredericksburg, hereby certify that the foregoing is a true copy of a resolution duly adopted by the City Council of said City of Fredericksburg at a meeting duly held on the 3rd day of April, 2017 at which a quorum was present and voting and that the same has not been repealed or amended and remains in full force and effect and does not conflict with the City Charter.

Date: April 3, 2017

/s/ Kent Myers, City Manager

FROST WIRE TRANSFER RESOLUTION
(GOVERNMENTAL ENTITY)

On the 3rd day of April 2017, at a meeting of the Governing Board or Authority of the City of Fredericksburg, a Local Entity, held in the City of Fredericksburg, County of Gillespie, and in the State of Texas, with a quorum of the Governing Board present, it was duly moved and seconded that the following Resolution de adopted:

RESOLUTIONS AUTHORIZING TRANSFER OF FUNDS

"From time to time, this Governmental Entity may request Frost Bank, a Texas state bank, to transfer funds from accounts of this Governmental Entity at the Bank to other accounts at the Band for credit to persons or accounts designated by this Governmental Entity, or to other banks of institutions for credit to persons or accounts designated by this Governments Entity.

BE IT RESOLVED THAT Laura Hollenbeak, Director of Finance, Dana Smith, Senior City Accountant, Janelle Chapman, Accounting Admin Assistant, of this Governmental Entity are hereby authorized to agree upon with representatives of the Bank, and to enter into agreement(s) on behalf of this Governmental Entity with the Bank, setting forth the terms and conditions upon which the Bank will act upon such requests or orders for the transfer of funds belonging to this Governmental Entity and that such terms and conditions may authorize the Bank to act upon requests or orders received by voice (person to person or telephonic) communication, may specify means for authenticating or verifying such request or orders as those this Government Entity, and may provide that this Government Entity relieve the Bank from liability if Bank acts in accordance with such agreement(s);

BE IT FURTHER RESOLVED, that the above designated authorized person(s) is (are) hereby authorized for and on behalf of this Governmental Entity to appoint and delegate from time to time such persons who may request such transfers on behalf of the Governmental Entity in accordance with any agreement entered into by said authorized person on behalf of the Governmental Entity;

BE IT FURTHERED RESOLVED, that the bank is authorized to act upon requests or orders for the transfer of funds belonging to this Governmental Entity upon the terms and conditions set forth in any agreement entered into on behalf of this Governmental Entity, including, if agreed to, those received by the Bank through voice (person to person or telephonic) communications;

BE IT FURTHER RESOLVED, that any secretary or other appropriate Governmental Entity official of this Governmental Entity is hereby authorized and directed to certify these Resolutions to the Bank; and

BE IT FURTHER RESOLVED; that the Bank be promptly notified in writing by the Secretary or other appropriate official of this Governmental Entity of any change in these Resolutions and until it has actually received such notice in writing, the Bank is authorized to act pursuant to these Resolutions."

This Governmental Entity is authorized by Texas Local Government Code.

This Governmental Entity is Local Entity.

I, Shelley Britton, City Secretary for the City of Fredericksburg:

Certify that these Resolutions are within the power of and were passed in accordance with the governing documents of this Governmental Entity and the laws of the state of Texas. I further certify that the officers or other officials of the Governmental Entity hereunder set forth have been duly elected or appointed to the Governmental Entity and as of the date hereof hold such positions as specified in the foregoing Resolutions, and that the signature(s) set forth beside each person's name is the true and correct signature of such person, and that the above and forgoing constitute a true and correct copy of a part of the minutes of the Governing Board or Authority held on the 3rd day of April, 2017.

/s/ Shelley Britton, City Secretary

RESOLUTION AUTHORIZING THE USE OF BANKWIRE TRANSFER SERVICES

BE IT RESOLVED that the Governing Board of the City of Fredericksburg, (the "Government Entity") authorizes the following individual(s) to complete, execute and periodically update any and all necessary agreements and forms associated with the implementation and outgoing use of a checking/depository clearing account through Frost Bank of this Government Entity.
Authorized Individual(s):

Laura Hollenbeak, Director of Finance
Dana Smith, Senior City Accountant
Janelle Chapman, Accounting Administrative Assistant

This action has been adopted and approved in accordance with the governing documents of this Governmental Entity and all applicable laws.

/s/ Kent Myers, City Manager

CITY MANAGER'S REPORT - City Manager's Report included (1) Community Visioning Process, (2) Legislative Meeting, (3) April City Council Retreat, and (4) City Council Work Sessions.

UPCOMING AGENDA ITEMS – Council reviewed upcoming agenda items.

PUBLIC COMMENTS – Penny McBride commented on the upcoming Affordable Housing Charrette.

COUNCIL COMMENTS – None.

EXECUTIVE SESSION - It was moved by Council Member Kiehne, seconded by Council Member Watson, to recess the regular session and go into Executive Session at 6:50 PM. All voted in favor and the motion carried. At 7:20 PM, it was moved by Council Member Pearson, seconded by Council Member Neffendorf, to adjourn the Executive Session and reconvene the regular session. All voted in favor and the motion carried.

Following Executive Session:

CITY ATTORNEY POSITION – No action taken.

With no further discussion, Council Member Watson made a motion to adjourn the meeting at 7:20 PM. Council Member Neffendorf seconded the motion. Motion carried.

PASSED AND APPROVED this the 5th day of June, 2017.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING
APRIL 17, 2017
6:00 PM

On this the 17th day of April, 2017, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
BOBBY WATSON - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER
CHARLIE KIEHNE - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT:
KENT MYERS - CITY MANAGER
PAT McGOWAN - CITY ATTORNEY
CLINTON BAILEY – ACM/DPWU
BRIAN JORDAN – DIR OF DEVELOPMENT SERVICES
LAURA HOLLENBEAK – DIR OF FINANCE
RUSSELL IMMEL – IT MANAGER
STEVE WETZ – POLICE CHIEF

It was called to order at 6:00 PM., followed by the Pledge of Allegiance.

EMPLOYEE RECOGNITIONS – The City Manager recognized Laura Hollenbeak, Dana Smith, Lea Feuge, and Marian Wiggins for their work on the annual budget.

MINUTES – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve the minutes of the March 2017 meetings. All voted in favor and the motion carried.

SOUND ORDINANCE – Following the first reading of the Sound Ordinance, it was agreed to hold the second reading on May 15. No action taken.

WATERING RESTRICTIONS – Council received a staff presentation at the March 20 meeting regarding the City water supply and a broad overview of the status of the statewide drought and its effect on municipal supplies. Staff was directed to bring back the item to Council in 30 days to set the watering stage for 2017. Following a brief discussion, it was moved by Council Member Watson, seconded by Council Member Kiehne, to continue Stage 3 of the City watering restrictions. All voted in favor and the motion carried.

CURFEW ORDINANCE REVIEW - In accordance with Texas Government Code 370.002, Council reviewed the Juvenile Curfew Ordinance and received recommendations from Police Chief Steve Wetz. It was moved by Council Member Pearson, seconded by Council Member Watson, to continue the ordinance as is and make no changes. All voted in favor and the motion carried.

UPDATE ON LEADERSHIP PROJECT AT LADY BIRD JOHNSON PARK – Members of Gillespie County Leadership gave an update on their class project, the revitalization of the area beneath Pavilion #2 at Lady Bird Park.

UPDATE ON ARUNDO DONAX TREATMENT – Monica McGarrity with Texas Parks & Wildlife briefed Council on the Arundo Donax treatment program in Fredericksburg, including the successes of the program since 2015, local landowner participation, and future treatment of Arundo Donax and other invasive plant species along Baron's Creek and Town Creek.

CITY MANAGER'S REPORT – City Manager Kent Myers reported on (1) April 24 Council Retreat, (2) Affordable Housing Charrette, (3) Downtown Parking Study, (4) Municipal Court Judge Position, and (5) Mid-Year Budget Review.

PUBLIC COMMENTS – Tom Musselman commented that the Sound Ordinance should be enforced in the ETJ, and reported on the FHS Tiny House Project.

COUNCIL COMMENTS – Graham Pearson commented on the Affordable Housing Charrette.

With no further discussion, Council Member Watson made a motion to adjourn the meeting at 7:26 PM. Council Member Neffendorf seconded the motion. Motion carried.

PASSED AND APPROVED this the 5th of June, 2016.

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SHELLEY BRITTON, CITY SECRETARY	LINDA LANGERHANS, MAYOR

* * * * * * * * * * * * *

CITY COUNCIL MEMO

DATE: May 30, 2017

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Frieden Lakes Annexation.

Summary:

Staff has been meeting with the owners/developers of approximately 219 acres of land bordered by the Heritage Hill Country neighborhood on the east, and US Highway 87 on the west (see the attached exhibit). The eastern portion of the property was formerly referred to as the Danz Orchards. The project will include single-family homes on the east side of the development within a gated or private style development, with open spaces and common areas. The western side of the project will involve mixed uses including commercial, light commercial, and multi-family residential.

The applicant intends to annex the entire project at one time. As such, we have been meeting with the parties involved to ensure that all development items are addressed. Since the project will be developed in phases, we want to make sure the timing of all development items are established as part of the Annexation Agreement. A work session was held with the City Council on April 3, 2017 where we outlined the major items to be addressed in the Annexation Agreement. We are continuing to work on the agreement and will have the final document available prior to action by the council. A list of the major items is provided in the Background/Analysis section.

Hearings have been scheduled for a minor Land use Plan change along US Highway 87, and establishing the zoning on the entire property and the annexation (see attached). The Planning and Zoning Commission will be considering the proposed zoning and preliminary plat for phase 1 at their June 7, 2017 meeting.

The City of Fredericksburg

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

Recommendation:

Two public hearings are required for the annexation, followed by the Institution of Annexation Proceedings. The purpose of the hearing is to take comments or questions, but no action is necessary at this time. The Institution of Annexation proceedings will require a special meeting in July and will be the earliest date when the Council can make the final decision on all items.

Background / Analysis:

The following items were discussed by the City Council in April:

Annexation: The property is contiguous to the current City Limits and is eligible for annexation without involving other property.

Gated or Private Development: The applicant intends that the single family residential portion of this project be private, with three housing options ranging from 1,800 square feet to over 3,000 square feet. This would mean that public access would not be available between Mariposa Drive and US 87 through this development.

Phasing of the Project and Infrastructure: The project will be constructed in phases. As such, the timing of infrastructure will need to be coordinated with each phase. They are proposing the main access into the development to be from US Highway 87 with a new public street proposed. Utilities and drainage are being evaluated by staff, and will meet current City standards.

Mariposa Drive: The applicant is proposing to abandon the section of Mariposa that was dedicated as part of the Danz Orchards. They have provided "stub-outs" onto the adjoining property where this extension can be accommodated. An acknowledgement statement from the adjoining property owner is required as part of the agreement.

Park Dedication: The applicant is proposing significant private open space within the development, and would like to discuss their options for reducing or eliminating their requirement for land dedication.

Zoning: A Planned Unit Development (PUD) zoning will be proposed for the project. This will include specific requirements for the single-family residential portion of the project, as well as the remainder of the project.

The City of Fredericksburg

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

Attachments:

Overall neighborhood plan, Preliminary Plat of Phase 1, meeting schedule, annexation petition,

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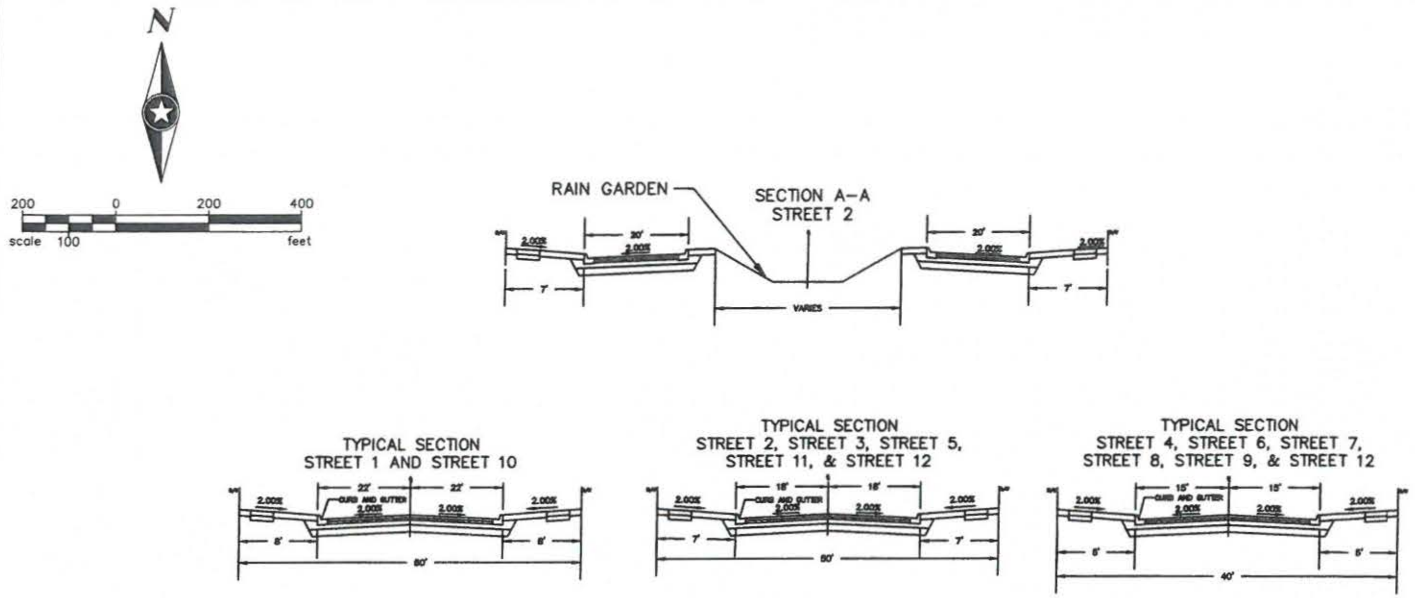
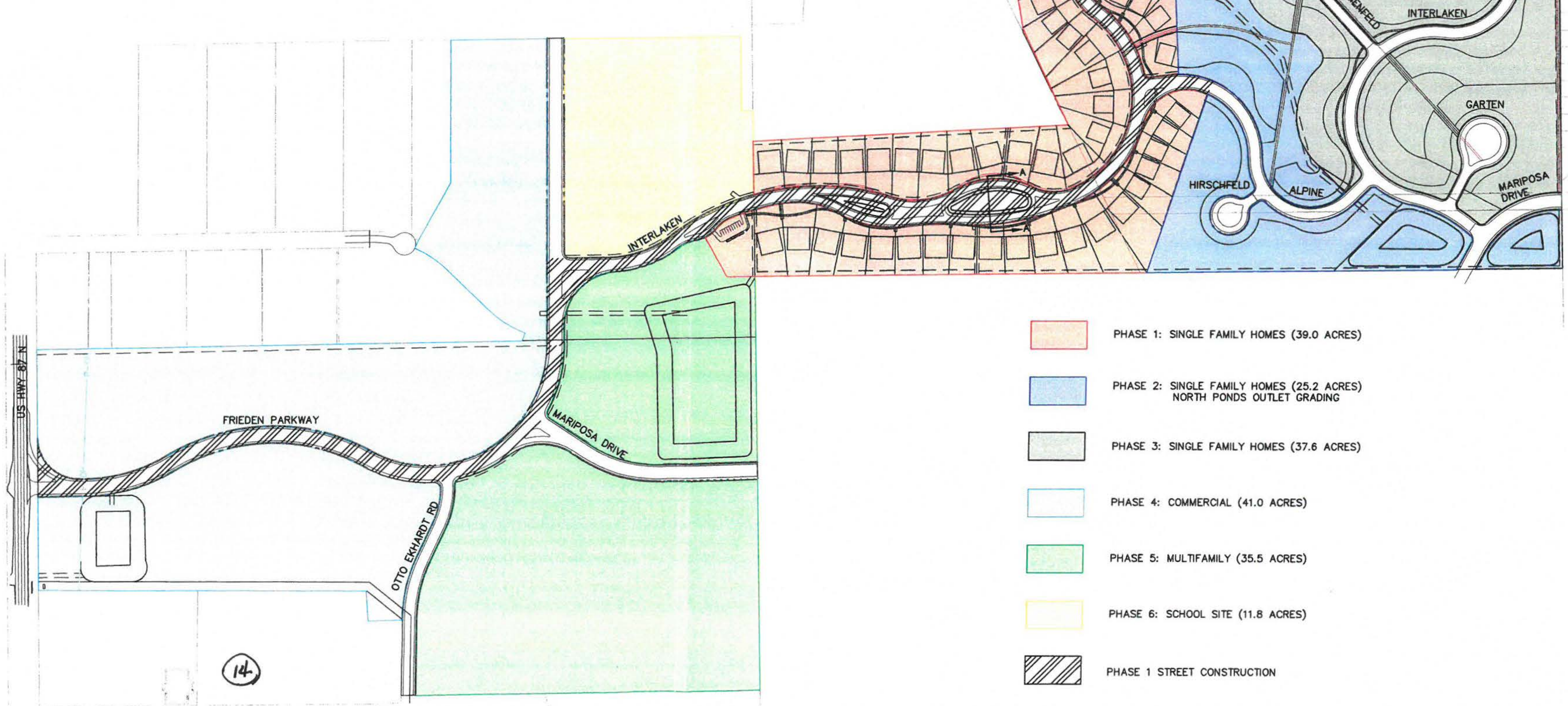
Department Approval

