



City of Fredericksburg

REGULAR CITY COUNCIL MEETING AGENDA MONDAY, JUNE 17, 2019 ~ 6:00 P.M. LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

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

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

The City of Fredericksburg City Council will meet in a regular session on Monday, June 17, 2019 at 6:00 p.m. in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on June 14, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

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

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. EMPLOYEE RECOGNITIONS

4. PUBLIC COMMENTS

The City Council welcomes citizen participation and comments at all City Council Regular Meetings. The City Council offers citizens the opportunity to address them by signing up to speak prior to the meeting and to limit comments to 3-minutes.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the City Council is limited to either a statement of specific information or a recitation of existing policy. TEX. Gov'T CODE § 551.042.

5. CONSENT

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

- A. Consider approval of the May 24, 2019 City Council Workshop Meeting Minutes.
(Agenda Packet Pages 4-6)
- B. Consider approval of the June 3, 2019 City Council Regular Meeting Minutes.
(Agenda Packet Pages 7-13)

6. ORDINANCES AND RESOLUTIONS

- A.** Zoning case #Z-1910 Expansion of local historic district with “HO” historic zoning overlay (Agenda Packet Pages 14-34)
 - 1. Presentation
 - 2. Consider the approval of Ordinance 2019-19 amending the Zoning Ordinance of the City and adding a zoning overlay to certain properties near or adjacent to the City’s existing Historic Overlay District, situated in the City; designating said properties as HO: Historic Overlay.
- B.** Consider the approval of Resolution 2019-10R authorizing the sale of City owned real property, by notice and sealed bid per Chapter 272 of the Local Government Code (725 Country Creek Lane). (Agenda Packet Pages 35-38)

7. OTHER ACTION ITEMS AND UPDATES

- A.** Zoning case #Z-1909 Conditional Use Permit for 115 E. Austin Street. (Agenda Packet Pages 39-46)
 - 1. Presentation
 - 2. Public hearing to receive comments for or against
 - 3. Consider the approval of Conditional Use Permit for Short Term Rentals on the First Floor.
- B.** Consider the approval of the Mid-Year Budget FY2019 Amendments. (Agenda Packet Pages 47-49)
- C.** Consider the Professional Service Agreement for the Retail Coach in the amount of \$20,000 with the City paying \$5,000. (Agenda Packet Pages 50-69)
- D.** Consider City Council Budget Priorities for FY2020. (Agenda Packet Pages 70-72)
- E.** Consider the approval of revision to the City Council Rules of Procedures. (Agenda Packet Pages 73-80)
- F.** Discussion and possible action regarding amending the City’s Water Conservation Measures Ordinance related to adjustment of outside watering times. (Agenda Packet Pages 81-83)

8. CITY MANAGER’S REPORT

- A.** Legislative Update

9. ITEMS FOR FUTURE AGENDA

(Agenda Packet Pages 84-85)

10. COUNCIL COMMENTS

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

11. EXECUTIVE SESSION

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

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

- B.** Section 551.072 - Consider and discuss the purchase, exchange, lease, or value of real property owned by the City, located in the vicinity of Country Creek Lane.

12. BUSINESS ITEM

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

13. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 8:00 a.m. on June 12, 2019 at the entrance and on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL WORKSHOP/RETREAT MAY 24, 2019

Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Tom Musselman
Councilmember Gary Neffendorf (left the meeting at 12 p.m.)
Councilmember Bobby Watson

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Laura Hollenbeak, Director of Finance
Steve Wetz, Police Chief
Lynn Bizzell, Fire Chief
Lea Feuge, Public Information Officer
Tammy Loth, Human Resources Director
Andrea Schmidt, Parks and Recreation Director
Kris Kneese, Assistant Director Public Works and Utilities
Garret Bonn, Assistant City Engineer
Trevor Dupuis, Parks Superintendent
Shelley Goodwin, City Secretary

1. Call to Order

With all members of the City Councilmembers present, Mayor Langerhans called the workshop/retreat of the Fredericksburg City Council to order at 8:30 a.m. on Friday, May 24, 2019, in the Cardinal Room of the Lady Bird Golf Course, 341 Golfers Loop, Fredericksburg, Texas.

2. Consider Discussion on Next Steps for Sports Park

Kent Myers, City Manager, stated with the Sports Park Bond failing Staff has been looking at different options at the request of the City Council.

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, reviewed the suggestions that have been submitted regarding the Sports Park. He also reviewed facilities and the different sport associations that are using facilities and the cost to maintain those facilities.

Dan Kemp, Soccer Association, reviewed a proposal that he and Mark Cornet have been working on regarding leasing City owned property on Friendship Lane.

Agenda Packet Page 4

The City Council discussed the option list and recommended removing items 13 and 15. They also discussed the maintenance cost for the Parks Department. They recommended having a Workshop with the County Commissioners.

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, stated he will schedule a meeting with the representatives of the different associations to provide them with an update and to brainstorm to develop different ideas for the park.

3. Consider Discussion on City Council Rules of Procedure

Kent Myers, City Manager, stated after the May election the City Council holds a discussion regarding the Rules of Procedures. He reviewed some decorum from other municipalities.

The City Council discussed renaming Retreats to Workshops, decorum, speakers stating their name for the record and controlling public hearings. They also discussed moving the speaking podium to the center of the room and facing the City Council, as well as adding a timer that would attach to the podium.

4. Consider Report and Discussion on Affordable Housing

Kent Myers, City Manager, provided an update on affordable housing. He also reviewed the existing multifamily housing and the vacant units.

Tim Lehmberg, Gillespie County Economic Development, reviewed the tax credit options for affordable housing.

Penny McBride, Chamber of Commerce, stated the Board feels that affordable housing is a priority and they are looking at ways to address this issue.

5. Consider Report and Discussion on Mid-Year Budget

Kent Myers, City Manager, provided an update on the Mid-Year Budget Report. He also reviewed the annual audit on the Golf Course and a one-year extension of the Retail Coach contract. He reviewed the Tourism Fund and the Animal Control Donation Fund.

Andrea Schmidt, Parks Director, reviewed the need for replacing the Christmas lighting at Marktplatz. She also reviewed the pros and cons for City employees installing the lights.

Steve Wetz, Police Chief, reviewed the different needs for Animal Control to be spent from Wallner Donation.

The City Council discussed a one-year extension of the Retail Coach contract, Animal Control needs and the Christmas lighting at Marktplatz.

6. Consider Discussion on FY 2020 City Budget

Kent Myers, City Manager, reviewed the preliminary information related to the FY2020 City Budget. He also reviewed the effect that SB2 and HB2 could have on the budget if they pass. He provided historic staffing report, fee increases for events and the proposed Budget Calendar.

The City Council discussed staffing needs, event fees, and proposed Budget Calendar.

Kent Myers, City Manager, stated once the Ad Valorem Tax figures come in from Gillespie County Appraisal District then we will have better numbers to work with.

7. Consider Report and Discussion on Major Street Projects

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, reviewed the Transportation Project, cost, funding and current rankings.

The City Council discussed the different projects, current rankings and their cost. The also discussed the different ways to fund the projects. They recommended scheduling a Joint Workshop with the County Commissioners to discuss different projects and funding.

8. Adjourn

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Musselman, to adjourn the Friday, May 24, 2019 City Council Workshop/Retreat at 12:15 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL REGULAR MEETING JUNE 3, 2019

Members Present:

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

Members Absent:

Councilmember Bobby Watson

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Steve Wetz, Police Chief
Lynn Bizzell, Fire Chief
Brian Jordan, Development Services Director
Andrea Schmidt, Parks Department Director
Russel Immel, Information Technology Director
Lea Feuge, Public Information Officer
Anna Hudson, Historic Preservation Officer
Kris Kneese, Assistant Director Public Works and Utilities
Garret Bonn, Assistant City Engineer
Jennifer Krupa, Special Events Coordinator
Shelley Goodwin, City Secretary

1. Pledge of Allegiance

Mayor Langerhans led the Pledge of Allegiance.

2. Call to Order

With a quorum of the City Council present, Mayor Langerhans called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, June 3, 2019, in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. Employee Recognitions

Kent Myers, City Manager, stated he did not have any recognitions.

4. PUBLIC COMMENTS

Walter Moldenhauer spoke about the process used for awarding bids. He stated he feels the process should be improved to give local architects a higher rating.

5. CONSENT

A. Consider approval of the May 14, 2019 City Council Special Meeting Minutes.

B. Consider approval of the May 20, 2019 City Council Regular Meeting Minutes.

C. Consider the approval of a request to add the Fourth of July Parade and Patriotic Program to the City's insurance.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to approve Consent Agenda 5. A.-C. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to go back to Agenda Item 4 Citizen Comment Period. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Arnoldo Cuellar, DDS. read a letter he provided to the City Council regarding Hydrofluorosilicic acid and the petition for the November 5, 2019 Election.

Milton Dare spoke regarding the Kinder Morgan Pipeline and the City's role with the change in location.

Brandon Dickers spoke regarding the documentary on the City of Fredericksburg he is creating and the concerns that have been expressed to him.

Troy Herber spoke regarding the Kinder Morgan Pipeline and the City's role with the change in location.

Sandy Dare spoke regarding the Kinder Morgan Pipeline and the City's role with the change in location.

Heath Frantzen provided an update on the pipeline. He also spoke about his experience with grant writing and is willing to help locating grants for Affordable Housing.

6. ORDINANCES AND RESOLUTIONS

A. Zoning case #Z-1910 Expansion of local historic district with "HO" historic zoning overlay

1. Presentation

Anna Hudson, Historic Preservation Officer, provided a PowerPoint. She also provided an update on the history of the Historic District.

Mayor Langerhans provided the history of the 1983 Historic Structure survey and the creation of the 1983 Landmark designation.

Anna Hudson reviewed the frequently asked questions, expansion changes, culture and heritage statements in the Community Visioning Report. She explained the significance, integrity, ratings of

century homes, and local criteria for a designation of a historic home. She also discussed the Historic Preservation Fund.

2. Public Hearing to hear comments for or against the expansion of the Historic District

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf to go out of Regular Session into a Public Hearing at 6:55 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Brian Lehne introduced the FISD School Superintendent and Trustees who were in attendance. He encouraged the City Council to remove the Middle School or to delay the action until the School Board has their presentation on June 10th.

James McDonald spoke regarding historic district property owners are stewards of their property. He encouraged the City Council to vote against the Historic District expansion and to consider on a case by case basis.

Johnathan Baethge spoke in opposition to the addition Historic District expansion.

Charles Schmidt spoke in support of James McDonald's comments.

David Bullion, member of Historic Review Commission, spoke in support of the Historic District expansion. He encouraged the City Council to protect the neighborhoods and homes of Fredericksburg.

Patricia Smith spoke in support of James McDonald's comments.

Dorothy Schmidtzinsky spoke in support of James McDonald's comments.

Rena Blair spoke in opposition of the Landmark decisions. She encouraged the City Council to not act on this item until the new legislation becomes effective in September.

Doris Sowell spoke in opposition of the Historic District expansion. She stated the State Legislative is giving more rights to owners and HB 2496 allows owners' rights to opt out of Landmark designations.

Karen Rode spoke in support of James McDonald's comments.

Polly Rickert, Planning and Zoning Commissioner, encouraged the City Council to defer including the Hoffman House property until after Planning and Zoning Commission addressed their issues.

Motion: A motion was made by Councilmember Neffendorf, seconded by Councilmember Musselman, to go out of the Public Hearing into Regular Session at 7:20 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

3. Consider the approval of Ordinance 2019-19

Anna Hudson, Historic Preservation Officer, briefed the City Council on HB 2496 and stated it deals with Landmarks and not Historic Districts.

The City Council discussed the provision within the Ordinance that deals with tents. They also discussed the Fredericksburg Middle School and the other proposed expansion areas.

Councilmember Musselman asked that the expansion area be from North of South Creek and to the Elk Street Bridge.

Motion: A motion was made by Councilmember Musselman and seconded by Councilmember Kiehne, to not take action tonight and to consider Ordinance 2019-19 at the June 17, 2019 City Council Regular Meeting. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

B. Zoning case #Z-1908 change from R1 zoning to R1-A zoning

1. Presentation

Dale Sultemeier representative of the property owner provided a history of the project. He reviewed the concerns the citizens previously expressed at the May 20, 2019 City Council Regular Meeting regarding the traffic, wastewater and drainage.

The City Council discussed the entrance on Hollmig and the second entrance on Friendship Lane. They also discussed the sidewalks outside the proposed subdivision.

Brian Jordan, Development Service Director, reviewed the comments that have been received by residents who live within the 200 feet of the area. He also reviewed the requirement of needing a supermajority vote to approve the zoning changes since the 20% threshold was met.

James McDonald reviewed the numbers of protest that the City received opposing the zoning change. He encouraged the City Council to not pass the zoning request.

2. Consider the approval of Ordinance 2019-18 amending the zoning ordinance and changing the zoning district as to certain property in the George Debrant Survey No. 42, changing said property from R-1 Single Family Residential to R-1A, Single Family-Small Lot and providing for an effective date (Public Hearing held May 20, 2019).

Councilmember Musselman requested a roll call vote.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Neffendorf to approve Ordinance 2019-18 amending the zoning ordinance and changing the zoning district as to certain property in the George Debrant Survey No. 42, changing said property from R-1 Single Family Residential to R-1A, Single Family-Small Lot and providing for an effective date. The City Council voted the following:

Mayor Langerhans	aye
Councilmember Kiehne	aye
Councilmember Neffendorf	aye
Councilmember Musselman	aye

The motion carried unanimously.

C. Heather Glen Annexation

1. Presentation

Kevin Sproggins reviewed the project and provided an update on the proposed park. He stated the goal is to keep the home prices under \$298,000. He also stated the Traffic Study has already been conducted.

Councilmember Musselman discussed the amount of Parks Impact Fee the developer will be paid.

Kent Myers, City Manager, stated the City Council discussed a possible reduction of Park Impact Fees similar to other residential developments.

Brian Jordan, Development Services Director, reviewed the Park Dedication Ordinance and the proposed private park.

Kelly Musselman spoke regarding the proposed subdivision's private pool and park. She also spoke regarding the usage of the private pool and park and the usage of the City pool and parks.

2. Consider Ordinance 2019-20 on the voluntary annexation of approximately 94 acres of land extending from Friendship Lane to US Highway 87 South, otherwise known as the Dale Crenwelge property and Heather Glen.

Motion: A motion was made by, Councilmember Kiehne seconded by Councilmember Musselman to approve Ordinance 2019-20 on the voluntary annexation of approximately 94 acres of land extending from Friendship Lane to US Highway 87 South, otherwise known as the Dale Crenwelge property and Heather Glen. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

3. Consider an Annexation Agreement on approximately 125 acres of land extending from Friendship lane to US Highway 87 South, including the property described above.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Neffendorf, to approve an Annexation Agreement on approximately 125 acres of land extending from Friendship lane to US Highway 87 South, including the property described above. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

4. Consider Ordinance 2019-21 with various changes to the Land Use Plan on approximately 125 acres described above.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman to approve Ordinance 2019-21 with various changes to the Land Use Plan on approximately 125 acres described above. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

5. Consider Ordinance 2019-22 establishing zoning of C2, Commercial, R2, Mixed Residential, and R1-A, Single Family Residential - Small Lot on property described above.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Neffendorf, to approve Ordinance 2019-22 establishing zoning of C2, Commercial, R2, Mixed Residential, and R1-A, Single Family Residential - Small Lot on property described above. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

7. OTHER ACTION ITEMS AND UPDATES

A. Consider the approval of revision to the City Council Rules of Procedures.

Kent Myers, City Manager recommended the City Council consider the City Council Rules of Procedures at the June 17th City Council Regular Meeting when all Councilmembers are present.

B. Receive a presentation on the Special Events Policy.

Jennifer Krupa, Special Events, provided a PowerPoint presentation of the history of Special Events in Fredericksburg and the amended Policy.

The City Council discussed service dogs and the forfeit of deposits.

8. CITY MANAGER'S REPORT

A. Final Legislative Update

Kent Myers, City Manager, stated he is waiting on Texas Municipal League to release their final report. He stated he will be attending a Legislative Update on June 24th. He provided an update on 6 Bills that passed: Hotel Motel Occupancy Tax Rebate, Historic Landmark, Annexation, 3.5% Property Revenue Tax Cap, Permit Fees, and License Plumbers.

