



City of Fredericksburg

REGULAR CITY COUNCIL MEETING AGENDA MONDAY, AUGUST 19, 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, August 19, 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 August 16, 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 July 29, 2019 City Council Special Meeting Minutes.
(Agenda Packet Pages 5-10)
- B.** Consider approval of the August 5, 2019 City Council and Gillespie County Commissioner's Court Special Meeting Minutes.

(Agenda Packet Pages 11-14)

- C. Consider approval of the August 5, 2019 City Council Regular Meeting Minutes.

(Agenda Packet Pages 15-18)

- D. Consider approval of request to close one south-bound traffic lane and parking lane adjacent to Marktplatz on North Adams from Austin to Main Street for the Knights of Columbus Bestfest 2019 event.

(Agenda Packet Pages 19-22)

6. RESOLUTIONS

- A. Consider the approval of Resolution 2019-13R supporting the United States Census Bureau by establishing a complete Count Committee to coordinate efforts, increase community awareness, and deploy resources across the community to achieve the most accurate and complete population count in the 2020 Decennial Census.

(Agenda Packet Pages 23-34)

- B. Consider the approval of Resolution 2019-14R amending the Order calling the Special Election on November 5, 2019 for the purpose of a City Charter Amendment to add Sec. 11.12. - Fluoridation of Public Water Supply; adding the times, dates and locations of voting; providing for notices; providing for publication; providing an effective date.

(Agenda Packet Pages 35-40)

7. OTHER ACTION ITEMS AND UPDATES

- A. Zoning case #Z-1914 by George Wilcox on behalf of Keidel Family General Partnership for a Conditional Use Permit to operate a hotel in the Central Business District located in the 200 Block of E. Austin Street.

i. Presentation

ii. Hold a public hearing to receive comments for or against

iii. Consider the approval of the Conditional Use Permit.

(Agenda Packet Pages 41-59)

- B. Consider the approval of an agreement with Gillespie County for the purposes of contracting for Election Services for the November 5, 2019 Special Election.

(Agenda Packet Pages 60-65)

- C. Consider presentation and update on the Water Bond Project.

(Agenda Packet Pages 66-89)

7. CITY MANAGER'S REPORT

A. Budget Update

B. Affordable Housing

C. October City Council Work Session

8. ITEMS FOR FUTURE AGENDA

(Agenda Packet Pages 90-91)

9. COUNCIL COMMENTS

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

10. EXECUTIVE SESSION

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

- A.** Section 551.071 – Consider and discuss E. 290 Landowner’s Group vs. City of Fredericksburg, Texas, in the 216th District Court, and
- B.** Section 551.071 – Consider and discuss Rena and Edward A. Blair vs. City of Fredericksburg, Texas, in the 216th District Court.

11. 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.

12. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:45 p.m. on August 14, 2019 at the entrance and on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG
MINUTES OF CITY COUNCIL SPECIAL MEETING
JULY 29, 2019

Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Gary Neffendorf
Councilmember Tom Musselman
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
Steve Wetz, Police Chief
Lynn Bizzell, Fire Chief
Russell Immel, Information Technology Director
Lea Feuge, Public Information Officer
John Culpepper, Emergency Management Director
Kris Kneese, Assistant Director Public Works and Utilities
Garret Bonn, Assistant City Engineer
Brian Vorauer, Patrol Lieutenant
Jeff Rich, Water/Wastewater Superintendent
David Fellers, Vegetation Management Superintendent
Lee Stubblefield, Electric Superintendent
David Kellam, Senior Accountant
David Jung, EMS Director
Lori Seewald, EMS Accounts Administrator
Kerry Schmidt, Landfield Superintendent
Jennifer Krupa, Special Event Coordinator
Shelley Goodwin, City Secretary

1. CALL TO ORDER

With a quorum of the City Council present, Mayor Langerhans called the regular meeting of the Fredericksburg City Council to order at 4:00 p.m. on Monday, July 29, 2019, in the City Hall Conference Room, 126 West Main Street, Fredericksburg, Texas 78624.

2. PUBLIC COMMENTS

No one wished to speak at this time.

3. PRESENTATION, DISCUSSION, REVIEW AND POSSIBLE DIRECTION

Kent Myers, City Manager, stated at this meeting we plan to discuss funding for local organizations, Enterprise Funds, and other special funds. He stated this is the second Budget Meeting and the third Budget Meeting will be held with Gillespie County Commissioners to discuss the City/County shared services. He also reminded the City Council that the proposed Budget is a work in progress. He also recommended holding an additional Budget meeting after the meeting with Gillespie County to discuss the proposed budget.

The City Council agreed by consensus to hold an additional Budget meeting on Thursday, August 14, 2019 at 4 p.m. in the City Hall Conference Room.

a. Funding for Local Organizations

i. Convention and Visitor Bureau

Kent Myers, City Manager, reviewed the past history of the funding for CVB.

Ernie Loeffler, President/CEO of CVB, reviewed the proposed budget and the special request for a historical documentary in conjunction with the 175th Anniversary Celebration. He also reviewed the increases in personnel and operation costs.

The City Council discussed the marketing plan, salary increases and the Retail Coach contract.

ii. Chamber of Commerce

Penny McBride, President/CEO of Chamber, reviewed the proposed budget and the membership levels. She also reviewed the new tier member point system and stated the City is currently at the Platinum Level.

The City Council discussed the tier member point system.

iii. Economic Development Commission

Tim Lehmberg, President of EDC, reviewed the proposed budget and the benefits EDC has received from the Retail Coach contract.

The City Council discussed the proposed budget.

b. Proposed FY2020 Budgets

i. Electric Fund

Kent Myers, City Manager, stated the proposed Electric Fund Budget is \$12,515,406, which is a small increase from the previous budget and there is no need to increase electric rates.

Lee Stubblefield, Electric Department Superintendent, reviewed the proposed budget. He stated this budget includes the first payment for a Revenue Bond for the Electric Services building and first payment for the decorating lighting project.

ii. Water Fund

Kent Myers, City Manager, stated the proposed FY 2020 Budget includes the second phase of the water and wastewater rate increase.

Kris Kneese, Assistant Public Works Director, reviewed the budget and the expenses of several capital projects. He also reviewed the different uses of surface water and ground water.

The City Council discussed the timeline for the proposed annexations in regard to water supplies. They also discussed the irrigation at the Sports Park.

The City Council agreed by consensus to hold an Executive Session on August 5, 2019 to receive legal advice regarding the 290 E. annexation.

iii. Golf Fund

Kent Myers, City Manager, stated the Golf Course is included in two different funds including the City's Golf Fund Budget and the proposed Budget from Touchstone. He stated the proposed FY2020 Golf Fund Budget is \$130,659 and the Touchstone Budget is a total deficit of \$205,122 excluding capital costs.

Councilmember Musselman suggested paying off the current Golf Course loan and keep the funding in General Fund.

iv. Solid Waste Fund

Kent Myers, City Manager, reviewed the proposed budget and the reasons for the increase.

Garret Bonn, Assistant City Engineer, reviewed proposed major expenses and the reasons for the losses with the Recycling Center.

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, stated of the users of the Center 60% are City residents and 40% are County residents.

The City Council agreed by consensus to add the Recycling Center to the August 5th City Council and County Commissioners Joint Meeting.

v. EMS Fund

Kent Myers, City Manager, reviewed the proposed budget and stated this Agenda Item will also be discussed at the August 5th City Council and County Commissioners Joint Meeting.

Lynn Bizzell, Fire Chief, reviewed the replacement plan and reasons for the ambulance.

vi. Tourism Fund

Kent Myers, City Manager, reviewed the Tourism Fund and the proposed increases. He stated the first request is for funding support for the new historical film that CVB is proposing for the 175th Anniversary and the second request is for a full-time Fort Martin Scott Director.

The City Council agreed by consensus to support the request for the historical film.

Mayor Langerhans reviewed the proposed plan for Marktplatz that Market Platz Redevelopment Committee is working on.

Tim Crenwelge, Chair of the Market Platz Redevelopment Committee stated the restroom/tourism center project is estimated at \$1.2 million. He also stated currently there are four committee members working on grant funding and donations.

vii. Drainage Fund

Kent Myers, City Manager, reviewed the Drainage Fund and the expenses for the new Vegetation Management Program.

Garret Bonn, Assistant City Engineer, reviewed the drainage fees, additional equipment, and the timing of adding the fourth employee. He also discussed the areas in town that will be focused on.

viii. Food and Wine Fest Fund

Kent Myers, City Manager, reviewed the Food and Wine Fest Fund.

The City Council expressed concerns on the amount of time the City spends on preparing for this event instead of the volunteers. They also discussed addressing the planning for the 175th Anniversary involvement.

Kent Myers, City Manager, stated he will set up a meeting with the Food and Wine Fest coordinators.

ix. Other City Funds

Emergency Management Fund

Kent Myers, City Manager, reviewed the proposed budget and stated this Agenda Item will also be discussed at the August 5th City Council and County Commissioners Joint Meeting.

John Culpepper, Emergency Management Coordinator, reviewed the reasons for the increase.

Debit Services Funds

Kent Myers, City Manager, reviewed the accounts for property tax revenues and debt service payments for outstanding bonds and special revenue notes. The change in this fund is the retirement of the 2010 GO bonds and increased payments for the Limited Tax Notes. He also reviewed the Police Forfeiture Fund, Capital Project Fund for water and wastewater improvements, Animal Shelter Fund, Parks and Recreation Donation Fund and the Health Insurance Fund.

The City Council discussed the Fort Martin Scott Administrative position and agreed by consensus to postpone this request. They also discussed the Affordable Housing position the Chamber requested and agreed not to fund this position at this time.

Mayor Langerhans stated the Chamber is putting together a committee to look at this position and ways to fund it.

4. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kiehne, to adjourn the Monday, July 29, 2019 City Council Special Meeting at 7:27 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL AND GILLESPIE COUNTY COMMISSIONER'S COURT SPECIAL MEETING AUGUST 5, 2019

Members Present:

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

Gillespie County Commissioner's Court

County Judge, Mark Stroeher
Commissioner Pct. 1, Charles Olfers
Commissioner Pct. 2, Keith Kramer
Commissioner Pct. 3, Dennis Neffendorf
Commissioner Pct. 4, Donnie Schuch

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Steve Wetz, Police Chief
Lynn Bizzell, Fire Chief
Brian Jordan, Development Services Director
Andrea Schmidt, Parks Department Director
Russell Immel, Information Technology Director
Lea Feuge, Public Information Officer
Laura Hollenbeak, Finance Director
Kelli Olfers, Health Department Director
Kris Kneese, Assistant Director Public Works and Utilities
Garret Bonn, Assistant City Engineer
Braxton Roemer, Special Services Lieutenant
Brian Vorauer, Patrol Lieutenant
David Kellam, Senior Accountant
David Jung, EMS Director
John Culpepper, Emergency Management Director
Dave Wisniewski, Fire Marshall

Evan Williamson, Staff Engineer
Lori Seewald, EMS Accounts Administrator
Janelle Chapman, Accounting Clerk
Shelley Goodwin, City Secretary

1. CALL TO ORDER

With a quorum of the City Council present, Mayor Langerhans called the special meeting of the Fredericksburg City Council and Gillespie County Commissioner's Court to order at 8:30 a.m. on Monday, August 5, 2019, in the City Hall Fire Training Room, 126 West Main Street, Fredericksburg, Texas 78624.

2. PRESENTATION, DISCUSSION, REVIEW AND POSSIBLE DIRECTION

A. FY2020 Budget

Kent Myers, City Manager reviewed the history of the Joint Meeting between the City and the County. He also reviewed the process and the topics for the meeting.

i. Gillespie County Health Services

Kent Myers, City Manager, reviewed the proposed budget and stated the proposed County Contribution is \$59,536.

Kelli Olfers, Health Department Director, stated this is a two-person office and if additional services added, then an additional employee will be needed in the future. She stated she also feels the fee schedules need to be reviewed to cover the actual time and expenses.

ii. City/County Emergency Management Services

Kent Myers, City Manager, reviewed the proposed budget and stated the proposed County Contribution is \$88,090.

John Culpepper, Emergency Management Coordinator, reviewed the reasons for the budget increase. He also stated since he is retiring in January. If his replacement is not able to continue the training inhouse, then there will be additional expenses for outsourcing training.

iii. City Fire Department

Kent Myers, City Manager, reviewed the proposed budget and stated the proposed County Contribution is \$723,694. He stated the reasons for the increase is due to a new pumper truck, 3 new employees, SCBA breathing equipment.

Lynn Bizzell, Fire Chief, provided the reasons for needing to replace the pumper truck, SCBA breathing equipment and buying the trailer to carry the compressor to refill the breathing equipment. He also stated once the pumper truck is ordered it will take a little over a year to build.

iv. County Rural Fire Services

Mark Stroeher, County Judge, stated that the City participate in the Rural Fire Department Funding and the FY2020 contribution is proposed at \$87,000.

v. City EMS Department

Kent Myers, City Manager, reviewed the proposed budget and stated the proposed County Contribution is \$661,469. He also reviewed the reasons for the increase in the budget.

Lynn Bizzell, Fire Chief, stated he is asking for a new ambulance due to the years and mileage on the old ambulances. He also reviewed the request for new Heart Monitors.

vi. Law Enforcement Center (LEC)

Larry Crump, County Auditor, reviewed the operations of the Law Enforcement Center. He stated the proposed City contribution is \$186,623; he reviewed the reasons for the increase.

vii. Combined Emergency Dispatch Center

Mark Stroehrer, County Judge, reviewed the proposed budget and the reasons for the increase. He stated the City contribution is \$1,591,889; he explained the proposed four new employees will decrease the overtime expenses.

viii. City Animal Shelter

Kent Myers, City Manager, reviewed the proposed budget and stated over a third of the animals turned in or surrendered are from a County resident. He also reviewed the reason for the increase in the budget.

ix. Sports Park

Kent Myers, City Manager, stated the Sports Park Bond might have failed, but there is still a need for sports fields in the community. He stated Clinton Bailey and Andrea Schmidt have been working with local sports organizations and private citizens to fund these facilities. He reported that the City Council has asked that funds be set aside in the budget for utility extensions for a park.

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, stated in June a meeting was held with local sports organizations to discuss the long-term needs and funding for a park. He stated meetings have also been held with private individuals regarding the building of baseball fields and soccer fields. He also stated the City's proposed budget includes funding for restrooms.

Kent Myers, City Manager, stated because of the unknowns at this time, the City is not currently requesting funds.

x. Relief Route

Kent Myers, City Manager, stated at the July 23rd Open House there were over 400 attendees. He reviewed the criteria and the process being used to narrow down the route. He also discussed the different route options currently being considered.

The City Council and Commissioners Court reviewed the process for narrowing down the routes and the effects the remaining routes will have on traffic.

xi. Street Bond Project

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, stated with the 2016 Transportation Master Plan several projects rose to the top. He reviewed the top projects and their estimated cost. He also stated the City is considering a bond proposal for the May or November 2020 ballot.

xii. Recycling Center

Kent Myers, City Manager, stated the City Council is considering several options regarding the deficit to the Recycling Center. He also stated both City and County residents use the Recycling Center.

Garret Bonn, Assistant Engineer, stated the market has fallen on recycling products and currently the only items being recycled are cardboard and metal and the remainder of the items go to the landfill.

xiii. Other Budget related items

Kent Myers, City Manager, stated the Chamber of Commerce has requested an Affordable Housing employee, but the City feels this is not just a City issue but a community issue. He also reviewed the EDC's request for funds to create a film for the 175th Anniversary Celebration and to use for tourism.

Brian Jordan, Development Services Director, reviewed the recent and upcoming annexations. He also reviewed the changes the Legislature passed in the last session and how it will affect the City's annexation plans. He also reviewed the incoming subdivisions being developed.