City Manager Approval

The City of Fredericksburg

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





PHASE 1: SINGLE FAMILY HOMES (39.0 ACRES)

PHASE 2: SINGLE FAMILY HOMES (25.2 ACRES)
NORTH PONDS OUTLET GRADING

PHASE 3: SINGLE FAMILY HOMES (37.6 ACRES)

PHASE 4: COMMERCIAL (41.0 ACRES)

PHASE 5: MULTIFAMILY (35.5 ACRES)

PHASE 6: SCHOOL SITE (11.8 ACRES)

PHASE 1 STREET CONSTRUCTION

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DRAWN BY:	KLF, DL
DESIGNER:	KLF, DL
CHECKED BY:	RBJ
DESIGN TEAM	

NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

Date 05/26/17 RANDY B. JENNIGES, PE Lic. No. 121391

SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

FRIEDEN DEVELOPMENT

TYPICAL SECTIONS, PHASING, AND SITE LAYOUT

FILE NO. FRDEL 137621

(5)

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ST. OF MN RANDY B. JENNIGES 121391 LICENSED PROFESSIONAL ENGINEER 5/26/17

DRAWN BY:	KLF, DL			
DESIGNER:	KLF, DL			
CHECKED BY:	RBJ			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

RANDY B. JENNIGES, PE
Date: 05/26/17 Lic. No. 121391

SEH
PHONE: 320.229.4300
1200 25TH AVENUE SOUTH
P.O. BOX 1717
ST. CLOUD, MN 56302-1717
www.sehinc.com

FRIEDEN DEVELOPMENT

SITE LAYOUT

FILE NO.
FRDEL 137621

8/50

Annexation Schedule for Frieden Lakes

June 5, 2017	1st City Council public hearing on annexation
June 7, 2017	Planning and Zoning Commission public hearing on zoning and land use plan
June 19, 2017	2nd City Council Public Hearing on annexation
June 19, 2017	City Council Public Hearing on zoning and land use plan change
July 10, 2017	Special City Council Meeting to Institute Annexation Proceedings (start of 90 day clock), earliest date to act on annexation

PETITION TO ANNEX

STATE OF TEXAS §

COUNTY OF GILLESPIE §

To the Honorable City Council of the City of Fredericksburg, Texas: BRT Resources, LLC, being the sole owner of the hereinafter described 219 acres of land in Gillespie County, Texas, said 219 acres being contiguous and adjacent to the City of Fredericksburg, Texas, a home rule city, respectfully requests that the said 219 acres, hereinafter described, and shown on the map attached as EXHIBIT A, on which less than three (3) qualified voters reside, be annexed to the City of Fredericksburg, Texas, said tracts sought to be annexed described by metes and bounds as follows, to-wit:

See Attached Exhibits for Metes and Bounds Descriptions of the Property to be annexed.

WHEREFORE, the undersigned respectfully pray that the above described tract of land be annexed to the City of Fredericksburg, Texas.

EXECUTED this the 15th day of May, 2017.

OWNERS:

BRT RESOURCES, LLC

By:
Christopher Wilde, Vice President of SBW Management, Inc., General Partner of 3BRT Investments, LP., Sole Member of BRT Resources, LLC, Property Owner

STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this 15 day of May, 2017 by Christopher Wilde, Vice President of SBW Management, Inc., General Partner of 3BRT Investments, LP., Sole Member of BRT Resources, LLC, on behalf of said corporation.

Carol A. Bray
Notary Public in and for
the State of Texas

CAROL A BRAY
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 08-04-2018
NOTARY ID 3997465

18

CITY COUNCIL MEMO

DATE: May 30, 2017

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Atmos Rate Increase

Summary:

Atmos has filed for another rate increase this year and the recommendation from the Atmos Texas Municipalities group is attached.

Recommendation:

It is recommended that the attached resolutions approving a negotiated rate increase with Atmos be approved.

Background / Analysis:

The attached report includes background information for this rate proposal. Also attached is a report from our consultant on the different options that were considered by our group of municipalities for handling this rate increase request. The final section of the report covers our recommendations.

Attachments:

Background Information on Rate Increase
Resolution Approving Rate Increase

The City of Fredericksburg

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

Department Approval

City Manager Approval

The City of Fredericksburg

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

AGENDA INFORMATION SHEET
AGENDA ITEM NO. ________________

APPROVAL OF A CHANGE IN ATMOS ENERGY CORPORATION, MID-TEX DIVISION'S ("ATMOS") RATES AS A RESULT OF SETTLEMENT BETWEEN ATMOS AND THE ATMOS TEXAS MUNICIPALITIES ("ATM") UNDER THE RATE REVIEW MECHANISM FOR 2017

ATMOS TEXAS MUNICIPALITIES

The City is a member of the Atmos Texas Municipalities (ATM). The ATM group was organized by a number of municipalities served by Atmos and has been represented by the law firm of Herrera & Boyle, PLLC (through Mr. Alfred R. Herrera). ATM also retained the services of a consulting firm, Utilitech, Inc. (Mr. Mike Brosch and Mr. Steve Carver) to assist in reviewing an application submitted by the Atmos Energy-Mid-Tex Division (Atmos) that seeks to increase its rates. Herrera & Boyle, PLLC and Utilitech, Inc. have participated in prior rate cases involving Atmos and have extensive knowledge and experience in rate matters affecting Atmos' rates, operations, and services.

HISTORY OF PRIOR RATE INCREASES

Increase Under Previous Version of RRM (Approved October 2010)

On March 15, 2010, Atmos requested an increase of $70.1 million in its system-wide rates. ATM and Atmos settled on an increase of $27 million for prospective rates.

Increase Under Previous Version of RRM (Approved September 2011)

On April 1, 2011, Atmos filed a request to increase rates system-wide by $15.6 million. ATM and Atmos agreed to not increase base rates and permitted Atmos to recover $6.6 million for the steel pipe replacement program.

General Rate Case (Approved December 2012)

In January 2012, Atmos sought an increase of about $49.1 million. Ultimately, the ATM cities and Atmos were not able to reach agreement on an increase and Atmos filed an appeal to the Railroad Commission of Texas. The Railroad Commission approved an increase of about $24.1 million, representing an increase in revenue of about 7%.

Prior Increase Under Current RRM (July 2013)

In the summer of 2013, Atmos and ATM entered into an agreement that approved a revised Rate Review Mechanism (RRM). The RRM approved in the summer of 2013 is the third iteration of that rate-setting mechanism.

On about July 15, 2013, Atmos submitted a request to increase rates under the current RRM. Atmos requested an increase in rates on a system-wide basis of $22.7 million, which is an increase of about 5%. Following a series of settlement negotiations between Atmos' experts and ATM's experts, Atmos agreed to an increase of $16.6 million, an increase in revenue of about 3.7%.

Prior Increase Under the RRM (June 2014) – Atmos Filed Appeal With the Railroad Commission – Gas Utility Docket (GUD) No. 10359:

On about February 28, 2014, Atmos filed its second request to increase rates under the current iteration of the RRM (the "2014 RRM") and requested a system-wide increase of about $45.6 million (9.2% increase in revenue). ATM's consultants' preliminary assessment indicated that Atmos warranted at most an increase of $26.6 million. A settlement was not reached, the ATM cities denied Atmos' proposed increase, and Atmos appealed ATM's denial of its revenue increase to the Railroad Commission. On appeal Atmos revised its request downward from $45.6 million to $43.8 million. Atmos implemented the full rates on June 1, 2014, subject to refund. The Commission held a hearing on September 3, 2014, and after the hearing, the hearing examiner proposed an increase of $42.9 million, that is, only about $860,000 less than Atmos requested.

Prior Increase Under the RRM (May 2015):

On February 27, 2015, Atmos submitted its third application under the current RRM seeking a *system-wide* rate increase of $28.7 million ("2015 RRM"), which equates to an increase of about 5.6%. After review of Atmos' application, the Railroad Commission's proposal for decision in GUD No. 10359, and the Hearing Examiner's PFD for the 2014 RRM, ATM's Special Counsel and consultants concluded that if the matter were appealed to the Railroad Commission, the result would be an increase closer to about $23 million.

Ultimately, ATM and Atmos settled the appeal related to Atmos' proposed increase for Atmos' 2014 RRM, and Atmos' 2015 RRM, for a combined increase in rates of about $65.69 million, comprised on an increase of about $43.82 million for its 2014 RRM and about $21.87 million for its 2015 RRM.

Prior Increase Under the RRM (May 2016):

On about March 1, 2016, Atmos submitted its fourth application under the current RRM seeking a *system-wide* rate increase of $35.4 million ("2016 RRM"), which equates to an increase of about 6.04%. After review of Atmos' application, the Railroad Commission's prior rulings, and Atmos' responses to requests for information submitted to Atmos by

ATM's Special Counsel and consultants, ATM's consultants concluded that Atmos merited an increase of about $10.8 million. ATM's Special Counsel presented its findings to Atmos, with which Atmos disagrees. Following negotiations with Atmos, Atmos agreed to an increase of $29.9 million, which equates to an increase of about 5.5%.

Pending Increase Under RRM (May 2017):

On about March 1, 2017, Atmos submitted its fifth and final application under the current RRM seeking a *system-wide* rate increase of $57.4 million ("2017 RRM"), which equates to a base-rate increase of about 8.35%. After review of Atmos' application, the Railroad Commission's prior rulings, and Atmos' responses to requests for information submitted to Atmos by ATM's Special Counsel and consultants, ATM's consultants concluded that Atmos merited an increase of about $32.1 million. ATM's Special Counsel presented its findings to Atmos, with which Atmos disagrees. Following negotiations with Atmos, Atmos agreed to an increase of $48.0 million, which equates to an increase of about 7%.

OPTIONS FOR CITY ACTION REGARDING ATMOS' 2017 RRM:

The item requiring City action is Atmos' 2017 RRM. At this juncture, the ATM cities' options are as follows:

Option 1. To deny Atmos' requested increase under the 2017 RRM of about $57.4 million and approve no increase;

Option 2. To deny Atmos' requested increase and approve an increase of no more than $32.1 million for its 2017 RRM, based on ATM's consultants' preliminary report;

Option 3. To take no action and allow Atmos' proposed increase of $57.4 million to go into effect; or

Option 4. To approve a settlement agreement that resolves the 2017 RRM with an increase in rates of $48.0 million.

Note that under Option 1 and Option 2, Atmos has the right to appeal the ATM cities' decisions to the Railroad Commission of Texas and pending such an appeal has the right to implement its proposed increase of $57.4 million effective June 1, 2017, subject to refund if the Commission's review later finds a lower amount is appropriate. Atmos would very likely file an appeal to the Railroad Commission should the ATM cities approve an increase less than $48.0 million.

In an appeal to the Commission, Atmos would in all likelihood argue that the costs of appeal should be borne by only those cities that "caused" the appeal. Given the Commission's tendency to err in favor of utilities, Atmos would likely prevail. An appeal would increase the burden on ratepayers by adding rate case expenses, which would include both ATM's and Atmos' costs of preparing and prosecuting the appeal, and the costs of a hearing.

RECOMMENDATION:

ATM's Special Counsel recommends resolving the 2017 RRM with an increase of $48.0 million.

If the ATM Cities reject Atmos' settlement offer, Atmos would likely appeal the cities' decision to the Railroad Commission. While there are a number of contested issues whose outcome is uncertain in an appeal, based on the Railroad Commission's history and prior decisions, ATM's Special Counsel and consultants are of the opinion that the Railroad Commission would reach a result not materially different than the settlement amount of $48.0 million, and perhaps approve a higher increase.

Therefore, because of the risks of a litigated outcome, including the cost of litigation at the Railroad Commission, ATM's special counsel advises the ATM cities to accept a settlement that increases Atmos' revenue by about $48.0 million over the current revenue Atmos is collecting.

An increase under the 2017 RRM of $48.0 million over the base-rate revenue Atmos is *currently* collecting, represents an increase of about 8% in a customer's bill excluding the cost of gas, and an increase of about 3% - 4% including the cost of gas, as shown in the table below:

Customer Class	Current Bill	Proposed Bill	Difference	% Increase with Gas Cost	% Increase without Gas Cost
Residential	$52.78	$54.82	$2.04	3.87%	7.86%
Commercial	$265.18	$271.45	$6.27	2.37%	8.00%
Industrial	$5,384.76	$5,557.89	$173.13	3.22%	8.73%
Transportation	$4,028.61	$4,201.74	$173.13	4.30%	8.73%

The rate schedules to accomplish the increase are attached to the Resolution related to Atmos' 2017 RRM.

The City should take action as soon as possible but no later than May 31, 2017.

RESOLUTION NO. ____________

A RESOLUTION BY THE CITY OF _______________, TEXAS ("CITY"), APPROVING A CHANGE IN THE RATES OF ATMOS ENERGY CORPORATION, MID-TEX DIVISION ("ATMOS") AS A RESULT OF A SETTLEMENT BETWEEN ATMOS AND THE ATMOS TEXAS MUNICIPALITIES ("ATM") UNDER THE RATE REVIEW MECHANISM; FINDING THE RATES SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; FINDING THAT THE MEETING COMPLIED WITH THE OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THE RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of __________________, Texas ("City") is a regulatory authority under the Gas Utility Regulatory Act ("GURA") and under § 103.001 of GURA has exclusive original jurisdiction over Atmos Energy Corporation – Mid-Tex Division's ("Atmos") rates, operations, and services within the municipality; and

WHEREAS, the City has participated in prior cases regarding Atmos as part of a coalition of cities known as the Atmos Texas Municipalities ("ATM"); and

WHEREAS, pursuant to the Rate Review Mechanism ("RRM") for 2017 filed with the City on or around March 1, 2017 for a proposed system-wide increase of $57.4 million; and

WHEREAS, experts representing ATM have analyzed data furnished by Atmos and interviewed Atmos' management regarding the RRM; and

WHEREAS, the Steering Committee of ATM and its counsel recommend approval of the attached tariffs, set forth as Attachment A, along with the proof of revenues set forth as Attachment B, which results in an increase in Atmos' revenue of $48.0 million, and Attachment C, setting forth the beginning balance for purposes of determining pension and other post-employment benefits to be recovered in the next rate filing.