B. Annexation Update

Kent Myers, City Manager, provided an update on the 5 areas the City Council wants to consider annexing. He stated Daniel Jones, Brian Jordan and himself will be meeting and will put together a schedule. He also reviewed the volunteer annexations that have occurred in the past couple of years.

C. Water Conservation

Kent Myers, City Manager, provided an update on the Water Conservation Program and the information that will be released to the public to assist with education. He also stated Boot Ranch will also be using the City of Fredericksburg Water Conservation.

Councilmember Kiehne stated he would like to review the Water Conservation watering hours at the June 17, 2019 meeting.

9. ITEMS FOR FUTURE AGENDA

Kent Myers, City Manager, reviewed the Future Agenda items.

10. COUNCIL COMMENTS

No Council Comments were provided.

11. EXECUTIVE SESSION

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

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

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

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Kiehne, to go out of Executive Session into Regular Session at 9:45 a.m. The motion carried unanimously.

12. BUSINESS ITEM

Mayor Langerhans stated no members of the City Council and no City Staff members have ever requested that Kinder Morgan relocate the pipeline off of the City's property. Kinder Morgan has made the discretionary decision to reroute the pipeline off of City property in lieu of initiating condemnation proceedings against the City. The City was informed of the decision last week. The City intends to continue negotiations with Kinder Morgan and the Council expects to consider further actions on this item at the June 17th Council Meeting.

Councilmember Musselman stated at no time was relocation of the pipeline off of City's property a consideration of the City Council of the City of Fredericksburg.

Mayor Langerhans stated there has been some misinformation and the City Council was unable to address the misinformation until after the Executive Session. She encouraged anyone with additional questions to contact Clinton Bailey, Kent Myers, or Daniel Jones.

Councilmember Musselman stated Kinder Morgan made the statement that they would not initiate any kind of condemnation proceedings or any kind of eminent domain proceedings against the City of Fredericksburg and against the City of Blanco. This was a decision by the pipeline company themselves.

13. ADJOURN

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to adjourn the Monday, June 3, 2019 City Council Regular Meeting at 9:52 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: June 17, 2019

TO: Mayor and City Council

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: Expansion of local historic district with "HO" historic zoning overlay

Summary:

The applicant is requesting expansion of the local historic district based on results of the historic resource survey conducted in 2018. Historic district designation does not impact the base zoning. The City of Fredericksburg uses an "HO" overlay to designate an area as historic.

The entire survey area comprises 538 parcels, 378 of which have one or more historic-age resource on the property. Within the 2018 survey area, 111 parcels have no historic-age resources visible from the right-of-way and 49 parcels are vacant lots. Each property has been given an architectural rating of High, Medium, or Low, depending on its age and integrity. Using these guidelines, 28 resources were assigned a high priority (7%), 210 were assigned a medium priority (53%), and 160 were assigned a low priority (40%). There are also 55 existing historic landmarks that were not re-evaluated in this survey.

Landmarks, high and medium rated properties are considered contributing to a historic district; low rated, empty and non-historic age parcels are considered non-contributing to a historic district. In Staff's recommended expansion area there are 514 properties. The current historic district has approximately 816 parcels and there are 117 individual landmarks outside of the existing historic district. The proposed expansion would bring 53 landmarks into the district, providing more holistic protection of those resources.

Properties built in 1968 or earlier have been documented in the survey. The historic context focuses on Fredericksburg in the early to mid-twentieth century, in an effort to highlight developments key to the city's history beyond its well-documented founding and early growth.

Recommendation:

Staff recommends approval of a slightly smaller area than recommended by the Historic Review Board at their April 9, 2019, meeting and the Planning and Zoning Commission recommendation by a 3-2 vote on May 8, 2019. Staff's recommendation does not include the north side of the 600 block of E. San Antonio (Lee St to the creek).

As of May 24, 2019, staff has received 7 comment cards from owners in the recommended expansion area in favor, 27 in protest. As the zoning overlay is noticed like other zoning changes, property owners within 200 ft of the surveyed properties were also notified. Seven owners within 200 ft (not impacted) submitted comment cards in opposition and five submitted cards in support.

The Temporary Use Ordinance does not allow the use of tents and portable structures in the historic district. Staff recommends changing the area to the Historic Shopping District instead of the Historic District. Planning and Zoning will have an action item on their July 3rd meeting.

Staff recommends increasing the Historic Preservation Grant in the upcoming budget cycle to make more money available for historic properties in need of maintenance.

Background / Analysis:

Since the public hearing on June 3, 2019, staff has toured the historic buildings on the Middle School campus and met with the FISH Board to discuss the impact of historic designation. The FISH passed a resolution opposing the inclusion of the Middle School campus in the historic district expansion. A special City Council meeting was held on June 13, 2019, to address concerns of property owners brought up at the public hearing. At the time of publication, the total percentage of opposition was 5%, including the ISD properties.

Prior surveys of the city's resources were conducted in the 1980s and early 2000s. The City of Fredericksburg contracted Cox|McLain Environmental Consulting, Inc. (CMEC) of Austin, Texas, to complete a historic resources survey of areas outside of the existing historic district that have not been previously documented. Survey teams from CMEC were in Fredericksburg to conduct the survey during the first week of May 2018. The CMEC historians photographed properties from the public right-of-way and recorded details about architectural style and alterations.

To consider a potential boundary expansion for the district, CMEC evaluated the distribution of historic-age resources with sufficient integrity, current legal boundaries, and natural delineating features. The recommended boundary includes those portions of the survey area that contain a predominance of resources constructed prior to or during 1968 that are sufficiently intact to convey their significance. To help define the appropriate boundary, CMEC prepared a map of the surveyed properties, color coded by their preservation priority, with the current district boundary. This visual presentation allowed CMEC historians to analyze groupings of high- and medium-priority properties. Using this information, as well

as a map showing the earliest year-built date for each property, the proposed new boundary was drawn with a goal of including areas with concentrations of high- and medium-priority resources built during the period of significance.

The existing district is characterized by an eclectic mix of properties, with widely varying eras of construction, even within the same block. The areas surveyed by CMEC in the 2018 survey also reflected a similar character. Therefore, the areas recommended for designation as a local district are recommended to be added to the existing district, rather than established as separate districts.

In determining the designation of a historic district, the elements listed below should be considered, one or more of which may be found sufficient for designation:

- A. Character, interest, or value as part of the development, heritage, or cultural characteristics of the City
- B. Location as the site of a significant historical event
- C. Embodiment of distinctive characteristics of an architectural type or specimen
- D. Relationship to other distinctive buildings, sites, districts, or structures that are historically significant
- E. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the City
- F. Value as an aspect of community sentiment or public pride
- G. Identification with a person or persons who significantly contributed to the development or culture of the City, the state, or the nation
- H. Value as protective of a historical resource

This project was conducted in accordance with standards and guidelines for historic resources surveys and reports set by the National Park Service (NPS), the agency that administers the NRHP, and the Texas Historical Commission (THC), which is the State Historic Preservation Office in Texas. Historic-age resources were evaluated based on criteria set by the NPS and the City of Fredericksburg.

High rating. The most significant resources identified in the Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies.

Medium rating. Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree.

Low rating. Resources that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural

styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50 year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation.

The final report from CMEC is available on-line and at City Hall.

Attachments:

Maps: 1. Contributing and Non-Contributing Map with CMEC (consultant's) proposed boundary expansion, 2. HRB and P & Z recommended boundary expansion, 3. Staff's recommended expansion

Ordinance 19-19



Department Approval



City Manager Approval



City Attorney Approval

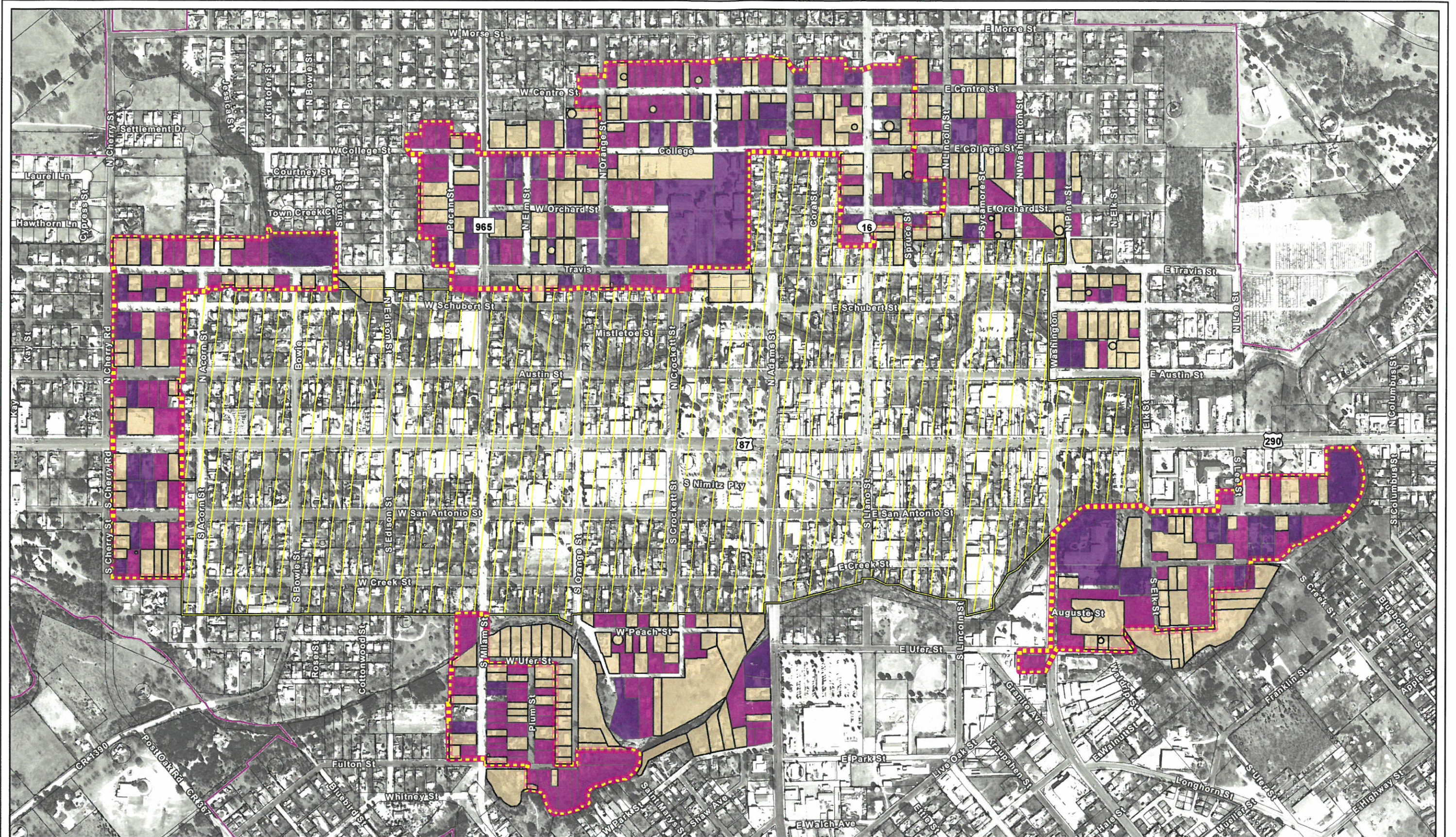


Figure 6
Potential Contributing versus Non-Contributing Comparison
Fredericksburg 2018 Historic Resources Survey

- Existing Historic District - Recommended District Expansion - City Limit Boundary - Parcels	- Contributing (Existing landmark & High/Rec. landmark) - Contributing (Medium) - Non-contributing	Note: Contributing parcels include current local landmarks and high or medium priority properties from the 2018 historic resources survey. Non-contributing parcels are non-historic-age properties, vacant lots, or properties with a low priority from the survey. For properties with more than one priority, the highest priority is displayed. Data Sources: City of Fredericksburg (2017), GCAD (2017), CMEC (2018) Aerial Source: TNRS (2015) Scale: 1 in = 657.65 feet Scale: 1:7,892 Date: 11/20/2018
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G:\Projects\CityofFredericksburg\2018_Historic_Resources_Survey\Figure 6_C vs N-C_20181120.mxd

Staff Recommended Historic District Boundary Expansion
June 3, 2019

Legend

Rating

- High / Rec. Landmark
- Medium
- Low
- Not Historic-Age
- Vacant

Recommendation

- Staff_Recommendation
- Surveyed_Parcels
- Existing_Historic_District
- Historic Landmark

- High / Rec. Landmark
- Medium
- Low
- Not Historic-Age
- Vacant

 Staff_Recommendation

 Surveyed_Parcel

 Existing_Historic_District

 Historic Landmark



ORDINANCE NO. 2019-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND ADDING A ZONING OVERLAY TO CERTAIN PROPERTIES NEAR OR ADJACENT TO THE CITY'S EXISTING HISTORIC OVERLAY DISTRICT, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; DESIGNATING SAID PROPERTIES AS HO: HISTORIC OVERLAY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Expansion of the City's Historic District has been submitted by the City, to add a zoning overlay to certain properties near or adjacent to the City's existing Historic Overlay district, situated in the City of Fredericksburg, Texas; designating said properties as HO: Historic Overlay; and

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

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

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

WHEREAS, the City Council has specifically found that the area included in this zoning request exhibits one or more of the characteristics set forth in Sec. 23-58(c)(1) of the City's Code of Ordinances.

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

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

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, near or adjacent to the City's current Historic Overlay District, said lots and tracts being more particularly described as set forth in the legal description attached hereto as Exhibit A, and as additionally shown and designated on the map attached hereto as Exhibit B, to be and are hereby designated as HO: Historic Overlay.

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

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

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

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney

EXHIBIT "A"

Number	Direct	Street	Narr	ST_SU	Legal Description
201 S		WASHINGT	ST		PETMECKY BLK B&C LOT 3AR, 4.92
311 S		WASHINGT	ST		FBG ADD BLK 56 LOT 588 & 589
402 S		WASHINGT	ST		G E CO BLK V LOT UNMBR, 0.71, -UNMBR PT EAST OF GE5000-
408 N		WASHINGT	ST		DILTZ LOT 2R
303 S		WASHINGT	ST		PETMECKY BLK B LOT 3BR
504 N		WASHINGT	ST		G E CO #274 .363
501 N		WASHINGT	ST		WENDEL & ANDEREGG BLK 3 LOT 1
307 S		WASHINGT	ST		DIE ABENDGLOCKEN LOT 1
305 S		WASHINGT	ST		PETMECKY BLK B LOT 2
405 N		WASHINGT	ST		WENDEL & ANDEREGG BLK 1 LOT A
407 N		WASHINGT	ST		WENDEL & ANDEREGG BLK 1 LOT B
406 N		WASHINGT	ST		DILTZ LOT 3R
217 W	UFER		ST		PFEIL LOT 11, 1.4527, & GE0613
209 W	UFER		ST		G E CO #613 LOT H, 1.1
214 W	UFER		ST		PFEIL LOT 8
303 W	UFER		ST		SCHULTZ BLK 2 LOT 41-PT & 42
207 W	UFER		ST		G E CO #613 LOT I-J-PT, 0.5739, -HOMESITE-
210 W	UFER		ST		PFEIL LOT 9
215 W	UFER		ST		PFEIL LOT 10
208 W	UFER		ST		G E CO #613 .385
207 W	UFER		ST		G E CO #613 LOT I-J-PT, 0.0361, -B&B-
706 W	TRAVIS		ST		G E CO #300 .38
303 W	TRAVIS		ST		FBG ADDN BLK 30 LOT 543AR
709 W	TRAVIS		ST		FBG ADDN BLK 6 LOT 560AR
208 W	TRAVIS		ST		KALLENBERG BLK 1 LOT 1-PT & 2-PT
318 W	TRAVIS		ST		PATTON BLK 2 LOT 2
110 W	TRAVIS		ST		G E CO #283 5.72, -MIDDLE SCHOOL-
110 W	TRAVIS		ST		G E CO #282 5.12, -MIDDLE SCHOOL-
110 W	TRAVIS		ST		G E CO #283 2.5, -MIDDLE SCHOOL-
105 W	TRAVIS		ST		FBG ADD BLK 39 LOT 533-PT & 534
702 W	TRAVIS		ST		G E CO #299 .459, -HOMESITE-
209 W	TRAVIS		ST		FBG ADD BLK 36 LOT 539-PT
613 W	TRAVIS		ST		FBG ADD BLK 12 LOT 555-PT
305 W	TRAVIS		ST		FBG ADD BLK 30 LOT 544
109 W	TRAVIS		ST		FBG ADD BLK 39 LOT 535AR
215 W	TRAVIS		ST		FBG ADDN BLK 36 LOT 541-PT
406 W	TRAVIS		ST		WALTER BLK 1 LOT 1-PT
206 W	TRAVIS		ST		KALLENBERG BLK 1 LOT 2-PT & 3
207 W	TRAVIS		ST		FBG ADDN BLK 36 LOT 538-PT & 539-PT
209 W	TRAVIS		ST		FBG ADD BLK 36 LOT 540-PT
615 W	TRAVIS		ST		FBG ADD BLK 12 LOT 556-PT
103 W	TRAVIS		ST		FBG ADDN BLK 39 LOT 532 & 533-PT
411 W	TRAVIS		ST		FBG ADD BLK 24 LOT 546-PT, 547-PT, & PT OF UNMBR LOT SE OF LT 546
312 W	TRAVIS		ST		PATTON BLK 1 LOT 2
310 W	TRAVIS		ST		PATTON BLK 1 LOT 3
710 W	TRAVIS		ST		G E CO #300 .38, -HOMESITE-