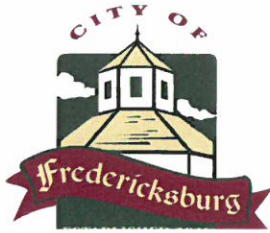
3. ADJOURN

With no other business Mayor Langerhans closed the Monday, August 5, 2019 City Council and Gillespie County Commissioners Court special meeting at 9:54 p.m.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG
MINUTES OF CITY COUNCIL REGULAR
MEETING
AUGUST 5, 2019

Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Gary Neffendorf
Councilmember Tom Musselman
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 Vorauer, Patrol Lieutenant
Brian Jordan, Development Services Director
Russell Immel, Information Technology Director
Kris Kneese, Assistant Director Public Works and Utilities
Anna Hudson, Historic Preservation Officer
Shelley Goodwin, City Secretary

1. PLEDGE OF ALLEGIANCE

Mayor Langerhans led the Pledge of Allegiance.

2. CALL TO ORDER

With a quorum of the City Council present, Mayor Langerhans called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, August 5, 2019, in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. EMPLOYEE RECOGNITIONS

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

4. PUBLIC COMMENTS

Jerry McCorkle spoke regarding the new water meters and a turnoff valve.

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, reviewed the reasons why water meters are locked and he also recommends residents put an emergency shut off valve between the meter and the house.

5. CONSENT

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

B. Consider approval of the July 22, 2019 City Council Special Meeting Minutes.

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

6. ORDINANCES AND RESOLUTIONS

A. Consider the approval of Ordinance 2019-25 amending Article 5.000 of Appendix A-Fee Schedule, of the Code of Ordinances, to update and amend the fees for certain permits issued by the City's Development Services Department (first of two readings; City Council may waive second reading).

Brian Jordan, Development Services Director, stated with the governor signing House Bill 852 relating to the calculations of building permit fees, the City must amend our fees. He stated the amendments establishes a flat fee instead of value or cost of the construction.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Musselman, to waive the second reading and approve Ordinance 2019-25 amending Article 5.000 of Appendix A-Fee Schedule, of the Code of Ordinances, to update and amend the fees for certain permits issued by the City's Development Services Department. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of Resolution 2019-12R suspending for 45 days the effective date proposed by Atmos Energy, Corporation – MidTex Division ("Atmos Energy") in its application filed on or about March 28, 2019 pursuant to section 104.301 of the Gas Utility Regulatory Act, sometimes also referred to as the "GRIP" statute.

Kent Myers, City Manager, stated the City is a member of the Atmos Texas Municipalities which has retained legal counsel to review any rate change proposed by Atmos. The State Railroad Commission approved the rate request from Atmos, which is a \$2.84 increase for residential and a \$8.74 increase for commercial. He stated with the approval of Resolution 2019-12R it will suspend Atmos Energy's increases for 45 days, allowing the City to evaluate the data and calculation used in the rate figures.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kiehne, to approve Resolution 2019-12R suspending for 45 days the effective date proposed by Atmos Energy, Corporation – MidTex Division ("Atmos Energy") in its application filed on or about March 28, 2019 pursuant to section 104.301 of the Gas Utility Regulatory Act, sometimes also referred to as the "GRIP" statute. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7. OTHER ACTION ITEMS AND UPDATES

A. Consider granting Broadband (Fiber) Easement to Hill Country Telephone Co-op through the Knauth Property.

Kris Kneese, Assistant Public Works Director, stated Hill Country Telephone Co-op is requesting a Broadband Easement through the City's property on 290 East. He also stated with this request the City will have the opportunity to connect the City's well known as Knauth Water Wells and enhance the SCADA communication to the well.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Musselman, to approve granting a Broadband (Fiber) Easement to Hill Country Telephone Co-op through the Knauth Property. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of the Kinder Morgan proposal for purchase of easement from the City.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Neffendorf, to approve of the right-of-way easement agreement with Permian Highway Pipeline, LLC. at the agreed upon price at the previous meeting and removal of the paragraph on page 46 that begins with "For purposes of this paragraph....". The City Council voted four (4) for and one (1) opposed (Councilmember Musselman). The motion carried.

C. Consider the appointment to fill a vacancy on the Historic Review Board.

Anna Hudson, Historic Preservation Officer, stated with the resignation of Jerry Sample this created a vacancy, which would allow Richard Laughlin to become a voting member. She stated Staff recommends Barry Kaiser be appointed as an alternate member of the Historic Review Board.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Watson, to approve the appointment of Richard Laughlin as a voting member and Barry Kaiser as an alternate member of the Historic Review Board. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

8. CITY MANAGER'S REPORT

A. Budget Update

Kent Myers, City Manager, updated the City Council on the budget process. He stated the numbers from today's Joint Meeting with Gillespie County will be added to the proposed budget. He stated the next Budget meeting is scheduled for August 14, 2019 at 4:00 p.m. in the City Hall Conference Room. The Tax Rate and the proposed Budget will be discussed.

9. ITEMS FOR FUTURE AGENDA

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

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 551.071 – Consider and discuss Rena and Edward A. Blair vs. City of Fredericksburg, Texas, in the 216th District Court, and**
- C. Section 551.071 – Consider and discuss E. 290 Landowner's Group vs. City of Fredericksburg, Texas, in the 216th District Court.**

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf, to go out of Regular Session into Executive Session at 6:22 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to go out of Executive Session into Regular Session at 7:29 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

12. BUSINESS ITEM

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

13. ADJOURN

Motion: A motion was made by Councilmember Neffendorf, seconded by Councilmember Watson, to adjourn the Monday, August 5, 2019 City Council Regular Meeting at 7:32 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: August 6, 2019
TO: Mayor and City Council
FROM: Jennifer Krupa, Special Events Coordinator
SUBJECT: Street Closure Request – Bestfest 2019

Summary:

Bestfest is an annual event sponsored by the Knights of Columbus and is held each October at Marktplatz. Event organizers have requested to close one southbound traffic lane and the parking lane of N. Adams Street, adjacent to Marktplatz from Austin to Main Street beginning Friday, October 18th at 8am and ending Saturday, October 19th at 11pm.

Recommendation:

Recommend Council consider the request to close one sound-bound traffic lane and parking lane adjacent to Marktplatz on North Adams from Austin to Main Street for the Knights of Columbus Bestfest 2019 event.

Background / Analysis:

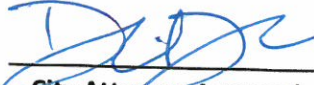
Bestfest organizers have closed this traffic and parking lane for the past four years. This same closure request was approved by City Council for the 2018 event.

Attachments:

Special Events Street Closure Request Form



Department Approval



City Attorney Approval



City Manager Approval

SPECIAL EVENTS STREET CLOSURE REQUEST



Street closure requests must be made two (2) months in advance to City Council for any closure four (4) hours or more. Please consider this timeline when submitting your request. Please also attach the notification letter you will send to abutting property owners (if applicable) with this request to the Special Events Coordinator.

Event Name:	Bestfest
Event Date(s):	Saturday October 19, 2019
Contact Name:	John Eilers
Contact Phone:	(830) 456-6279

Closure Area:

☐ Entire Street
 ☐ Parking Lane Only
 ☒ Partial Street
 ☐ Blocking City owned property

Side of street: _____ (N,S,E,W)
 Side of street: _____
 Location: _____

Additional details (attach additional pages as needed for more streets and describe details of use below):

We are requesting to close the southbound traffic and parking lane on N. Adams beginning Friday, October 18, 2019 at 8am through Sunday, October 20th at 11am.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example	Crockett Street	Adams Street	Friday, 4/2/18	6:00 PM	Sunday, 4/4/18	12:00 PM
N. Adams	Austin St	Main St	Friday, 10/18	8am	Sat 10/19	11pm

If the event will impact surrounding property owners, a notification letter is required to be sent to property owners at least two weeks prior to the event date. Attach a copy of the notification letter and a list of addresses the letter will be sent to.

Date notice provided: N/A

Printed Name: John Eilers

Date: 7-29-2019

Signature: [Signature]

Date: 7-29-2019

Street Department:

verbal - G. Kaenneke

Date: 8-6-19

Police Department:

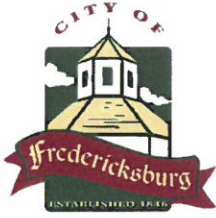
Lt. Brian Vorauer via email

Date: 7-30-19

Parks Department:

[Signature]

Date: 7-29-19



CITY COUNCIL MEMO

DATE: August 12, 2019
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: Complete Count Census Committee

Summary:

The Complete Count Committee (CCC) is made up of local citizens who are willing to volunteer their time to help increase community awareness of the importance for all citizens to participate in the 2020 Census.

Recommendation:

It is recommended that the City Council approve the establishment of a 5-member Complete Count Committee and begin soliciting volunteers to serve on this Committee

Background / Analysis:

The 2020 Census is scheduled on April 1, 2020 (less than 8 months from now). It is important that the City gets an accurate census count. Our population count will be used to draw new boundaries to redistrict this area in the coming year. Population counts are also used for distribution of federal funds for schools, hospitals, infrastructure and other programs.

In order for our community to get an accurate count, we need to do some outreach to local citizens to inform them about the importance of their participation in the April 1 Census. The Census Bureau recommends that cities organize Complete Count Committees coordinate this local effort to educate citizens about the Census and motivate them to participate. If the Council approves the attached

resolution, we will begin soliciting volunteers for this Committee and propose members for the Council's approval next month. We will try to get a broad cross-representation of the community involved on this Committee.

Attachments:

Resolution Establishing Committee

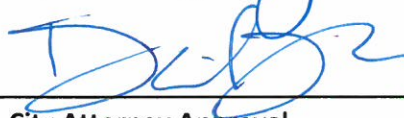
2020 Census at a Glance

Complete Count Committee Information

Census Schedule


Department Approval


City Manager Approval


City Attorney Approval

RESOLUTION NO. 2019-13R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FREDERICKSBURG, TEXAS SUPPORTING THE UNITED STATES
CENSUS BUREAU BY ESTABLISHING A COMPLETE COUNT
COMMITTEE TO COORDINATE EFFORTS, INCREASE COMMUNITY
AWARENESS, AND DEPLOY RESOURCES ACROSS THE COMMUNITY
TO ACHIEVE THE MOST ACCURATE AND COMPLETE POPULATION
COUNT IN THE 2020 DECENNIAL CENSUS.**

WHEREAS, the City Council of the City of Fredericksburg, Texas recognizes that the United States Census Bureau is required by the U.S. Constitution to conduct a count of the population every 10 years to determine how many seats each state will have in the U.S. House of Representatives; and

WHEREAS, the U.S. Census has been performed every ten years since 1790, with the last census in 2010; and

WHEREAS, census data determines the redistricting of state legislative seats, and county and city voting districts; and

WHEREAS, the 2020 Census provides a historic opportunity to help shape the foundation of our representative republic and play an active role in American democracy; and

WHEREAS, Fredericksburg's official census population directly affects the amount of federal tax dollars distributed locally for roads, schools, libraries, child and elder care, special needs resources, emergency preparation and response, public transportation, and other services, making an accurate count vital to our community and residents' well-being; and

WHEREAS, an accurate population count helps City Council better plan and fund needed facilities and services based on population distribution within the City; and

WHEREAS, the City welcomes assistance and advice from community-based organizations, the education community, local businesses and the media in counting the entire local population, including traditionally hard to count or the undercounted, populations; and

WHEREAS, the more informed that residents become about the 2020 Census, the probability of a successful enumeration will be increased; and

WHEREAS, the City of Fredericksburg is committed to ensuring every resident is counted.

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

Section 1. The City of Fredericksburg fully supports the efforts of the U.S. Census Bureau to obtain a complete population count for the City of Fredericksburg, Texas in the United States Census 2020.

Section 2. The City of Fredericksburg will participate with the U.S. Census Bureau to ensure a full and accurate count of residents.

Section 3. The City of Fredericksburg encourages all residents to be counted and to participate in events and initiatives that will raise the overall awareness of the 2020 Census and increase participation.

Section 4. The City of Fredericksburg hereby creates a "Complete Count Committee", made up of representatives across the community, to assist in promotion, outreach, understanding and education regarding the 2020 Census.

Section 5. The City of Fredericksburg City Council hereby directs staff to bring forward names of five local citizens for appointments to be made to the Complete Count Committee by the City Council.

Section 6. This resolution shall take effect immediately from and after the date of passage and is so resolved.

PASSED, ADOPTED, AND APPROVED this the 19th day of August 2019.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

2020 Census at a Glance

The census is much more than just a head count. It provides a picture of our nation that helps determine where to build new schools, hospitals, and businesses; how federal funding is distributed; and how congressional seats are apportioned. It also helps us see how our communities have changed over time. That's why an accurate count is so important.

UNDERSTANDING THE CENSUS

Once every decade, the federal government conducts a census of the entire population to count everyone in the United States and record basic information about them. Our nation's founders believed this data was so important that they mandated the decennial census in the Constitution.



Easy and Convenient

In 2020, for the first time ever, the U.S. Census Bureau will accept responses online, but you can still respond by phone or mail if you prefer.



Confidential and Secure

Strict federal law protects your census responses. It is against the law for any Census Bureau employee to disclose or publish any census information that identifies an individual or business. Census Bureau employees take a lifelong pledge of confidentiality to handle data responsibly and keep respondents' information private. The penalty for wrongful disclosure is a fine of up to \$250,000 or imprisonment for up to 5 years, or both. No law enforcement agency (not the DHS, ICE, FBI, or CIA) can access or use your personal information at any time. Data collected can only be used for statistical purposes that help inform important decisions, including how much federal funding your community receives.

The Census Bureau will never ask for your Social Security number, bank or credit card account numbers, money or donations, or anything on behalf of a political party.

The Census Bureau has a robust cybersecurity program that incorporates industry best practices and federal security standards for encrypting data.

To make sure you and your community are counted, learn more about the 2020 Census by visiting 2020census.gov.

KEY MILESTONES FOR THE 2020 CENSUS

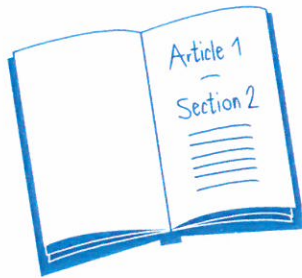
- **September 2018**—The Census Bureau's recruitment Web site went live: 2020census.gov/jobs. For each decennial census, the Census Bureau begins recruiting thousands of paid census takers to help ensure a complete and accurate count. Interested applicants can visit the Web site to apply for a variety of jobs beginning in 2019 and through summer 2020.
- **April 2019**—The 2020 Census Web site goes live: 2020census.gov. This site will be available in multiple languages and will provide downloadable materials, answers to frequently asked questions, and more information about how individuals and organizations can help spread the word about the 2020 Census.
- **August 2019**—New Statistics in Schools classroom activities are available online: census.gov/schools. The Statistics in Schools program provides resources for teaching and learning with real-life data.
- **January 2020**—The first enumeration of the 2020 Census takes place in Toksook Bay, Alaska. Local census takers must get a head start while the frozen ground allows easier access to remote areas with unique accessibility challenges.
- **March 2020**—The public can begin responding to the 2020 Census online at 2020census.gov. Replying by mail or phone will also be an option.
- **April 2020**—Every 10 years, we observe Census Day on April 1.
- **June 2020 through July 2020**—Census takers go door to door to count people who have not responded to the 2020 Census. Census takers are Census Bureau employees and will provide proof that they are official government personnel.
- **December 31, 2020**—By this date, as required by law, the Census Bureau reports to the President of the United States the population count and the apportionment of seats in the U.S. House of Representatives to each state.
- **2021**—Initial 2020 Census data are made available to the public on census.gov.

CENSUS 101: WHAT YOU NEED TO KNOW

The 2020 Census is closer than you think!
Here's a quick refresher of what it is and why it's essential that everyone is counted.

Everyone counts.

The census counts every person living in the U.S. once, only once, and in the right place.

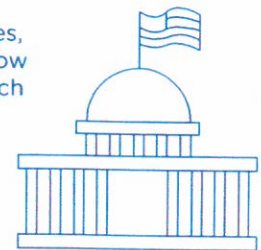


It's in the constitution.

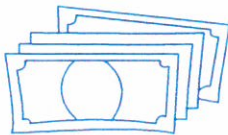
The U.S. Constitution mandates that everyone in the country be counted every 10 years. The first census was in 1790.