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

Section 1. The findings set forth in this Resolution are hereby in all things approved.

Section 2. The amended tariffs in Attachment A are hereby adopted to become effective on June 1, 2017.

Section 3. To the extent any Resolution previously adopted by the City Council is inconsistent with this Resolution, it is hereby superseded.

Section 4. The meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 5. If any one or more sections or clauses of this Resolution is judged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 6. This Resolution shall become effective from and after its passage.

Section 7. A copy of this Resolution shall be sent to Atmos Mid-Tex, care of Christopher Felan, Vice President of Rates and Regulatory Affairs, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1600, Dallas, Texas 75240 and to Mr. Alfred R. Herrera, Herrera & Boyle, PLLC, 816 Congress Avenue, Suite 1250, Austin, Texas 78701.

PASSED AND APPROVED this _________ day of _________________, 2017.

____
Mayor

ATTEST:

____
City Secretary

CITY COUNCIL MEMO

DATE: June 5, 2017

TO: Mayor and City Council

FROM: Andrea Warren, Parks & Recreation Director

SUBJECT: Oakcrest Sports park options

Summary:

Our parks consultant, Dennis Sims, will be at the meeting to present some new layout options for the Oakcrest Sports Park.

Recommendation:

Receive the new options for the Oakcrest Sports Park and provide staff with direction on any needed changes.

Background / Analysis:

Over the past few months the city has been working with the county to sell approximately 10 acres of the recently acquired 52 acres for airport expansion. We have also been working with the Gillespie County Fair Association to locate the effluent pond on their property rather than at the sports park. The parks consultant has taken these into consideration as well as different parking arrangements to present some new layouts for discussion.

Attachments:

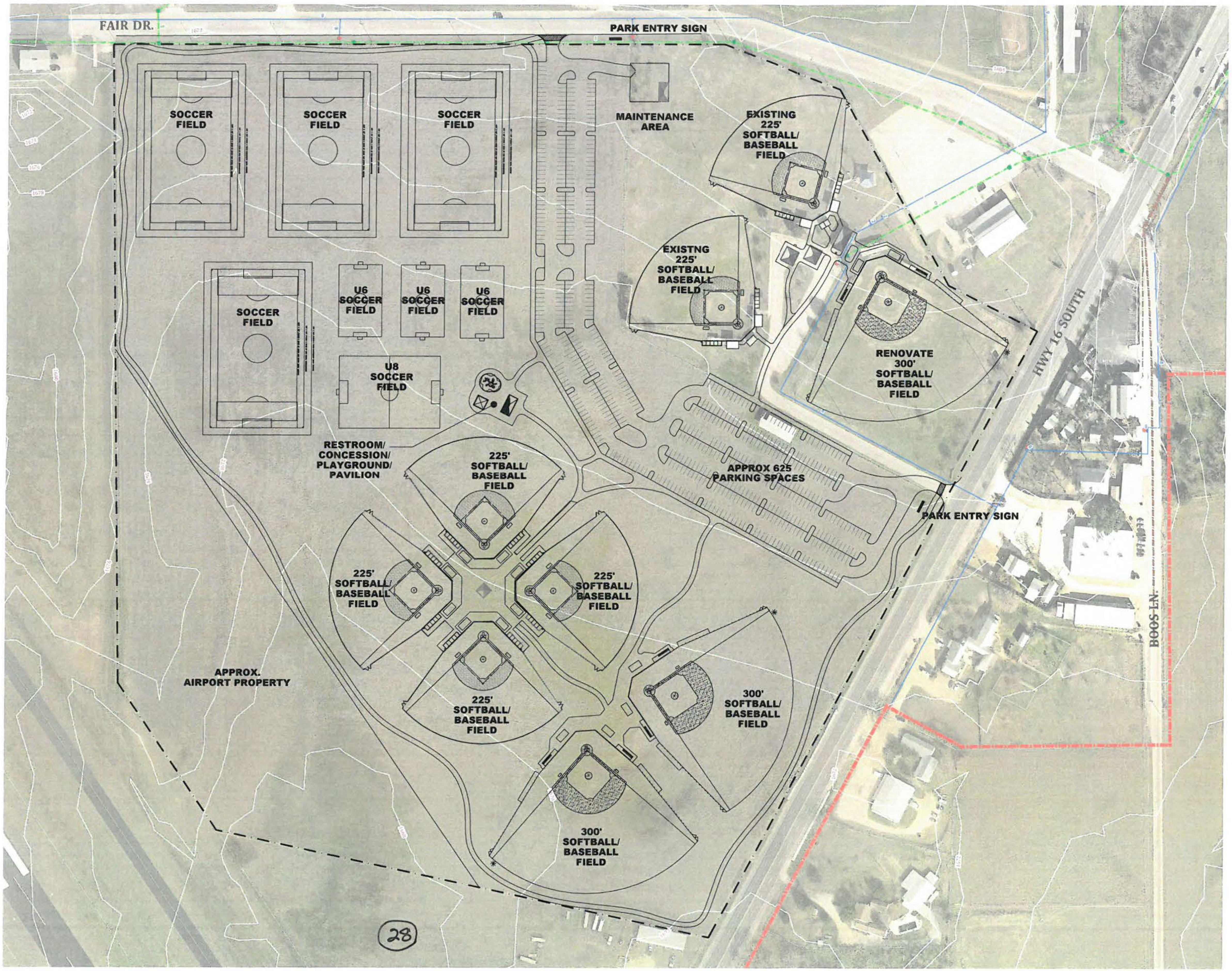
The City of Fredericksburg

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

Oakcrest Sports Park options and cost estimates

Department Approval

City Manager Approval



Consultant:

DUNKIN SIMS STOFFELS, INC.
LANDSCAPE ARCHITECTS/PLANNERS

Dunkin Sims Stoffels, Inc.
LANDSCAPE ARCHITECTS/PLANNERS

Owner:

CITY OF Fredericksburg

MASTER PLAN- A

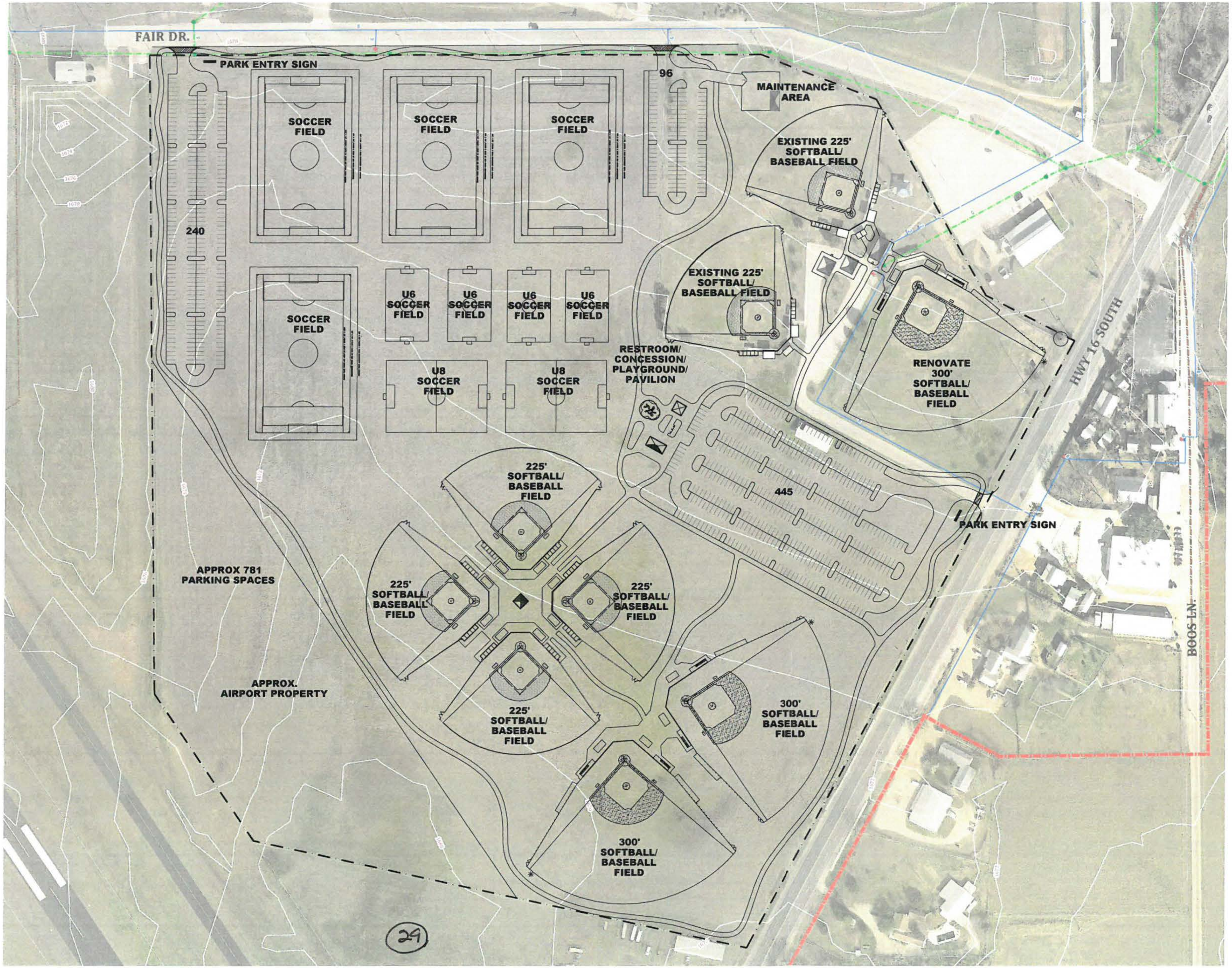
NORTH

0 100 200 300 400 feet
SCALE

Project:

Sports Complex
City of Fredericksburg

JUNE 5, 2017



Consultant:

DUNKIN SIMS STOFFELS, INC.
LANDSCAPE ARCHITECTS/PLANNERS

Dunkin Sims Stoffels, Inc.
LANDSCAPE ARCHITECTS/PLANNERS

Owner:

CITY OF Fredericksburg

MASTER PLAN- B

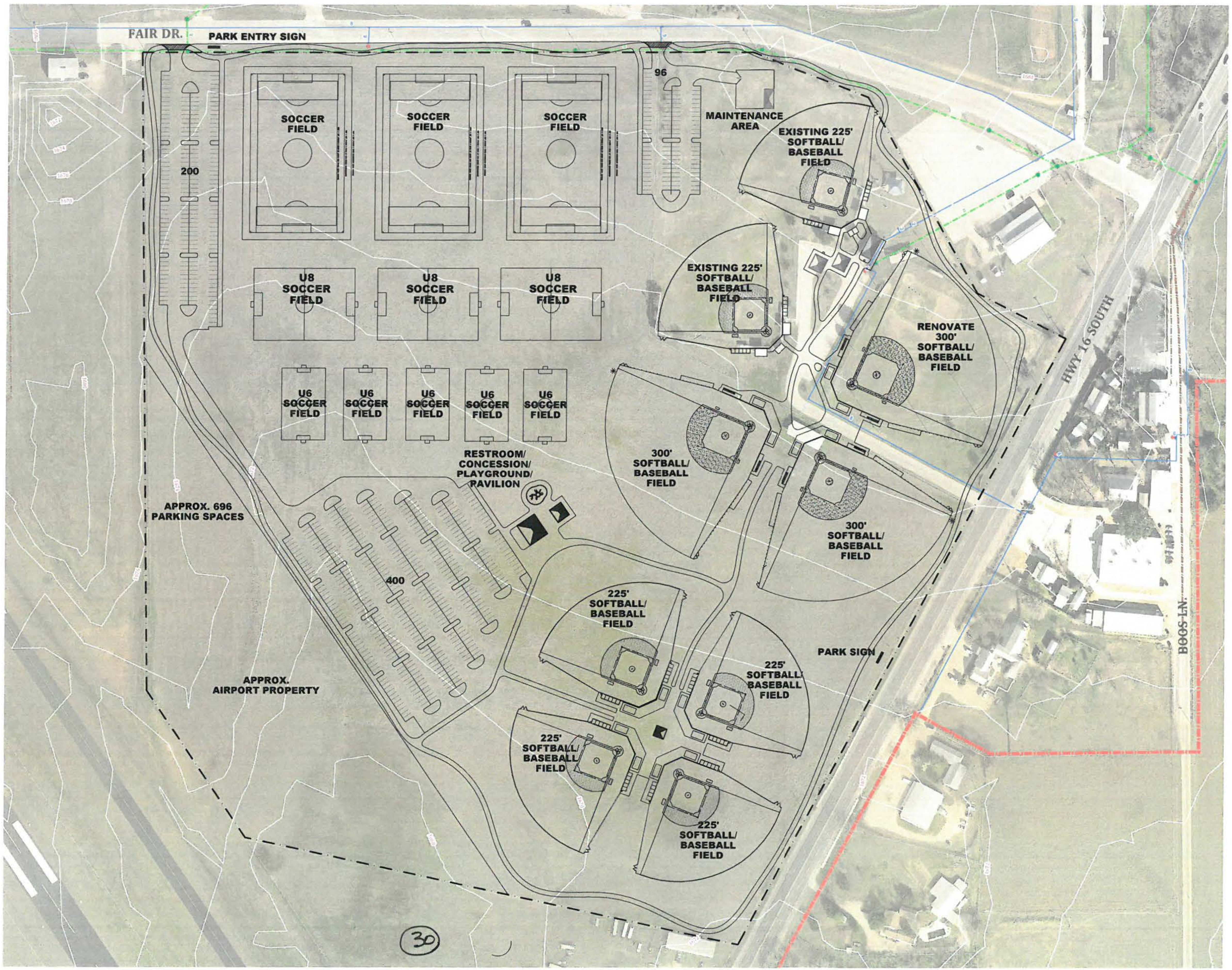
NORTH

0 100 200 300 400 feet
SCALE

Project:

Sports Complex
City of Fredericksburg

JUNE 5, 2017



Consultant:

DUNKIN SIMS STOFFELS, INC.
LANDSCAPE ARCHITECTS/PLANNERS

Dunkin Sims Stoffels, Inc.
LANDSCAPE ARCHITECTS/PLANNERS
622 WEST STATE STREET
GARLAND, TEXAS 75040
PHONE (214) 553-5718
FAX (214) 553-5181

Owner:

CITY OF Fredericksburg

MASTER PLAN- C

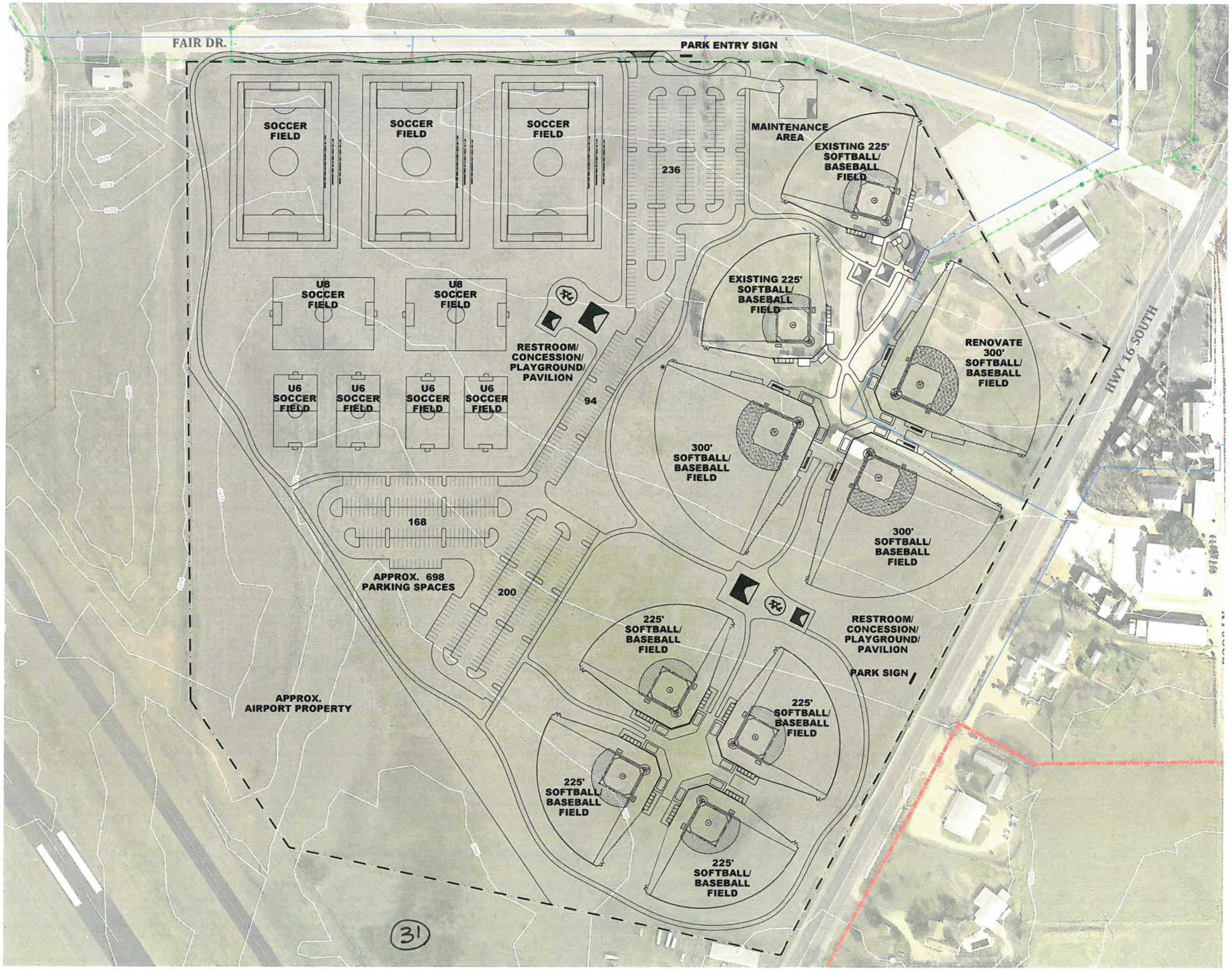
NORTH

0 100 200 300 400 feet
SCALE

Project:

Sports Complex
City of Fredericksburg

JUNE 5, 2017



Consultant:

DUNKIN SIMS STOFFELS, INC.
LANDSCAPE ARCHITECTS/PLANNERS

Dunkin Sims Stoffels, Inc.
LANDSCAPE ARCHITECTS/PLANNERS
622 WEST STATE STREET
GARLAND, TEXAS 75040
PHONE (214) 553-5118
FAX (214) 553-5181

Owner:

MASTER PLAN-D

NORTH

0 100 200 300 400 feet
SCALE

Project:

Sports Complex
City of Fredericksburg

JUNE 5, 2017

Preliminary Cost Estimate
FREDERICKSBURG SPORTS PARK
Master Plan with 10 Acre Airport Parcel- Concept A
May 25, 2017

DUNKIN SIMS STOFFELS INC

32

#	ITEM			Master	Phase 1
1	INFRASTRUCTURE				
2	Effluent Line		$ 125,000.00	Other City Funds	Other City Funds
3	Water Line (1,700 L.F.)			$ 80,000.00	$ 80,000.00
4	Sewer Line - 1 Lift Stations / Force			$ 60,000.00	$ 60,000.00
5	Pond Excavation & Construction (1 Acre)		$ 400,000.00	Other City Funds	Other City Funds
6	Irrigation Wet Well		$ 125,000.00	Other City Funds	Other City Funds
7	Pump House		$ 20,000.00	Other City Funds	Other City Funds
8	Future Electrical Conduit			$ 5,000.00	$ 15,000.00
9	**INFRASTRUCTURE TOTAL:**			**$ 145,000.00**	**$ 155,000.00**
10	SOCCER FIELDS				
11	Soccer Fields (5 Unlighted)			$ 585,000.00	$ 585,000.00
12	30 FC Field Lighting (2) (1)			$ 300,000.00	$ 150,000.00
13	Irrigation/ Hydromulch (Approximately 8.3 Acres) (4.3 Acres)			$ 225,000.00	$ 115,000.00
14	Earthwork			$ 75,000.00	$ 75,000.00
15	Landscaping / Trees (Not in Phase 1)			$ 25,000.00	$ -
16	Soccer Entry Sign (Not in Phase 1)			$ 15,000.00	$ -
17	**SOCCER FIELDS TOTAL:**			**$ 1,225,000.00**	**$ 925,000.00**
18	NEW BASEBALL / SOFTBALL FIELD COMPLEX				
19	Baseball - Softball Fields 225' (4)			$ 650,000.00	$ 650,000.00
20	Baseball - Softball Fields 300' (2) (Not in Phase 1)			$ 400,000.00	$ -
21	Bleacher Shade Canopies (8) (Not in Phase 1)			$ 150,000.00	$ -
22	Dugout Metal Roof (10) (Not in Phase 1)			$ 50,000.00	$ -
23	50/30 Field Lighting (6) (3)			$ 900,000.00	$ 450,000.00
24	Irrigation/ Hydromulch (Approximately 10 Acres) (5 Acres)			$ 270,000.00	$ 135,000.00
25	Scoreboards (6) (Not in Phase 1)			$ 150,000.00	$ -
26	Plaza Paving (50,000 Sq. Ft.) (33,600 Sq.Ft.)			$ 300,000.00	$ 200,000.00
27	Sidewalks @ Large Fields (5860 Sq. Ft.) (Not in Phase 1)			$ 35,160.00	$ -
28	Area Lighting			$ 50,000.00	$ 50,000.00
29	Earthwork			$ 250,000.00	$ 250,000.00
30	Landscaping / Trees (Not in Phase 1)			$ 50,000.00	$ -
31	Pavilion (2) (Not in Phase 1)			$ 150,000.00	$ -
32	Playground with Shade Structure (Not in Phase 1)			$ 125,000.00	$ -
33	Baseball Entry Sign (Not in Phase 1)			$ 15,000.00	$ -
34	**NEW BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:**			**$ 3,545,160.00**	**$ 1,735,000.00**
35	OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX				
36	Baseball - Softball Fields 225' (2) Fencing (Not in Phase 1)			$ 40,000.00	$ -
37	Baseball - Softball Fields 300' (1) Renovated (Not in Phase 1)			$ 475,000.00	$ -
38	Bleacher Shade Canopies (1) (Not in Phase 1)			$ 20,000.00	$ -
39	Dugout Metal Roof (2) (Not in Phase 1)			$ 10,000.00	$ -
40	Irrigation/ Hydromulch (Common Areas) (Not in Phase 1)			$ 75,000.00	$ -
41	Scoreboards (1) (Not in Phase 1)			$ 25,000.00	$ -
42	Plaza Paving / Sidewalks (Reduced)			$ 15,000.00	$ 10,000.00
43	Area Lighting (Not in Phase 1)			$ 50,000.00	$ -
44	Earthwork			$ 20,000.00	$ 20,000.00
45	Landscaping / Trees (Not in Phase 1)			$ 30,000.00	$ -
46	Pavilion (Not in Phase 1)			$ 75,000.00	$ -
47	Relocate Playground with Shade Structure (Not in Phase 1)			$ 20,000.00	$ -
48	Concession ADA Compliance			$ 15,000.00	$ 15,000.00
49	**OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:**			**$ 870,000.00**	**$ 45,000.00**
50	PARKING AREA				
51	Sidewalks (1780 L.F. @ 10' Wide)			$ 106,800.00	$ 106,800.00
52	Asphalt Parking + Entrance Drive (625 Spaces)			$ 1,133,500.00	$ 1,161,000.00
53	Parking Lot Lights			$ 350,000.00	$ 200,000.00
54	Earthwork			$ 250,000.00	$ 225,000.00
55	Irrigation (Common Areas)			$ 50,000.00	$ 50,000.00
56	Landscaping / Trees			$ 50,000.00	$ 50,000.00
57	**PARKING AREA TOTAL:**			**$ 1,940,300.00**	**$ 1,792,800.00**
58	Restroom / Concession Building/ Plaza				
59	Sidewalks (508 L.F. @ 10' Wide)			$ 30,480.00	$ 30,480.00
60	Restroom / Concession Building			$ 600,000.00	$ 600,000.00
61	Pavilion (Not in Phase 1)			$ 100,000.00	$ -
62	Playground with Shade Structure (Not in Phase 1)			$ 125,000.00	$ -
63	Plaza Paving (6,750 Sq. Ft.) (3,300 Sq. Ft.)			$ 40,500.00	$ 20,000.00
64	Landscaping / Trees			$ 50,000.00	$ -
65	**RESTROOM-CONCESSION PLAZA TOTAL:**			**$ 945,980.00**	**$ 650,480.00**
66	OTHER				
67	Park Benches, Trash Receptacles, Soccer Goals, Bleachers			$ 150,000.00	$ 125,000.00
68	Entry Feature with Signage (2) (Reduce Complexity)			$ 50,000.00	$ 30,000.00
69	Top Soil Import			$ 250,000.00	$ 250,000.00
70	Erosion Control			$ 60,000.00	$ 60,000.00
71	Storm Sewer			$ 450,000.00	$ 425,000.00
72	Electrical Complex Service			$ 30,000.00	$ 30,000.00
73	Construction Testing			$ 50,000.00	$ 50,000.00
74	Maintenance Building (Metal Building / Outside Storage)			$ 750,000.00	$ 750,000.00
75	6' High Chain-Link Fence			$ 50,000.00	$ 50,000.00
76	**OTHER TOTAL:**			**$ 1,840,000.00**	**$ 1,770,000.00**
77	**SUB TOTAL:**			**$ 10,511,440.00**	**$ 7,073,280.00**
78	**Pre-Design Contingency (10%):**			**$ 1,051,144.00**	**$ 707,328.00**
79	**ESTIMATED CONSTRUCTION TOTAL:**			**$ 11,562,584.00**	**$ 7,780,608.00**
80	**A & E Fees: (12%):**			**$ 1,387,510.08**	**$ 933,672.96**
81	**CONSTRUCTION AND A&E TOTAL:**			**$ 12,950,094.08**	**$ 8,714,280.96**
82	**GRAND TOTAL:**			**$ 12,950,094.08**	**$ 8,714,280.96**

Preliminary Cost Estimate
FREDERICKSBURG SPORTS PARK
Master Plan with 10 Acre Airport Parcel- Concept B
May 25, 2017

DUNKIN SIMS STOFFELS INC.

33

	ITEM			Master	Phase 1
1	INFRASTRUCTURE				
2	Effluent Line		$ 125,000.00	Other City Funds	Other City Funds
3	Water Line (1,700 L.F.)			$ 80,000.00	$ 80,000.00
4	Sewer Line - 1 Lift Stations / Force			$ 60,000.00	$ 60,000.00
5	Pond Excavation & Construction (1 Acre)		$ 400,000.00	Other City Funds	Other City Funds
6	Irrigation Wet Well		$ 125,000.00	Other City Funds	Other City Funds
7	Pump House		$ 20,000.00	Other City Funds	Other City Funds
8	Future Electrical Conduit			$ 5,000.00	$ 15,000.00
9	**INFRASTRUCTURE TOTAL:**			**$ 145,000.00**	**$ 155,000.00**
10	SOCCER FIELDS				
11	Soccer Fields (6 Unlighted)			$ 700,000.00	$ 700,000.00
12	30 FC Field Lighting (2) (1)			$ 300,000.00	$ 150,000.00
13	Irrigation/ Hydromulch (Approximately 5.6 Acres) (2 Acres)			$ 152,000.00	$ 54,000.00
14	Earthwork			$ 75,000.00	$ 75,000.00
15	Landscaping / Trees (Not in Phase 1)			$ 25,000.00	$ -
16	Soccer Entry Sign (Not in Phase 1)			$ 15,000.00	$ -
17	**SOCCER FIELDS TOTAL:**			**$ 1,267,000.00**	**$ 979,000.00**
18	NEW BASEBALL / SOFTBALL FIELD COMPLEX				
19	Baseball - Softball Fields 225' (4)			$ 650,000.00	$ 650,000.00
20	Baseball - Softball Fields 300' (2) (Not in Phase 1)			$ 400,000.00	$ -
21	Bleacher Shade Canopies (8) (Not in Phase 1)			$ 150,000.00	$ -
22	Dugout Metal Roof (10) (Not in Phase 1)			$ 50,000.00	$ -
23	50/30 Field Lighting (6) (3)			$ 900,000.00	$ 450,000.00
24	Irrigation/ Hydromulch (Approximately 10 Acres) (5 Acres)			$ 270,000.00	$ 135,000.00
25	Scoreboards (6) (Not in Phase 1)			$ 150,000.00	$ -
26	Plaza Paving (50,000 Sq. Ft.) (33,600 Sq.Ft.)			$ 300,000.00	$ 200,000.00
27	Sidewalks @ Large Fields (5860 Sq. Ft.) (Not in Phase 1)			$ 35,160.00	$ -
28	Area Lighting			$ 50,000.00	$ 50,000.00
29	Earthwork			$ 250,000.00	$ 250,000.00
30	Landscaping / Trees (Not in Phase 1)			$ 50,000.00	$ -
31	Pavilion (2) (Not in Phase 1)			$ 150,000.00	$ -
32	Playground with Shade Structure (Not in Phase 1)			$ 125,000.00	$ -
33	Baseball Entry Sign (Not in Phase 1)			$ 15,000.00	$ -
34	**NEW BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:**			**$ 3,545,160.00**	**$ 1,735,000.00**
35	OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX				
36	Baseball - Softball Fields 225' (2) Fencing (Not in Phase 1)			$ 40,000.00	$ -
37	Baseball - Softball Fields 300' (1) Renovated (Not in Phase 1)			$ 475,000.00	$ -
38	Bleacher Shade Canopies (1) (Not in Phase 1)			$ 20,000.00	$ -
39	Dugout Metal Roof (2) (Not in Phase 1)			$ 10,000.00	$ -
40	Irrigation/ Hydromulch (Common Areas) (Not in Phase 1)			$ 75,000.00	$ -
41	Scoreboards (1) (Not in Phase 1)			$ 25,000.00	$ -
42	Plaza Paving / Sidewalks (Reduced)			$ 15,000.00	$ 10,000.00
43	Area Lighting (Not in Phase 1)			$ 50,000.00	$ -
44	Earthwork			$ 20,000.00	$ 20,000.00
45	Landscaping / Trees (Not in Phase 1)			$ 30,000.00	$ -
46	Pavilion (Not in Phase 1)			$ 75,000.00	$ -
47	Relocate Playground with Shade Structure (Not in Phase 1)			$ 20,000.00	$ -
48	Concession ADA Compliance			$ 15,000.00	$ 15,000.00
49	**OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:**			**$ 870,000.00**	**$ 45,000.00**
50	PARKING AREA				
51	Sidewalks @ 445 space (1288 L.F. @ 10' Wide)			$ 77,280.00	$ 77,280.00
52	Sidewalks @ 96 space (261 L.F. @ 10' Wide)			$ 15,660.00	$ 15,660.00
53	Asphalt Parking + Entrance Drive (445 Spaces)			$ 1,023,500.00	$ 1,023,500.00
54	Asphalt Parking + Entrance Drive (96 Spaces)			$ 252,000.00	$ 252,000.00
55	Asphalt Parking + Entrance Drive (240 Spaces)			$ 447,000.00	$ 447,000.00
56	Parking Lot Lights			$ 350,000.00	$ 200,000.00
57	Earthwork			$ 250,000.00	$ 225,000.00
58	Irrigation (Common Areas)			$ 50,000.00	$ 50,000.00
59	Landscaping / Trees			$ 50,000.00	$ 50,000.00
60	**PARKING AREA TOTAL:**			**$ 2,515,440.00**	**$ 2,340,440.00**
61	Restroom / Concession Building/ Plaza				
62	Restroom / Concession Building			$ 600,000.00	$ 600,000.00
63	Pavilion (Not in Phase 1)			$ 100,000.00	$ -
64	Playground with Shade Structure (Not in Phase 1)			$ 125,000.00	$ -
65	Plaza Paving (8,500 Sq. Ft.) (3,300 Sq. Ft.)			$ 51,000.00	$ 20,000.00
66	Landscaping / Trees			$ 50,000.00	$ -
67	**RESTROOM-CONCESSION PLAZA TOTAL:**			**$ 926,000.00**	**$ 620,000.00**
68	OTHER				
69	10' Loop Trail 4,880 L.F. (Not in Phase 1)			$ 292,800.00	$ -
70	Park Benches, Trash Receptacles, Soccer Goals, Bleachers			$ 150,000.00	$ 125,000.00
71	Entry Feature with Signage (2) (Reduce Complexity)			$ 50,000.00	$ 30,000.00
72	Top Soil Import			$ 250,000.00	$ 250,000.00
73	Erosion Control			$ 60,000.00	$ 60,000.00
74	Storm Sewer			$ 750,000.00	$ 750,000.00
75	Electrical Complex Service			$ 30,000.00	$ 30,000.00
76	Construction Testing			$ 50,000.00	$ 50,000.00
77	Maintenance Building (Metal Building / Outside Storage)			$ 750,000.00	$ 750,000.00
78	6' High Chain-Link Fence			$ 50,000.00	$ 50,000.00
79	**OTHER TOTAL:**			**$ 2,432,800.00**	**$ 2,095,000.00**
80	**SUB TOTAL:**			**$ 11,701,400.00**	**$ 7,969,440.00**
81	**Pre-Design Contingency (10%):**			**$ 1,170,140.00**	**$ 796,944.00**
82	**ESTIMATED CONSTRUCTION TOTAL:**			**$ 12,871,540.00**	**$ 8,766,384.00**
83	**A & E Fees: (12%):**			**$ 1,544,584.80**	**$ 1,051,966.08**
84	**CONSTRUCTION AND A&E TOTAL:**			**$ 14,416,124.80**	**$ 9,818,350.08**
85	**GRAND TOTAL:**			**$ 14,416,124.80**	**$ 9,818,350.08**