705 W	TRAVIS	ST	FBG ADD BLK 6 LOT 558-PT
111 W	TRAVIS	ST	FBG ADDN BLK 39 LOT 535-PT & PT UNBRD W
203 W	TRAVIS	ST	FBG ADDN BLK 36 LOT 537-PT
602 W	TRAVIS	ST	G E CO #700 MULTIPLE LOTS LOT GE0297 & GE0298 & UNMBR, 1.82
306 W	TRAVIS	ST	KALLENBERG BLK 2 LOT 3R
707 W	TRAVIS	ST	FBG ADD BLK 6 LOT 559-PT
210 W	TRAVIS	ST	KALLENBERG BLK 1 LOT 1-PT
604 W	TRAVIS	ST	G E CO #298 .37
606 W	TRAVIS	ST	G E CO #298 .23
408 W	TRAVIS	ST	WALTER BLK 2 LOT 14 & 15
603 W	TRAVIS	ST	FBG ADD BLK 12 LOT 552-PT
618 W	TRAVIS	ST	G E CO #299 .27
307 W	TRAVIS	ST	FBG ADD BLK 30 LOT 545-PT
308 W	TRAVIS	ST	PATTON BLK 1 LOT 4
320 W	TRAVIS	ST	PATTON BLK 2 LOT 1
201 W	TRAVIS	ST	FBG ADDN BLK 36 LOT 536-PT
211 W	TRAVIS	ST	FBG ADDN BLK 36 LOT 540-PT & 541-PT
316 W	TRAVIS	ST	PATTON BLK 2 LOT 3
704 W	TRAVIS	ST	G E CO #300 .38
403 W	TRAVIS	ST	FBG ADDN BLK 24 LOT 2 UNMBR LOTS
314 W	TRAVIS	ST	PATTON BLK 1 LOT 1-PT
302 W	TRAVIS	ST	KALLENBERG BLK 2 LOT 1R
301 W	TRAVIS	ST	FBG ADD BLK 30 LOT 542AR
205 W	TRAVIS	ST	FBG ADD BLK 36 LOT 537-PT & 538-PT
714 W	TRAVIS	ST	MEEK SUBD LOT 1, 0.293, -HOMESITE-
413 W	TRAVIS	ST	FBG ADD BLK 24 LOT 547-PT
708 W	TRAVIS	ST	G E CO #300 .38, -HOMESITE-
612 W	TRAVIS	ST	AUSTIN-FREDBG LOT 2, -HOMESITE-
610 W	TRAVIS	ST	AUSTIN-FREDBG LOT 3, -HOMESITE-
507 W	TRAVIS	ST	FBG ADDN BLK 18 LOT 548 & UNMBR, -PT LOT 548 & PT OF UNMBR NW OF 54
611 W	TRAVIS	ST	FBG ADD BLK 12 LOT 554BR
608 W	TRAVIS	ST	G E CO #299 .51, -HOMESITE-
712 W	TRAVIS	ST	G E CO #300 0.46
711 W	TRAVIS	ST	FBG ADDN BLK 6 LOT 561AR
607 W	TRAVIS	ST	FBG ADDN BLK 12 LOT 553ARR, -REPLAT-
310 W	TRAVIS	ST	PATTON BLK 1 LOT 3, -B&B IMPR ONLY-LOCATED ON MARY MARGRET COSGRA
408	SYCAMORE	ST	MERKEL LOT 1-R, -REPLAT-
405	SYCAMORE	ST	G E CO #274 LOT D, .32
406	SYCAMORE	ST	MERKEL LOT 2R
504	SYCAMORE	ST	GROBE BLK 2 LOT 12AR, -REPLAT-
405	SYCAMORE	ST	G E CO #274 LOT D, -B&B IMPR ONLY-
0	SPRUCE	ST	VANDERSTUCKEN & GOLD LOT 2BR
410	SPRUCE	ST	VANDERSTUCKEN & GOLD LOT 6-PT & 7-PT
707 W	SCHUBERT	ST	FBG ADD BLK 5 LOT 4
710 W	SCHUBERT	ST	FBG ADD BLK 6 LOT 562
408 W	SCHUBERT	ST	FBG ADD BLK 24 LOT UNMBR, -2 UNMBR SE OF 546-
708 W	SCHUBERT	ST	FBG ADD BLK 6 LOT 561BR

709 W	SCHUBERT ST	FBG ADD BLK 5 LOT 3
711 W	SCHUBERT ST	FBG ADD BLK 5 LOT 2-PT
706 W	SCHUBERT ST	FBG ADD BLK 6 LOT 560BR
705 W	SCHUBERT ST	FBG ADDN BLK 5 LOT 5
704 W	SCHUBERT ST	FBG ADD BLK 6 LOT 558AR
704.5 W	SCHUBERT ST	FBG ADD BLK 6 LOT 559AR
615 E	SAN ANTOIST	FBG ADD BLK 61 LOT UNMBR E OF LOT 603
507 E	SAN ANTOIST	FBG ADDN BLK 61 LOT 594-PT
703 W	SAN ANTOIST	FBG ADD BLK 2 LOT 386
501 E	SAN ANTOIST	FBG ADDN BLK 61 LOT 593RR, -MILL APARTMENTS-REPLAT-
519 E	SAN ANTOIST	HOFFMAN HAUS SUBD LOT 600RR-PT, -REPLAT-
513 E	SAN ANTOIST	FBG ADDN BLK 61 LOT 596, -513 E SAN ANTONIO-
607 E	SAN ANTOIST	FBG ADDN BLK 61 LOT 602-PT
709 W	SAN ANTOIST	FBG ADDN BLK 2 LOT 387-PT & 388
707 W	SAN ANTOIST	FBG ADD BLK 2 LOT 387-PT
717 W	SAN ANTOIST	FBG ADD BLK 2 LOT 389-PT & 390-PT
517 E	SAN ANTOIST	FBG ADD BLK 61 LOT 597 & 598-PT
509 E	SAN ANTOIST	FBG ADDN BLK 61 LOT 594-PT,595-PT
601 E	SAN ANTOIST	HOFFMAN HAUS SUBD LOT 600RR-PT
611 E	SAN ANTOIST	FBG ADDN BLK 61 LOT 603-PT & PT UNBRD
714 W	SAN ANTOIST	FBG ADDN BLK 3 LOT 278 & 279-PT
511 E	SAN ANTOIST	FBG ADD BLK 61 LOT 595-PT
710 W	SAN ANTOIST	FBG ADDN BLK 3 LOT 280-PT
711 W	SAN ANTOIST	FBG ADDN BLK 2 LOT 389-PT
704 W	SAN ANTOIST	FBG ADD BLK 3 LOT 281-PT
720 W	SAN ANTOIST	FBG ADDN BLK 3 LOT 277BR
712 W	SAN ANTOIST	FBG ADDN BLK 3 LOT 279-PT & 280-PT
714 W	SAN ANTOIST	FBG ADD BLK 3 LOT 278 & 279-PT
409	PLUM ST	SCHULTZ BLK 2 LOT 36-R
410	PLUM ST	SCHULTZ BLK 1 LOT 18 & 19
416	PLUM ST	SCHULTZ BLK 1 LOT 22
424	PLUM ST	SCHULTZ BLK 1 LOT 27
426	PLUM ST	SCHULTZ BLK 1 LOT 28
402	PLUM ST	SCHULTZ BLK 1 LOT 15
406	PLUM ST	SCHULTZ BLK 1 LOT 17
405	PLUM ST	SCHULTZ BLK 2 LOT 39 & 40-A
411	PLUM ST	SCHULTZ BLK 2 LOT 34-B & 35
412	PLUM ST	SCHULTZ BLK 1 LOT 20
420	PLUM ST	SCHULTZ BLK 1 LOT 25 & 26
418	PLUM ST	SCHULTZ BLK 1 LOT 23 & 24
415	PLUM ST	SCHULTZ BLK 2 LOT 31-PT & 32-PT
413	PLUM ST	SCHULTZ BLK 2 LOT 32-PT, 33 & 34-PT
404	PLUM ST	SCHULTZ BLK 1 LOT 16
403	PLUM ST	SCHULTZ BLK 2 LOT 40-PT,41-PT
414	PLUM ST	SCHULTZ BLK 1 LOT 21
407	PLUM ST	SCHULTZ BLK 2 LOT 38-R
410 N	PINE ST	WENDEL & ANDEREGG BLK 1 LOT 8-PT

504 N	PINE	ST	WENDEL & ANDEREGG BLK 3 LOT AR-PT
410 N	PINE	ST	WENDEL & ANDEREGG BLK 1 LOT 8-PT
409 N	PINE	ST	WENDEL & ANDEREGG BLK 2 LOT 5
501 N	PINE	ST	WENDEL & ANDEREGG BLK 4 LOT 1BR
503 N	PINE	ST	WENDEL & ANDEREGG BLK 4 LOT 1AR
504 N	PINE	ST	WENDEL & ANDEREGG BLK 3 LOT AR-PT
405 N	PECAN	ST	WALTER BLK 1 LOT 3-B
504 N	PECAN	ST	WALTER BLK 2 LOT 11
404 N	PECAN	ST	WALTER BLK 2 LOT 13, .4591
506 N	PECAN	ST	WALTER BLK 2 LOT 10
403 N	PECAN	ST	WALTER BLK 1 LOT 2-PT
408 N	PECAN	ST	WALTER BLK 2 LOT 12
508 N	PECAN	ST	WALTER BLK 2 LOT 9
205.5 W	PEACH	ST	PFEIL LOT 6-PT
208 W	PEACH	ST	PFEIL LOT 2B-1R, -208 W PEACH-
109 W	PEACH	ST	STEHLING LOT 4
202 W	PEACH	ST	STEHLING LOT 1
213 W	PEACH	ST	PFEIL LOT 4-PT, -HOMESITE-
207 W	PEACH	ST	PFEIL LOT 5-PT
216 W	PEACH	ST	PFEIL LOT 1
204 W	PEACH	ST	PFEIL LOT 12
212 W	PEACH	ST	PFEIL LOT 2-PT
210 W	PEACH	ST	PFEIL LOT 2-PT
205 W	PEACH	ST	PFEIL LOT 6-PT
209 W	PEACH	ST	PFEIL LOT 5-PT
203 W	PEACH	ST	G E CO #613 .32
206 W	PEACH	ST	PFEIL LOT 2B-2R, 206 PEACH
213 W	PEACH	ST	PFEIL LOT 4-PT, -B&B-
204 W	ORCHARD	ST	G E CO #283 .45, -HOMESITE-
308 E	ORCHARD	ST	G E CO #274 .6
209 W	ORCHARD	ST	KALLENBERG BLK 1 LOT 5
305 W	ORCHARD	ST	KALLENBERG BLK 2 LOT 6
214 E	ORCHARD	ST	VANDERSTUCKEN & GOLD LOT 13-PT & 14
212 E	ORCHARD	ST	VANDERSTUCKEN & GOLD LOT 12 & 13-PT
212 W	ORCHARD	ST	KALLENBERG BLK 3 LOT 1 & 2-PT
406 E	ORCHARD	ST	WENDEL & ANDEREGG BLK 3 LOT C
408 E	ORCHARD	ST	WENDEL & ANDEREGG BLK 3 LOT BR
306 W	ORCHARD	ST	KALLENBERG BLK 4 LOT 3, (PATTON BLK 4 LOT 4)
208 E	ORCHARD	ST	VANDERSTUCKEN & GOLD LOT 10
206 W	ORCHARD	ST	KALLENBERG BLK 3 LOT 3-PT
407 E	ORCHARD	ST	WENDEL & ANDEREGG BLK 1 LOT C
210 E	ORCHARD	ST	VANDERSTUCKEN & GOLD LOT 11
206 E	ORCHARD	ST	VANDERSTUCKEN & GOLD LOT 9 & 20-PT
208 W	ORCHARD	ST	KALLENBERG BLK 3 LOT 2-PT & 3-PT
311 W	ORCHARD	ST	PATTON BLK 1 LOT 5 & 6
320 W	ORCHARD	ST	PATTON BLK 3 LOT 2
310 W	ORCHARD	ST	PATTON BLK 4 LOT 3

213 E	ORCHARD	VANDERSTUCKEN & GOLD LOT 2AR, -HOMESITE & B&B (213 E ORCHARD)
306 E	ORCHARD ST	GROBE BLK 2 LOT 9R
304 E	ORCHARD ST	GROBE BLK 2 LOT 8
211 E	ORCHARD ST	VANDERSTUCKEN & GOLD LOT 1-PT
301 E	ORCHARD ST	GROBE BLK 1 LOT 4-PT & 5-PT
404 E	ORCHARD ST	WENDEL & ANDEREGG BLK 3 LOT 2
318 W	ORCHARD ST	PATTON BLK 3 LOT 3
314 W	ORCHARD ST	PATTON BLK 4 LOT 1 & 2
307 W	ORCHARD ST	PATTON BLK 1 LOT 8
316 W	ORCHARD ST	PATTON BLK 3 LOT 4
309 W	ORCHARD ST	PATTON BLK 1 LOT 7
211 W	ORCHARD ST	KALLENBERG BLK 1 LOT 4-PT
302 E	ORCHARD ST	GROBE BLK 2 LOT 7
304 W	ORCHARD ST	KALLENBERG BLK 4 LOT 2-PT
0 W	ORCHARD ST	KALLENBERG BLK 1 LOT 6
506 N	ORANGE ST	KALLENBERG BLK 4 LOT 1-PT & 2-PT
704 N	ORANGE ST	BASSE BLK 2 LOT 2-PT & 3-PT
604 N	ORANGE ST	BASSE BLK 1 LOT B
406 N	ORANGE ST	KALLENBERG BLK 2 LOT 4-PT & 5-PT
405 N	ORANGE ST	KALLENBERG BLK 1 LOT 4-PT
415 S	ORANGE ST	SCHULTZ BLK 4 LOT 80-PT & 81, 1.081
610 N	ORANGE ST	BASSE BLK 1 LOT 7-BR
502 N	ORANGE ST	KALLENBERG BLK 4 LOT 1-PT & 2-PT
601 N	ORANGE ST	BASSE BLK 4 LOT 1-PT, 2-PT, 3-PT, -LIFE ESTATE RUDOLPH H LENTZ ETUX-
309 S	ORANGE ST	PFEIL LOT 3R & 7R, -REPLAT-
404 N	ORANGE ST	KALLENBERG BLK 2 LOT 4-PT & 5-PT
305 S	ORANGE ST	PFEIL LOT 13-PT
510 N	ORANGE ST	KALLENBERG BLK 4 LOT 4-PT
508 N	ORANGE ST	KALLENBERG BLK 4 LOT 4-PT & 5-PT
608 N	ORANGE ST	BASSE BLK 1 LOT 5-PT & 6-PT, -MAIN HOUSE-
603 N	ORANGE ST	BASSE BLK 4 LOT 17R
702 N	ORANGE ST	BASSE BLK 2 LOT 1-PT & 2-PT
606 N	ORANGE ST	BASSE BLK 1 LOT C
608 N	ORANGE ST	BASSE BLK 1 LOT 5 -PT& 6-PT, -HOMESITE-
507 N	ORANGE ST	KALLENBERG BLK 3 LOT 4BR, -REPLAT-
305 S	ORANGE ST	PFEIL LOT 13-PT
602 N	MILAM ST	ITZ BLK A LOT 4-PT
508 N	MILAM ST	WALTER BLK 2 LOT 7-A
501 N	MILAM ST	PATTON BLK 3 LOT 1-PT
505 N	MILAM ST	PATTON BLK 3 LOT 1-PT
601 N	MILAM ST	MEMORIAL PRESBYTERIAN CHURCH ADDITION LOT 1R-PT, 0.5647, -CHURCH-
504 N	MILAM ST	WALTER BLK 1 LOT 5
401 S	MILAM ST	SCHULTZ BLK 1 LOT 14-PT
506 N	MILAM ST	WALTER BLK 1 LOT 6
306 S	MILAM ST	FBG ADDN BLK 19 LOT 475A(A), .72
415 S	MILAM ST	SCHULTZ BLK 1 LOT 4
411 S	MILAM ST	SCHULTZ BLK 1 LOT 7