It's about fair representation.

Every 10 years, the results of the census are used to reapportion the House of Representatives, determining how many seats each state gets.

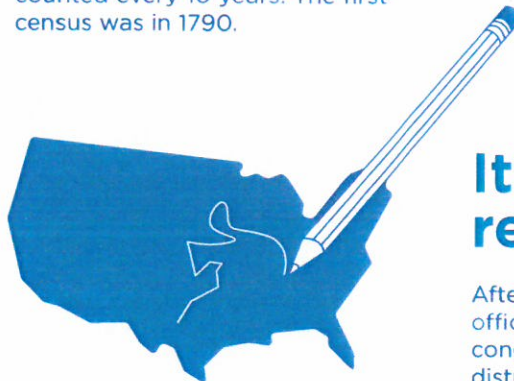
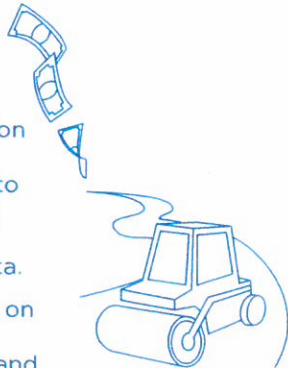


It's about \$675 billion.



The distribution of more than \$675 billion in federal funds, grants and support to states, counties and communities are based on census data.

That money is spent on schools, hospitals, roads, public works and other vital programs.



It's about redistricting.

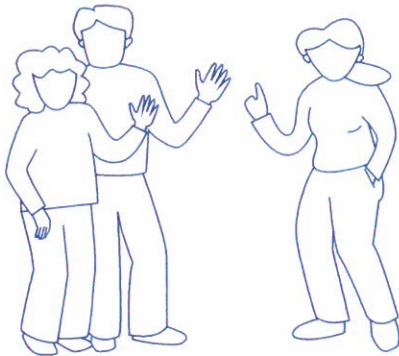
After each decade's census, state officials redraw the boundaries of the congressional and state legislative districts in their states to account for population shifts.

Taking part is your civic duty.

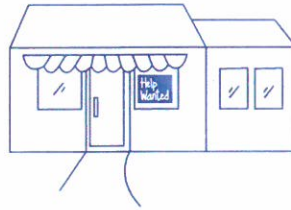
Completing the census is mandatory: it's a way to participate in our democracy and say "I COUNT!"



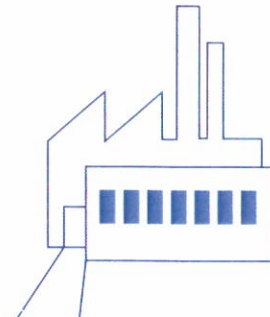
Census data are being used all around you.



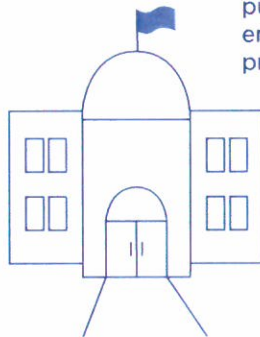
Residents use the census to support community initiatives involving legislation, quality-of-life and consumer advocacy.



Businesses use census data to decide where to build factories, offices and stores, which create jobs.



Local governments use the census for public safety and emergency preparedness.



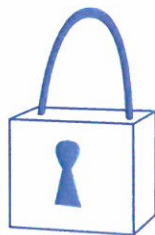
Real estate developers use the census to build new homes and revitalize old neighborhoods.



Your privacy is protected.

It's against the law for the Census Bureau to publicly release your responses in any way that could identify you or your household.

By law, your responses cannot be used against you and can only be used to produce statistics.



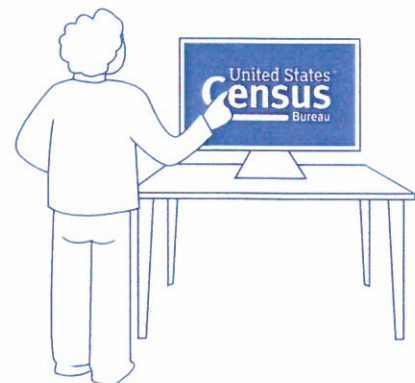
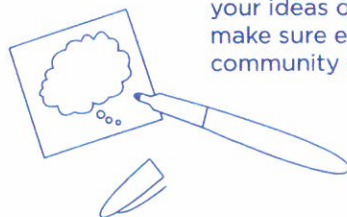
2020 will be easier than ever.

In 2020, you will be able to respond to the census online.



You can help.

You are the expert—we need your ideas on the best way to make sure everyone in your community gets counted.



United States[™]
Census
Bureau

FIND OUT HOW TO HELP
AT [CENSUS.GOV/PARTNERS](https://census.gov/partners)

United States[™]
Census
2020



How Does a Complete Count Committee Work?

The Census Bureau cannot do this alone. We require the assistance of partners—individuals, groups, and organizations across the nation that can help us build awareness about the census, educate about its importance, and encourage their community to participate. One very effective way to accomplish this is through **Complete Count Committees**.

What Is a Complete Count Committee?

A **Complete Count Committee (CCC)** is a volunteer committee established by tribal, state, and local governments, and/or community leaders, to increase awareness about the census and motivate residents in the community to respond. The committees work best when they include a cross section of representatives from government agencies, education, business, faith-based and community-based organizations, and the media. Establishing a Complete Count Committee is not an exact science or technical endeavor.

The Purpose and Goals of a Complete Count Committee

The CCC is charged with developing and implementing a 2020 Census outreach, promotion, recruitment, and enumeration assistance plan of action designed to target and address the needs of their communities.

The overall purpose of the Complete Count Committee is three-fold:

1. It provides high-level oversight for participation in the 2020 Census
2. It provides a group of "trusted voices" to act as Census ambassadors
3. It serves as a knowledgeable contact point for the regional director in meeting the goal of a timely, accurate and cost-effective complete count.

The goals of the Complete Count Committee are to act as "champion" for the 2020 Census by:

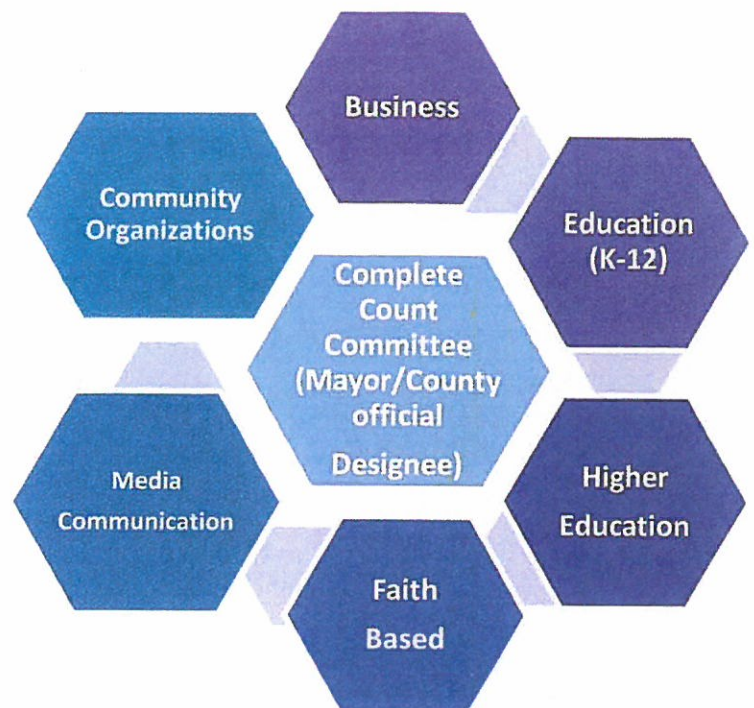
1. **Motivating** the community to self-respond;
2. **Educating** the public about the importance of the Census to the local community;
3. **Informing** the community about the Census activities and timelines;
4. **Involving** the community in activities to build awareness;
5. **Increasing** the response rate.

Structure of a Complete Count Committee

The mayor/county official appoints the members of the Complete Count Committee. The key elements of a successful CCC are:

- **Outreach** – People who can communicate to hard-to-count groups
- **Resourceful** – People who can bring resources to the table
- **Decision-makers** – People who can approve initiatives
- **Credibility** – People of influence and respect
- **Commitment** – People willing to doing the work
- **Bipartisan**
- Representative of all major races and ethnicities within the community/emerging population
- Creation of a coalition of businesses, community groups, government officials and large university representatives

Once the committee is formed, the Census Partnership staff member serves as liaison and advisor to the Complete Count Committee. The Partnership staff member will attend the meetings in an advisory capacity.



Census Staff

- Partnership Specialist in each State
- Tribal Specialists
- Regional Data Dissemination Specialists
- Support local efforts (Complete Count Program)

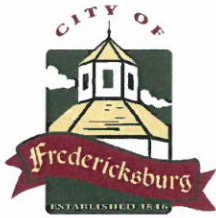
State/Local Community

- Provide Trusted Voices
- Form Complete Count Committee
- Form County, Local, Tribal Complete Count Committees
- Provide Local Resources for Your Tailored Promotion

2020 Census Key Dates

Community Involvement - Offices - Data Collection Operations

January 2018 through September 2019	Engage & Educate Local Leaders, Partners & Communities
April 2019 through January 2020	Promote Participation in the Census Locally
January 2019 & February 2019	Early Area Census Offices Open (these offices run the Address Canvass Operation)
June 2019 through August 2019	Area Census Offices Open (ACOs)
August 2019 through October 2019	Address Canvass Operation in Select areas (~30% of country, high growth & change areas and not part of hand delivery, see below)
March 2020 through June 2020	Call To Action for Residents to Respond (starting March 23)
February 2020 through June 2020	Group Quarters Operations (Count of Residents in Shelters, Dorms, Nursing Homes, Transitory Locations, Prisons, Military Bases, RV Parks, etc. Local governments & Census identify & plan these operations)
Mid-March 2020	Residents Invited to Respond
Individual Housing Units (HUs) Invited by either: <u>Mail</u> (to USPS Mailable Addresses) or 1. Letter Mailed 2. Reminder Postcard 3. Then Paper Questionnaire <u>Hand Delivery</u> (to Rural/PO Box, non-USPS HU delivery) 1. List Housing Units (operation is called Update Leave) 2. Leave Questionnaire (Spanish in certain areas) & Letter w/other Response Options (internet & phone)	
Options to Self-Respond (all residents will have these 3 options & decide what is best for them) Internet Telephone Paper	
March 23, 2020	Self-Response Begins & Continues through July 2020
APRIL 1, 2020	Census Day – Reference Date = where you live on April 1
Mid-April 2020	Early Non-Response Follow-up (primarily areas around Colleges/Universities where the population leaves before early May)
May 2020 through July 2020	Non Response Follow-up (NRFU) to HUs that do not self-respond (HUs can continue to self-respond during this time)
Late August 2020 through September 2020	Area Census Offices Close
August 2020 through December 2020	Quality Evaluation (re-contact of select HUs)
December 31, 2020	Deliver Counts to the President



CITY COUNCIL MEMO

DATE: August 9, 2019

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

SUBJECT: Resolution amending November 5th Special Election Order

Summary:

The previous Order to Call the November 5, 2019 Special Election did not include all of the required information. Since then the times and locations have been set by Gillespie County. The attached Resolution 2019-14R provides the updated early voting dates, times and locations and the Election Day times and locations.

Recommendation:

It is recommended that this resolution be approved.

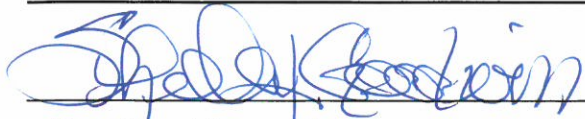
Background / Analysis:

The City of Fredericksburg approved an Order on May 20th for a November 5th Special Election due to a Charter Amendment Petition filed with the City. Gillespie County will be holding an Election on November 5th and staff is recommending contracting with them to run the November Election. The City Council will need to approve the agreement for conducting Election Services which is also on this Agenda.

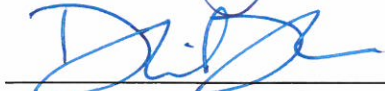
Attachments:

Resolution 2019-14R

Summary of November 5, 2019 Election Dates



Department Approval



City Attorney Approval



City Manager Approval

RESOLUTION 2019-14R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, AMENDING THE ORDER CALLING THE SPECIAL ELECTION ON NOVEMBER 5, 2019 FOR THE PURPOSE OF A CITY CHARTER AMENDMENT TO ADD SEC. 11.12. -FLUORIDATION OF PUBLIC WATER SUPPLY; ADDING THE TIMES, DATES AND LOCATIONS OF VOTING; PROVIDING FOR NOTICES; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, State Law has established the first Tuesday in November as a uniformed election day; and

WHEREAS, on May 20, 2019, the City Council previously ordered a Special Election for November 5, 2019 for the purpose of City Charter amendment to add Sec. 11.12; and

WHEREAS, by this Resolution, it is the intention of the City Council to designate dates, times, and locations of Early Voting and Election Day polling places, and to establish and set forth procedures for conduction the election.

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

Section One - Order of Election. The November 5, 2019 Special Election was previously Ordered on May 20, 2019 due to a petition signed by the required number of registered voters.

Section Two - Polling Locations and Judge Appointments. The polling places for the Special Election are designated by Gillespie County. Gillespie County will appoint election officials to conduct said election. The cost of the election officials for the following polls will be shared between the County and the City.

Precinct One

Gillespie County Agricultural Extension Building
95 Frederick Rd., Conference Room
Fredericksburg, Texas 78624

Precinct Two

Gillespie County Historical Society Sanctuary Hall
312 W. San Antonio Street
Fredericksburg, Texas 78624

Precinct Three

South Fire/EMS Station
221 Friendship Lane, Conference Room
Fredericksburg, Texas 78624

Precinct Four

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

The polls shall be open on November 5, 2019 from 7:00 a.m. until 7:00 p.m., in accordance with and pursuant to the requirements of the Texas Election Code.

Section Three - Early Voting Locations/Schedule. It shall be provided that early voting by personal appearance shall be held and the Election Administrator shall preside as the Early Voting Clerk of said

early voting. The period to conduct early voting shall begin on October 21, 2019 and shall continue through November 1, 2019. The location, days and hours are as follows:

**Gillespie County Annex 2 Building – Suite C, Conference Room
102 E. San Antonio Street
Fredericksburg, Texas**

Monday: October 21st – 8:00 a.m. – 4:00 p.m.
Tuesday: October 22nd – 7:00 a.m. – 7:00 p.m.
Wednesday: October 23rd – 8:00 a.m. – 4:00 p.m.
Thursday: October 24th – 8:00 a.m. – 4:00 p.m.
Friday: October 25th – 8:00 a.m. – 4:00 p.m.
Sunday: October 27th – 1:00 p.m. – 3:00 p.m.
Monday: October 28th – 8:00 a.m. – 4:00 p.m.
Tuesday: October 29th – 7:00 a.m. – 7:00 p.m.
Wednesday: October 30th – 8:00 a.m. – 4:00 p.m.
Thursday: October 31st – 8:00 a.m. – 4:00 p.m.
Friday: November 1st – 8:00 a.m. – 4:00 p.m.

Section Four - Ballots by Mail. Application for ballot by mail for the Special Election shall be mailed:

Anissa Herrera
Gillespie County Elections Administrator
PO Box 351
Fredericksburg, Texas 78624

Section Five – Governing Law and Qualified Voters. The election shall be held in accordance with the Constitution of the State of Texas and the Election Code, and all resident qualified voters of the City shall be eligible to vote at the election.

Section Six – Publication and Posting of Election. Notice of the election shall be given as required by Chapter 4 of the Election Code and the City Secretary is hereby directed and instructed to post an executed copy of this Notice at City Hall before October 15, 2019 and to publish the Notice of Election at least once, not earlier than October 6, 2019 day or later than October 28, 2019 in said newspaper of general circulation in the City of Fredericksburg, and said notice shall be publish in both English and Spanish. The Election Administrator is hereby directed and instructed to post an executed copy of the Election Notices at each polling place. The Election Administrator is also instructed to post and publish any additional Notices required by the Election Code.