Preliminary Cost Estimate
FREDERICKSBURG SPORTS PARK
Master Plan with 10 Acre Airport Parcel- Concept C
May 25, 2017

Dunkin Sims Stoffels Inc.

34

	ITEM			Master	Phase 1
1	**INFRASTRUCTURE**				
2	Effluent Line		$ 125,000.00	Other City Funds	Other City Funds
3	Water Line			$ 90,000.00	$ 90,000.00
4	Sewer Line - 1 Lift Stations / Force			$ 75,000.00	$ 75,000.00
5	Pond Excavation & Construction (1 Acre)		$ 400,000.00	Other City Funds	Other City Funds
6	Irrigation Wet Well		$ 125,000.00	Other City Funds	Other City Funds
7	Pump House		$ 20,000.00	Other City Funds	Other City Funds
8	Future Electrical Conduit			$ 5,000.00	$ 15,000.00
9	**INFRASTRUCTURE TOTAL:**			**$ 170,000.00**	**$ 180,000.00**
10	**SOCCER FIELDS**				
11	Soccer Fields (5 Unlighted)			$ 585,000.00	$ 585,000.00
12	30 FC Field Lighting (2) (1)			$ 300,000.00	$ 150,000.00
13	Irrigation/ Hydromulch (Approximately 5.6 Acres) (2 Acres)			$ 152,000.00	$ 54,000.00
14	Earthwork			$ 75,000.00	$ 75,000.00
15	Landscaping / Trees (Not in Phase 1)			$ 25,000.00	$ -
16	Soccer Entry Sign (Not in Phase 1)			$ 15,000.00	$ -
17	**SOCCER FIELDS TOTAL:**			**$ 1,152,000.00**	**$ 864,000.00**
18	**NEW BASEBALL / SOFTBALL FIELD COMPLEX**				
19	Baseball - Softball Fields 225' (4)			$ 650,000.00	$ 650,000.00
20	Baseball - Softball Fields 300' (2) (Not in Phase 1)			$ 400,000.00	$ -
21	Bleacher Shade Canopies (8) (Not in Phase 1)			$ 150,000.00	$ -
22	Dugout Metal Roof (10) (Not in Phase 1)			$ 50,000.00	$ -
23	50/30 Field Lighting (6) (3)			$ 900,000.00	$ 450,000.00
24	Irrigation/ Hydromulch (Approximately 13 Acres) (5 Acres)			$ 351,000.00	$ 135,000.00
25	Scoreboards (6) (Not in Phase 1)			$ 150,000.00	$ -
26	Plaza Paving (50,000 Sq. Ft.) (33,600 Sq.Ft.)			$ 300,000.00	$ 200,000.00
27	Sidewalks @ Large Fields (5860 Sq. Ft.) (Not in Phase 1)			$ 35,160.00	$ -
28	Area Lighting			$ 50,000.00	$ 50,000.00
29	Earthwork			$ 250,000.00	$ 250,000.00
30	Landscaping / Trees (Not in Phase 1)			$ 50,000.00	$ -
31	Pavilion (2) (Not in Phase 1)			$ 150,000.00	$ -
32	Playground with Shade Structure (Not in Phase 1)			$ 125,000.00	$ -
33	Baseball Entry Sign (Not in Phase 1)			$ 15,000.00	$ -
34	**NEW BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:**			**$ 3,626,160.00**	**$ 1,735,000.00**
35	**OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX**				
36	Baseball - Softball Fields 225' (2) Fencing (Not in Phase 1)			$ 40,000.00	$ -
37	Baseball - Softball Fields 300' (1) Renovated (Not in Phase 1)			$ 475,000.00	$ -
38	Bleacher Shade Canopies (1) (Not in Phase 1)			$ 20,000.00	$ -
39	Dugout Metal Roof (2) (Not in Phase 1)			$ 10,000.00	$ -
40	Irrigation/ Hydromulch (Common Areas) (Not in Phase 1)			$ 75,000.00	$ -
41	Scoreboards (1) (Not in Phase 1)			$ 25,000.00	$ -
42	Plaza Paving / Sidewalks (Reduced)			$ 15,000.00	$ 10,000.00
43	Area Lighting (Not in Phase 1)			$ 50,000.00	$ -
44	Earthwork			$ 20,000.00	$ 20,000.00
45	Landscaping / Trees (Not in Phase 1)			$ 30,000.00	$ -
46	Pavilion (Not in Phase 1)			$ 75,000.00	$ -
47	Relocate Playground with Shade Structure (Not in Phase 1)			$ 20,000.00	$ -
48	Concession ADA Compliance			$ 15,000.00	$ 15,000.00
49	**OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:**			**$ 870,000.00**	**$ 45,000.00**
50	**PARKING AREA**				
51	Sidewalks @ 400 space (683 L.F. @ 10' Wide)			$ 41,000.00	$ 41,000.00
52	Sidewalks @ 96 space (307 L.F. @ 10' Wide)			$ 18,500.00	$ 18,500.00
53	Sidewalks @ 200 space (557 L.F. @ 10' Wide)			$ 33,500.00	$ 33,500.00
54	Asphalt Parking + Entrance Drive (400 Spaces)			$ 1,230,500.00	$ 1,230,500.00
55	Asphalt Parking + Entrance Drive (96 Spaces)			$ 252,000.00	$ 252,000.00
56	Asphalt Parking + Entrance Drive (200 Spaces)			$ 381,042.00	$ 381,042.00
57	Parking Lot Lights			$ 350,000.00	$ 200,000.00
58	Earthwork			$ 250,000.00	$ 225,000.00
59	Irrigation (Common Areas)			$ 50,000.00	$ 50,000.00
60	Landscaping / Trees			$ 50,000.00	$ 50,000.00
61	**PARKING AREA TOTAL:**			**$ 2,656,542.00**	**$ 2,481,542.00**
62	**Restroom / Concession Building/ Plaza**				
63	Restroom / Concession Building			$ 600,000.00	$ 600,000.00
64	Pavilion (Not in Phase 1)			$ 100,000.00	$ -
65	Playground with Shade Structure (Not in Phase 1)			$ 125,000.00	$ -
66	Plaza Paving (8,500 Sq. Ft.) (3,300 Sq. Ft.)			$ 51,000.00	$ 20,000.00
67	Landscaping / Trees			$ 50,000.00	$ -
68	**RESTROOM-CONCESSION PLAZA TOTAL:**			**$ 926,000.00**	**$ 620,000.00**
69	**OTHER**				
70	10' Loop Trail 5964 L.F. (Not in Phase 1)			$ 357,840.00	$ -
71	Park Benches, Trash Receptacles, Soccer Goals, Bleachers			$ 150,000.00	$ 125,000.00
72	Entry Feature with Signage (2) (Reduce Complexity)			$ 50,000.00	$ 30,000.00
73	Top Soil Import			$ 250,000.00	$ 250,000.00
74	Erosion Control			$ 60,000.00	$ 60,000.00
75	Storm Sewer			$ 650,000.00	$ 650,000.00
76	Electrical Complex Service			$ 30,000.00	$ 30,000.00
77	Construction Testing			$ 50,000.00	$ 50,000.00
78	Maintenance Building (Metal Building / Outside Storage)			$ 750,000.00	$ 750,000.00
79	6' High Chain-Link Fence			$ 50,000.00	$ 50,000.00
80	**OTHER TOTAL:**			**$ 2,397,840.00**	**$ 1,995,000.00**
81	**SUB TOTAL:**			**$ 11,798,542.00**	**$ 7,920,542.00**
82	**Pre-Design Contingency (10%):**			**$ 1,179,854.20**	**$ 792,054.20**
83	**ESTIMATED CONSTRUCTION TOTAL:**			**$ 12,978,396.20**	**$ 8,712,596.20**
84	**A & E Fees: (12%):**			**$ 1,557,407.54**	**$ 1,045,511.54**
85	**CONSTRUCTION AND A&E TOTAL:**			**$ 14,535,803.74**	**$ 9,758,107.74**
86	**GRAND TOTAL:**			**$ 14,535,803.74**	**$ 9,758,107.74**

Preliminary Cost Estimate
FREDERICKSBURG SPORTS PARK
Master Plan with 10 Acre Airport Parcel- Concept D
May 25, 2017

Dunkin Sims Stoffels Inc.

	ITEM			Master	Phase 1
1	**INFRASTRUCTURE**				
2	Effluent Line		$ 125,000.00	Other City Funds	Other City Funds
3	Water Line			$ 100,000.00	$ 100,000.00
4	Sewer Line - 2 Lift Stations / Force			$ 70,000.00	$ 70,000.00
5	Pond Excavation & Construction (1 Acre)		$ 400,000.00	Other City Funds	Other City Funds
6	Irrigation Wet Well		$ 125,000.00	Other City Funds	Other City Funds
7	Pump House		$ 20,000.00	Other City Funds	Other City Funds
8	Future Electrical Conduit			$ 5,000.00	$ 15,000.00
9	**INFRASTRUCTURE TOTAL:**			**$ 175,000.00**	**$ 185,000.00**
10	**SOCCER FIELDS**				
11	Soccer Fields (5 Unlighted)			$ 585,000.00	$ 585,000.00
12	30 FC Field Lighting (2) (1)			$ 300,000.00	$ 150,000.00
13	Irrigation/ Hydromulch (Approximately 6 Acres) (4 Acres)			$ 162,000.00	$ 108,000.00
14	Earthwork			$ 75,000.00	$ 75,000.00
15	Restroom / Concession Building			$ 600,000.00	$ 600,000.00
16	Concession Restroom Paving (9.500 Sq. Ft.)			$ 57,000.00	$ 57,000.00
17	Pavilion (1)			$ 75,000.00	$ 75,000.00
18	Playground with Shade Structure			$ 125,000.00	$ 125,000.00
19	Landscaping / Trees (Not in Phase 1)			$ 25,000.00	$ -
20	Soccer Entry Sign (Not in Phase 1)			$ 15,000.00	$ -
21	**SOCCER FIELDS TOTAL:**			**$ 2,019,000.00**	**$ 1,775,000.00**
22	**NEW BASEBALL / SOFTBALL FIELD COMPLEX**				
23	Baseball - Softball Fields 225' (4)			$ 650,000.00	$ 650,000.00
24	Baseball - Softball Fields 300' (2) (Not in Phase 1)			$ 400,000.00	$ -
25	Bleacher Shade Canopies (8) (Not in Phase 1)			$ 150,000.00	$ -
26	Dugout Metal Roof (10) (Not in Phase 1)			$ 50,000.00	$ -
27	50/30 Field Lighting (6) (3)			$ 900,000.00	$ 450,000.00
28	Irrigation/ Hydromulch (Approximately 16.5 Acres) (5 Acres)			$ 445,000.00	$ 135,000.00
29	Scoreboards (6) (Not in Phase 1)			$ 150,000.00	$ -
30	Large Field Plaza Pavement (3) (1)			$ 146,400.00	$ 50,000.00
31	4 Plex Plaza Paving (31,705 Sq.Ft.)			$ 190,230.00	$ 190,230.00
32	Concession Restroom Paving (10.500 Sq. Ft.)			$ 63,000.00	$ 63,000.00
33	Sidewalks to Fields (13,280 Sq. Ft.)			$ 80,000.00	$ 80,000.00
34	Area Lighting			$ 50,000.00	$ 50,000.00
35	Earthwork			$ 250,000.00	$ 250,000.00
36	Landscaping / Trees (Not in Phase 1)			$ 50,000.00	$ -
37	Restroom / Concession Building			$ 600,000.00	$ 600,000.00
38	Pavilion (1) (Not in Phase 1)			$ 75,000.00	$ -
39	Playground with Shade Structure (Not in Phase 1)			$ 125,000.00	$ -
40	Baseball Entry Sign (Not in Phase 1)			$ 15,000.00	$ -
41	**NEW BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:**			**$ 4,389,630.00**	**$ 2,518,230.00**
42	**OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX**				
43	Baseball - Softball Fields 225' (2) Fencing (Not in Phase 1)			$ 40,000.00	$ -
44	Baseball - Softball Fields 300' (1) Renovated (Not in Phase 1)			$ 475,000.00	$ -
45	Bleacher Shade Canopies (1) (Not in Phase 1)			$ 20,000.00	$ -
46	Dugout Metal Roof (2) (Not in Phase 1)			$ 10,000.00	$ -
47	Scoreboards (1) (Not in Phase 1)			$ 25,000.00	$ -
48	Plaza Paving / Sidewalks (Reduced)			$ 15,000.00	$ 10,000.00
49	Area Lighting (Not in Phase 1)			$ 50,000.00	$ -
50	Earthwork			$ 20,000.00	$ 20,000.00
51	Landscaping / Trees (Not in Phase 1)			$ 30,000.00	$ -
52	Pavilion (Not in Phase 1)			$ 75,000.00	$ -
53	Relocate Playground with Shade Structure (Not in Phase 1)			$ 20,000.00	$ -
54	Concession ADA Compliance			$ 15,000.00	$ 15,000.00
55	**OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:**			**$ 795,000.00**	**$ 45,000.00**
56	**PARKING AREA**				
57	Sidewalks (2,120 L.F. @ 10' Wide)			$ 127,200.00	$ 127,200.00
58	Asphalt Parking + Entrance Drive (698 Spaces)			$ 1,754,021.00	$ 1,754,021.00
59	Parking Lot Lights			$ 350,000.00	$ 200,000.00
60	Earthwork			$ 250,000.00	$ 250,000.00
61	Irrigation (Common Areas)			$ 50,000.00	$ 50,000.00
62	Landscaping / Trees			$ 50,000.00	$ 50,000.00
63	**PARKING AREA TOTAL:**			**$ 2,581,221.00**	**$ 2,431,221.00**
64	**OTHER**				
65	10' Loop Trail (50,350 SqFt.) (Not in Phase 1)			$ 150,000.00	$ -
66	Park Benches, Trash Receptacles, Soccer Goals, Bleachers			$ 150,000.00	$ 125,000.00
67	Entry Feature with Signage (2) (Reduce Complexity)			$ 50,000.00	$ 30,000.00
68	Top Soil Import			$ 250,000.00	$ 250,000.00
69	Erosion Control			$ 60,000.00	$ 60,000.00
70	Storm Sewer			$ 450,000.00	$ 425,000.00
71	Electrical Complex Service			$ 30,000.00	$ 30,000.00
72	Construction Testing			$ 50,000.00	$ 50,000.00
73	Maintenance Building (Metal Building / Outside Storage)			$ 750,000.00	$ 750,000.00
74	6' High Chain-Link Fence			$ 50,000.00	$ 50,000.00
75	**OTHER TOTAL:**			**$ 1,940,000.00**	**$ 1,720,000.00**
76	**SUB TOTAL:**			**$ 11,899,851.00**	**$ 8,674,451.00**
77	**Pre-Design Contingency (10%):**			**$ 1,189,985.10**	**$ 867,445.10**
78	**ESTIMATED CONSTRUCTION TOTAL:**			**$ 13,089,836.10**	**$ 9,541,896.10**
79	**A & E Fees: (12%):**			**$ 1,570,780.33**	**$ 1,145,027.53**
80	**CONSTRUCTION AND A&E TOTAL:**			**$ 14,660,616.43**	**$ 10,686,923.63**
81	**GRAND TOTAL:**			**$ 14,660,616.43**	**$ 10,686,923.63**