410 S	MILAM	ST	G E CO #593 0.2548
410 S	MILAM	ST	KLIER CREEKSIDE GARDENS LOT 1 & 2, 0.6, -HOMESITE-
403 S	MILAM	ST	SCHULTZ BLK 1 LOT 13 & 14-B, -JANE KOCH HAS LIFE ESTATE-
407 N	MILAM	ST	PATTON BLK 2 LOT 4-PT & 5-PT
406 S	MILAM	ST	G E CO #593 .25, -HOMESITE-
412 S	MILAM	ST	G E CO #593 .39
502 N	MILAM	ST	WALTER BLK 1 LOT 4
408 N	MILAM	ST	WALTER BLK 1 LOT 3-A
409 N	MILAM	ST	PATTON BLK 2 LOT 4-PT & 5-PT, OFFICE & STUDIO
416 S	MILAM	ST	G E CO #593 0.401
417 S	MILAM	ST	SCHULTZ BLK 1 LOT 3
419 S	MILAM	ST	SCHULTZ BLK 1 LOT 1
419 S	MILAM	ST	SCHULTZ BLK 1 LOT 2, -GUEST HOUSE IMPR ONLY-
407 S	MILAM	ST	SCHULTZ BLK 1 LOT 9 & 10-B
420 S	MILAM	ST	HART SUBD (JAY & PAM) LOT 1, -HOMESITE-
405 S	MILAM	ST	SCHULTZ BLK 1 LOT 10A, 11, & 12
413 S	MILAM	ST	SCHULTZ BLK 1 LOT 6
404 N	MILAM	ST	WALTER BLK 1 LOT 2-PT
402 N	MILAM	ST	WALTER BLK 1 LOT 1-PT
409 S	MILAM	ST	SCHULTZ BLK 1 LOT 8
404 S	MILAM	ST	SCHILTHUIS LOT 1
419 S	MILAM	ST	SCHULTZ BLK 1 LOT 2
400 S	MILAM	ST	SCHILTHUIS LOT 3
413 S	MILAM	ST	SCHULTZ BLK 1 LOT 5
713 W	MAIN	ST	FBG ADD BLK 3 LOT 276
705 W	MAIN	ST	FBG ADD BLK 3 LOT 272R
714 W	MAIN	ST	FBG ADDN BLK 4 LOT 133-PT
707 W	MAIN	ST	FBG ADDN BLK 3 LOT 273-PT
711 W	MAIN	ST	FBG ADDN BLK 3 LOT 275
709 W	MAIN	ST	FBG ADDN BLK 3 LOT 274
712 W	MAIN	ST	FBG ADDN BLK 4 LOT 134 & 135
706 W	MAIN	ST	FBG ADDN BLK 4 LOT 136R, -REPLAT
703 N	LLANO	ST	HAHNE BLK A LOT 1-PT & 2-PT
611 N	LLANO	ST	HAHNE BLK B LOT 4-A
605 N	LLANO	ST	HAHNE BLK B LOT 2
507 N	LLANO	ST	VANDERSTUCKEN & GOLD BLK 3 LOT 19, 20-PT & 21-PT
508 N	LLANO	ST	HENKE BLK B LOT 14, -IMPR ONLY-
512 N	LLANO	ST	HENKE BLK B LOT 15
701 N	LLANO	ST	HAHNE BLK A LOT 1-PT
604 N	LLANO	ST	COLLEGE BLK D LOT 6-R
608 N	LLANO	ST	COLLEGE BLK D LOT 5-R
407 N	LLANO	ST	VANDERSTUCKEN & GOLD LOT 7-PT
408 N	LLANO	ST	HENKE BLK A LOT 5
508 N	LLANO	ST	HENKE BLK B LOT 14
406 N	LLANO	ST	HENKE BLK A LOT 4, -CLINIC & RESIDENCE-
602 N	LLANO	ST	COLLEGE BLK D LOT 7-PT
405 N	LLANO	ST	VANDERSTUCKEN & GOLD LOT 7R

502 N	LLANO	ST	HENKE BLK B LOT 11
502 N	LLANO	ST	HENKE BLK B LOT 12
601 N	LLANO	ST	HAHNE BLK B LOT 1-PT 601 N LLANO
603 N	LLANO	ST	HAHNE BLK B LOT 1-PT 603 N LLANO
413 N	LLANO	ST	VANDERSTUCKEN & GOLD LOT 6-PT
609 N	LLANO	ST	HAHNE BLK B LOT 3
506 N	LLANO	ST	HENKE BLK B LOT 13
612 N	LLANO	ST	COLLEGE BLK D LOT 4-PT
404 N	LLANO	ST	HENKE BLK A LOT 3
606 N	LLANO	ST	COLLEGE BLK D LOT 6-R, -IMPR ONLY-
501 N	LLANO	ST	VANDERSTUCKEN & GOLD LOT 8R, REPLAT
604 N	LINCOLN	ST	HAHNE BLK B LOT 5-PT, 6-PT, & 7-PT
507 N	LINCOLN	ST	GROBE BLK 2 LOT 10
602 N	LINCOLN	ST	HAHNE BLK B LOT 7A-R, -REPLAT-
508 N	LINCOLN	ST	VANDERSTUCKEN & GOLD LOT 15-PT & 16-PT
506 N	LINCOLN	ST	VANDERSTUCKEN & GOLD LOT 15-PT & 16-PT
406 N	LINCOLN	ST	VANDERSTUCKEN & GOLD LOT 1-PT
606 N	LINCOLN	ST	HAHNE BLK B LOT 8-PT
110 S	LEE	ST	FBG ADDN BLK 62 LOT 335-PT & 336-PT
303	FULTON	ST	SCHULTZ BLK 4 LOT 82
303	FULTON	ST	SCHULTZ BLK 4 LOT 83 & 84
306	FULTON	ST	SCHULTZ BLK 2 LOT 29 & 30
303	FULTON	ST	SCHULTZ BLK 4 LOT 85-PT
307	FULTON	ST	SCHULTZ BLK 4 LOT 86R, 0.6582
309	FULTON	ST	SCHULTZ BLK 4 LOT 88-PT & 89-PT, 0.22
311	FULTON	ST	SCHULTZ BLK 4 LOT 89-PT, 90,91, & 92,, 0.89
404	FULTON	ST	HART SUBD (JAY & PAM) LOT 2
0	FULTON	T	SCHULTZ BLK 4 LOT 88-PT & 89-PT, 0.06
317	FULTON	ST	SCHULTZ BLK 4 LOT 93R, -REPLAT-
410 N	ELM	ST	PATTON BLK 2 LOT 6 & 7
403 N	ELM	ST	PATTON BLK 1 LOT 1-PT
209 S	ELK	ST	FBG ADDN BLK 61 LOT 592BR
206 S	ELK	ST	FBG ADDN BLK 61 LOT UNMBR A, 1.13, GE#630-204 & 206 S ELK-
203 S	ELK	ST	LANGERHANS BLK 1 LOT 1RRAR, -REPLAT-
205 S	ELK	ST	LANGERHANS BLK 1 LOT 1RRBR, -REPLAT-
207 S	ELK	ST	LANGERHANS BLK 1 LOT 1RRCR, -REPLAT-
304 N	EDISON	ST	FBG ADD BLK 18 LOT 548-PT & UNBRD
309 S	CROCKETT	ST	STEHLING LOT 7-PT & 8-PT
604 N	CROCKETT	ST	BASSE BLK 4 LOT 13-PT, 14 & 15
310 S	CROCKETT	ST	G E CO #613 LOT E, 0.1928
306 S	CROCKETT	ST	G E CO #613 LOT C-A, .15, -S CROCKETT-
311 S	CROCKETT	ST	STEHLING LOT 7-PT, 8-PT & 9, 4.0902, INCLUDES 2.91 ACS GE613 & LOT 132-PT
308 S	CROCKETT	ST	G E CO #613 LOT C-B, .14
307 S	CROCKETT	ST	STEHLING LOT 2
312 S	CROCKETT	ST	G E CO #613 LOT F, .19
605 N	CROCKETT	ST	COLLEGE BLK C LOT 1-B
608 E	CREEK	ST	HOFFMAN HAUS SUBD LOT 600RR-PT, -REPLAT-

706 W	CREEK	ST	FBG ADDN BLK 2 LOT 394-PT
603 E	CREEK	ST	LANGERHANS BLK 3 LOT 11
501 E	CREEK	ST	LANGERHANS BLK 2 LOT 5-PT,6-PT
411 E	CREEK	ST	G E CO #630 LOT B, -GUEST HSE-IMP ONLY-
610 E	CREEK	ST	G E CO #630 LOT L, .4079
704 W	CREEK	ST	FBG ADD BLK 2 LOT 395
602 E	CREEK	ST	LANGERHANS BLK 1 LOT 3
510 E	CREEK	ST	LANGERHANS BLK 1 LOT 2
411 E	CREEK	ST	G E CO #630 LOT B, 1.24, -HOMESITE-
503 E	CREEK	ST	LANGERHANS BLK 2 LOT 6-PT, -503 E CREEK-
505 E	CREEK	ST	LANGERHANS BLK 2 LOT 7
509 E	CREEK	ST	LANGERHANS BLK 2 LOT 8, 9, 19, & 20, -509 E CREEK-
714 W	CREEK	ST	FBG ADDN BLK 2 LOT 392
710 W	CREEK	ST	FBG ADD BLK 2 LOT 393
708 W	CREEK	ST	FBG ADDN BLK 2 LOT 394-PT
605 E	CREEK	ST	LANGERHANS BLK 3 LOT 12R
607 E	CREEK	ST	LANGERHANS BLK 3 LOT 13R
601 E	CREEK	ST	LANGERHANS BLK 3 LOT 10
608 E	CREEK	ST	HOFFMAN HAUS SUBD LOT 600RR-PT, -B & B HOMESITE-REPLAT-
716 W	CREEK	ST	FBG ADDN BLK 2 LOT 391-PT
0 E	CREEK	ST	GE0630 G E CO #630, ACRES 0.025, UNMBRD SE OF LOT 14 LANGERHANS (0.01
714 W	CREEK	ST	FBG ADDN BLK 2 LOT 392
502 E	CREEK	ST	LANGERHANS BLK 1 LOT 1RRDR, -REPLAT-
504 E	CREEK	ST	LANGERHANS BLK 1 LOT 1RRER, -REPLAT-
506 E	CREEK	ST	LANGERHANS BLK 1 LOT 1RRFR, -REPLAT-
508 E	CREEK	ST	LANGERHANS BLK 1 LOT 1RRGR, -REPLAT-
319 W	COLLEGE	ST	PATTON BLK 3 LOT 5 & 6-PT
104 W	COLLEGE	ST	COLLEGE BLK C LOT 9 B&C, -PT LOT 9-
312 W	COLLEGE	ST	LINDENBERG LOT 1
104 E	COLLEGE	ST	COLLEGE BLK D LOT 8-PT & 9-PT
406 W	COLLEGE	ST	ITZ BLK A LOT 5
310 W	COLLEGE	ST	LINDENBERG LOT 2
305 W	COLLEGE	ST	KALLENBERG BLK 4 LOT 6
306 W	COLLEGE	ST	BASSE BLK 1 LOT 1-PT,2-PT,3-PT & 4=PT
226 W	COLLEGE	ST	BASSE BLK 4 LOT 1-PT,2-PT & 3-PT
205 E	COLLEGE	ST	VANDERSTUCKEN & GOLD LOT 18, -HOMESITE ONLY-, Undivided Interest 50.00
302 E	COLLEGE	ST	HAHNE BLK D LOT 4 & 5
211 W	COLLEGE	ST	BASSE BLK 5 LOT 1, 2, 3, 4, 5, 6 & 7, 2.265, -MIDDLE SCHOOL-
211 W	COLLEGE	ST	KALLENBERG BLK 3 LOT 5 & 6, 0.6101, -MIDDLE SCHOOL-
302 W	COLLEGE	ST	BASSE BLK 1 LOT A
310 E	COLLEGE	ST	HAHNE BLK D LOT 2
303 E	COLLEGE	ST	GROBE BLK 2 LOT 12BR, -REPLAT-
207 E	COLLEGE	ST	VANDERSTUCKEN & GOLD LOT 16-PT & 17
314 W	COLLEGE	ST	MEMORIAL PRESBYTERIAN CHURCH ADDITION LOT 2R, .582
409 E	COLLEGE	ST	WENDEL & ANDEREGG BLK 3 LOT 8
206 E	COLLEGE	ST	HAHNE BLK B LOT 5-PT
208 W	COLLEGE	ST	BASSE BLK 4 LOT 11,12 & 13-PT

309 W	COLLEGE	ST	PATTON BLK 4 LOT 7
208 E	COLLEGE	ST	HAHNE BLK B LOT 6A-R, -REPLAT-
307 E	COLLEGE	ST	G E CO #274 .32
222 W	COLLEGE	ST	BASSE BLK 4 LOT 3-PT, 4, 5-PT
312 E	COLLEGE	ST	HAHNE BLK D LOT 1
408 W	COLLEGE	ST	ITZ BLK A LOT 6, -408 W COLLEGE-
407 W	COLLEGE	ST	WALTER BLK 2 LOT 8-PT
301 E	COLLEGE	ST	GROBE BLK 2 LOT 11
205 E	COLLEGE	ST	VANDERSTUCKEN & GOLD LOT 18
108 W	COLLEGE	ST	COLLEGE BLK C LOT 7-R
112 W	COLLEGE	ST	COLLEGE BLK C LOT 6-R
409 W	COLLEGE	ST	WALTER BLK 2 LOT 8-PT
214 W	COLLEGE	ST	BASSE BLK 4 LOT 9 & 10-PT
212 W	COLLEGE	ST	BASSE BLK 4 LOT 10-PT, -RENT HOUSE-
215 W	COLLEGE	ST	KALLENBERG BLK 3 LOT 4AR, -REPLAT-
220 W	COLLEGE	ST	BASSE BLK 4 LOT 5-PT & 6
401 E	COLLEGE	ST	WENDEL & ANDEREGG BLK 3 LOT 5
401 E	COLLEGE	ST	WENDEL & ANDEREGG BLK 3 LOT 6
315 W	COLLEGE	ST	PATTON BLK 3 LOT 6-PT, 7 & 8
410 W	COLLEGE	ST	ITZ BLK A LOT 7-PT
411 E	COLLEGE	ST	WENDEL & ANDEREGG BLK 4 LOT 5-PT
110 E	COLLEGE	ST	COLLEGE BLK D LOT 7A, -PT LOT 7-
404 W	COLLEGE	ST	ITZ BLK A LOT 4-PT
204 E	COLLEGE	ST	HAHNE BLK B LOT 1-PT
106 E	COLLEGE	ST	COLLEGE BLK D LOT 9-PT
307 W	COLLEGE	ST	PATTON BLK 4 LOT 8
216 W	COLLEGE	ST	BASSE BLK 4 LOT 7 & 8
303 W	COLLEGE	ST	KALLENBERG BLK 4 LOT 5-PT
313 W	COLLEGE	ST	PATTON BLK 4 LOT 5
311 W	COLLEGE	ST	PATTON BLK 4 LOT 6, -311 W COLLEGE-
403 W	COLLEGE	ST	WALTER BLK 2 LOT 7-PT
311 E	COLLEGE	ST	RAMSAY ADDITION LOT 2, .191
306 E	COLLEGE	ST	HAHNE BLK D LOT 3
309 E	COLLEGE	ST	RAMSAY ADDITION LOT 1, .176
108 E	COLLEGE	ST	COLLEGE BLK D LOT 10
308 W	COLLEGE	ST	LINDENBERG LOT 3
407 E	COLLEGE	ST	WENDEL & ANDEREGG BLK 3 LOT 7
106 W	COLLEGE	ST	COLLEGE BLK C LOT 8
112 W	COLLEGE	ST	COLLEGE BLK C LOT 6-R, -B&B-
205 E	COLLEGE	ST	VANDERSTUCKEN & GOLD LOT 18, -IMPR ONLY-RENTAL, Undivided Interest 50
201 N	CHERRY	ST	FBG ADDN BLK 5 LOT 31-PT
203 N	CHERRY	ST	FBG ADD BLK 5 LOT 31-PT
211 N	CHERRY	ST	FBG ADDN BLK 5 LOT 1A-R
205 S	CHERRY	ST	FBG ADDN BLK 2 LOT 389-PT & 390-PT
103 N	CHERRY	ST	FBG ADD BLK 4 LOT 133-PT
207 S	CHERRY	ST	FBG ADDN BLK 2 LOT 390-PT & 391-PT
105 N	CHERRY	ST	FBG ADDN BLK 4 LOT 132AR