Section Seven – Delivery of Returns. In accordance with the Election Code, immediately after the closing of the polls and counting on the day of the election, the Election Administrator shall deliver to the Mayor of the City of Fredericksburg and the City Secretary the election returns.

Section Eight - Effective Date. This resolution shall be effective upon its adoption.

PASSED AND APPROVED this day of August 2019.

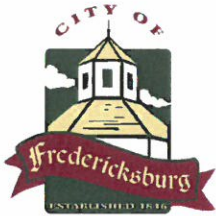
Linda Langerhans
Mayor

ATTEST:

Shelley Goodwin
City Secretary

November 5th Election Calendar-at-a-Glance

August 19 th	Last Day for Ordering Election with polls, times and locations.
September 5 th	Recommended date to order list of registered voters.
September 6 th	Last day to deliver notice to County Clerk and Voter Registrar.
September 13 th – 23 rd	Recommended period for appointing Election Judges.
September 16 th	Recommended date to order ballots.
October 6 th – 28 th	Period for Publishing Notice of Election.
October 7 th	Last day to mail balloting materials.
October 7 th	Due date of first Campaign Contributions and Expenditures by specific-purpose Committees.
October 7 th	Last day for submitting voter registration application.
October 15 th	Last day for publication of notice of the test automatic tabulating equipment to be used in Early Voting.
October 15 th	Last day to post Notice of Election on bulletin board.
October 18 th	Last day to receive application from voter in person for ballot to be voted by mail.
October 21 st	Early Voting begins.
October 25 th	Last day to receive application by mail for a ballot to be voted by mail.
October 28 th	Due date for second Campaign Contributions and Expenditures by specific-purpose committees.
November 1 st	Last day of Early Voting by personal appearance.
November 5 th	Election Day-Polls are open 7 a.m.-7 p.m.
November 8 th -18 th	Period for Official Canvass.
November 12 th	LAST DAY to receive an FPCA ballot voted by a member of the armed forces of the U.S. or a spouse or dependent of a member, including the merchant marines.
November 12 th	LAST DAY for receiving a mail ballot from outside the U.S. from a non-military voter, if postmark indicates ballot placed for delivery by 7 pm on election day.



CITY COUNCIL MEMO

DATE: August 19, 2019
TO: Mayor and City Council
FROM: Brian Jordan, AICP
SUBJECT: Conditional Use Permit to allow a Hotel in the Central Business District and a Site Plan for a Parking Structure on E. Austin Street.

Summary:

The proposed development includes new retail space fronting on Main Street a hotel, restrooms and a BBQ Smoker/Service building. In addition, the existing historic buildings on site will be repurposed for the following: Albertina House (former Keidel Residence) – guest rooms, Keidel Pharmacy – café, White Elephant Saloon – bar and the Brockmann-Kiehne House – outdoor restaurant space. A parking structure is proposed on the north side of E. Austin Street to serve the project. The hotel property consists of approximately 2.05 acres. The site for the proposed garage is approximately 0.93 acres. The purpose of the Conditional Use Permit is for the proposed hotel in the Central Business District. Vehicular access to the project will be provided by a circular drive on Austin Street. Access to the parking structure will also be provided on Austin Street.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use Permit subject to the following conditions:

1. The applicant providing an acceptable legal method of assuring the off-site parking spaces are exclusively for the Albert Hotel project and will be available perpetually.
2. Approval of the final building plans by the Historic Review Board.
3. Approval of a Landscape Plan prior to issuance of a building permit.

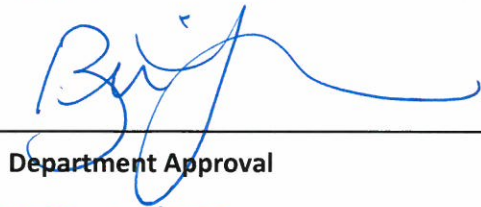
4. Approval of Civil Construction Plans prior to issuance of a building permit.

Background / Analysis:

See the attached Zoning Brief for an explanation of the CUP request.

Attachments:

Zoning Map, Property Owner List, Site Plan, Elevations, Staff Brief



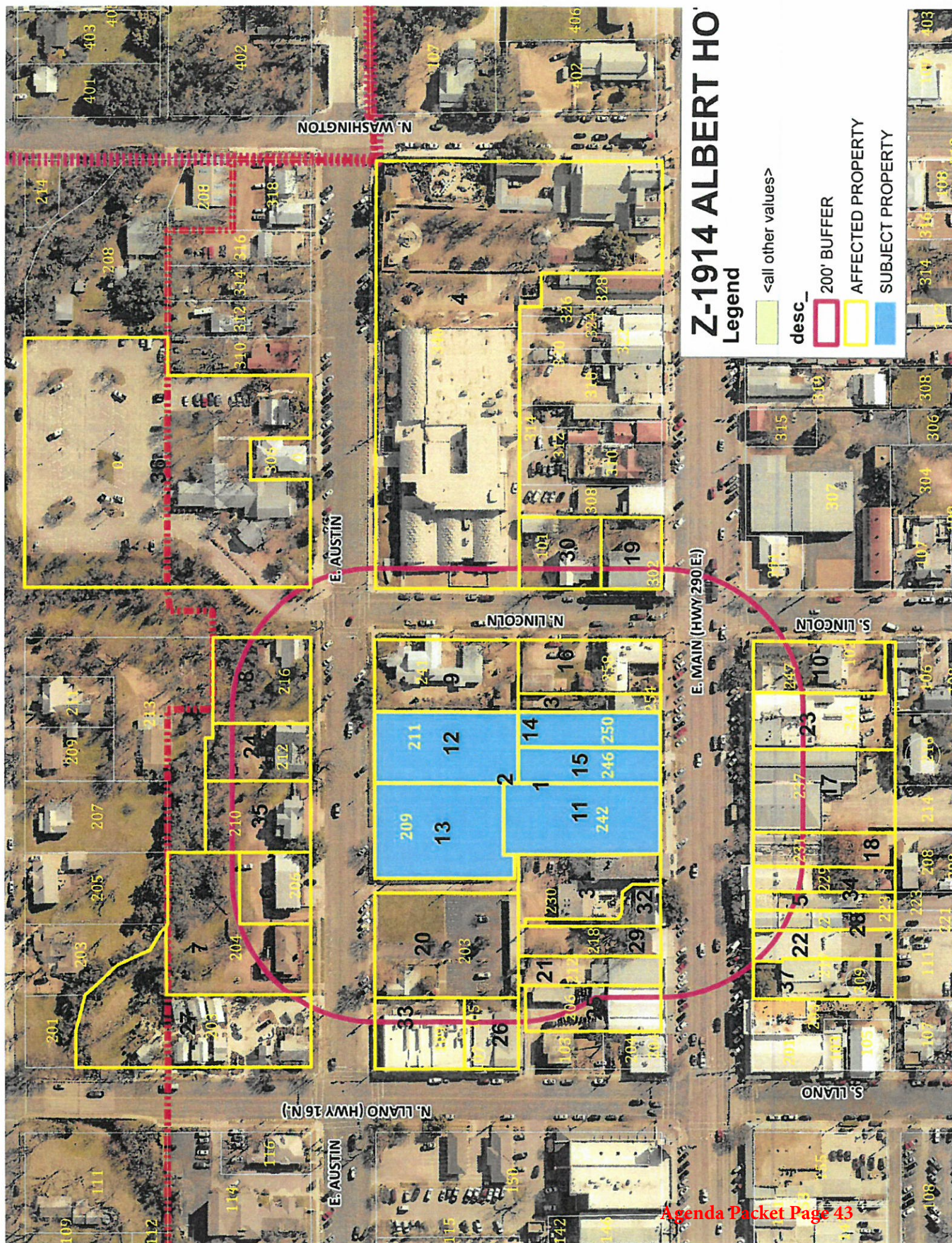
Department Approval



City Attorney Approval



City Manager Approval



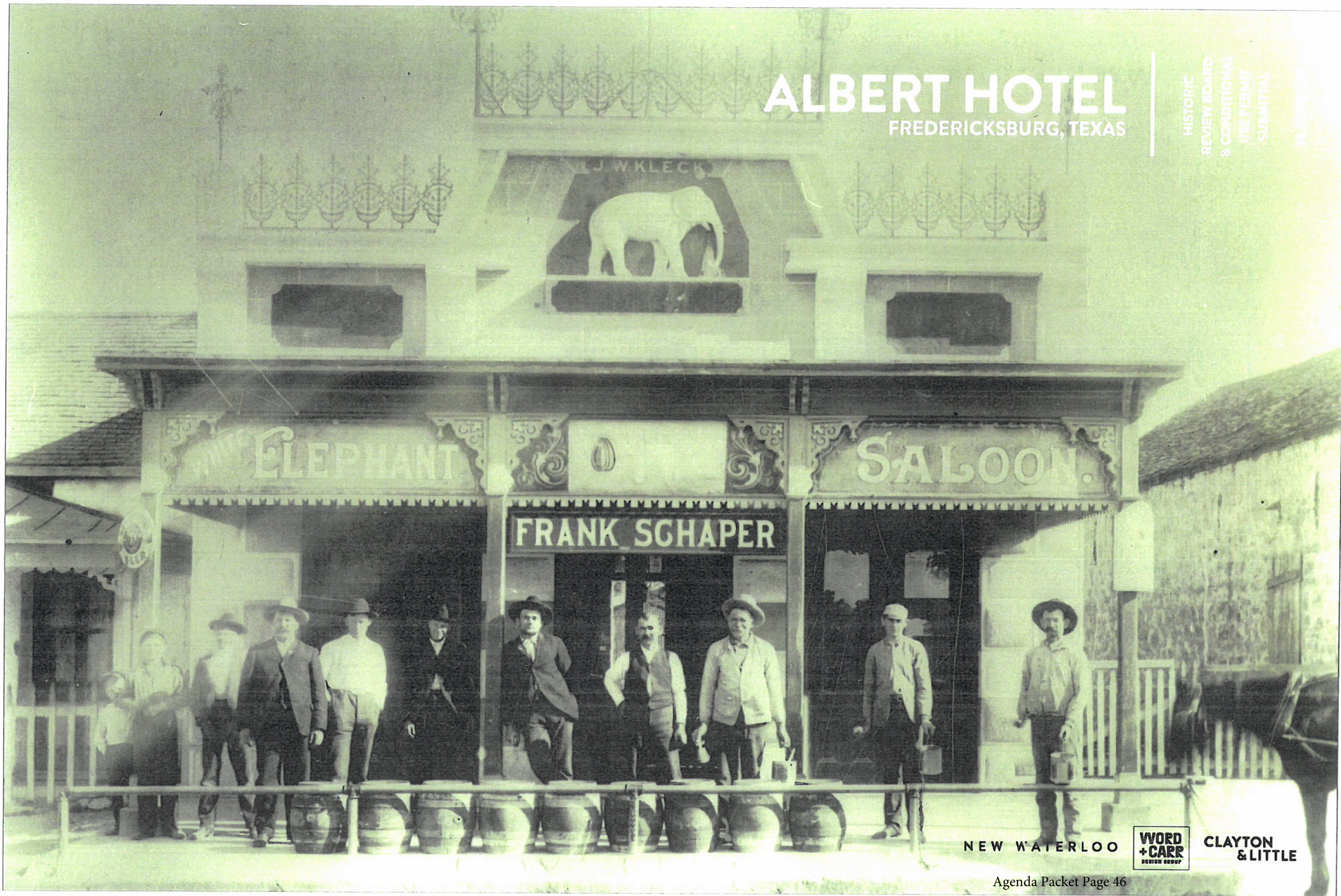
Letter	Owner	Address
1	SUBJECT PROEPRTY	
2	200' BUFFER	
3	FBG HISTORIC PROPERTIES LLC	1341 FELIX LN HYE, TX 78635
4	TEXAS HISTORICAL COMMISSION	P.O. BOX 12276 AUSTIN, TX 78711
5	KARLSVILLE LLC	P.O. BOX 910 FREDERICKSBURG, TX 78624
6	FREDERICKSBURG PARKING, LLC	P.O. BOX 1609 FREDERICKSBURG, TX 78624
7	FREDERICKSBURG PARKING, LLC	P.O. BOX 1609 FREDERICKSBURG, TX 78624
8	KATHRYN HARRISON	216 E. AUSTIN FREDERICKSBURG, TX 78624
9	FBG HISTORIC PROPERTIES LLC	1341 FELIX LN HYE, TX 78635
10	NIMITZ BIRTHPLACE LLC	P.O. BOX 1609 FREDERICKSBURG, TX 78624
11	KEIDEL FAMILY GENERAL PARTNERSHIP	246 E. MAIN FREDERICKSBURG, TX 78624
12	KEIDEL FAMILY GENERAL PARTNERSHIP	246 E. MAIN FREDERICKSBURG, TX 78624
13	KEIDEL FAMILY GENERAL PARTNERSHIP	246 E. MAIN FREDERICKSBURG, TX 78624
14	KEIDEL FAMILY GENERAL PARTNERSHIP	246 E. MAIN FREDERICKSBURG, TX 78624
15	KEIDEL FAMILY GENERAL PARTNERSHIP	246 E. MAIN FREDERICKSBURG, TX 78624
16	PERIHUEZ INVESTMENTS	P.O. BOX 669 FREDERICKSBURG, TX 78624
17	MARK & KAY DURST	3501 JUNG LN FREDERICKSBURG, TX 78624
18	KENNETH & DEBORAH JOHNSON	1404 N. MILAM FREDERICKSBURG, TX 78624
19	JANINE STROEHER ENGEL	922 HAWTHORN FREDERICKSBURG, TX 78624
20	CHERYL CARTER	105 N. LLANO FREDERICKSBURG, TX 78624
21	PENICK R & C LP	240 W. MAIN FREDERICKSBURG, TX 78624
22	RHONDA DURST	P.O. BOX 1561 FREDERICKSBURG, TX 78624
23	FREDERICKSBURG BREWING CO INC	245 E. MAIN FREDERICKSBURG, TX 78624
24	KNH INC	8 W LEDGE STONE FREDERICKSBURG, TX 78624
25	J 208 PERRY, LLC	P.O. BOX 669 FREDERICKSBURG, TX 78624
26	CHERYL CARTER	105 N. LLANO FREDERICKSBURG, TX 78624
27	JOSEPH & SUSAN GIARDINA	17814 MASON DIXON CIRCLE DRIPPING SPRINGS, TX 78620
28	SCHMIDT BUILDING LLC	221 E. MAIN FREDERICKSBURG, TX 78624
29	DONALD & MARCIA DIETZ	3132 E US HWY 290 FREDERICKSBURG, TX 78624
30	ROY STROEHER	509 S. ADAMS FREDERICKSBURG, TX 78624
31	230 E. MAIN LLC	1341 FELIX LN HYE, TX 78635
32	DEBRA COOPER	215 N 6TH ST JUNCTION, TX 76849
33	109 LLANO STREET LLC	150 E. MAIN STE 208 FREDERICKSBURG, TX 78624

34	CONE FAMILY TRUST	229 E. MAIN FREDERICKSBURG, TX 78624
35	WILLIAM & SUSAN JOHNSON LIVING TRUST	P.O. BOX 2288 FREDERICKSBURG, TX 78624
36	CITY OF FREDERICKSBURG	126 W. MAIN FREDERICKSBURG, TX 78624
37	NYC APT LLC	105 S. SAN ANTONIO FREDERICKSBURG, TX 78624
Z-1914 - Albert Hotel		

ALBERT HOTEL

FREDERICKSBURG, TEXAS

HISTORIC
REVIEW BOARD
& CONDITIONAL
USE PERMIT
SUBMITTAL



NEW WATERLOO

**WORD
+CARR**
DESIGN GROUP

**CLAYTON
& LITTLE**

ALBERT HOTEL - HISTORIC REVIEW BOARD & CONDITIONAL USE PERMIT SUBMITTAL

CLAYTON
& LITTLE



ISSUED DATE 2019.06.26
PROJECT NUMBER 1718

HRB & CUP
SUBMITTAL

PROPERTY IDENTIFICATION - PARKING GARAGE

PARCEL ID 16502
ADDRESS 205 EAST AUSTIN STREET
LEGAL DESCRIPTION FBG ADDN BLK 49 LOT 72 PT
ZONING CBD (CENTRAL BUSINESS DISTRICT)