CITY COUNCIL MEMO

DATE: May 30, 2017

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Sale of Bill Ham Property

Summary:

Gillespie County recently approved the proposed sales agreement for 10 acres of the Bill Ham property adjacent to Oakcrest Park.

Recommendation:

It is recommended that the City Council grant final approval of the attached sales agreement.

Background / Analysis:

The City Council has had several discussions about the proposed sale of 10 acres of the Bill Ham property for the future expansion of the Airport. Several revisions were suggested by the County to the original proposal. The City Council discussed these proposed revisions in a recent executive session and authorized staff to prepare a revised sales agreement. This agreement was approved by the County Commissioners last week and needs the Council's final approval. If approved, this sale will be closed this October.

Attachments:

Proposed Sales Agreement

The City of Fredericksburg

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

Department Approval

City Manager Approval

The City of Fredericksburg

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

The Hon Mark Stroeher
County Judge Gillespie County, Texas
Gillespie County Courthouse
101 West Main Street
Fredericksburg, Texas 78624

May 16, 2017

Dear Mark:

This letter agreement is intended to set forth the terms pursuant to which the City offers to sell the County approximately 10 acres more or less off the southwest part of the 52.23 acres it recently acquired from the Ham Estate. A sketch of the property that the City will sell is attached to this letter. If the basic terms are acceptable to you and the County Commissioners, please accept by executing a copy of this letter and returning it to us. This letter will serve as the contract of sale and purchase upon its execution by the County.

The outline of the proposed transaction whereby the City will sell the 10 acres, more or less, to the County the above described real estate is as follows:

1. Property: The County will survey the property, at the County's expense, within thirty (30) days following the approval of this agreement by the County Commission.

2. Purchase Price: The purchase price shall be $ 674,433.37, which is comprised of the following: $ 653,400.00 which represents the per acre price that the City paid for the property, $1000.00 reimbursement for the re-draft of the ballfield layout without the 10 acres, $ 478.65 pro-rata cost of the appraisal based on acreage, $363.00 pro-rata cost of the Phase I environmental survey based on acreage, and $19,146.54 pro-rata cost of the costs to issue certificates of obligation for the purchase of the property, and $45.18 pro-rata closing costs based on acreage.

3. Terms of Payment: Cash at closing.

4. Terms of Conveyance:

A. That the deed of the Property to the County will contain a covenant that the County's use of said property will not impede, obstruct or interfere with the use of the City's remaining property (42.23 acres more or less) as a recreational facility complete with lighting, scoreboards, fencing and any other improvements as desired by the City nor will such use impose any restrictions other than as currently applicable by reason of its current proximity to an airport, nor will the County or any other person or entity erect lights which will interfere with good vision by ballfield users.

B. The property will be sold as is.

C. Earnest Money: None.

5. Closing costs: All closing costs are to be paid by the County excepting preparation of the deed.

6. Inspection/Feasibility before closing:
The City will cooperate with the County to permit access to the property for inspection. Such access shall be at reasonable times and shall not be invasive without the City's prior consent. The City agrees to provide a copy of the environmental survey to the County, provided that the City is not liable for anything contained or not contained therein, and that the County uses the information contained therein at its own risk.

7. Closing. The County shall not be obligated to close this transaction until October 1, 2017, and shall have 60 days thereafter to do so. Otherwise, the City will not be obligated to sell to the County, and all obligations of this agreement will be null and void.

The foregoing constitutes binding obligation between the parties, however, in the event that the funds for the purchase of the same are not included in the County's 2017-2018 fiscal year budget, this agreement will terminate upon passage of said budget without the allocation of purchase money funds.

Please sign a counterpart of this Letter of Agreement in the space provided and return to Kent Myers, 126 West Main Street, Fredericksburg, Texas 78624. This proposal shall expire if not accepted on or before 5 pm June 15, 2017.

Sincerely,

Kent Myers,
City Manager, City of Fredericksburg

Date: _______________, 2017

Acknowledged and Agreed:

Gillespie County, Texas

By:________________________

Mark Stroeher,
County Judge

Date:_________________, 2017

CITY COUNCIL MEMO

DATE: June 5, 2017

TO: Mayor and City Council

FROM: Clinton Bailey, P.E., Assistant City Manager/Director of Public Works and Utilities

SUBJECT: Presentation and Discussion of 2016 FOLB Golf Course Annual Report

Summary:

This item is for the Presentation and Discussion of 2016 Friends of Lady Bird (FOLB) Golf Course Annual Report.

Recommendation:

n/a

Background / Analysis:

Jerry Fischer with the FOLB will present the 2016 Friends of Lady Bird (FOLB) Golf Course Annual Report.

Attachments: 1. 2016 Friends of Lady Bird (FOLB) Golf Course Annual Report.

2. PowerPoint Presentation – FY 2016 Report, Lady Bird Municipal Golf Course

The City of Fredericksburg

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

Department Approval

City Manager Approval

(42)

FOLB ANNUAL REPORT;
CALENDAR YEAR REVIEWED = 2016; PUBLISHED JUNE 2017

FREDERICKSBURG CITY COUNCIL: LINDA LANGERHANS, JERRY LUCKENBACH, GARY NEFFENDORF, BOBBY WATSON, CHARLIE KIEHNE

CITY MANAGER: KENT MYERS

ASSISTANT CITY MANAGER: CLINTON BAILEY

DIRECTOR OF GOLF: ALAN WOOLEY

This annual report is a very significant departure from prior reports. The very nature of any annual report is to highlight changes which occurred during the year with an emphasis on financial performance; however, doing so here would be redundant as –

1. In recent years the City has increased the frequency of its review of the financial performance of the course and the data is now already available and has been already reviewed by the council;
2. The data upon which the City relies has improved significantly; and
3. The improvements in the course's accounting and reporting systems have made the operation more transparent than ever; and
4. You just spent $ 8,500 on an outside consultant to provide you a fresh perspective on the golf course.

Some current members of the council for whom this report is compiled may not have read the prior reports. In November 2010, under the Musselman administration, City Council chose a long-term vision for the management and operation of the golf course. In short, the options presented to council were: maintain the status quo or upgrade the course to make it more competitive and attractive to both resident and visiting golfers. City Council unanimously chose the latter option, primarily based on Fredericksburg's uniqueness. Future events and uncertainty about the national economy, our growth rate, the popularity level of golf all made the analysis unpredictable. The one predictable variable which was compelling was Fredericksburg's location in a universally desirable area with much more potential than the average municipal golf course in a typical town of the same size. Since 2010, FOLB has acted in furtherance of that policy decision by the City Council. FOLB's efforts and recommendations have been to further or execute that vision provided by the city's elected leaders. Attached at the end of this report is **Appendix 1** which outlines **some** of the specific contributions and efforts FOLB has made to support the city's official policy and to support and promote the public golf course owned by the citizens of Fredericksburg.

Long-term policy recommendations for management and our analysis of non-economic benefits, such as Youth Programs, college scholarships, charitable fundraisers, etc. are still relevant and our discussions in prior reports are still operative. Presumably, all prior reports are on file somewhere in the city council archives. Those reports were meticulously researched, and we stand by our observations, recommendations and conclusions. However, we do not believe a repetition of those topics here is a judicious use of your time, especially since, the most time-consuming topic is always, either directly or indirectly, the financial performance of the course. We compile this report solely to assist you as you serve our community.

The single most important reason for this departure from prior reports is to emphasize the "profound" over the "pro forma". Often, when a report strives to be comprehensive, the absolutely crucial points get diluted or trivialized. Therefore, this report chooses "the crucial" over "the comprehensive".

There has been a crucial watershed event which has changed the landscape so significantly, even we have failed to fully recognize its significance and impact. FOLB reflexively continued to view the management and financial issues of the golf course in the same ways they have always been viewed. Our last report to you followed the prior format for reporting on the state of the golf course with much emphasis on a break down of financial performance (cost per round, rates, weather days, marketing, etc.). We saw the trees, but missed the forest.

The single most important development affecting your management of the golf course is the 2014 LCRA Economic Impact Analysis (EIA). Period. In the context of our golf course, the world changed in 2014. A reasonable, responsible person must not ignore facts, even if those facts contradict long held beliefs. Those beliefs about the economics of the course are so ingrained locally even awareness of the EIA study and its details did not fully penetrate FOLB's mentality. City managers, mayors, council members, current and former, all have been chastised and verbally beaten up over the years about the golf course finances, when in reality, it was likely a great benefit and asset to our community all along. It was a favored political whipping boy every election cycle and perpetual fodder for letters to the editor. That all changed drastically in 2014. From 2014 on, no one has to guess what economic impact the golf course has on thc community. Those of us without expertise equal to or greater than those who conducted the economic analysis would be arrogant to dismiss it merely because the conclusion does not fit with our previously formed personal opinions. When it comes to facts or evidence, "some" outweighs "none". To our knowledge, there is no evidence the EIA is wrong. To dismiss or ignore it based solely on one's own personal opinion without any relevant expertise or evidence demonstrates a very exalted opinion of one's own beliefs. It is inconceivable one would conduct their daily affairs in a similar manner, for example with a doctor's medical diagnosis, a lawyer's legal advice or a plumber, electrician or auto mechanic's repair suggestions.

After 2014, the discussion should be much more constructive and precise. The course has always cost more to operate than it has generated in the categories of revenue captured in the city budget. That is the nature of any amenity, be it parks, ball fields, libraries or sidewalks. Many argued it was worth the money. Many argued it was not. It was almost completely subjective and a matter of personal opinion. In 2014, for the first time ever, the economic impact of the golf course was objectively quantified. The conclusion showed that for every $1.00 (one dollar) spent by the taxpayers, $18.00 (eighteen dollars) was generated in economic activity.* Almost one half (1/2) of the revenue generated by the course is "new money" brought into our community by visitors. Every year, the golf course generates an average of $8,400,000 in economic activity. Of that amount, $4, 880,000 are from visitors.** The discussion from this point forward still has a subjective component, but the question is much more precise --- <u>Is an 18:1 (1,700%) return on investment (ROI) a good use of the taxpayers' money?</u>

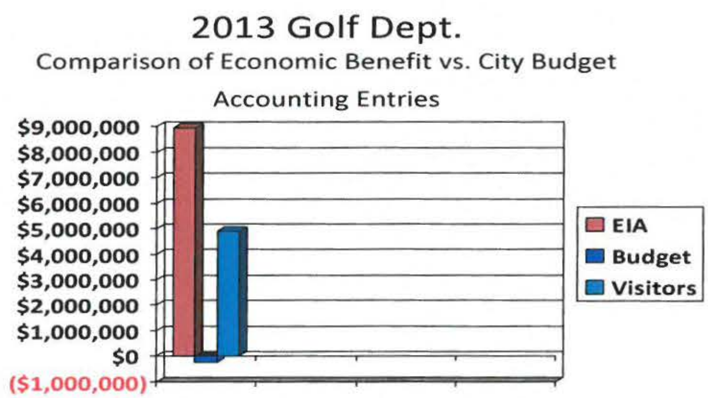
If the answer is <u>NO</u>, then the performance standards and benefits of many other City departments, projects and programs should be re-evaluated. What ROI rate is acceptable?

If the answer is <u>YES</u>, an 18:1 ROI is a good use of the taxpayers' money, then proudly embrace that accomplishment, defend your policies, and endeavor to improve it even more. Success is not the same as complacency. As elected representatives, it is expected you will always strive for improvement. However, the level of angst and defensiveness of the annual budget deficit for the golf department is inconsistent with the economics and more importantly, out of proportion with the severity of the problem. In a "bad" year, we are talking about 1% of the city budget. The public perception of perpetual problems with the operation of the course is encouraged and enhanced by the reluctance of city leaders to herald the conclusions of the only economic impact study ever performed in the history of the golf course. Moreover, the study was conducted by an independent, credible third party. No one questions, suspects or ignores the same type of study which concluded Oktoberfest generates over $6 Million of economic impact for our community. That study was heralded as good news. Further, the same type of analysis will be or has been employed with the sports complex project. Why, if it is not reliable? Why, if we are just free to ignore its findings if they are contrary to what we already believe? It is truly rare when leaders refuse to claim success for their policies. It is even rarer in the realm of politics. Further, it confuses those who are attempting to execute and support the policy chosen by the city's elected leaders.