105 S	CHERRY	ST	FBG ADD BLK 3 LOT 277AR
209 N	CHERRY	ST	FBG ADDN BLK 5 LOT 1B-R
403 N	CHERRY	ST	MEEK SUBD LOT 2, 0.17
207 E	CENTRE	ST	HAHNE BLK B LOT 9
107 W	CENTRE	ST	COLLEGE BLK C LOT 2-PT & 3-PT
209 E	CENTRE	ST	HAHNE BLK B LOT 8-PT
105 W	CENTRE	ST	COLLEGE BLK C LOT 3-PT
223 W	CENTRE	ST	BASSE BLK 4 LOT 18
104 E	CENTRE	ST	COLLEGE BLK B LOT 8BR
220 W	CENTRE	ST	BASSE BLK 3 LOT 4
214 W	CENTRE	ST	BASSE BLK 3 LOT 6-PT & 7, (STUDIO ONLY)
218 W	CENTRE	ST	BASSE BLK 3 LOT 5 & 6-PT
202 W	CENTRE	ST	BASSE BLK 3 LOT 15
108 W	CENTRE	ST	COLLEGE BLK A LOT 7-PT & 8-PT
222 W	CENTRE	ST	BASSE BLK 3 LOT 2-PT & 3, -CASITA DEL LA PAZ B&B LOCATED ON THIS PROP-
206 W	CENTRE	ST	BASSE BLK 3 LOT 12
112 E	CENTRE	ST	COLLEGE BLK B LOT 7R, HOMESITE-REPLAT-
210 W	CENTRE	ST	BASSE BLK 3 LOT 9 & 10-PT
224 W	CENTRE	ST	BASSE BLK 3 LOT 1 & 2-PT
311 E	CENTRE	ST	HAHNE BLK D LOT 10-PT
309 E	CENTRE	ST	HAHNE BLK D LOT 9-PT & 10-PT
111 W	CENTRE	ST	COLLEGE BLK C LOT 1-A
211 W	CENTRE	ST	BASSE BLK 4 LOT 24 & 25
107 E	CENTRE	ST	COLLEGE BLK D LOT 3-PT
301 E	CENTRE	ST	HAHNE BLK D LOT 6R, -REPLAT
110 W	CENTRE	ST	COLLEGE BLK A LOT 7-PT
106 W	CENTRE	ST	COLLEGE BLK A LOT 8-PT
111 E	CENTRE	ST	COLLEGE BLK D LOT 4-PT
204 W	CENTRE	ST	BASSE BLK 3 LOT 13
219 W	CENTRE	ST	BASSE BLK 4 LOT 20-PT & 21
106 E	CENTRE	ST	COLLEGE BLK B LOT 9R
217 W	CENTRE	ST	BASSE BLK 4 LOT 22 & 23
221 W	CENTRE	ST	BASSE BLK 4 LOT 19 & 20-PT
212 E	CENTRE	ST	HAHNE BLK A LOT 7-PT
201 W	CENTRE	ST	BASSE BLK 4 LOT 30
214 W	CENTRE	ST	BASSE BLK 3 LOT 6-PT & 7
206 E	CENTRE	ST	HAHNE BLK A LOT 5
212 W	CENTRE	ST	BASSE BLK 3 LOT 8
103 W	CENTRE	ST	COLLEGE BLK C LOT 4-PT
105 E	CENTRE	ST	COLLEGE BLK D LOT 2-PT, 3-PT, & 9-PT
305 E	CENTRE	ST	HAHNE BLK D LOT 8-PT
110 E	CENTRE	ST	COLLEGE BLK B LOT 6-PT, 7-PT & 10-PT
203 W	CENTRE	ST	BASSE BLK 4 LOT 29
205 W	CENTRE	ST	BASSE BLK 4 LOT 28
207 W	CENTRE	ST	BASSE BLK 4 LOT 27
108 E	CENTRE	ST	COLLEGE BLK B LOT 10R, Undivided Interest 50.000000000000%
104 W	CENTRE	ST	COLLEGE BLK A LOT 4-PT & 9

201 E	CENTRE	ST	HAHNE BLK B LOT 4-PT
208 W	CENTRE	ST	BASSE BLK 3 LOT 10-PT & 11
307 E	CENTRE	ST	HAHNE BLK D LOT 8-PT & 9-PT
112 W	CENTRE	ST	COLLEGE BLK A LOT 6
109 E	CENTRE	ST	COLLEGE BLK D LOT 4-PT
208 E	CENTRE	ST	HAHNE BLK A LOT 6
209 W	CENTRE	ST	BASSE BLK 4 LOT 26
109 W	CENTRE	ST	COLLEGE BLK C LOT 2-PT
225 W	CENTRE	ST	BASSE BLK 4 LOT 16R, -HOMESITE-
205 E	CENTRE	ST	HAHNE BLK B LOT 10
112 W	CENTRE	ST	COLLEGE BLK A LOT 6, -B&B-
202.5	CENTRE	ST	BASSE BLK 3 LOT 14
222 W	CENTRE	ST	BASSE BLK 3 LOT 2-PT & 3, -B&B IMPR ONLY-LOCATED ON KARL C & JENNIFER I
110 W	CENTRE	ST	COLLEGE BLK A LOT 7-PT, -B&B-
219.5 W	CENTRE	ST	BASSE BLK 4 LOT 20-PT & 21
305 N	BOWIE	ST	FBG ADD BLK 18 LOT 550-PT
304 N	BOWIE	ST	FBG ADDN BLK 12 LOT 551-PT & 552-PT
706 W	AUSTIN	ST	FBG ADD BLK 5 LOT 35R-A
708 W	AUSTIN	ST	FBG ADD BLK 5 LOT 34
705 W	AUSTIN	ST	FBG ADD BLK 4 LOT 128-PT & 129-PT
710 W	AUSTIN	ST	FBG ADD BLK 5 LOT 33
707 W	AUSTIN	ST	FBG ADD BLK 4 LOT 129-PT & 130-PT, -JILL LIFE ESTATE-
711 W	AUSTIN	ST	FBG ADDN BLK 4 LOT 130-PT, 131-PT
714 W	AUSTIN	ST	FBG ADDN BLK 5 LOT 32-PT
713 W	AUSTIN	ST	FBG ADD BLK 4 LOT 131-PT
715 W	AUSTIN	ST	FBG ADDN BLK 4 LOT 132BR, Undivided Interest 50.0000000000%
712 W	AUSTIN	ST	FBG ADD BLK 5 LOT 32-PT
703 W	AUSTIN	ST	FBG ADD BLK 4 LOT 128B
715 W	AUSTIN	ST	FBG ADDN BLK 4 LOT 132BR, Undivided Interest 50.0000000000%
401 E	AUGUSTE	ST	DIE ABENDGLOCKEN LOT 6
607 N	ADAMS	ST	COLLEGE BLK D LOT 1C & 2C, -PTS LOTS 1 & 2-
606 N	ADAMS	ST	COLLEGE BLK C LOT 9-PT & 10-PT
602 N	ADAMS	ST	COLLEGE BLK C LOT 9-PT & 10-PT
604 N	ADAMS	ST	COLLEGE BLK C LOT 9-PT & 10-PT
609 N	ADAMS	ST	COLLEGE BLK D LOT 1-PT & 2-PT
0	ADAMS		COLLEGE BLK A LOT 10
610 N	ADAMS	ST	COLLEGE BLK C LOT 4-PT & 5-PT
612 N	ADAMS	ST	COLLEGE BLK C LOT 4-PT & 5-PT
611 N	ADAMS	ST	COLLEGE BLK D LOT 1-PT & 2-PT
603 N	ADAMS	ST	COLLEGE BLK D LOT 8-PT & 9-PT
605 N	ADAMS	ST	COLLEGE BLK D LOT 1-PT, 2-PT, 8-PT & 9-PT
705 N	ADAMS	ST	COLLEGE BLK B LOT 8AR
406 N	ACORN	ST	G E CO #299 .1837
306 N	ACORN	ST	FBG ADD BLK 6 LOT 557-PT
403 N	ACORN	ST	AUSTIN-FREDBG LOT 1

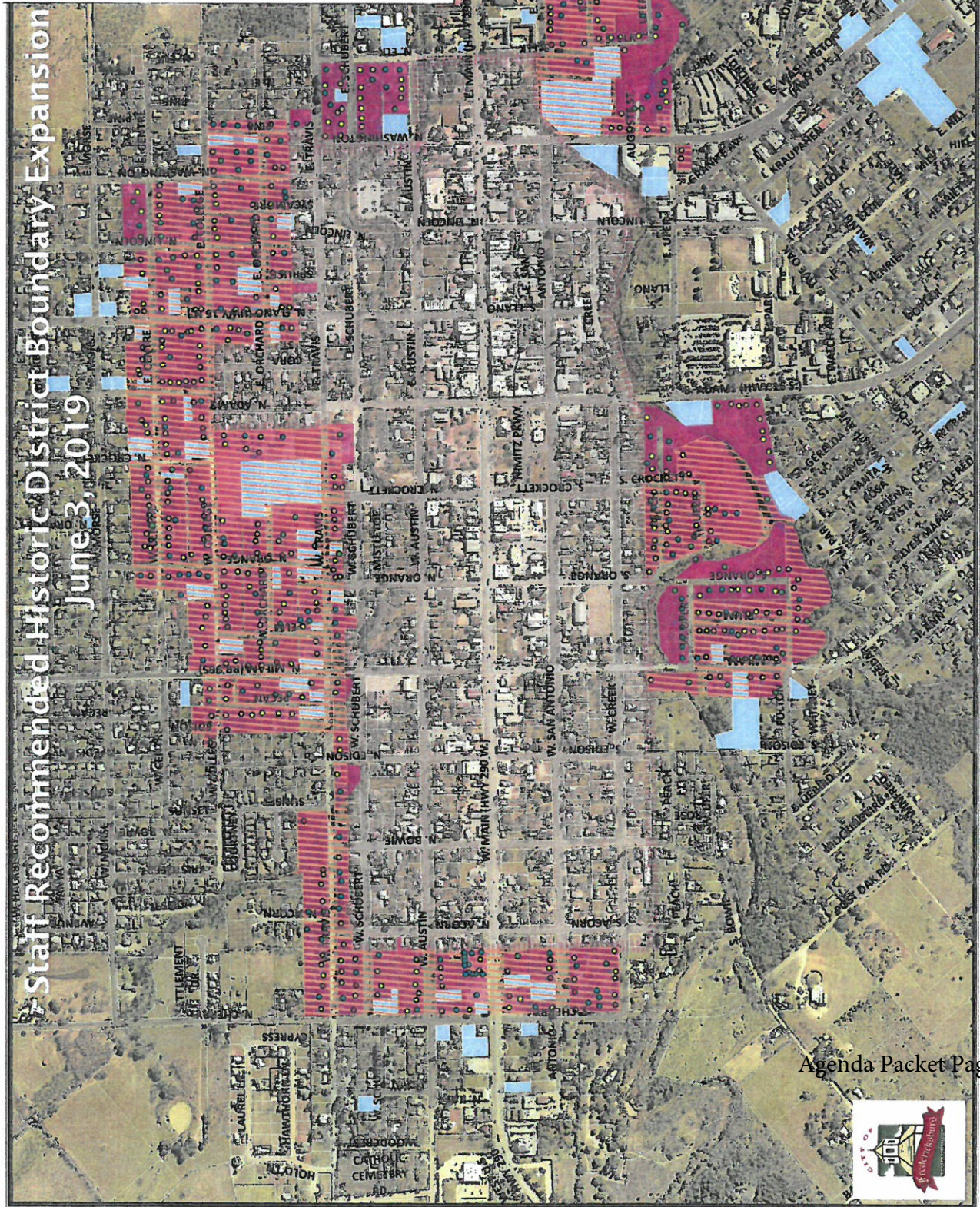
Legend
Rating EXHIBIT "B"
Recommendation

Legend

Rating

Recommendation

- | | |
|---|----------------------------|
| ● | High / Rec. Landmark |
| ● | Medium |
| ● | Low |
| ● | Not Historic-Age |
| ● | Vacant |
| | Staff Recommendation |
| + | Surveyed_Parcel |
| + | Existing_Historic_District |
| + | Historic Landmark |





CITY COUNCIL MEMO

DATE: June 10, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Sale of House-725 Country Creek Lane

Summary:

The City received the donation of the residence and property located at 725 Country Creek Lane as part of an estate. This residence and property are not needed by the City for any public purpose.

Recommendation:

It is recommended that the City Council authorize the City Manager to accept sealed bids for this house according to the attached proposed legal notice.

Background / Analysis:

The Wallner family designated in their will that their property located at 725 Country Creek be donated to the City to use for animal shelter expenses. This property is not needed by the City and it should be sold to the highest bidder. A minimum bid price is recommended based upon the current value listed on the County tax rolls. Once this property is sold, all proceeds will be deposited into the special Animal Services Donation Account.

An executive session is included on the agenda for this item in case the Council would like to discuss this sale in a closed meeting prior to taking action.

Attachments:

Legal notice accepting bids for purchase of home.



Department Approval



City Manager Approval



City Attorney Approval

RESOLUTION 2019-10R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AUTHORIZING THE SALE OF CITY OWNED REAL PROPERTY, BY NOTICE AND SEALED BID PER CHAPTER 272 OF THE LOCAL GOVERNMENT CODE.

WHEREAS, the City Council hereby accepts the donation to the City of real property located at 725 Country Creek Lane, Fredericksburg, Texas (the "Property"); and

WHEREAS, the City Council desires to sell the Property, and to utilize the proceeds of the sale to fund future City expenditures consistent with the donor's intent.

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

Section 1. That the City Council adopts the findings and recitals set forth in the preamble of this Resolution.

Section 2. That the City Council hereby authorizes the sale of the Property, at a final sales price that is equal to or greater than fair market value, using the method of notice and sealed bid set forth in Chapter 272 of the Local Government Code.

Section 3. That the City Council hereby directs the City Manager to carry out the sale of the Property, consistent with the provisions set forth in Chapter 272 of the Local Government Code, and additionally authorizes the City Manager to execute any related sales documents on behalf of the City.

PASSED AND APPROVED this 17th day of June, 2019.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

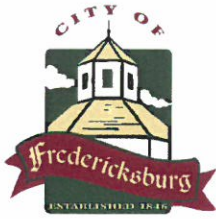
City Attorney

City of Fredericksburg

Invitation to Bid

Sale of House-725 Country Creek Lane

The City of Fredericksburg is accepting sealed bids until 4:00 p.m. on July 19, 2019 for sale of the residential house and property located at 725 Country Creek Lane. The house and property will be sold in an “as is” condition with no repairs or upgrades provided by the City. The house is available for public inspection by contacting Michael Kraus at 830-997-3348. Bids should be marked on the outside of the envelope “Bid for 725 Country Creek Lane.” The minimum bid price will be \$356,000. The house and property will be sold based upon the highest bid exceeding the minimum bid. All bidders should be able to close on the sale of the property within 60 days after approval. If sale is not complete within 60 days, the property will be sold to the next highest bid exceeding the minimum bid price assuming this buyer can close on the sale within 60 days after approval.



CITY COUNCIL MEMO

DATE: June 17, 2019

TO: City Council

FROM: Brian Jordan, AICP

SUBJECT: : Z-1909, Public Hearing to consider a Conditional Use Permit for Short Term Rentals on the First Floor at 115 E. Austin Street.