PARCEL ID 16529
ADDRESS 204 EAST AUSTIN STREET
LEGAL DESCRIPTION FBG ADDN BLK 49 LOT 72 PT & UNMBR
ZONING CBD (CENTRAL BUSINESS DISTRICT)

ZONING & CODE ANALYSIS - PARKING GARAGE

ZONING CENTRAL BUSINESS DISTRICT (CBD)
HISTORIC SHOPPING DISTRICT
FREDERICKSBURG NATIONAL REGISTER HISTORIC DISTRICT

LOT SIZE
MINIMUM / ACTUAL 5,000 SF / 40,510.8 SF
OUTSIDE OF 100 YR FLOOD PLAIN* 28,053.7 SF

SETBACKS
FRONT 0 FT
REAR 0 FT
INTERIOR SIDE 0 FT
STREET SIDE 0 FT

BUILDING HEIGHT
MAXIMUM / ACTUAL 3 STORIES ABOVE GRADE, 38 FT / 2 STORIES ABOVE GRADE, 15' - 8

BUILDING CODES 2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
CITY OF FREDERICKSBURG AMENDMENTS

BUILDING DESCRIPTION CONCRETE MASONRY PARKING GARAGE

LEGAL JURISDICTION CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

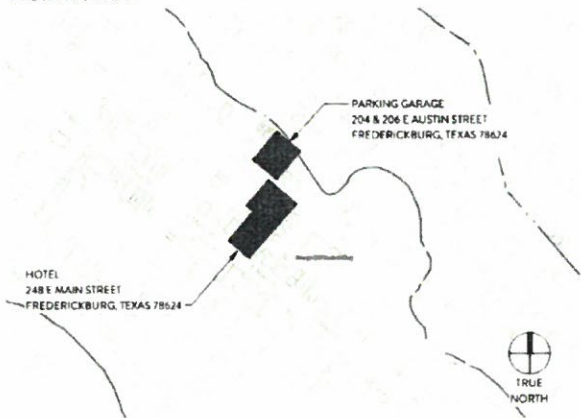
OCCUPANCY CLASSIFICATION GROUP S, 2, LOW HAZARD STORAGE

AREA CALCULATIONS - PARKING GARAGE

LOT SIZE	EXISTING	NEW/ADDED	TOTAL
40,510.8 SF (28,053.7 SF)*			
LOWER (L1) LEVEL UNCONDITIONED	0 SF	22,565 SF	22,565 SF
STREET (L2) LEVEL UNCONDITIONED	0 SF	22,941 SF	22,941 SF
OVERHANG OF L2 AT L1 LEVEL	0 SF	2,358 SF	2,358 SF
TOTAL BUILDING COVERAGE			
MAXIMUM / ACTUAL	N/A	24,923 SF	
DRIVEWAY	0 SF	0 SF	0 SF
SIDEWALKS	0 SF	0 SF	0 SF
OTHER	0 SF	0 SF	0 SF
TOTAL NON-BUILDING COVERAGE			
MAXIMUM / ACTUAL	N/A	0 SF	
TOTAL SITE COVERAGE (IMPERVIOUS)*			
MAXIMUM (90%) / ACTUAL		25,248.3 SF	24,923 SF

*PER SEC 7.7(i), THE 100 YEAR FLOOD PLAIN AREA OF A LOT SHALL NOT BE INCLUDED IN THE CALCULATION OF BUILDING COVERAGE OR IMPERVIOUS COVERAGE

VICINITY MAP



PROPERTY IDENTIFICATION - HOTEL

PARCEL ID 19660
ADDRESS 242 EAST MAIN STREET
LEGAL DESCRIPTION FBG ADDN BLK 48 LOT 87 PT 1/8 PT, WHITE ELEPHANT SALOON
ZONING CBD (CENTRAL BUSINESS DISTRICT)

PARCEL ID 19662
ADDRESS 211 EAST MAIN STREET
LEGAL DESCRIPTION FBG ADDN BLK 48 LOT 86 E AUSTIN (VACANT)
ZONING CBD (CENTRAL BUSINESS DISTRICT)

PARCEL ID 19664
ADDRESS 209 EAST AUSTIN STREET
LEGAL DESCRIPTION FBG ADDN BLK 48 LOT 87 PT & 88 PT, 209 E AUSTIN
ZONING CBD (CENTRAL BUSINESS DISTRICT)

PARCEL ID 19667
ADDRESS 252 EAST MAIN STREET
LEGAL DESCRIPTION FBG ADDN BLK 48 LOT 179 PT
ZONING CBD (CENTRAL BUSINESS DISTRICT)

PARCEL ID 19670
ADDRESS 246 & 248 EAST MAIN STREET
LEGAL DESCRIPTION FBG ADDN BLK 48 LOT 179 PT, OLD DRUG STORE
ZONING CBD (CENTRAL BUSINESS DISTRICT)

ZONING & CODE ANALYSIS - HOTEL

ZONING CENTRAL BUSINESS DISTRICT (CBD)
HISTORIC SHOPPING DISTRICT
FREDERICKSBURG NATIONAL REGISTER HISTORIC DISTRICT

LOT SIZE
MINIMUM / ACTUAL 5,000 SF / 89,458 SF

SETBACKS
FRONT 0 FT
REAR 0 FT
INTERIOR SIDE 0 FT
STREET SIDE 0 FT

BUILDING HEIGHT
MAXIMUM / ACTUAL 3 STORIES ABOVE GRADE, 38 FT / 3 STORIES ABOVE GRADE, 37' 10 1/2

BUILDING CODES 2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
CITY OF FREDERICKSBURG AMENDMENTS

BUILDING DESCRIPTION WOOD & MASONRY FRAMED HOTEL

LEGAL JURISDICTION CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

OCCUPANCY CLASSIFICATION GROUP R, 1, RESIDENTIAL HOTEL (TRANSIENT)

AREA CALCULATIONS - HOTEL

LOT SIZE	EXISTING	NEW/ADDED	TOTAL
89,458 SF			
HOTEL			
BASEMENT LEVEL CONDITIONED	0 SF	11,747 SF	11,747 SF
GROUND FLOOR CONDITIONED	0 SF	30,577 SF	30,577 SF
SECOND FLOOR CONDITIONED	0 SF	28,493 SF	28,493 SF
THIRD FLOOR CONDITIONED	0 SF	27,382 SF	27,382 SF
BASEMENT LEVEL UNCONDITIONED	0 SF	2,679 SF	2,679 SF
GROUND FLOOR UNCONDITIONED	0 SF	812 SF	812 SF
SECOND FLOOR UNCONDITIONED	0 SF	0 SF	0 SF
THIRD FLOOR UNCONDITIONED	0 SF	394 SF	394 SF
ALBERTINA HOUSE			
BASEMENT LEVEL CONDITIONED	292 SF	0 SF	292 SF
GROUND FLOOR CONDITIONED	1,925 SF	0 SF	1,925 SF
SECOND FLOOR CONDITIONED	973 SF	0 SF	973 SF
GROUND FLOOR UNCONDITIONED	210 SF	0 SF	210 SF
SECOND FLOOR UNCONDITIONED	199 SF	0 SF	199 SF
DETACHED BLDG UNCONDITIONED	207 SF	0 SF	207 SF
PHARMACY BUILDING			
GROUND FLOOR CONDITIONED	2,184 SF	0 SF	2,184 SF
SECOND FLOOR CONDITIONED	1,592 SF	0 SF	1,592 SF
SALOON			
GROUND FLOOR CONDITIONED	2,090 SF	0 SF	2,090 SF
GROUND FLOOR UNCONDITIONED	849 SF	0 SF	849 SF
BROCKMANN KIEHNE HOUSE			
DINING PAVILION UNCONDITIONED	1,805 SF	0 SF	1,805 SF
SALOON UNCONDITIONED	0 SF	1,514 SF	1,514 SF
RESTROOMS UNCONDITIONED	0 SF	524 SF	524 SF
TOTAL BUILDING COVERAGE			
MAXIMUM / ACTUAL	N/A	42,510 SF	
POOLS & FOUNTAINS*			
POOL DECK	650 SF		
POOL DECK	4,083 SF		
DRIVEWAY	9,620 SF		
SIDEWALKS	6,100 SF		
OTHER (SITE WALLS, ETC.)	455 SF		
TOTAL NON-BUILDING COVERAGE			
MAXIMUM / ACTUAL	N/A	20,918 SF	
TOTAL SITE COVERAGE (IMPERVIOUS)*			
MAXIMUM (90%) / ACTUAL		80,512.3 SF	63,420 SF

*PER SEC 7.7(i), POOLS INCLUDING BUT NOT LIMITED TO SWIMMING POOLS, REFLECTING POOLS AND FOUNTAINS ARE EXCLUDED FROM IMPERVIOUS COVERAGE CALCULATION

PROJECT TEAM

OWNER'S REPRESENTATIVE
PIPKIN INVESTMENTS
4407 BELLVIEW AVENUE
AUSTIN, TEXAS 78756

INTERIOR DESIGNER / OPERATOR
NEW WATER COO
520 EAST OLIVE STREET
AUSTIN, TEXAS 78704

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512 844-7209
MATTHEW@PIPKININVESTMENTS.COM

MELANIE RAINES
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MELANIE.RAINES@NEWWATERCOO.COM

ARCHITECT
CLAYTON & LITTLE
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AUSTIN, TEXAS 78705

GEORGE WILCOX
512 477-1727, 222
GEORGE@CLAYTONANDLITTLE.COM

LANDSCAPE ARCHITECT
WORD & CARR DESIGN GROUP
2201 NORTH LAMAR BLVD
AUSTIN, TEXAS 78705

SARAH CARR
512 440-0013 x151
SARAH@WORDANDCARR.COM

PROJECT NARRATIVE

NEW FOUR LEVEL (THREE ABOVE GRADE), MIXED USE FACILITY INCLUDING HOTEL ROOMS, HOTEL SERVICES, RESTAURANT, BAR, SPA, RETAIL, SWIMMING POOL, AND EVENT SPACE. FOUR EXISTING HISTORIC BUILDINGS ON THE PROPERTY WILL BE MAINTAINED AND RESTORED (SEE HISTORIC NARRATIVE ON G1.01 FOR MORE SPECIFIC INFORMATION) FOR USE BY HOTEL GUESTS AND THE GENERAL PUBLIC.

THE EXISTING ALBERTINA HOUSE WILL CONTINUE TO HOUSE HOTEL GUESTS, SIMILAR TO ITS CURRENT USE AS A SHORT TERM RENTAL UNIT. THE EXISTING KEIDEL PHARMACY BUILDING WILL HOUSE A NEW CAFE AND SUPPORTING BACK OF HOUSE (NO COMMERCIAL KITCHEN) ON THE GROUND FLOOR, WHILE THE SECOND FLOOR WILL REMAIN UNOCCUPIED. THE EXISTING WHITE ELEPHANT SALOON WILL HOUSE A BAR AND SUPPORTING BACK OF HOUSE AND RESTROOMS. THE EXISTING BROCKMANN KIEHNE HOUSE WILL REMAIN UNCONDITIONED AND USED AS A DINING PAVILION TO SUPPORT A NEW FOOD SERVICE VENTURE TO BE HOUSED IN ADJACENT NEW BUILDINGS.

DRAWING INDEX

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G1.02	OVERALL SITE PLAN
L1.00	LANDSCAPE SITE PLAN - HOTEL
L1.01	LANDSCAPE SITE PLAN - PARKING GARAGE
L1.02	LANDSCAPE MATERIALS PALETTE
A0.01	ARCHITECTURAL SITE PLAN - HOTEL
A0.02	ARCHITECTURAL SITE PLANS - PARKING GARAGE
A0.03	ARCHITECTURAL SITE ELEVATIONS
A0.04	ARCHITECTURAL SITE PERSPECTIVE VIEWS
A0.05	ARCHITECTURAL SITE PERSPECTIVE VIEWS
A0.06	ARCHITECTURAL SITE PERSPECTIVE VIEWS
A0.07	ARCHITECTURAL SITE PERSPECTIVE VIEWS
A0.08	ARCHITECTURAL SITE PERSPECTIVE VIEWS
A1.00	OVERALL FLOOR PLAN - HOTEL BASEMENT
A1.01	OVERALL FLOOR PLAN - HOTEL GROUND FLOOR
A1.02	OVERALL FLOOR PLAN - HOTEL SECOND FLOOR
A1.03	OVERALL FLOOR PLAN - HOTEL THIRD FLOOR
A.02.00	EXTERIOR ELEVATIONS - HOTEL
A.02.01	EXTERIOR ELEVATIONS - HOTEL
B.01.00	ENLARGED FLOOR PLANS - ALBERTINA HOUSE
B.01.01	ENLARGED FLOOR PLANS - ALBERTINA HOUSE
B.02.00	EXTERIOR ELEVATIONS - ALBERTINA HOUSE
B.02.01	EXTERIOR ELEVATIONS - ALBERTINA HOUSE
B.02.02	EXTERIOR ELEVATIONS - ALBERTINA HOUSE
C.01.00	ENLARGED FLOOR PLANS - PHARMACY
C.02.00	EXTERIOR ELEVATIONS - PHARMACY
C.02.01	EXTERIOR ELEVATIONS - PHARMACY
D.01.00	ENLARGED FLOOR PLANS - WHITE ELEPHANT
D.02.00	EXTERIOR ELEVATIONS - WHITE ELEPHANT
D.02.01	EXTERIOR ELEVATIONS - WHITE ELEPHANT
E.01.00	ENLARGED FLOOR PLANS - BROCKMANN KIEHNE
E.02.00	EXTERIOR ELEVATIONS - BROCKMANN KIEHNE
E.02.01	EXTERIOR ELEVATIONS - BROCKMANN KIEHNE
E.02.02	EXTERIOR ELEVATIONS - BROCKMANN KIEHNE
E.02.03	EXTERIOR ELEVATIONS - BROCKMANN KIEHNE
F.02.00	PARKING GARAGE EXTERIOR ELEVATIONS

ALBERT HOTEL
FREDERICKSBURG, TEXAS 78624

G1.00
COVER SHEET

SYMBOL LEGEND

	ELEVATION	ROOM NAME	ROOM NAME
	BUILDING SECTION	200 SF	NUMBER
	WALL SECTION	101	DOOR NUMBER
	SECTION DETAIL	101	WINDOW TYPE
	DETAIL	AI	PARTITION TYPE
		A	PLUMBING FIXTURE TYPE
		TA I	TOILET ACCESSORY TYPE

PROPOSED PARKING TABLE

KEIDEL HOTEL & RETAIL PROPOSED PARKING TABLE					
5/26/2019					
3/4 TOTAL KEYS	REQUIREMENT	BASIS	# REQUIRED	% OF TOTAL	NOTE
Hotel A	11 sq. per Room	501	55	27%	
Hotel B	1 sq. per Room	601	60	30%	Total Hotel requirement = 107 + 3 (Q) Alterations = 110
Whole Elephant Saloon	1 sq. per 3 seats	65			Example in existing historic building
Pharmacy - Cafe	1 sq. per 4 seats	75			Example in existing historic building
Lobby Bar	1 sq. per 3 seats	25	8	4%	40 - 60 seats for Lobby Bar & Rest. Requested by City
Lobby Restaurant	1 sq. per 4 seats	100	25	12%	Rest. x 1500 sq. ft. (incl. patio) Bar x 370 sq. ft.
Bar/Rest	1 sq. per 4 seats	60			Example in existing historic building 75 - 90 total seats for BBQ
Barbecue Outdoor	1 sq. per 4 seats	30			Outdoor seating is exempt
Event Space	1 sq. per 100 sq. ft.	3,800	38	19%	
Spa	1 sq. per 300 sq. ft.	3,597	12	6%	
Laundry	1 sq. per 200 sq. ft.	1,000			Minor request, support for hotel
Offices	1 sq. per 400 sq. ft.	2,000			Minor request, support for hotel
Commercial Kitchen	1 sq. per 400 sq. ft.	2,000			Minor request, support for hotel
Retail	1 sq. per 400 sq. ft.	3,300	4	2%	
SUBTOTAL			207	100%	CBD subtotal: 87
50% CBD Reduction for Event, Restaurant, Bar, Spa & Retail					
TOTAL REQUIRED					
158					
Parking on streets			34		To be adjusted, incl. 1 accessible space on Main
Parking provided on site			2		Incl. 2 accessible bus spaces
Parking provided on north side			15		Layout to be set final after survey provided
Unreserved parking provided on E. Austin St. parcels			14		Two lots
TOTAL PROVIDED					
165					
SURPLUS / (DEFICIT)					
7					