The LCRA study proves city leaders, previous and current, have been good stewards of the taxpayers' money as it relates to the golf course. Previous city administrations have been vindicated by the LCRA study and the current administration should be liberated by it. No longer is it necessary to consume so much of your time over 1% of the budget when your time can be devoted to more weighty and consequential issues which accompany the rapid rate of growth of Fredericksburg. When challenged or confronted by constituents or media, city officials have a valid, reasonable and responsible defense of relying on the only independent expert study of the value of the golf course as an asset for the overall community. Some evidence outweighs no evidence. When it comes to making policy, personal preferences should not outweigh evidence. One can even personally sympathize with the critics, but when it comes to making policy decisions, it is responsible to go where the evidence leads. You have **8.4 million reasons** each year to be proud of the City of Fredericksburg's vision, policy decisions, and management of Lady Bird Johnson Municipal Golf Course.

FY 2013 City Budget Online
Golf Dept. = negative $234,719

LCRA Economic Impact to Community=
$8,935,458
$4,881,087 from out of county



* LCRA finding – annual average economic benefit = $8.4million (ranging from $7.9M- $8.9M).
** In the specific year studied by LCRA, the city budget for the Golf Department had a ***deficit*** of $234,719.

Appendix 1

Mission Statement and Vision
Mission: To create the finest affordable golf venue for Fredericksburg residents and visitors
Vision: 1. Maintain an affordable municipal golf experience for residents;
2. Create a destination golf experience to support tourism;
3. Create an excellent junior golf program.

In 2011, the city council unanimously voted to implement a 10 Year Master Plan created by a committee selected by the city. FOLB has a standing offer to speak to any group, association, club or organization to promote the golf course and defend the city council's long range vision, policies and decisions. To date, we have made 3 such presentations and never declined an invitation or opportunity to spread, defend and promote the city's official policy.

FOLB participates in projects to support the **Junior Golf Program** such as the STPGA (South Texas Professional Golf Association) sponsored Summer Golf Marathon. Funds are raised and used to provide golf clubs, practice range access, and scholarship support for summer camp. We provide volunteers for the Little Linksters summer golf program. We provide uniforms, entry fees and equipment (as needed) for the Hill Country Jr. Golf League.

FOLB partnered with UTSA School of Business, Tourism Dept. to conduct a **marketing** survey 2008; 21 pages; concluded marketing was ineffective and practically non-existent. The survey was given to the city.

FOLB funded a comprehensive independent review of the golf course by the USGA in October, 2008. The USGA study concluded that although the greens and turf had degraded and maintenance was below standard, LBJMGC had much **untapped potential to become a more significant community** asset as well as a significant attraction to visitors. The report was given to the city.

FOLB moderated several **town hall meetings** at the city's suggestion to discuss the use of the $550,000 from the county designated exclusively for use in the golf course as a result of the FAA's expanded aviation easement. Further, FOLB surveyed all local golfers as well as golf professionals as to the highest and best use of the money. Those results were presented to council.

At council's request in 2016, FOLB conducted a **survey of local golfers** for options and ideas to increase membership at the golf course and turned over a 14 item "laundry list" to the DOG.

After a national study in 2016 revealed FBG. was #3 retirement destination in TX and #91 in U.S., FOLB created a handout of favorable bullet points for **realtors with potential clients** interested in local golf.

Created F&B survey 2015 at city's request when council was deciding whether or not to lease the grill.

FOLB board of directors meets monthly with the DOG to listen and receive any ideas or suggestions on how FOLB can by of assistance.

FY 2016 Report

Lady Bird Municipal Golf Course

Pellucid Report

Fredericksburg Golf Market

5867 Golfers w/in 30 mi. radius = "not a lot of golfers in the local market" / ". . . a weak local market."

- "tourist pressure is the remaining opportunity for rounds and revenue growth."
- "… the current pricing structure and market identity are not working as well as they could be."

IGS Report

- <u>Expenses too high</u> = ". . . Municipal Payroll plus benefits are the main culprit." (65% of total revenues; industry standard = 40%)
- "<u>average fee is too low</u>" --- "Reducing the fee for the other counties may have been too drastic a reduction." *** wrong -- $14.49 not $8.00 (report pg.8).
- "<u>There is a disconnect between the City</u>, management and the local golfer." --- "Build goodwill in the community while growing the game."

IGS Report

"… current marketing strategy is not performing and improvement is of critical importance . . . revamp with a major focus on over 1 million {?} annual visitors…"

64,500 golfers visit annually; currently attracting only 6% (3,500) or 1 out of every 17. Double the # of visiting golfers 3,500 x $35.47= $124,145

IGS Report

- . . maintenance is suffering due to budget reductions caused by reaction to low revenues
- "If the tourist is going to be the target market, the golf course has to be maintained at a higher level."

Target Market

"Tourists" = 18% of all rounds of golf in FY 2016;

BUT

- 18% of rounds = 62% of all green fee $$.
- Even greater % if not for senior rates

Potential Market
(why relevant)

31% of Fredericksburg population = retired

#3 Retirement location in Texas;
#91 Nationally

* SmartAsset.com 2016 Study

Challenges

"Country Club" Stereotype; Historical Narrative

Old Narrative - subsidizing local golfers at taxpayers' expense; annual $250,000 "black hole"; value = subject opinion.

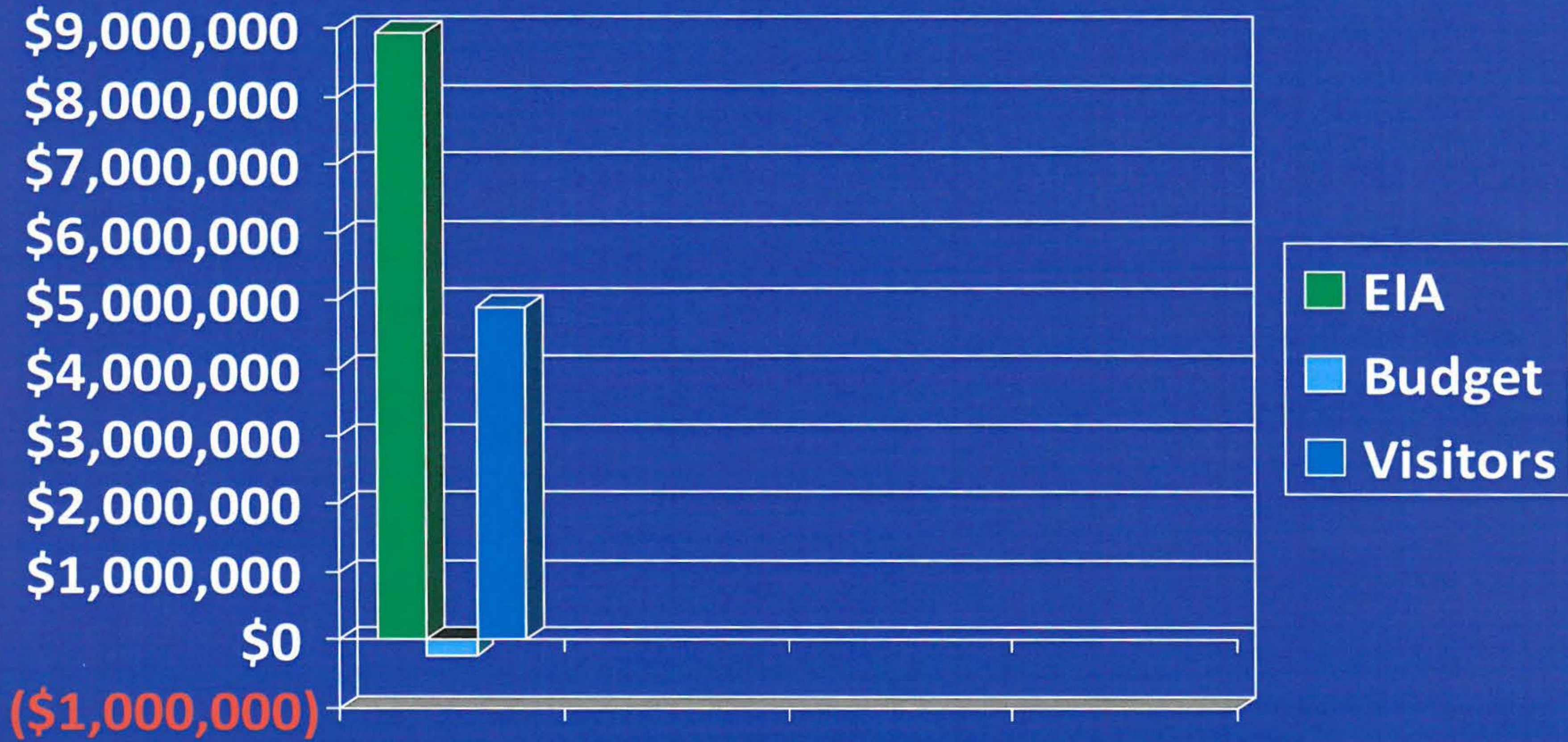
Landmark Events----

- Early 2014– CVB published study on average visitor spending, length of stay, etc.
- **July 2014– LCRA Economic Impact Analysis**
- June 2015– 2 separate letters to editor in newspaper ignoring new data repeating old narrative.
- June 2017 – Same old crisis or cont. improvement???

2013 Golf Dept.

Comparison of Economic Benefit vs. City Budget

Accounting Entries



Paradigm Shift

- The single most important development affecting the management of the golf course is the 2014 LCRA Economic Impact Analysis (EIA). Period!
- For every \$1.00 spent by the taxpayers, \$18.00 is generated in economic activity.
- Almost ½ of revenue generated (\$4.8 million) is "new money" brought in by visitors.

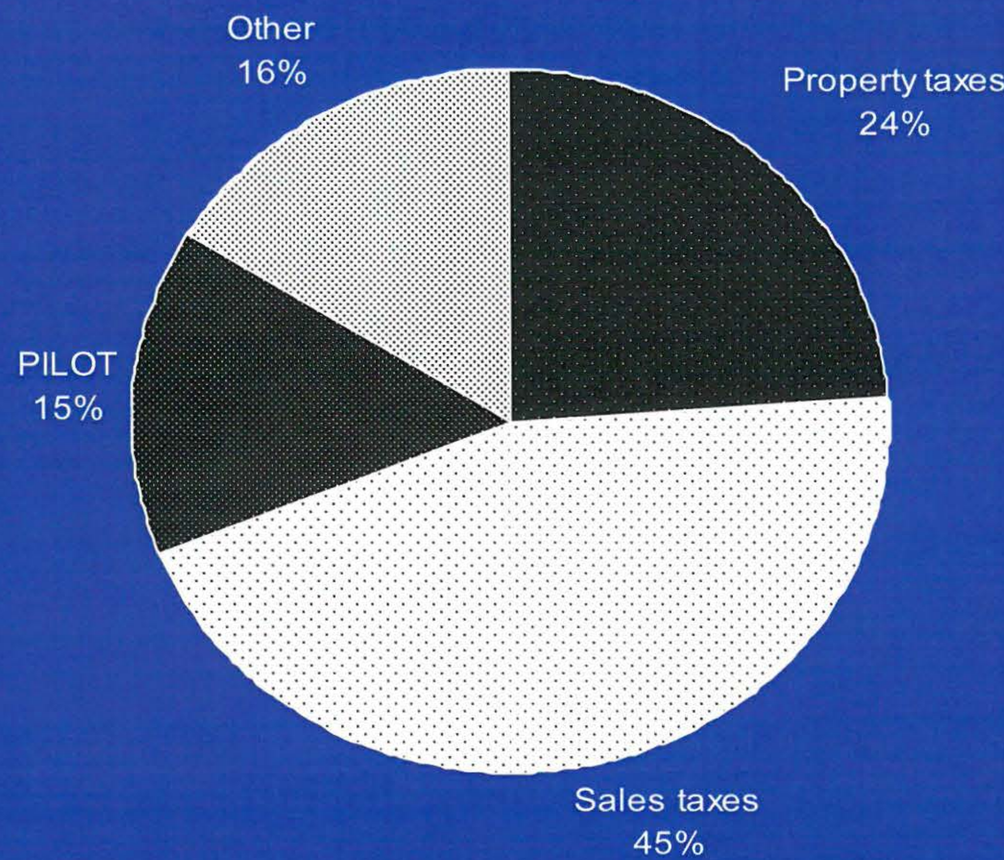
Recommendation

- Is an 18:1 ROI a good use of the taxpayer's money?
- If the answer is "No", then the performance standards and benefits of other city depts., projects and programs should be re-evaluated and held to the same standard.
- If the answer is "Yes", then proudly embrace the accomplishment and endeavor to improve it even more. The level of angst and defensiveness of the annual budget process is inconsistent with the economics and out of proportion with the severity of the problem. In a "bad year" = 1% of the city budget.
- Lead from the top. Remember IGS Report --"There is a disconnect between the City, management and the local golfer." --- "Build goodwill in the <u>community</u> while growing the game."

Conclusion

- Past administrations vindicated; current and future administrations liberated
- Independent, third-party analysis = 18:1 ROI demonstrates good stewards of the taxpayers' money as it relates to the golf course
- Next step for continued progress is . . . . .?

FY 2016 Revenues



Community

Facts

- 54% of all greens fees are from out of county
- For every $100.00 property taxes pd.-- $0.18 goes to course (1 / 7th size of parks dept. budget)
- 2013- $4,881, 087 from out of county
- City Budget vs. Economic Impact

  e.g., 2014= 1% of budget yielded 18:1 ROI

CITY COUNCIL MEMO

DATE: May 30, 2017

TO: Mayor and City Council

FROM: Kent Myers

SUBJECT: Budget Amendments

Summary:

As a result of the mid-year budget review process, a number of different budget amendments are needed at this time.

Recommendation:

It is recommended that the City Council approved the budget amendments shown on the attached listing.

Background / Analysis:

Attached is another copy of the mid-year budget report that was presented at the last City Council meeting. This report identified a number of different changes needed to the Budget for both revenues and expenses. Some of these changes are due to recent City Council decision. Other changes are due to expenses that were not anticipated last summer when the current budget was developed.

One proposed amendment is the allocation of $27,000 for new street light poles for the Visitor's Center parking lot. City staff has determined that these poles need to be replaced as soon as possible rather than waiting until the new budget becomes effective in October. If the Council approves of this new expense, it should be paid from either the Tourism Fund or the Electric Fund.

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Please review the attached report and listing of proposed amendments prior to the City Council meeting and let Laura or me know if you have any questions.

Attachments:

Mid-Year Budget Report
Listing of Proposed Budget Amendments

Department Approval

City Manager Approval

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The City of Fredericksburg

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Date: May 5, 2017

To: Mayor and City Council

From: Kent Myers, City Manager

Subject: FY 2017 Mid-Year Budget Report

This serves to provide the City Council with a mid-year status report on our FY 2017 Budget. In the past, we have provided you with a power point mid-year budget presentation. However, due to the fact that we have several other major agenda items scheduled at the May 15 Council meeting, we did not want to take the time to present this information at the meeting. Instead this narrative report is being provided this year for your review prior to the Council meeting. City staff will summarize this report and respond to any questions at the Council meeting.

There are a number of recommended budget amendments that are included in this report as a result of changes that have taken place over the past six months. These amendments, which are shown on the attached spreadsheet, will be scheduled for action by the Council at your June 5 meeting.