Summary:

The applicant is proposing 4 additional short term rental units to the rear of the building located at 115 E. Austin Street. The proposed building addition will include 2 units on the first floor and 2 units on the second floor. Section 3.510 of the Zoning Ordinance requires a Conditional Use Permit for a Bed & Breakfast (Short Term Rental) unit on the first floor. The site is approximately 7,809 square feet (0.18 acres). Access to the property is from Austin Street via an existing drive located on the east side of the property. Parking spaces are provided on the south side of the proposed buildings. The surrounding zoning is CBD in all directions. Surrounding land uses include commercial businesses in all directions.

Recommendation:

The Commission voted unanimously to recommend approval of the Conditional Use Permit. Staff concurs with the recommendation of the Commission.

Background / Analysis:

The use of this space for first floor retail does not seem reasonable, and we do not think the proposed use as additional short term rentals jeopardizes the intent of the ordinance. When the ordinance was

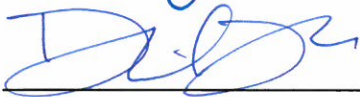
adopted, the intent was to ensure that the ground floor of a project in the CBD was used for uses compatible with the intent of the district.

Attachments:

Site Plan, brief, notification map, property owners list



Department Approval



City Attorney Approval



City Manager Approval

CONDITIONAL USE PERMIT BRIEF

Request Z-1909

Applicant: Jim Carpenter

Location: 115 E. Austin Street

Existing Zoning: CBD Central Business District and Historic Shopping District Overlay

Request: Conditional Use Permit for Short Term Rentals on the First Floor

Site Plan Overview:

- The applicant is proposing 4 additional short term rental units to the rear of the building located at 115 E. Austin Street.
- The proposed building addition will include 2 units on the first floor and 2 units on the second floor.
- Section 3.510 of the Zoning Ordinance requires a Conditional Use Permit for a Bed & Breakfast (Short Term Rental) unit on the first floor.
- The site is approximately 7,809 square feet (0.18 acres).
- Access to the property is from Austin Street via an existing drive located on the east side of the property.
- Parking spaces are provided on the south side of the proposed buildings.
- The surrounding zoning is CBD in all directions.
- Surrounding land uses include commercial businesses in all directions.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The site complies with applicable regulations.

B. COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:

- The use of the property for additional Short Term Rental units will support the retail and commercial activities within the area.

C. POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:

- We do not anticipate unfavorable effects on adjoining properties from this use.

D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:

- None.

E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:

- Drive access into this property will remain on the east side of the property. There is a public sidewalk in front of the building on Austin Street. The building is set back approximately 10' from the sidewalk to provide adequate visibility for pedestrians on the sidewalk.

F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:

- NA

G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:

- No specific detail provided on exterior lighting. A note is provided on the plan indicating all lighting will be shielded and ordinance compliant.

H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:

- Sufficient parking is provided based on the code. The parking is located to the rear of the building, and adjoins property to the south. The owner of the subject property also owns the property to the south.

I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:

- The intent of the Central Business District is to provide for the intense commercial activities of the central business district or central trading area of the City. This district establishes the character of the City by serving the visitor as well as the residents of the City. While this would be considered a hospitality business, it would seem appropriate to support downtown.

J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:

- Affirmative.

K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:

- Affirmative.

L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:

- No additional changes are recommended.

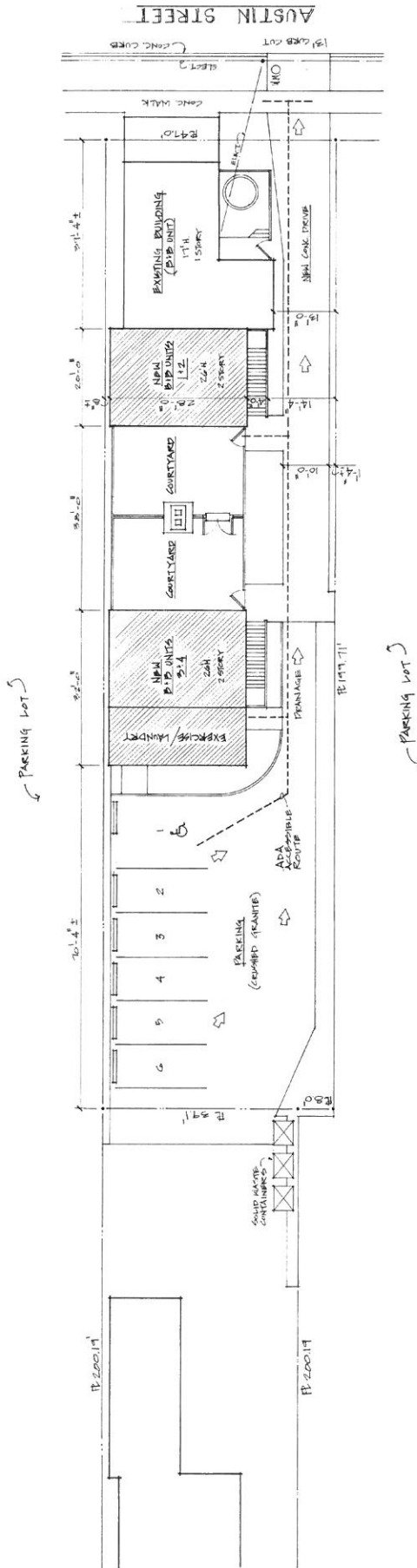
M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:

- No additional changes are recommended.

OPPOSITION/SUPPORT OF REQUEST: One comment in support, none in opposition.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Commission voted unanimously to recommend approval.

STAFF RECOMMENDATION: Approval is recommended. The use of this space for first floor retail does not seem reasonable, and we do not think the proposed use as additional short term rentals jeopardizes the intent of the ordinance.



SITE PLAN

119 EAST AUSTIN STREET, 0.396 AC, TOWNLOT NO. 92, FREDERICKSBURG, TEXAS

This Lot is zoned CBD:

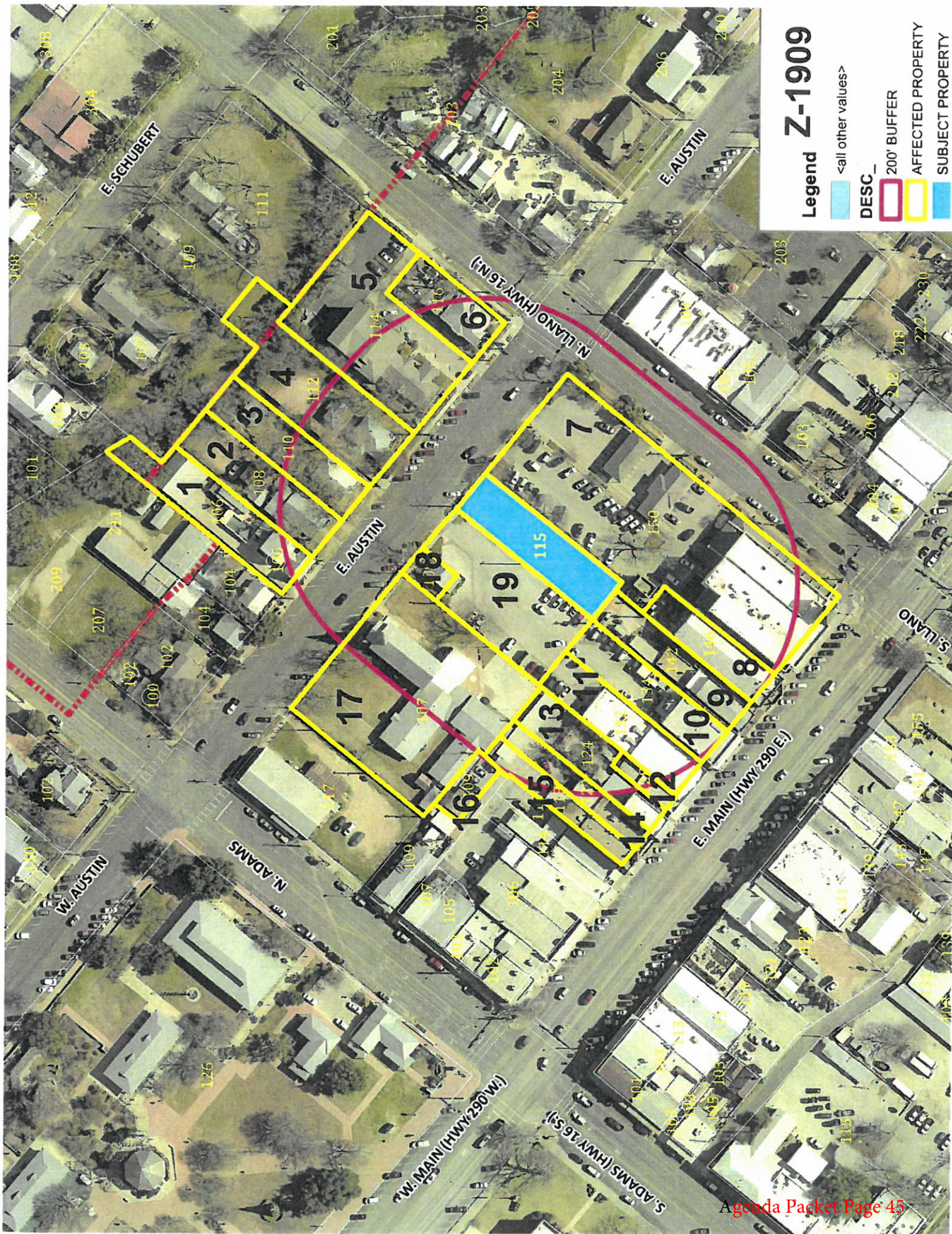
ACTUAL:		REQUIRED:	
Lot Area	1,000 s.f.	Min. Lot Area	5,000 s.f.
Lot Width	50 ft.	Min. Lot Width	39' 1 ft.
Building Height	As Shown	Max. Building Height	3 stories, 38 ft.
Front Setback	- (4 ft)	Min. Front Setback	0' 0"
Interior Side Setbacks	13' 0" & 66'	Min. Interior Setbacks	0' 0"
Rear Setback	10' 3"	Min. Rear Setback	0' 0"
Impervious Cover	74%	Max. Impervious Cover	40%

PARKING:

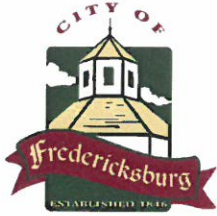
5 STP Units @ 1 Space per Unit = 5 Required Spaces
 (Includes 1 Required ADA Space)
 6 Parking Spaces are provided.

All exterior lighting shall be shielded and ordinance compliant.

Note: The existing Sewer tap location has not been identified.



Letter	Owner	Address
1	MAX ROY BECKMANN	106 E. AUSTIN FREDERICKSBURG, TX 78624
2	WILLIAM & MOLLY NANCE	103 INDUSTRIAL LOOP STE 1000 FREDERICKSBURG, TX 78624
3	ALBERT & SHIRLEY KEYSER	423 KEYSER RD MASON, TX
4	DTB INVESTMENTS LP	28615 IH 10 WEST BOERNE, TX
5	AUSTIN STREET LLC	P.O. BOX 836 AUSTIN , TX
6	DENNIS KUSENBERGER	116 E. AUSTIN FREDERICKSBURG, TX 78624
7	POARCH REALTY INVESTMETNS LP	1041 CONRAD SAUER HOUSTON, TX
8	D & E SCULLY FAMILY TRUST	1701 PACIFIC AVE OXNARD, CA
9	D & E SCULLY FAMILY TRUST	1701 PACIFIC AVE OXNARD, CA
10	OLD PAINT LLC	138 E. MAIN ST FREDERICKSBURG, TX 78624
11	ONE THIRTY TWO MAIN TRUST	P.O. BOX 1275 FREDERICKSBURG, TX 78624
12	TRACE D LP	2805 CLAYERA COVE AUSTIN, TX
13	SUZAN TYNG RIVERA	1119 PEACEMAKER SAN ANTONIO, TX
14	KOWERT FAMILY PROPERTIES LLC	122 E. MAIN ST FREDERICKSBURG, TX 78624
15	KOWERT FAMILY PROPERTIES LLC	122 E. MAIN ST FREDERICKSBURG, TX 78624
16	KOWERT FAMILY PROPERTIES LLC	122 E. MAIN ST FREDERICKSBURG, TX 78624
17	FREDBG BIBLE CHURCH INC	107 E. AUSTIN FREDERICKSBURG, TX 78624
18	GILLESPIE COUNTY HISTORICAL SOCIETY	312 W. SAN ANTONIO ST STE 100 FREDERICKSBURG, TX 78624
19	ONE THIRTY TWO MAIN TRUST	P.O. BOX 1275 FREDERICKSBURG, TX 78624
Z-1909 - 115 E. Austin		



CITY COUNCIL MEMO

DATE: June 10, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: FY 2019 Budget Amendments

Summary:

During the mid-year budget review process, we identified several adjustments that are needed to the budget which are shown on the attached listing.

Recommendation:

It is recommended that the Council approve the mid-year budget amendments as shown.

Background / Analysis:

Every year City staff conducts a mid-year review of all revenues and expenses in all City funds. Normally this process identifies several adjustments that are needed to revenue and expenses items due to changes that have taken place since the budget was adopted in September. For example, one change that occurred after the budget was adopted was that the City received a sizeable donation for animal control expenses. We have set up a special Animal Shelter Donation Account. A budget amendment is being requested to allocate the initial revenues and expenses from this donation.

Other budget amendments that are recommended include payment of \$5,000 for the second year of the Retail Coach contract and \$14,255 for covering additional expenses for the relocation of the Municipal Court. The decrease in water and sewer revenues that we have experienced due to wet weather

conditions also needs to be addressed with a budget amendment. We also requested funding at the recent Council Work Session to pay for replacement of the Christmas lights at Marktplatz.

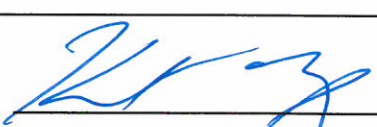
A sufficient level of funding is available in the accounts identified to cover these budget changes while still maintaining an adequate fund balance.

Attachments:

Proposed mid-year budget amendments



Department Approval

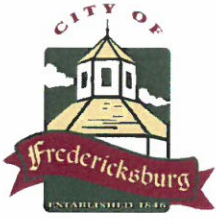


City Manager Approval



City Attorney Approval

FY 2019 Mid-Year Proposed Budget Amendments - June 17, 2019 Council Meeting					
G/L Account	Description	2019 Budget	2019 Proposed	Amendment	Notes
Administration Expenditures					
01-20-3140-00	Contract Professional Services	15,000.00	20,000.00	5,000.00	Retail Coach contract extension
01-20-3240-00	City Contribution - Golf Course	230,000.00	333,924.00	103,924.00	Touchstone requested additional funding for golf course operations
01-20-6004-00	T-fer go Golf - (prior Deficit)	-	201,865.00	201,865.00	Prior year FY 2018 Golf Course Deficit
	Administration Expenditures	245,000.00	555,789.00	310,789.00	Additional expenses to be funded with prior fiscal year fund balance
Municipal Court Expenditures					
01-29-3273-00	Municipal Court Rent	3,200.00	17,455.00	14,255.00	Municipal Court relocated from Gillespie County Annex I - Rent increased to \$1,711.83/mo
	Administration Expenditures	3,200.00	17,455.00	14,255.00	Additional expenses to be funded with prior fiscal year fund balance
	General Fund Revenue Total	248,200.00	573,244.00	325,044.00	
	General Fund Expenditure Total	(248,200.00)	(573,244.00)	(325,044.00)	
	General Fund Net Amount				
Water Fund Revenues					
03-00-4105-00	Water Sales - Residential	2,545,000.00	2,358,442.00	(186,558.00)	Water rates budgeted with a 25% increase beginning Jan 1 2019 - Actual rate 12% beginning Mar 1 2019
03-00-4106-00	Water Sales - Multi Family	125,000.00	117,274.00	(7,726.00)	Water rates budgeted with a 25% increase beginning Jan 1 2019 - Actual rate 12% beginning Mar 1 2019
03-00-4107-00	Water Sales - Commercial	1,265,000.00	1,147,894.00	(117,106.00)	Water rates budgeted with a 25% increase beginning Jan 1 2019 - Actual rate 12% beginning Mar 1 2019
03-00-4150-00	Interest Income	30,000.00	60,000.00	30,000.00	Interest revenue higher due to US Treasury that matured
03-00-4181-00	Proceeds - Sale of Fixed Assets	50,000.00	75,000.00	25,000.00	Sale of FA revenue at \$64K at 3/31. Expect to be \$75K at 9/30
03-00-4205-00	Sewer Sales - Residential	1,999,000.00	1,634,618.00	(364,382.00)	Sewer rates budgeted with a 25% increase beginning Jan 1 2019 - Actual rate 5% beginning Mar 1 2019
03-00-4206-00	Sewer Sales - Multi Family	166,000.00	143,817.00	(22,183.00)	Sewer rates budgeted with a 25% increase beginning Jan 1 2019 - Actual rate 5% beginning Mar 1 2019
03-00-4207-00	Sewer Sales - Commercial	1,445,000.00	1,184,765.00	(260,235.00)	Sewer rates budgeted with a 25% increase beginning Jan 1 2019 - Actual rate 5% beginning Mar 1 2019
03-00-4305-00	FEMA Grant - Severe Storms 2015	-	37,061.25	37,061.25	Received grant funds from FEMA for damage from the 2015 severe storms
	Water Fund Revenues	7,625,000.00	6,758,871.25	(866,128.75)	Prior fiscal year fund balance and reduced expenditures will offset the reduced water fund revenues
Water Fund Expenditures					
03-21-4290-00	Sewer Plant Maintenance	160,000.00	110,000.00	(50,000.00)	Expenditures projected to be less than budgeted
03-21-5415-00	Bell St Water Line Rehab Project	250,000.00	-	(250,000.00)	Project on hold
03-21-5418-00	San Antonio St Sewer Line Replacement	1,216,757.50	1,085,672.85	(131,084.65)	Project is complete
	Water Fund Expenditures	1,626,757.50	1,195,672.85	(431,084.65)	
Golf Fund Revenues					
04-00-4161-00	Transfer from General Fund	145,938.00	347,803.00	201,865.00	Prior year FY 2018 Golf Course Deficit
	Golf Fund Revenues	145,938.00	347,803.00	201,865.00	
Tourism Fund Expenditures					
07-21-3260-00	Hotel Tax Distributions	652,100.00	663,200.00	11,100.00	Amend Budget for additional HOT fund distribution awards to be paid in FY 2019
NEW	Christmas Lights	-	97,000.00	97,000.00	Amend Budget for Christmas Lights replacement
	Tourism Fund Expenditures	652,100.00	760,200.00	108,100.00	Additional expenses to be funded with prior fiscal year fund balance
Animal Shelter/Control Donation Revenues					
42-00-4214-00	Animal Shelter/Control Donation	-	400,000.00	400,000.00	Received \$400,000 cash donation
	Animal Shelter/Control Donation Revenues	-	400,000.00	400,000.00	
Animal Shelter/Control Donation Expenditures					
NEW	Regular Wages	-	4,800.00	4,800.00	New Animal Control employee to begin August 1, 2019
NEW	Social Security	-	370.00	370.00	New Animal Control employee to begin August 1, 2019
NEW	TMRS	-	572.00	572.00	New Animal Control employee to begin August 1, 2019
NEW	Health Insurance	-	1,490.00	1,490.00	New Animal Control employee to begin August 1, 2019
NEW	Animal Control Expenses	-	84,500.00	84,500.00	New Animal Control employee to begin August 1, 2019
	Animal Shelter/Control Donation Expenditures	-	91,732.00	91,732.00	Expenses to be funded with Animal Shelter/Control Donation Revenue
	Total Revenues	7,770,938.00	7,506,674.25	(264,263.75)	
	Total Expenditures	2,527,057.50	2,620,848.85	93,791.35	
	Total Net Amount	5,243,880.50	4,885,825.40	(358,055.10)	



CITY COUNCIL MEMO

DATE: June 10, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Contract Renewal-Retail Coach

Summary:

The Council is being requested to authorize the second year of the contract with Retail Coach at a cost to the City of \$5,000.

Recommendation:

It is recommended that the attached contract for services with Retail Coach be approved.

Background / Analysis:

During the recent City Council work session, we discussed the possibility of providing funding for the second year of retail services provided by Retail Coach. The Council agreed to consider this funding and it is listed as one of the budget amendments for your consideration.

The proposed cost for the second year of the contract is \$20,000. The CVB Board has previously approved \$10,000 and the EDC Board has approved \$5,000. The City is being requested to fund the remaining \$5,000.

Attachments:

Memo from Tim Lehmberg
Proposed second year contract



Department Approval



City Manager Approval



City Attorney Approval

CITY COUNCIL MEMORANDUM

DATE: June 10, 2019

TO: Mayor and City Council

FROM: Tim Lehmberg

SUBJECT: Partial funding for The Retail Coach Year 2 proposal

In March, 2018 the Fredericksburg CVB, the Gillespie County EDC, and the City of Fredericksburg jointly contracted with The Retail Coach organization for retail strategy work. The Retail Coach is a national retail consulting, market research and development firm, based in Tupelo, Mississippi, that provides retail recruitment and development strategies for local governments and economic development organizations. The CVB and EDC see benefit in continuing to work with The Retail Coach for one more year, and their respective boards have both approved partial funding subject to the City of Fredericksburg also participating and sharing the overall cost in a similar arrangement as year one. The Retail Coach's proposal for their Year 2 services is attached. The CVB would contribute \$10,000 toward the year 2 retail strategy proposal and the EDC \$5,000. The balance of funding that we are requesting the City provide would be up to \$5,500 which would include the standard reimbursable expenses noted in the proposal. Council's favorable consideration of this request would be appreciated.

Respectfully submitted,

Tim Lehmberg
Executive Director

PROFESSIONAL SERVICES AGREEMENT

This Agreement for Professional Services ("Agreement") is made by and between the Fredericksburg Convention and Visitors Bureau, Gillespie County Economic Development Commission, City of Fredericksburg ("Client") and The Retail Coach, LLC, a Mississippi limited liability company ("Professional") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

RECITALS:

WHEREAS, Client desires to engage the services of the Professional as an independent contractor, and not as an employee, to provide the services described in Exhibit "A" (the "Scope of Services") to assist Client in creating a Retail Economic Development Plan (the "Project"); and

WHEREAS, the Professional desires to render professional services for Client on the terms and conditions set forth in this Agreement;

NOW THEREFORE, in exchange for the mutual covenants set forth herein, and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

Article I Term

1.1 This Agreement shall commence on the last date of execution hereof ("Effective Date") and continue until completion of the services, unless sooner terminated as provided herein.

1.2 Either Party may terminate this Agreement by giving thirty (30) days prior written notice to the other Party. In the event of such termination the Professional shall deliver to Client all finished and unfinished documents, data, studies, surveys, drawings, maps, reports, photographs or other items prepared by the Professional in connection with this Agreement. Professional shall be entitled to compensation for any services completed to the reasonable satisfaction of the Client in accordance with this Agreement prior to such termination.

Article II Scope of Service

2.1 The Professional shall perform the services in connection with the Project as set forth in the Scope of Services.

2.2 The Parties acknowledge and agree that any and all opinions provided by the Professional in connection with the Scope of Services represent the professional judgment of the

Professional, in accordance with the professional standard of care applicable by law to the services performed hereunder.

Article III Schedule of Work

The Professional agrees to complete the required services in accordance with the Scope of Services outlined in Exhibit "A".

Article IV Compensation and Method of Payment

4.1 Professional will be compensated in accordance with the payment schedule and amounts set forth in the Scope of Services, not to exceed a total amount of twenty thousand dollars (\$20,000).

Article V Devotion of Time; Personnel; and Equipment

5.1 The Professional shall devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement. Should Client require additional services not included under this Agreement, the Professional shall make reasonable effort to provide such additional services within the time schedule without decreasing the effectiveness of the performance of services required under this Agreement, and shall be compensated for such additional services as agreed between the Parties.

5.2 The Professional shall furnish the facilities, equipment and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

Article VI Miscellaneous

6.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

6.2 Assignment. The Professional may not assign this Agreement without the prior written consent of Client. In the event of an assignment by the Professional to which the Client has consented, the assignee shall agree in writing with Client to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

6.3 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

6.4 Governing Law. The laws of the State of Texas shall govern this Agreement.

6.5 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

6.6 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

6.7 Independent Contractor. It is understood and agreed by and between the Parties that the Professional, in satisfying the conditions of this Agreement, is acting independently, and that Client assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of Client. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement.

6.8 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other Party or address as either Party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for Client:

Attn: Ernie Loeffler
President/CEO
Fredericksburg CVB
302 E. Austin St.
Fredericksburg, TX 78624

Attn: Tim Lehmberg
Executive Director
Gillespie County EDC
302 East Austin Street
Fredericksburg, TX 78624

Attn: Kent Myers
City Manager
City of Fredericksburg
126 West Main St.
Fredericksburg, TX 78624

If intended for Professional:

Attn: C. Kelly Cofer
The Retail Coach, LLC
PO Box 7272
Tupelo, MS 38802

6.9 Insurance.

- (a) Professional shall during the term hereof maintain in full force and effect the following insurance: (i) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the Professional's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage; (ii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00; and (iii) Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than \$1,000,000.00 per claim and \$1,000,000.00 in the aggregate.
- (b) A certificate of insurance evidencing the required insurance shall be submitted prior to commencement of services and upon request by Client.

6.10 Indemnification. CLIENT SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF THE PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST CLIENT, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CLIENT") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CLIENT OR BREACH OF CLIENT'S OBLIGATIONS HEREUNDER. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS CLIENT FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE PROFESSIONAL'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF THE CLIENT, IN WHOLE OR IN PART, IN WHICH CASE PROFESSIONAL SHALL INDEMNIFY CLIENT ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO PROFESSIONAL AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). THE PROFESSIONAL'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR

REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

6.11 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

6.12 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

[Signature Page to Follow]

EXECUTED this _____ day of _____, 20____.

Fredericksburg Convention and Visitors Bureau

By: _____
Name: _____
Title: _____

Gillespie County Economic Development Commission

By: _____
Name: _____
Title: _____

City of Fredericksburg, Texas

By: _____
Name: _____
Title: _____

EXECUTED this _____ day of _____, 20____.

The Retail Coach, LLC

By: _____
Name: _____
Title: _____

EXHIBIT "A"
Scope of Services



Retail Strategy Year 2

FREDERICKSBURG, TEXAS

March 27, 2019





TheRetailCoach®

Creating places to relax, dine and shop.

AUSTIN		TUPELO
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THERETAILCOACH.NET

800.851.0962

INFO@THERETAILCOACH.NET

Scope of Services



Phase 1: Market Analysis and Data Update

TRC will perform extensive market research to evaluate the metro area and local economy. Using a “macro to micro” approach, economic, and competitive forces that may impact the community’s retail strategy will be analyzed. We will gather market-specific data to identify competition, potential customer bases, and retail brand opportunities. All reports from 2018 will be updated with 2019/2020 data, including:

- Community Demographic Profile
- Retail Trade Area Demographic Profile
- Mobile Phone Analysis (on up to 5 locations withing Fredericksburg)
- Retail Gap (Leakage) Analysis



Phase 2: Sites, Marketing, and Branding

The most critical step in attracting targeted retailers is providing accurate and current site-specific and marketing information to corporate site selectors, real estate brokers and developers.

2.1 | RETAIL MARKET PROFILE (2019 Update)

TRC will develop a retail market profile tailored to the specific needs of targeted retailers' essential location criteria. The profile serves as a community introduction and includes:

- Retail trade area map
- Traffic count map
- Demographic profile summary
- Appropriate logo and contact information

2.2 | RETAIL FEASIBILITY PACKAGES (2019 Update)

TRC will create a retailer-specific retailer feasibility package to address retailers' essential location criteria. The feasibility package includes:

- Community overview
- Real estate sites
- Location map
- Retail trade area map
- Existing retailer aerial map
- Retailer location map
- Retail trade area demographic profile summary
- Retail gap analysis summary table
- Retail trade area psychographic profile
- Retail trade area demographic profile
- Community demographic profile
- Area traffic generators
- Retail site profiles
- GIST interactive maps
- Appropriate logo and contact information

TRC will create an online community dashboard, which is available at www.theretailcoach.net, for visual presentation and easy downloading of marketing information and data sets.

2.3 | RETAIL SITE PROFILES

TRC will create a retail site profile for each identified site with current site-specific information, including:

- Location
- Aerial photographs
- Site plan
- Demographic profile
- Property size and dimensions
- Traffic count
- Appropriate contact information

2.4 | RETAIL CONFERENCES

TRC will represent Fredericksburg and market its real estate sites to retailers and real estate developers at retail industry conferences attended.



Phase 3: Retail Recruitment Plan

3.1 | RECRUITMENT OF RETAILERS

Step 1: Identification of Retail Prospects

TRC must target retail brands that are a good “fit” for the community which means the retail trade area population, disposable incomes, ethnicities, ages, and education levels should meet the retailers’ ideal location criteria.

TRC will identify regional and national retailers whose essential location criteria fit within findings from the metro analysis, community core analysis, retail trade area demographic and psychographic profiles, and retail gap analysis. These retailers will be matched with the specific real estate sites identified. **An emphasis will be made on the Downtown area to include recruitment of unique and complimentary retailers with less than 10 existing locations.**

TRC team will review a preliminary target list with Fredericksburg staff and work together to prepare a final target list of retailers for recruitment.

Step 2: Recruitment

- Introductory emails and retail market profiles are sent to each targeted retailer.
- Personal telephone calls are placed to measure interest level.
- Personal emails and retailer feasibility packages are sent to each targeted retailer.
- Personal emails and retail site profiles for prime sites are sent to the appropriate targeted retailer.
- Personal emails are sent to inform targeted retailers of significant market changes.
- A retailer status report is provided with each retailer’s complete contact information and comments resulting from recruitment activities.
- Personal emails are sent to decision makers once per quarter to continue to seek responses regarding their interest level.

A retailer status report is provided with retailer responses resulting from our continued recruitment activities.



Phase 4: Developer Recruitment Plan

4.1 | RECRUITMENT OF REAL ESTATE DEVELOPERS

Much of recruitment success comes from establishing a network of national retail developers over the past 16 years.

Developer networking and developer recruitment have become key components in a community's retail recruitment and development success. Retailers have specific property requirements based on their site location criteria. A mid- to high-tier retailer might show interest in a community; however, there may not be sufficient ready-to-lease properties matching their needs and brand requirements. Relationships with developers are important in these situations to capitalize on retailer interest and opportunity.

Step 1: Identification of Developer Prospects

Identify 20 retail real estate developers active in the Region and the United States.

Step 2: Recruitment

- Introductory emails and developer opportunity packages are sent to developers.
- Personal telephone calls are placed to measure interest level.
- Personal emails are sent to inform developers of the status of interested retailers and any significant community changes.
- A developer status report is provided with each developer's complete contact information and comments resulting from recruitment activities.



Phase 5: Retail Coaching

5.1 | EXISTING BUSINESS SEMINAR

The Retail Coach will hold a seminar to explain how and why the use of the Retail Economic Development Plan information is important and how local business can use this information to expand their business and/or open a new business.

TRC will also work individually with businesses interested in learning where their specific customers are coming from and what items should be carried in their stores bases on consumer propensity.

Project Expectations

1 | PROJECT REPORTING

The Retail Coach will utilize a reporting process to provide written or electronic project updates on a bimonthly basis.

2 | PROJECT TIMELINE & PRICING

TRC team is available to begin this work immediately upon agreement of terms. The project period is 12 months.

3 | PROJECT PRICING

Project Fees

The total fee for completion of this work is \$20,000 payable in two installments:

- a) \$10,000 upon execution of the agreement;
- b) \$10,000 upon 180 days.

Project fees are payable within 30 days after receipt of the invoice.

Should Fredericksburg request a special assignment or additional work not specifically referenced in the contract, TRC will prepare a written authorization to be signed by Fredericksburg in advance of commencing any additional work.

Reimbursable Project Expenses

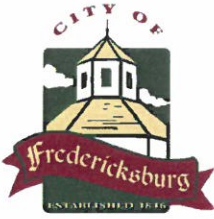
It is estimated that reimbursable expenses will not exceed \$500. Reimbursable expenses include:

- a) All travel costs;
- b) Cost of special renderings and maps, if any;

**BETTER
RETAIL.
BETTER
COMMUNITIES.**



800.851.0962 | info@theretailcoach.net | www.theretailcoach.com



CITY COUNCIL MEMO

DATE: June 10, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: City Council Budget Priorities

Summary:

Before we begin developing the proposed FY 2020 City Budget, it would be helpful for the City Council to identify any priorities that you have that you would like to address in next year's Budget.