HISTORIC NARRATIVE

ALBERTINA HOUSE (KEIDEL FAMILY HOME):

- BUILT CIRCA 1860
- ADDRESS: 252 E. MAIN STREET
- FREDERICKSBURG SITE ID NO. 390
- THE ALBERTINA HOUSE IS IN THE VICTORIAN/ITALIANATE STYLE AND WAS ORIGINALLY A 1.5 STORY STONE HOUSE THAT WAS RENOVATED BY DR. ALBERT KEIDEL TO TWO FULL STORIES IN 1889. IN 1931, ALBERT KEIDEL AN ARCHITECT AND DR. KEIDEL'S GRANDSON, DESIGNED A ONE STORY ADDITION TO THE ORIGINAL STRUCTURE TO INCLUDE THE EXISTING OCTAGONAL KITCHEN AND THE INTERIOR GLASS BLOCK PARTITION AT THE BASEMENT STAIRS.
- THE BUILDING APPEARS TO BE WELL MAINTAINED AND IN VERY GOOD CONDITION.
- THERE IS AN ASSOCIATED DETACHED KITCHEN BUILDING TO THE NORTHEAST OF THE MAIN BUILDING. THE NEW PROGRAM FOR THE KITCHEN BUILDING IS AS YET UNDETERMINED. AT A MINIMUM THIS ANCILLARY BUILDING WILL BE STABILIZED AND REPAIRED FOR WEATHERTIGHTNESS.
- THE HOUSE IS CURRENTLY IN THE FREDERICKSBURG NATIONAL REGISTER HISTORIC DISTRICT.
- PROPOSED SCOPE OF WORK: THE EXTERIOR OF THE HOUSE WILL BE MAINTAINED (VERY LITTLE WORK ANTICIPATED) AND THE INTERIOR WILL BE REMODELED TO HOUSE FOUR SEPARATE HOTEL ROOMS. ADDITIONAL GUEST BATHROOMS ARE PROPOSED TO BE ADDED ON THE SECOND FLOOR, IN THE REAR OF THE BUILDING. EXISTING MEP SYSTEMS WILL BE REUSED WHERE POSSIBLE.

KEIDEL PHARMACY:

- BUILT CIRCA 1908 (1909 PER JULY 2003 HISTORIC SURVEY UPDATE)
- ADDRESS: 248 E. MAIN STREET
- FREDERICKSBURG SITE ID NO. 389
- THE KEIDEL PHARMACY WAS BUILT CIRCA 1908 BY DR. ALBERT KEIDEL. IT HOUSED A PHARMACY/DRUG STORE ON THE FIRST FLOOR AND MEDICAL OFFICES ON THE SECOND FLOOR. THIS BUILDING HAS A PAINTED MESKER BROTHERS METAL FACADE (FERROUS SHEET METAL PRESUMED). THE SECOND FLOOR BALCONY IS ASSUMED TO BE ORIGINAL, WHILE THE CANOPY AT THE SIDE WALK IS NOT CONSIDERED ORIGINAL. A REAR ADDITION, WHICH FIRST APPEARS ON A 1946 SANBORN MAP, IS TO BE KEPT. IT CONNECTS TO THE ADJACENT WHITE ELEPHANT SALOON BUILDING.
- THE BUILDING APPEARS TO BE WELL MAINTAINED AND IN GOOD CONDITION. MINOR ROT OF WOOD WINDOW SASHES NOTED ON THE NORTH FAÇADE, SECOND FLOOR.
- THE BUILDING IS CURRENTLY IN THE FREDERICKSBURG NATIONAL REGISTER HISTORIC DISTRICT.
- PROPOSED SCOPE OF WORK: THE FIRST FLOOR OF THE BUILDING WILL BE RENOVATED AND USED AS A CAFE. THE PROGRAM FOR THE SECOND FLOOR IS AS YET UNDETERMINED. MINIMAL RENOVATION OF THE INTERIOR SPACES IS PLANNED, WITH FOCUS ON UNCOVERING ORIGINAL MATERIALS (AND KEEPING THEM) WHERE POSSIBLE. THE EXTERIOR OF THE BUILDING WILL BE RESTORED (VERY LITTLE WORK ANTICIPATED). WITH THE METAL FACADE TO BE CLEANED OF RUST, PREPARED AND REPAINTED. NEW MEP SYSTEMS WILL LIKELY BE REQUIRED. THE COMMON REAR ADDITION WILL BE KEPT, MODIFIED AND REUSED TO SUPPORT THE NEW CAFE AND ADJACENT BAR USES.

WHITE ELEPHANT SALOON:

- BUILT CIRCA 1888
- ADDRESS: 242 E. MAIN STREET
- FREDERICKSBURG SITE ID NO. 388
- THE WHITE ELEPHANT SALOON WAS BUILT CIRCA 1888 AND ORIGINALLY OPERATED AS PART OF A CHAIN OF GENTLEMEN'S RESORTS CATERING TO COWBOYS COMING THROUGH TOWN ON CATTLE DRIVES. THE ORIGINAL BUILDING HAD A WOOD AWNING, WITH ITALIANATE DETAILING THAT IS NO LONGER PRESENT. A REAR ADDITION, WHICH FIRST APPEARS ON A 1946 SANBORN MAP, IS TO BE KEPT. IT CONNECTS TO THE ADJACENT KEIDEL PHARMACY BUILDING.
- THE BUILDING APPEARS TO BE WELL MAINTAINED AND IN GOOD CONDITION.
- THE BUILDING IS CURRENTLY IN THE FREDERICKSBURG NATIONAL REGISTER HISTORIC DISTRICT.
- PROPOSED SCOPE OF WORK: TO INCLUDE REBUILDING THE ORIGINAL CANOPY THAT EXTENDED OVER THE SIDEWALK. IF REGULATORY APPROVAL IS RECEIVED, EXTERIOR WORK WILL ALSO INCLUDE MINIMALLY INVASIVE CLEANING, REPAIR AND RESTORATION OF THE FRONT FAÇADE AND CRESTING. THIS BUILDING WILL BE RETURNED TO ITS ORIGINAL USE AS A BAR. MINIMAL RENOVATION OF THE INTERIOR SPACES IS PLANNED, WITH FOCUS ON UNCOVERING ORIGINAL MATERIALS (AND KEEPING THEM) WHERE POSSIBLE. NEW MEP SYSTEMS WILL LIKELY BE REQUIRED. THE COMMON REAR ADDITION WILL BE KEPT, MODIFIED AND REUSED TO SUPPORT THE NEW BAR AND ADJACENT CAFE USES.

BROCKMANN KIEHNE HOUSE

- BUILT CIRCA 1870 (1880 PER JULY 2003 HISTORIC SURVEY UPDATE)
- ADDRESS: 209 E. AUSTIN STREET (FORMERLY 109 E. SAN ANTONIO STREET)
- THE BROCKMANN KIEHNE HOUSE WAS BUILT CIRCA 1870. THE ORIGINAL HOUSE WAS 1.5 STORIES WITH A STANDARD HISTORICAL CONFIGURATION THAT INCLUDED THE EXISTING ENTRY HALL BETWEEN TWO PARLOR ROOMS WITH A SEPARATE KITCHEN AND CELLAR THAT WAS SEPARATED BY A "DURCH GANGE" OR BREEZEWAY. THE FRONT PORCH IS LIKELY NOT ORIGINAL. THE HOME WAS SOLD TO THE KIEHNE FAMILY IN 1906. MS. WILLIAM KIEHNE ADDED A SMALL GLASSED IN PORCH TO THE EAST (PLAN SOUTH) SIDE OF THE MIDDLE ROOM (WHICH SEEMS TO HAVE BEEN REMOVED AND IS NOW A COVERED PATIO) AND ADDED THE BATHROOM AND UTILITY PORCH TO THE WEST (PLAN NORTH). THE ANCILLARY WELL HOUSE AND TANK WILL BE RETAINED IN SITU WITH MINIMAL RESTORATION ANTICIPATED. THE PROGRAM FOR THIS ANCILLARY BUILDING IS AS YET UNDETERMINED.
- THE BUILDING IS IN DISREPAIR, WITH SIGNIFICANT WATER INTRUSION AND APPARENT STRUCTURAL ISSUES.
- THE BUILDING IS CURRENTLY IN THE FREDERICKSBURG NATIONAL REGISTER HISTORIC DISTRICT.
- PROPOSED SCOPE OF WORK: THE BUILDING'S EXTERIOR WILL BE REPAIRED AND THE INTERIOR WILL BE MINIMALLY RENOVATED TO SUPPORT ITS USE AS AN UNCONDITIONED DINING HALL. EXISTING EXTERIOR MATERIALS WILL BE REUSED OR REPLICATED WHERE REPAIR/REPLACEMENT WORK IS REQUIRED. THE EXISTING BREEZEWAY ENCLOSURE IS PROPOSED TO BE REMOVED. A NEW FOOD SERVICE PAVILION IS PROPOSED TO BE ADDED NEAR THE BUILDING.

VERMACULAR SHED

- BUILT CIRCA UNKNOWN. THIS STRUCTURE FIRST APPEARS ON A 1938 SANBORN MAP.
- ADDRESS: APPROXIMATELY 205 E. AUSTIN STREET. THE BUILDING IS CURRENTLY SITED APPROX. 60' TO THE WEST OF THE BROCKMANN KIEHNE HOUSE.
- THIS STRUCTURE FIRST APPEARS ON A 1938 SANBORN MAP. ACTUAL CONSTRUCTION DATE UNKNOWN. IN RECENT HISTORY (DATE FORTHCOMING FROM FAMILY RECORDS) THIS BUILDING WAS REBUILT WITH NEW FRAMING AND CLADDING. HISTORIC SIGNIFICANCE OF THIS STRUCTURE IS IN QUESTION.
- IF THIS STRUCTURE IS CONSIDERED TO BE HISTORICALLY SIGNIFICANT, WE PROPOSE TO RELOCATE IT ON SITE AND REPURPOSE IT TO HOUSE NEW PROGRAM ELEMENTS TO SUPPORT THE NEW RESTAURANT USE NEAR THE BROCKMANN KIEHNE HOUSE.

METAL AWNING

- BUILT CIRCA UNKNOWN. THIS STRUCTURE FIRST APPEARS ON A 1983 AERIAL PHOTOGRAPH.
- ADDRESS: APPROXIMATELY 230 E. MAIN STREET. THIS STRUCTURE IS TIGHTLY ATTACHED TO THE SOUTH WALL OF THE ADJACENT VAUDEVILLE BISTRO.
- THIS STRUCTURE IS PROPOSED TO BE REMOVED.

HISTORICAL NOTES

- THIS IS A HISTORICALLY SIGNIFICANT SITE IN THE FREDERICKSBURG NATIONAL REGISTER HISTORIC DISTRICT. WHERE PRESERVATION OF EXISTING STRUCTURES IS EXTREMELY IMPORTANT. EXTREME CARE SHALL BE TAKEN TO PROTECT AND PRESERVE THE STRUCTURES DURING SELECTIVE DEMOLITION AND CONSTRUCTION. IF ANY UNFORESEEN CONDITIONS ARISE, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY.
- IT IS OUR INTENTION THAT ALL WORK CONFORM TO THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. GC TO BE FAMILIAR WITH THESE STANDARDS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT MAY ARISE.
- DOCUMENT ALL AREAS TO BE SELECTIVELY DEMOLISHED PRIOR TO PERFORMING ANY WORK. DOCUMENTATION TO INCLUDE PHOTOGRAPHS AND MEASURED DRAWINGS. DOCUMENTATION TO BE CLEARLY LABELED AND DELIVERED TO ARCHITECT AND OWNER.
- SELECTIVE DEMOLITION PHASE: THIS STAGE IS CRITICAL TO THE SUCCESS OF THIS PROJECT AND MUST BE CONSIDERED A STAGE OF DISCOVERY. EXTREME CARE MUST BE TAKEN, ESPECIALLY IN AREAS OF QUESTION TO NOT DESTROY ORIGINAL MATERIALS. RECKLESS DESTRUCTION OF SALVAGEABLE, RE-USEABLE ORIGINAL MATERIALS WILL NOT BE ALLOWED AND CM/GC WILL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED MATERIALS.
- ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
- DAMAGES TO PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE GENERAL CONTRACTOR. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGE TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, VEHICLES, UTILITIES, FINISHES, FURNISHINGS, ETC.
- PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE FINISHES INDICATED.
- THE CONTRACTOR SHALL TAKE GREAT CARE TO MINIMIZE DAMAGE TO EXISTING PLANTS TO REMAIN. SUSPENDED PLATFORMS AND EQUIPMENT THAT ARE LOWERED TO THE GROUND SHALL BE PLACED ON BLOCKS TO MINIMIZE THE DISTURBED FOOTPRINT AREA.
- ALL HISTORIC MASONRY TO BE REPAIRED AS REQUIRED. CONTRACTOR TO FOLLOW THE NATIONAL PARKS SERVICE RECOMMENDATIONS FROM PRESERVATION BRIEF 2. REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.