General Fund

Following review of the General Fund revenues for the first six months, it appears that these revenues are being collected according to budget with no significant variances. Some of the revenue accounts such as building permits, sale of fixed assets and camping fees are currently slightly over budget. Other revenues such as police fines, firehouse recovery fees and Fort Martin Scott revenues are slightly below budget at this time. Total General Fund revenues collected through March 31 (with the elimination of property taxes which are collected early in the year) totaled $5,011,030 which is 51.4% of Budget.

There are two new General Fund payments which we have received this year which were not budgeted. Both of these revenues will require budget amendments. This includes a $26,062 grant for body cameras in the Police Department that we actually purchased last year. In addition, the City received a $67,335 grant from the Texas Forest Service for purchase of a new brush truck.

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In terms of General Fund expenditures, all departments are currently within budget except for the Fire Department. For example, our Administration expenses, following allocation of ½ of the budgeted transfer to the Golf Course, are currently at 48.2% of budget. Health Department expenses are at 48.1% of budget and Development Services is at 45.2% of budget.

The Fire Department staffing expenses are exceeding budget at this time due to several unanticipated events. This includes injury leaves that have taken place during the past six months involving three key personnel. We have also increased our training at the Fire Academy as a result of our recent consolidation of the Fire and EMS Departments. This has required us to exceed our overtime budget and other salary-related expenses. It is now anticipated that total personnel costs in the Fire Department will be about $46,000 over budget. Fortunately, we have salary savings in the Emergency Management Fund to cover this overage as a result of not backfilling Dave Wisniewski's position. Therefore, we will be requesting budget amendments to transfer funds from the Emergency Management Fund. We also need a budget amendment to cover the expenses for the new brush truck that was purchased from the proceeds of the recent grant.

Several months ago, the City Council approved $51,750 for the University Master Plan that was not budgeted. The University Center Foundation Board agreed to pay $5,000 this year and $5,000 next year for their contribution to this new Plan. Therefore, we will be requesting a budget amendment of $46,750 for this Master Plan.

Finally, over the past several years, we have approved budget amendments to cover the past year's Golf Fund deficit which exceeded budget. This prevents us from building up this deficit over a number of years. Following the recent completion of our annual audit, we will need a budget amendment of $452,200 which represents the amount over our budgeted deficit of $198,700.

Electric Fund

The Electric Fund's revenues and expenses are all within budget at this time. Electric Fund revenues increase during the last several months of each fiscal year due to heavy use during the summer season. So it is somewhat difficult to determine whether total revenues will meet the budgeted amounts. However, we believe that we were conservative in our budget estimates and that we will meet budget this year.

A number of electric expenses are also seasonal so projections are difficult to make at mid-year. However, all major non-seasonal expense accounts such as salaries, vehicle maintenance, transformer maintenance and tree trimming are under budget at this time. In addition, we have had no major unanticipated Electric Fund expenses this year so we have no budget amendments to recommend in this Fund.

Water Fund

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Many of the major revenues and expenses in the Water Fund are also seasonal in nature and are difficult to project at mid-year. However, at this time it appears that all revenues and operating expenses will be within budget at the end of the year.

There are two changes involving the Water Fund that will require budget amendments this year. First of all, we had some storm damage last year to the Goehmann Lane Pump Station. Last year the City received $163,494 in insurance proceeds for these damages. This year we will need to budget an additional payment that we received from the insurance company for these damages ($31,650) as well as the expenses we project to repair this Pump Station ($215,600).

The only other budget amendment that we recommend in the Water Fund involves the purchase of a sewer vacuum/cleaner truck that exceeded budget by $54,357.75.

Golf Fund

The total revenues generated in the Golf Fund are approximately the same as the revenues that we collected during the first six months of last year. However, you may recall that during the final budget meeting it was decided to increase the green fees budget with the hope that some of the changes being made at the Golf Course would increase the number of rounds. Last year we collected about $589,000 in green fees and the budget for green fees this year was increased to $817,800. So, it is likely that the green fees collected this year will be at least $200,000 under budget. Merchandise sales revenues are also down this year.

The total expenses for the Golf Fund are within budget and we do not expect that expenses will exceed the budgeted amounts.

As mentioned above, we are recommending that we address the prior year's deficit in the Golf Fund now that the annual audit has been completed. This will avoid carrying forward a large deficit in future years. So one of the budget amendments recommended is a $452,200 transfer from the General Fund to the Golf Fund.

EMS Fund

The EMS Fund revenues are within budget at this time and we anticipate that they will meet our budget expectations at the end of the year. In terms of expenses, these are within budget except for the costs for part-time employees. This Fund has experienced added costs for a number of sick and injured employees that will require a $30,000 budget transfer this year.

Tourism Fund

Revenues for the Tourism Fund are exceeding budget at this time and should be slightly over budget at the end of the year. Two budget amendments will be needed to address additional expenses as a result of decisions made over the past several months. This includes the monthly allocation for the trolley system which will be $16,000 this year ($2,000 a month X 8 months). Also, the Council decided to approve funding for local organizations that exceeded the budgeted amounts. This will require additional funding of $148,200 this year.

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A final budget amendment that should be considered is $27,000 for immediate replacement of the street light poles at the Visitor's Center that are deteriorating. The Council may want to fund this replacement out of the Electric Fund rather than the Tourism Fund.

Emergency Management Fund

Several budget amendments are recommended in this Fund in order to transfer funding to the Fire Department to cover their increased personnel costs.

Capital Projects Funds

Most of the revenues and expenses for two new capital projects were not included in the 2017 budget that will require budget amendments. For example, last year we funded the tax limited notes for the Animal Shelter project. But we did not include revenues for interest and the sizeable donation that we received for this project this year. Also, expenses for some of the architectural services and construction of the Shelter were not included in any capital projects fund and should be added to the budget.

The other capital project involves the purchase of the Bill Ham property which was not anticipated when we developed the 2017 City Budget. So budget amendments will be required to cover both the revenues from the Certificates of Obligation and all related expenses for purchasing this land.

Police Clerk Position

The Police Department has a part-time Clerk position that they would like to change to a full-time position. They have sufficient funds in their budget to cover these costs but do not have the authority to add this position without Council approval. Currently Police Officers are spending a lot of their time preparing reports and this change would allow them to spend more time in their normal patrol duties.

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FY 2017 Mid-Year Proposed Budget Amendments - May 15, 2017 Council Meeting					
G/L Account	Description	2017 Budget	2017 Proposed	Amendment	Notes
General Fund Revenues					
01-00-4252-00	Grant - OOG - Body Cams FY 2017	-	26,062.00	26,062.00	Police Dept received Grant for Body Cams
01-00-4365-00	Miscellaneous Fire Dept Revenues	100.00	67,435.00	67,335.00	City paid for truck - Fbg Volunteer Fire Dept Reimbursed City
	General Fund Revenues	**100.00**	**93,497.00**	**93,397.00**	
Administration Expenditures					
NEW	Hill Country University Center Master Plan Update	-	46,750.00	46,750.00	Council Approved at February Council Meeting - Total Cost $51,750 less $5,000
01-20-6004-00	T-fer to Golf - (prior Deficit)	-	452,200.00	452,200.00	Prior year FY 2016 deficit
	Administration Expenditures	-	**498,950.00**	**498,950.00**	
Fire Department Expenditures					
01-23-1030-00	Regular Wages - Full Time Emp	336,041.00	368,041.00	32,000.00	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
01-23-1060-00	Longevity	1,500.00	1,736.00	236.00	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
01-23-2020-00	Social Security	28,805.00	31,271.00	2,466.00	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
01-23-2030-00	Retirement - TMRS	33,545.00	36,665.00	3,120.00	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
01-23-2060-00	Health Insurance	48,786.00	56,910.00	8,124.00	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
01-23-5396-00	Brush Truck - 2016	-	67,335.00	67,335.00	City paid for truck - Fbg Volunteer Fire Dept Reimbursed City
	Fire Expenditures	**448,677.00**	**561,958.00**	**113,281.00**	
	General Fund Revenue Total	100.00	93,497.00	93,397.00	
	General Fund Expenditure Total	448,677.00	1,060,908.00	612,231.00	
	General Fund Net Amount	(448,577.00)	(967,411.00)	(518,834.00)	
Water Fund Revenues					
03-00-4182-00	Insurance Proceeds	-	31,650.00	31,650.00	Estimate from TML for insurance proceeds - Goehmann Ln Pump Station
	Water Fund Revenues	-	**31,650.00**	**31,650.00**	
Water Fund Expenditures					
03-21-5315-00	Sewer Vacuum / Cleaner Truck	-	54,357.75	54,357.75	Lease Purchase budgeted in Fund 40 - Actual expense exceeded Lease Proceeds
03-21-5389-00	Goehmann Ln Pump Station Rebuild	-	215,610.00	215,610.00	Goehmann Ln Pump Station Rebuild
	Water Fund Expenditures	-	**269,967.75**	**269,967.75**	
	Water Department Revenues	-	**31,650.00**	**31,650.00**	
	Water Department Expenditures	-	**269,967.75**	**269,967.75**	
	Water Department Net Amount	-	**(238,317.75)**	**(238,317.75)**	
Golf Fund Revenues					
04-00-4161-00	Transfer from General Fund	200,000.00	652,200.00	452,200.00	Prior Year Deficit $452,200 FY 2016
	Golf Fund Revenues	**200,000.00**	**652,200.00**	**452,200.00**	
EMS Expenditures					
06-21-1050-00	Regular Wages - Part-Time Employee	70,000.00	100,000.00	30,000.00	Increase due to full-time employees out for illness - shifts covered by part-time
	EMS Expenditures	**70,000.00**	**100,000.00**	**30,000.00**	
Hotel Tourism Fund Expenditures					
NEW	CVB Street Light Poles	-	27,000.00	27,000.00	Replace Street Light Poles at CVB
07-21-3260-00	Hotel Tax Distributions	450,000.00	614,200.00	164,200.00	Council approved $2,000/month to help fund Trolley Service beginning Feb 2017 & Additional $148,200 Hotel Tax Distributions awarded for 2017 that will be paid in this Fiscal Year
	Hotel Tourism Fund Expenditures	**450,000.00**	**641,200.00**	**191,200.00**	
Emergency Management Expenditures					
14-21-1030-00	Regular Wages - Full Time Emp	90,300.00	58,300.00	(32,000.00)	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
14-21-1060-00	Longevity	500.00	264.00	(236.00)	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
14-21-2020-00	Social Security	7,023.00	4,557.00	(2,466.00)	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
14-21-2030-00	Retirement - TMRS	8,886.00	5,766.00	(3,120.00)	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
14-21-2060-00	Health Insurance	9,000.00	876.00	(8,124.00)	Tfer $32,000 of Dave Wisniewski's wages & benefits budgeted in Emergency Mgt to Fire Dept
	Emergency Management Expenditures	**115,709.00**	**69,763.00**	**(45,946.00)**	

Capital Project - Animal Shelter Revenues					
27-00-4150-00	Interest Income	-	500.00	500.00	Interest Income
27-00-4230-00	Animal Shelter Donations	-	700,000.00	700,000.00	Animal Shelter Donation
	Capital Project - Animal Shelter Revenues	-	**700,500.00**	**700,500.00**	
Capital Project - Animal Shelter Expenditures					
27-22-5280-00	Architect Fees	-	58,200.00	58,200.00	FY 2016 estimated expenditures
27-22-5281-00	Construction Expenses	-	1,875,800.00	1,875,800.00	FY 2016 estimated expenditures
	Capital Project - Animal Shelter Expenditures	-	**1,934,000.00**	**1,934,000.00**	
	Capital Project - Animal Shelter Revenues	-	**700,500.00**	**700,500.00**	
	Capital Project - Animal Shelter Expenditures	-	**1,934,000.00**	**1,934,000.00**	
	Capital Project - Animal Shelter Net Amount	-	**(1,233,500.00)**	**(1,233,500.00)**	
Debt Service Fund - 2017 Tax Limited CO's - Park - Sports Park Land Purchase - Revenues					
15-00-4601-00	Transfer in from Capital Projects Fund 28	-	2,461.00	2,461.00	2017 Tax & Limited Pledge Revenue CO's - Purchase of Ham Property for Sports Park
	Debt Service Fund - 2017 Tax Limited CO's - Park - Sports Park Land Purchase - Revenues	-	**2,461.00**	**2,461.00**	
Capital Project - 2017 Tax Limited CO's - Park - Sports Park Land Purchase - Revenues					
28-00-4555-00	Proceeds - 2017 Tax & Limited Pledge Revenue CO's	-	3,530,000.00	3,530,000.00	Bond Proceeds - 2017 Tax & Limited Pledge Revenue CO's - Purchase of Ham Property
28-00-4590-00	Premium - 2017 Tax & Limited Pledge Revenue CO's	-	122,463.00	122,463.00	Premium - 2017 Tax & Limited Pledge Revenue CO's - Purchase of Ham Property
	Capital Project - 2017 Tax Limited CO's - Park - Sports Park Land Purchase - Revenues	-	**3,652,463.00**	**3,652,463.00**	
Capital Project - 2017 Tax Limited CO's - Park - Sports Park Land Purchase - Expenditures					
28-25-3255-00	Bond Issuance Costs	-	100,002.00	100,002.00	Bond Issuance Costs
28-25-4610-00	Transfer out to Debt Service Fund 15	-	2,461.00	2,461.00	2017 Tax & Limited Pledge Revenue CO's - Purchase of Ham Property for Sports Park
28-25-5531-00	Land Purchase - Ham Property	-	3,414,786.16	3,414,786.16	Purchase of Ham Property
	Capital Project - 2017 Tax Limited CO's - Park - Sports Park Land Purchase - Expenditures	-	**3,517,249.16**	**3,517,249.16**	
	Capital Project - 2017 Tax Lmtd CO's - Park - Land Purchase - Revenues	-	**3,652,463.00**	**3,652,463.00**	
	Capital Project - 2017 Tax Lmtd CO's - Park - Land Purchase - Expenditures	-	**3,517,249.16**	**3,517,249.16**	
	Capital Project - 2017 Tax Lmtd CO's - Park - Land Purchase - Net Amount	-	**135,213.84**	**135,213.84**	
	Total Revenues	200,100.00	5,132,771.00	4,932,671.00	
	Total Expenditures	1,084,386.00	7,593,087.91	6,508,701.91	
	Total Net Amount	(884,286.00)	(2,460,316.91)	(1,576,030.91)	

CITY COUNCIL MEMO

DATE: May 30, 2017

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Mayor Pro Tem

Summary:

Following each City Council election, a Mayor Pro Tem is appointed by the Council.

Recommendation:

It is recommended that the Council proceed with the appointment of a Mayor Pro Tem.

Background / Analysis:

According to Section 3.05 of our City Charter, a Mayor Pro Tem is appointed by the Council following each Council election. In the absence of the Mayor, this position is responsible for serving in this capacity.

Attachments:

Department Approval

City Manager Approval

CITY COUNCIL MEMO

DATE: May 30, 2017

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: 4^{th} of July Parade

Summary:

The 4^{th} of July Parade organizers have requested City approval to be added to our liability insurance coverages so that their volunteers are protected.

Recommendation:

It is recommended that the City Council approve the addition of the 4^{th} of July Parade to our liability insurance coverages.

Background / Analysis:

The 4^{th} of July Parade is operated completely by volunteers. These volunteers are concerned about their exposure in term of claims for incidents that might occur during the Parade. In the past the City has been willing to add this event to our liability insurance coverages. The event organizers have paid the additional premium of about $200.

Attachments:

Department Approval

City Manager Approval