Recommendation:

It is recommended that each member of the City Council identify your major budget priorities for next year. These priorities will be used as guidance in developing a proposed City budget that will be presented to the Council next month.

Background / Analysis:

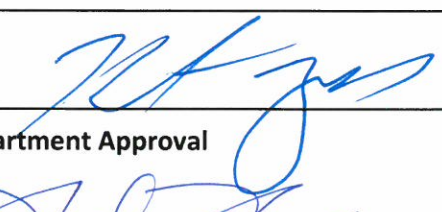
Each year we start the budget process with the City Council discussing their major priorities that you would like to address in next year's City Budget. City staff will then use these priorities in preparing the proposed budget. So, prior to Monday's meeting, please try to note several major things you would like to include in the budget that you believe will address important community needs.

Also, I wanted to let you know that I have met with all department heads to get an initial understanding of the major projects and equipment that they plan to request for funding next year. I have attached a listing of the items that impact the General Fund. This does not include requests for new staffing.

At Monday's meeting the Council may want to discuss your position on including these items in next year's General Fund Budget.

Attachments:

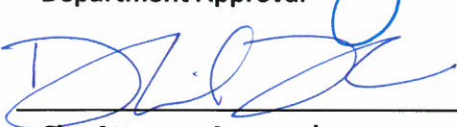
City Department-Budget Priorities-General Fund



Department Approval



City Manager Approval

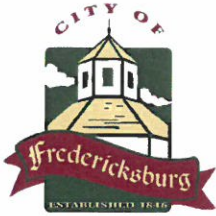


City Attorney Approval

City Departments Major Priorities

FY 2020 City Budget

1. Remodeling reception area at City Hall to improve security
2. Increased funding for improvements to historic properties
3. New ambulance
4. New fire pumper truck
5. Increasing TMRS plan from 5% to 6%
6. Marktplatz Improvements
7. Restroom improvements-Lady Bird Johnson Park
8. New restroom at Sports Park
9. Completion of improvements at RV Park
10. 7 new police vehicles
11. Traffic impact study-major street improvements
12. Improvements to golf maintenance building
13. Major roadway improvements such as Windcrest and/or Sunrise



CITY COUNCIL MEMO

DATE: June 10, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: City Council Rules of Procedure

Summary:

The attached Rules of Procedure includes changes that were discussed at the recent City Council Work Session.

Recommendation:

It is recommended that the revised Rules of Procedure be approved subject to any additional changes that the Council would like to make.

Background / Analysis:

At the recent City Council Work Session, one of the items discussed was the need to update the Council Rules of Procedure. Attached is the proposed revised Rules of Procedure that includes the following changes:

- Changing the term "Council Retreat" to "Council Work Session"
- Adding a requirement for posting Council agendas on the internet including Facebook
- Adding language covering decorum at Council meetings
- Revising the section on adoption of ordinances to include only one reading of the ordinance since this is our current practice
- Adding a section on rearranging the agenda to accommodate guests and City staff

Attachments:

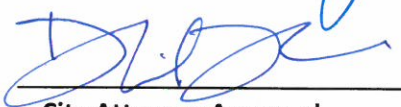
Proposed Revised Rules of Procedure



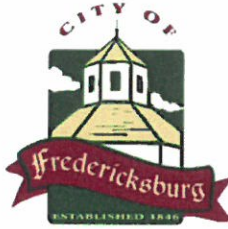
Department Approval



City Manager Approval



City Attorney Approval



City of Fredericksburg

City Council Rules of Procedure

June, 2019

Section 1 – Rules

These Rules shall govern the procedures followed by the City of Fredericksburg City Council for the conduct of Council meetings and other Council activities pursuant to state law and the City Charter.

Section 2 – Open Public Meetings Act

The Council shall comply with the provisions of the Open Public Meetings Act in the conduct of all meetings to which said Act is applicable.

Section 3 – Executive Sessions

The Council may discuss topics in executive session, which topics are specified in state law or relate to potential or pending litigation and are subject to attorney-client privilege. The City Attorney shall inform the Council whenever any proposed discussion in executive session is not legally allowed.

No member of the City Council, employee of the City or any other person present during executive session of the City Council shall disclose to any person the content or substance of any discussion which took place during said executive session, except during discussion of this issue in open meeting immediately following the executive session.

Section 4 – Work Sessions

Special meetings designated as work sessions shall be advertised and conducted in the same manner as regular meetings. Work sessions are for the purpose of in-depth review and discussion of specified issues. Council actions shall not be taken at designated work sessions.

Section 5 – Quorum

At all meetings of the Council a majority of the Council members shall constitute a quorum for the transaction of business.

Section 6 – Attendance

Attendance via telephone conference call or video conference call – To participate in a meeting, all members of the Council shall be present, except that a meeting held by telephone conference call or video conference may be held if:

1. an emergency or public necessity exists within the meaning of Section 551.045 of the Government Code, and
2. the convening at one location of a quorum of the government body is difficult or impossible, and
3. the other requirements of Section 551.125 are met

Additionally, a member may attend a meeting via videoconference if a quorum of the government body is physically present at one location of the meeting, the proper communication equipment is available, and the other requirements of Section 551.127 of the Government Code are met.

Section 7 – Chair of the Council

The Mayor shall be the Chair of the Council and shall preside at all Council meetings. A Mayor Pro-Tem shall be selected annually at the first regular meeting of a new Council. In the absence of Mayor, the Mayor Pro-Tem shall preside. If neither the Mayor nor the Mayor Pro-Tem is present at a meeting, the presiding officer for that meeting shall be selected by a majority of the vote of those Council Members present, providing there is a quorum.

The Chair of the Council may vote on all matters coming before the Council and may offer seconds to motions.

The Chair of the Council shall state all questions coming before the Council, provide opportunity for discussion from the Council Member, and announce the decisions of the Council on all subjects. Procedural decisions shall be made by the Chair of the Council, who may request advice on such matters from the City Attorney.

Section 8 – Agenda

The City Manager shall prepare the agenda of business for all Council meetings. Topics may be added to the agenda:

1. When deemed appropriate by the City Manager
2. At the direction of the Mayor
3. As directed by at least two City Council Members

Every agenda action item must be supported by a written staff report informing the Council and staff of the issue, background and/or analysis, and recommendation and/or conclusion, unless the item is self-explanatory or unless the City Manager has waived this requirement. All written materials for the agenda shall be delivered to the City Secretary by twelve o'clock noon of the Thursday preceding the Council meeting. Except for announcements, late items that the City Manager does not receive by the stated deadlines shall not be considered by the Council except upon specific authorization of the City Manager.

Agendas will be made available to the public at least 72 hours prior to regular Council Meetings, work sessions or retreats, in the following ways:

1. A copy is placed on the City website at www.fbgtx.org and posted on social media including Facebook.
2. Copies are placed on the front counter at City Hall in the Utility Cashier services area
3. A copy is posted on the front door at City Hall

Section 9 – Order of Business

The Mayor may determine the order of business for a particular City Council meeting. The agenda should be arranged to best serve the needs and/or convenience of the Council and the public. When possible, agenda items will be discussed in a certain order that accommodates guest and City staff. The items of business for regular Council meetings may include the following:

1. Call to Order
2. Pledge of Allegiance
3. Ceremonial Matters/Proclamations/Employee Recognition
4. Public Comment: The Mayor will invite citizens to address the Council. All persons wishing to be heard are asked to give their names and addresses and topic. To allow the Council to complete its legislative agenda, comments should be limited to no more than 3 minutes per person. At the discretion of the Mayor, or upon vote of the Council, this time period may be lengthened or shortened. Following any public comment, the Mayor or any member of the City Council may direct staff to research the issue or concern raised by the public and report back to the Council. In addition, this concern can be added to the next Council agenda as specified in Section 8. The Council shall not deliberate or discuss issues raised in Public Comment if it was not listed on the agenda. Written comments may be submitted into the record of a Council meeting by presenting

the written document to the City Secretary prior to the meeting, and by making copies of the same available to those in attendance, and a copy of the document will be provided to each Council Member, but the document will not be read aloud; or a document may be distributed to the City Council, with a copy to the City Secretary, by a speaker, while the speaker is addressing the Council.

5. Consent Agenda
6. Public Hearings
7. Ordinances and Resolutions
8. Other Considerations
9. City Manager's Report
10. Council Comments
11. Executive Session
12. Adjournment

Section 10 – Voting

Each Council Member shall vote on all questions put to the Council unless a conflict of interest or appearance of fairness problem requires a Council Member to excuse him/herself, and the same shall be noted in the minutes.

Section 11 – Reconsideration of Previous Vote

The City Council may at times want to reconsider a vote previously taken at their current meeting. In order to proceed with reconsideration, a motion should be made for reconsideration and such motion should be voted on and passed by a majority of the Council before the agenda item can be discussed or reconsidered.

Section 12 – Decorum

Purposes

The purposes of the Rules of Decorum are as follows:

- To ensure that meetings of the City Council are conducted in a way that allows the business of the City to be effectively conducted.
- To ensure that members of the public who attend meetings of the City Council can be heard in a fair, impartial and respectful manner.
- To ensure that meetings of the City Council are conducted in a way that is open to all viewpoints.
- To ensure that the rules governing decorum at meetings of the City Council are understood by persons attending the meetings.

Rules for Speakers

- Members of the public may address the City Council at the following times during a meeting:
 - During the Citizen Comment Period.
 - During a public hearing on an agenda item.
 - At other times with the permission of the Mayor.
- Speakers should make their comments at the podium and state their name and address.
- Speakers should limit their comments to 3 minutes.
- Inquiries from speakers about matters not listed on the agenda should either be directed to the staff or placed on a future agenda for Council consideration.

Rules for Members of the Public

Members of the public shall not engage in any of the following in the meeting room during a City Council meeting:

- Shouting, unruly behavior, distracting side conversations or speaking out when another person is talking.
- Personal attacks or profanity.
- Audible use of phones, pagers, radios, computers or other electronic equipment.
- Booing, applauding or other similar behavior that impedes or disrupts the orderly conduct of the meeting.

Rules for Council Members

When a measure is presented for consideration to the Council, the Mayor shall recognize the appropriate individual to present the matter. When two or more members wish to speak, the Mayor shall name the member who is to speak first. No member of the Council shall interrupt another while speaking except to make a point of order or privilege.

No Council Member shall be permitted to indulge in personalities or use language personally offensive.

Section 13 – Questions of Parliamentary Procedure

Questions of parliamentary procedure not covered by these Rules shall be governed by the 11th Edition of Robert's Rules of Order, Newly Revised (2011 Edition)

Section 14 – Notice of Public Hearings

Notice of all public hearings to be conducted by the City Council or any of its advisory boards and commissions shall be given by publishing written notice, as required by law, ordinance or

other statute, or if there is not particular requirement, then at least once in the City's official newspaper prior to the date of the hearing.

Section 15 – Adoption of Ordinances

All City ordinances will require only one reading of the City Council prior to adoption. Following the reading of the ordinance, the Council will take one of the following options:

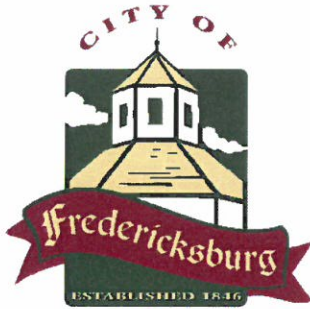
1. The City Council will waive the second reading to the ordinance and consider adopting the ordinance as presented.
2. The City Council will make revisions to the ordinance prior to adoption.
3. The City Council will table the ordinance and provide staff with direction on one of the following options:
 - a. Submit the ordinance to other outside organizations or committees for review and comments prior to adoption.
 - b. Refer the ordinance to the next scheduled Council work session for further discussion.
 - c. Instruct staff to make changes to the ordinance for further discussion at the next regular City Council meeting prior to adoption.
4. The City Council will disapprove the ordinance.

Passed and approved by the City of Fredericksburg City Council July 1, 2013

Amended by the City of Fredericksburg City Council February 3, 2014

Amended by the City of Fredericksburg City Council June 4, 2018

Amended by the City of Fredericksburg City Council June 3, 2019



CITY COUNCIL MEMO

DATE: June 17, 2019

TO: Mayor and City Council

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

SUBJECT: Discussion and possible action regarding adjustment of outside watering times

Summary:

This item is for the discussion and possible action regarding amending the City's Water Conservation Measures Ordinance related to adjustment of outside watering times. This agenda item was requested by Councilman Charlie Kiehne during the regular City Council meeting on June 3, 2019. Additionally, during a recent "Coffee with the City Manager" a local citizen recommended the City consider adjusting outside watering times because the current watering times create a hardship for some individuals without automatic sprinkler systems.

Recommendation:

City Staff recommends adhering to the outside watering times of 5-9am and 7-11pm that are included in the City's current Water Conservation Measures Ordinance.

Background / Analysis:

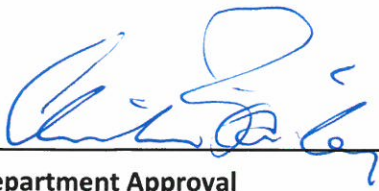
The City's current Water Conservation Measures Ordinance allows for watering between the hours of 5-9am and 7-11pm in the current water conservation stage 3. These times allow for a total of 8 hours of irrigation one day per week in stage 3. The current watering times were recommended by City Staff and adopted by City Council on April 7, 2014 as part of a substantial amendment to the City's Water Conservation Measures Ordinance. Prior to this ordinance amendment, outside watering was allowed between the hours of 6pm and 10am. Watering times were changed following months of research by City Staff. Based on Staff research, the watering times of 5-9am and 7-11pm were proposed based on the following:

1. **Lawn Fungus** - Several horticulturists were contacted and all recommended against nighttime watering of lawns due to the high likelihood of fungus development as a result of too much irrigation water combined with high humidity, relatively still conditions and cooler than average nighttime temperatures in this region
2. **Easy to Understand** - The current watering times are universal across stages 2, 3 and 4 and thus are easy for the City's water customers to understand and lend themselves to simplifying the programming of automatic sprinkler systems
3. **Enforcement** - More easily enforced by the City's Code Enforcement personnel
4. **Flexibility** - Allow more flexibility in overall restrictions by allowing drip irrigation and hand held watering on any day between the hours of 5 to 9 am and 7 to 11 pm
5. **Water Conservation** - To conserve water in stages 2 and 3 by reducing the total allowable watering period per day from 16 hours to 8 hours and also to conserve water during the "Critical Water Shortage" Drought Stage 4 by restricting watering days to once per week and watering times to evenings only from 7 to 11pm (4 hours total)

Research of watering restrictions of surrounding cities revealed that watering times generally fall in the range of 5am to noon and 6pm to midnight with a few cities allowing watering except during the period between noon and 6pm. Staff recommends against adjusting the City's current watering times due to the following reasons:

1. Adjusting watering times to allow for watering later in the day is not recommended due to higher temperatures and increased evaporation
2. Adjusting watering times to allow for watering during the late night/early morning hours may promote lawn disease as a result of the development of lawn fungus
3. The current watering times have been in place since 2014 and a change would take a substantial amount of time and effort to educate the public and would create a number of additional code enforcement issues
4. Reprogramming of automatic irrigation systems can be difficult and/or costly for homeowners

Attachments: none



Department Approval



City Manager Approval

Future Agenda Items

City Council

July 1, 2019 Regular Meeting

City Council = Red

Planning & Zoning = Green

Historic Review Board = Purple

Board of Adjustment = Blue

City Events = July 4th Holiday

Sun	Mon	Tues	Wed	Thur	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Recognitions:

Consent

1. 6-17-19 City Council Regular Meeting Minutes.

Public Hearing

1. Citizens Input on 2020 Budget

Ordinances

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

Resolutions:

Approvals-Misc.

1. Second Amendment to the Agreement with Boot Ranch
2. Lift Station Easement from Boot Ranch
3. Board Appointments
4. Award Christmas lights bid

Presentations, Discussions and Updates:

1. Five-Year CIP Presentation

Executive Session

July 15, 2019 Regular Meeting

Recognitions:

Consent

1. 7-1-19 City Council Regular Meeting Minutes.

Ordinances

1. Public Hearing and amendment to Section 8.100 of the Zoning Ordinance- pertaining to the allowable location of temporary use and structure types.
2. Zoning case #Z1913- C1 to C1.5 (108, 110, 202, and 206 Milam)

Resolutions:

Approvals-Misc.

Presentations, Discussions and Updates:

Executive Session