GENERAL NOTES

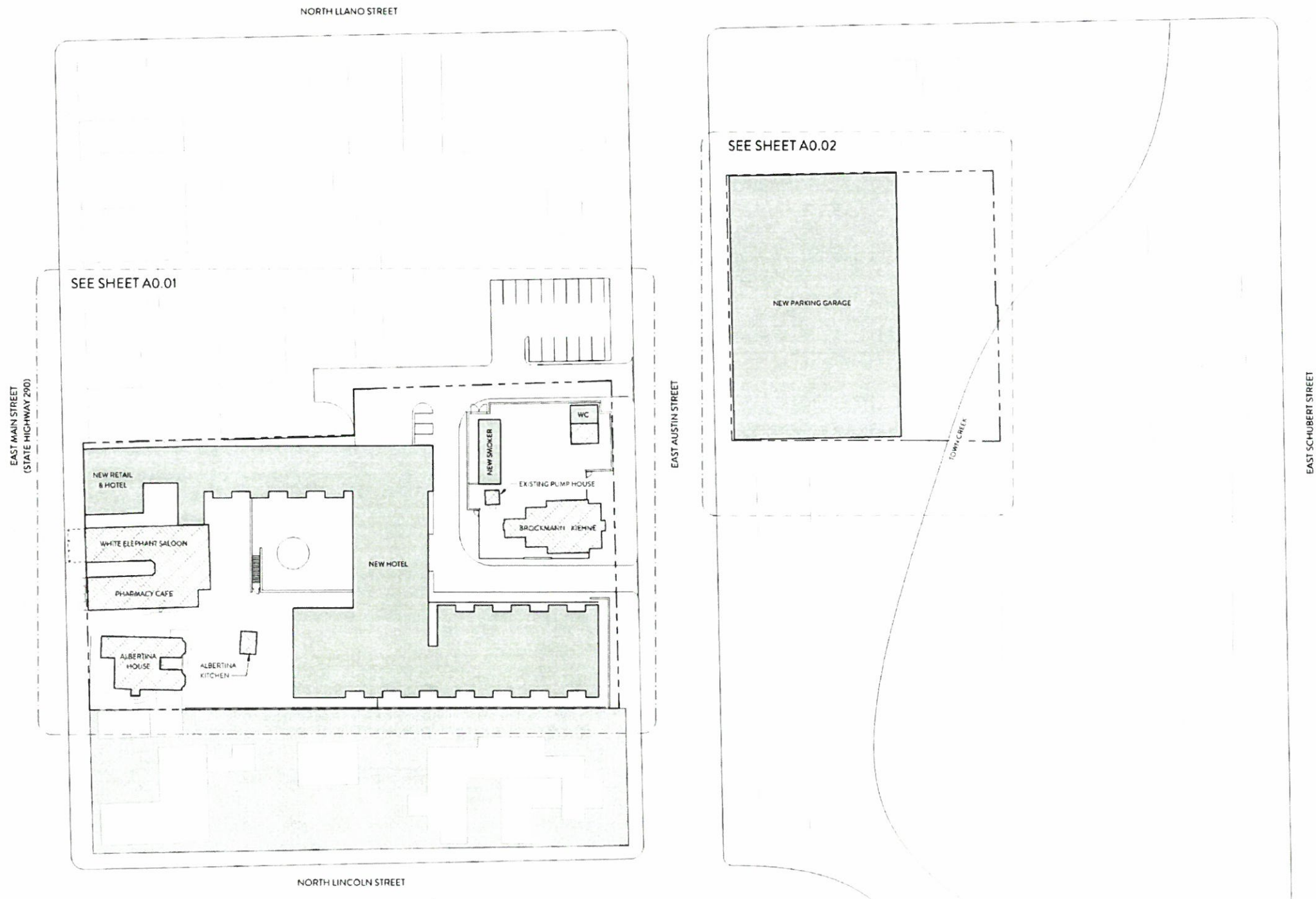
- ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES, AND TO INCLUDE ALL REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIMSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
- THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERRABLE FROM THEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
- ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "V.I.F.". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO PARTIALLY OR WHOLE ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
- CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED).
- DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
- IN CASE OF CONFLICTS BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN THE LOCATION OF MATERIALS AND/OR EQUIPMENT, ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH CONFLICT.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- ALL WORK NOTED AS "BY OTHERS" OR "N.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS OTHER WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE PROPER SEQUENCE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.



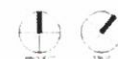
ISSUED DATE 2019-06-26
PROJECT NUMBER 1718

HRB & CUP
SUBMITTAL

ALBERT HOTEL
FREDERICKSBURG, TEXAS 78624



- LEGEND
- EXISTING ADJACENT BUILDING
 - EXISTING HISTORIC STRUCTURE
 - NEW CONSTRUCTION
 - NEW PLANTING AREA
 - TREE TO BE REMOVED



1 OVERALL SITE PLAN
1" = 40'-0"

CLAYTON
& LITTLE



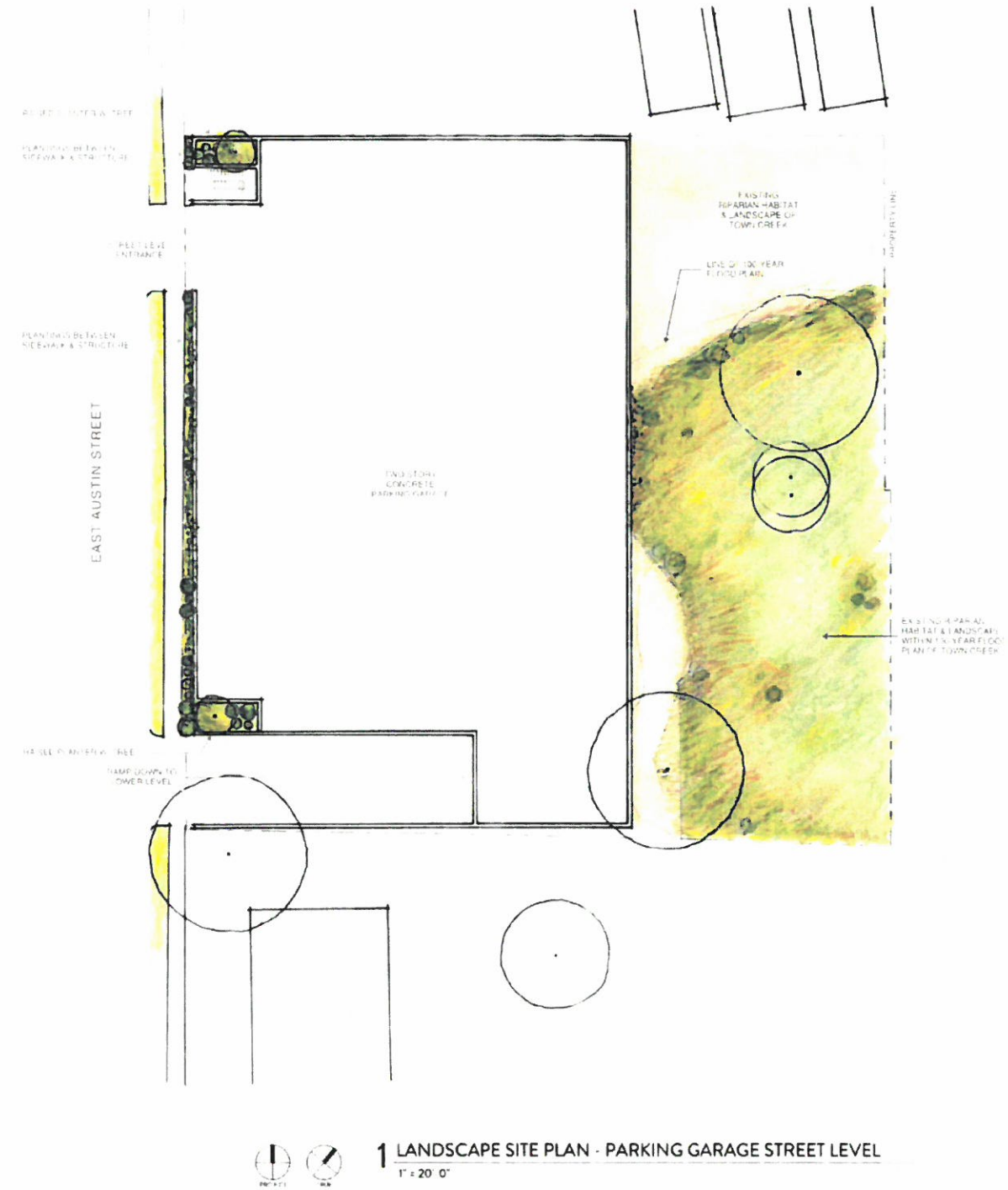
ISSUED DATE 2019-06-26
PROJECT NUMBER 1718

HRB & CUP
SUBMITTAL

ALBERT HOTEL
FREDERICKSBURG, TEXAS 78624

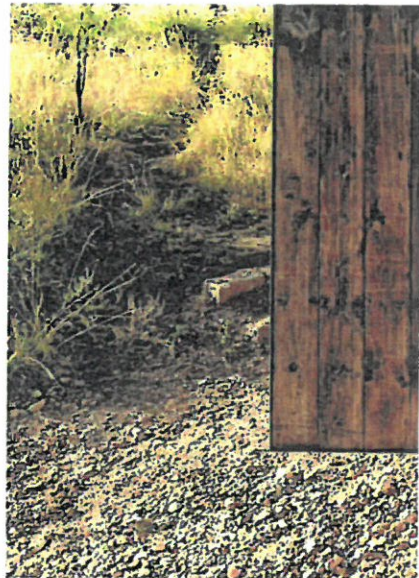
G1.02
OVERALL SITE
PLAN







HARDSCAPE CHARACTER



WEATHERED WOOD



HARDSCAPE CHARACTER



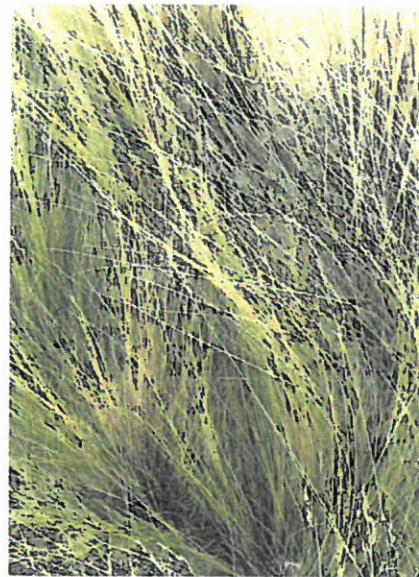
OXIDIZED STEEL



WOODEN DETAILS



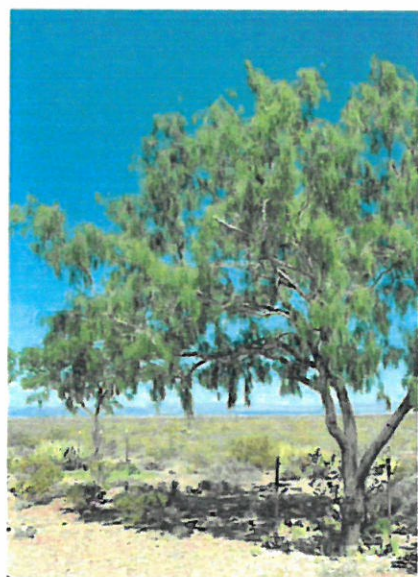
POOL CHARACTER



ORNAMENTAL GRASS TEXTURE



GARDEN CHARACTER



SHADE TEXTURE



PLANT MASSING



CONTAINER GARDEN

CLAYTON
& LITTLE



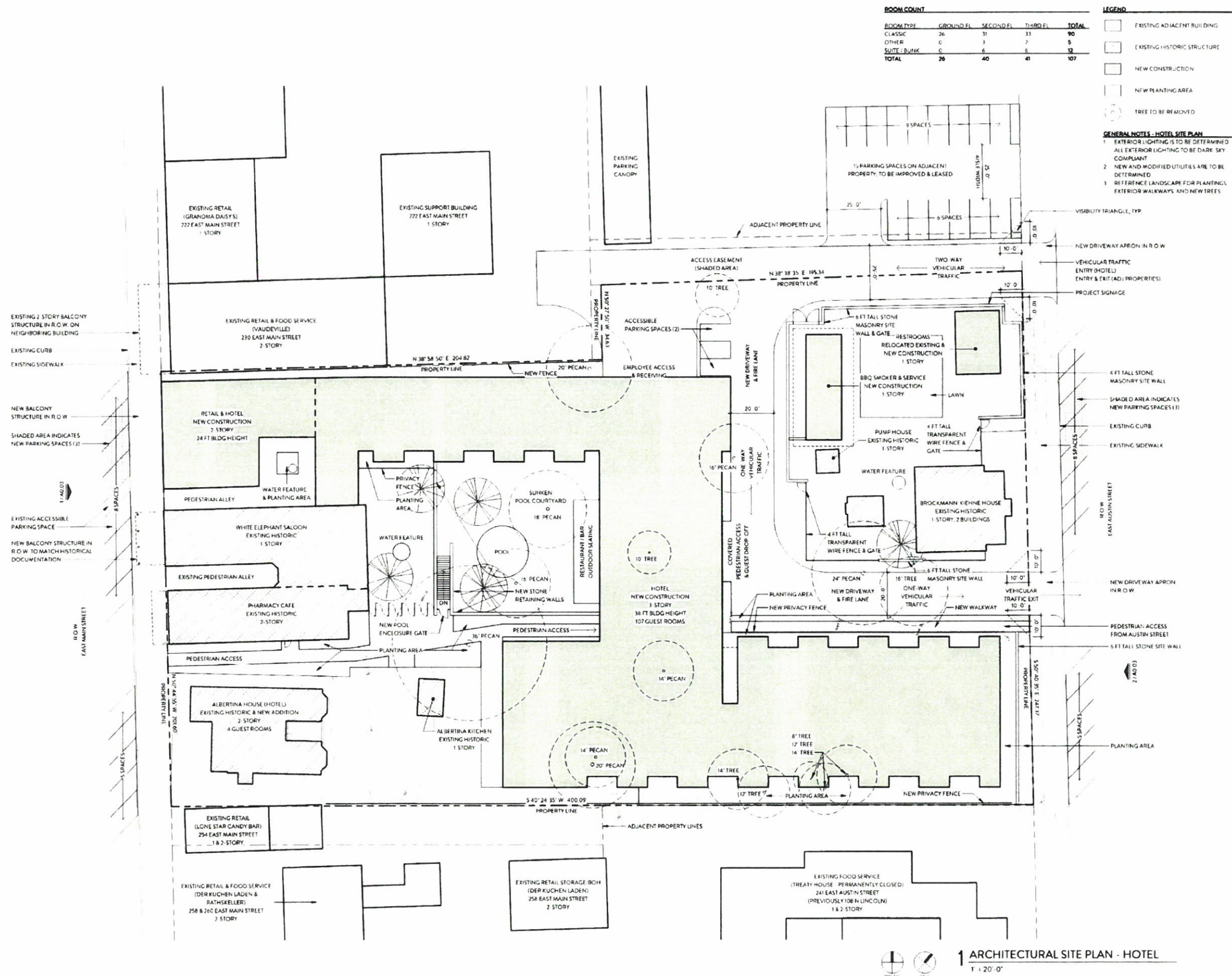
ISSUED DATE 2019-06-26
PROJECT NUMBER 1718

HRB & CUP
SUBMITTAL

WORD
+ CARR
DESIGN GROUP

ALBERT HOTEL
FREDERICKSBURG, TEXAS 78624

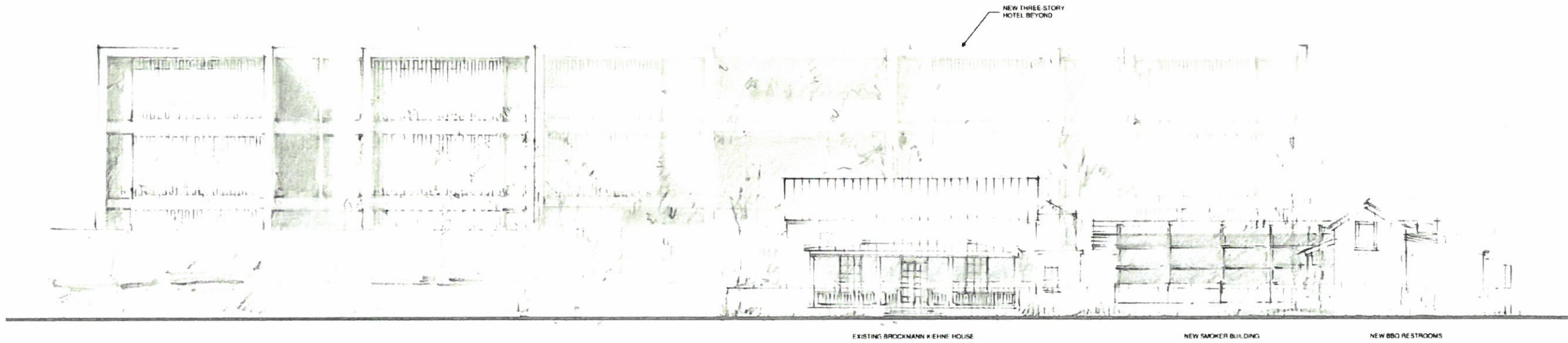
L1.02
LANDSCAPE
MATERIALS
PALETTE



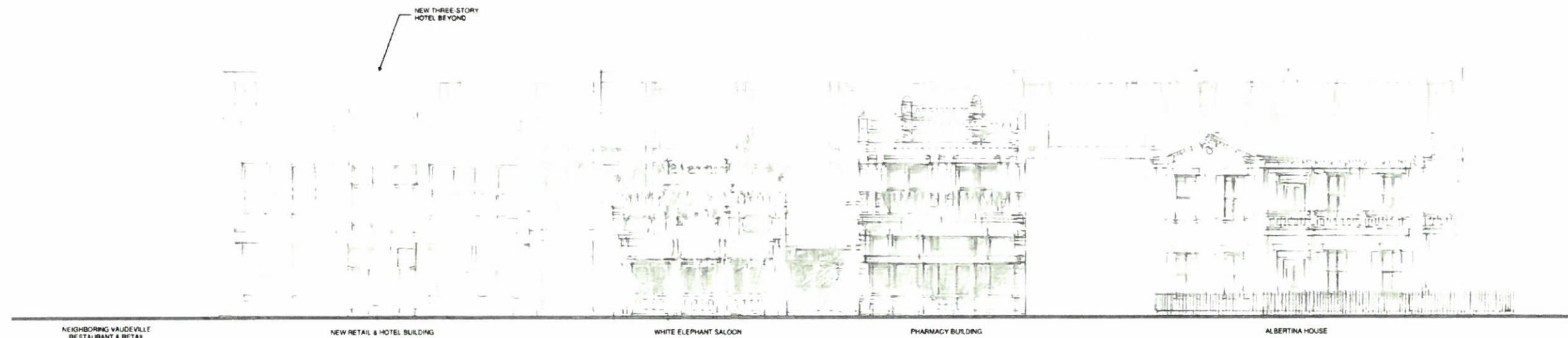


ISSUED DATE 2019 06 26
PROJECT NUMBER 1718

HRB & CUP
SUBMITTAL



2 OVERALL SITE ELEVATION - EAST - AUSTIN STREET
1/8" = 1'-0"



1 OVERALL SITE ELEVATION - WEST - MAIN STREET
1/8" = 1'-0"

ALBERT HOTEL
FREDERICKSBURG, TEXAS 78624

A0.03
ARCHITECTURAL
SITE - ELEVATIONS



VIEW OF HOTEL FROM MAIN STREET





ISSUED DATE 2019-06-26
PROJECT NUMBER 1718

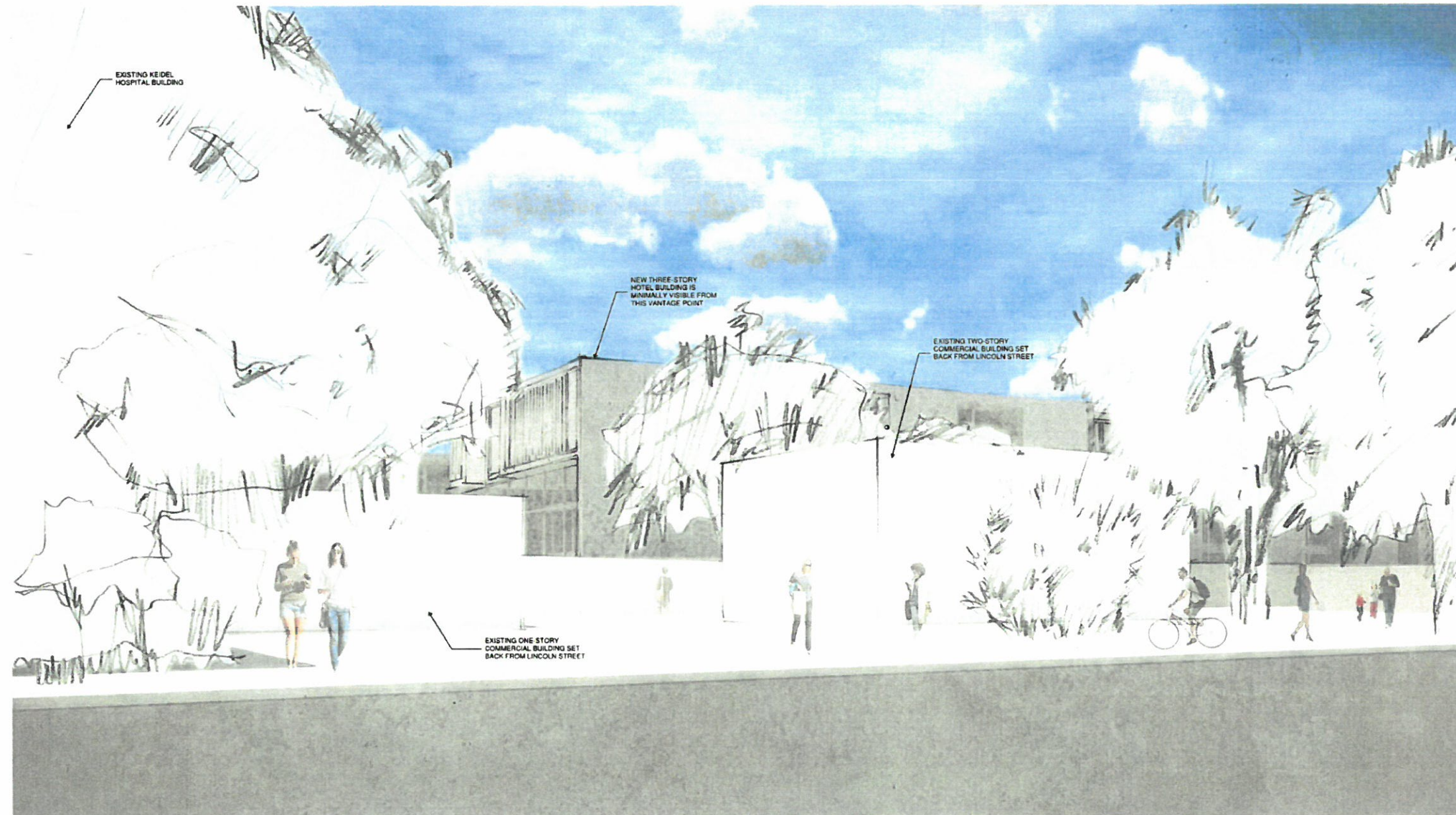
HRB & CUP
SUBMITTAL



VIEW OF HOTEL FROM MAIN STREET

ALBERT HOTEL
FREDERICKSBURG, TEXAS 78624

A0.05
ARCHITECTURAL
SITE -
PERSPECTIVE
VIEWS



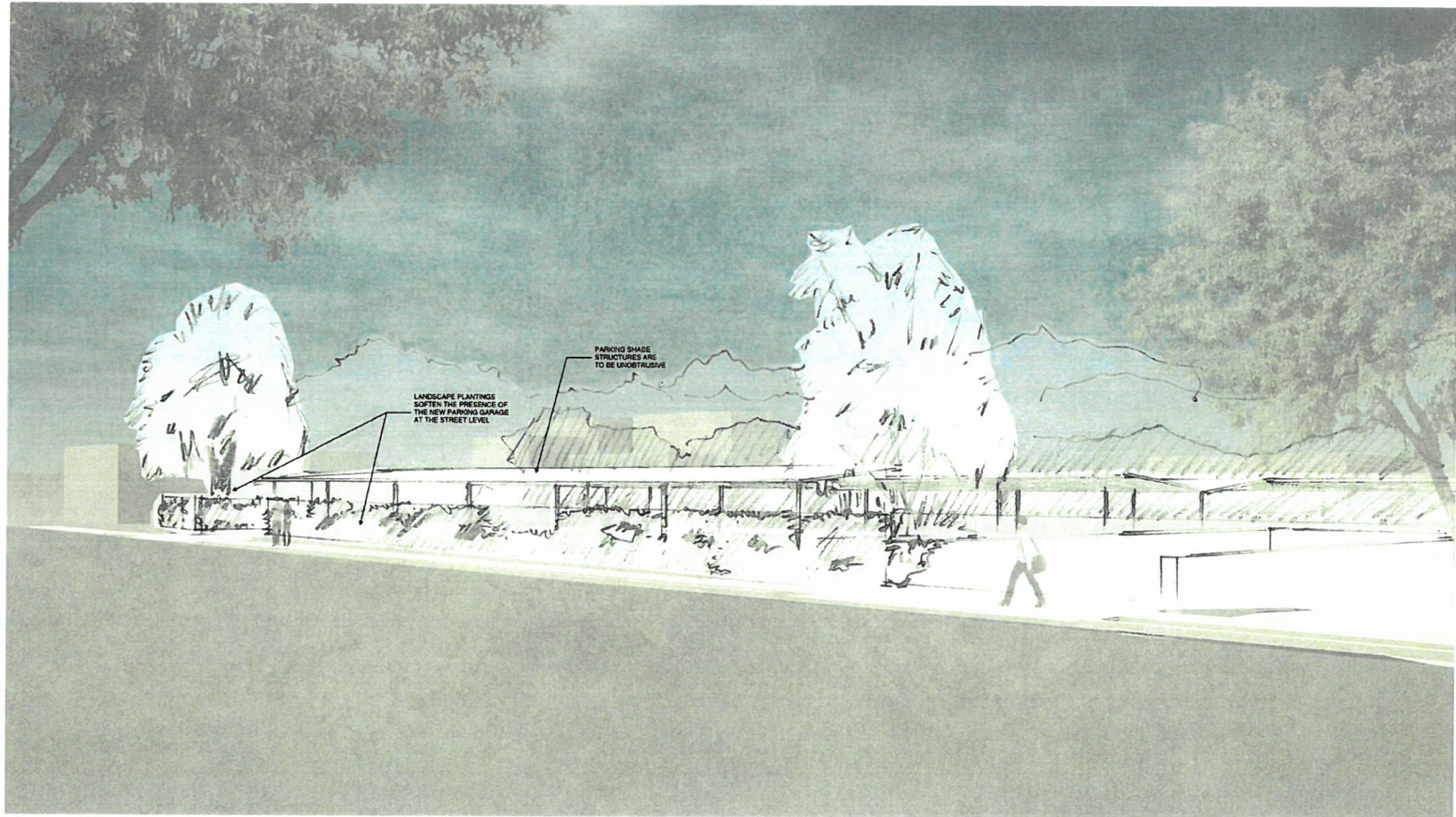
VIEW OF HOTEL FROM LINCOLN STREET





ISSUED DATE 2019-06-26
PROJECT NUMBER 1718

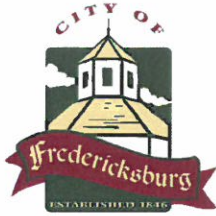
HRB & CUP
SUBMITTAL



VIEW OF PARKING GARAGE FROM AUSTIN STREET

ALBERT HOTEL
FREDERICKSBURG, TEXAS 78624

A0.08
ARCHITECTURAL
SITE -
PERSPECTIVE
VIEWS



CITY COUNCIL MEMO

DATE: August 9, 2019

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

SUBJECT: Agreement for conducting the November 5th Special Election

Summary:

The City Council approved an Order calling for a November 5, 2019 Special Election. This is a uniformed election date, in which Gillespie County will be conducting a Constitutional Amendment Special Election.

Recommendation:

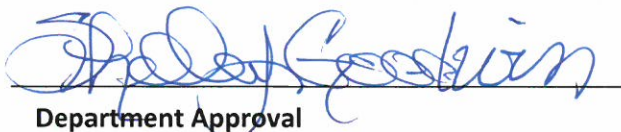
Approval of agreement with Gillespie County.

Background / Analysis:

The Election Code provides regulations for contracting and conducting a Joint Election in November. Staff feels that with the timing of November Elections and to assist with voter convenience the City contract with Gillespie County to provide Election Services.

Attachments:

Agreement


Department Approval


City Manager Approval


City Attorney Approval

Anissa Herrera
Elections Administrator
Gillespie County



PO Box 351
Fredericksburg, Texas 78624

Office (830) 997-6518
elections@gillespiecounty.org

August 12, 2019

CITY OF FREDERICKSBURG
CONTRACT FOR ELECTION SERVICES
November 5, 2019 City of Fredericksburg Special Election

This contract for election services made by and between the **City of Fredericksburg** hereinafter called ENTITY and **Gillespie County Elections Administrator**, hereinafter called CONTRACTING OFFICER is based on the following:

The ENTITY and CONTRACTING OFFICER have determined that it is in the public interest of the inhabitants of the ENTITY that the following contract be made and entered into for the purpose of having the CONTRACTING OFFICER furnish the ENTITY certain election services and equipment needed by the ENTITY for their November 5, 2019 Special Election for City of Fredericksburg. Electronic voting equipment will be used, specifically the ES&S AutoMARK's and ES&S M650 Central Scanner.

DUTIES AND SERVICES OF THE CONTRACTING OFFICER:

1. The Gillespie County Elections Administrator shall be designated the Early Voting Clerk for the election, and shall conduct early voting in person and by mail.
2. Forward all information to vendor (ES&S) for the Coding and Audio files for AutoMARK's and ES&S M650 Central Scanner.
3. Advertise, prepare, and conduct the Logic and Accuracy Tests as required by State Law.
4. Conduct Early Voting for Ballot by Mail at Elections Office located at 102 E. San Antonio Street, Suite C, Fredericksburg, Texas 78624.
MAILING ADDRESS: PO Box 351, Fredericksburg, Texas 78624.
5. Conduct Early Voting by Personal Appearance at main Early Voting location 102 E. San Antonio Street, Suite C, Conference Room, Fredericksburg, Texas 78624.

6. Provide election training for all Early Voting and Election Day workers on AutoMARK equipment, paperwork and procedures.
7. Require ES&S to provide proofs for ENTITY's approval.
8. Procure and provide election supplies, including but not limited to, the printing of Ballot by Mail requests and sample ballots.
9. Prepare and provide adequate election equipment for the election (AutoMARK's and voter lists)
10. Prepare Early Voting and Election Day packets and supply bags for Early Voting and Election Day polling locations.
11. Provide the Official Registered Voter lists to the City of Fredericksburg, upon request.
12. Deliver all voting equipment and election supplies for Early Voting to polling location.
13. Have Judges retrieve all voting equipment, Registered Voter list, Provisional Ballot bag, and election supplies for Election Day on November 4, 2019.
14. Return voting equipment and supplies from Early Voting after polls close on November 1, 2019.
15. Ensure Election Judge returns voting equipment and supplies from Election Day polling location after polls close on November 5, 2019.
16. Procure and pay Early Voting Ballot Board personnel who will meet at the Gillespie County Elections Office, 102 E. San Antonio Street, Suite C, Fredericksburg, Texas 78624, on November 4, 2019 and other dates as prescribed by law to process Ballots by Mail and Provisional Ballots.
17. Set up the Central Count Station and appoint personnel to tabulate the results of the Early and Election Day votes and provide Final Unofficial results for Canvass.
18. Provide advisory services for the administration and supervision of the election.
19. Meet ADA requirements for the election, as the law relates to polling locations, voter assistance, and other ADA requirements, if any.
20. Report precinct results to the Secretary of State, if required.
21. Maintain election materials and paperwork in storage for the allotted time as prescribed by law.

DUTIES OF THE ENTITY:

1. Prepare all election orders, the Notice of Special Election, and publish the Notice of Special Election as required by law.
2. Provide the County Elections Office with ENTITY's ballot information. ENTITY shall conduct its ballot position drawing on or about, August 19, 2019, and send the CONTRACTING OFFICER the ballot order so that it may be forwarded for Coding and Audio to ES&S. ENTITY will be responsible for approving the proofs from ES&S.
3. ENTITY shall be responsible for any loss and/or physical damage to the equipment while it is in ENTITY's possession and control.
4. Only the actual expenses directly attributable to the Contract may be charged. (Section 31.100(b), Texas Election Code) The County Elections Officer will submit the actual costs for items contracted for pursuant to this Contract with the ENTITY as soon as all invoices are received from the vendors. The ENTITY agrees to pay costs of the election within thirty (30) ENTITY workdays of receipt of the statement.

GENERAL PROVISIONS:

- A. **ENTIRE AGREEMENT:** This Agreement contains the entire agreement between the parties and correctly sets forth the rights, duties, and obligations of each to the other as of the Effective Date. Any oral representations or modifications concerning this Agreement will be of no force or effect excepting a subsequent written modification executed by both parties.
- B. **SEVERABILITY:** If a court of competent jurisdiction determines that any term of this contract is invalid or unenforceable to any extent under applicable law, the remainder of this Agreement (and the application of this Agreement to other circumstances) shall not be affected thereby; and each remaining term shall be valid and enforceable to the fullest extent permitted by law.
- C. **CHOICE OF LAW AND VENUE:** This agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with the laws of the State of Texas, without regard to its conflict of laws principles. Exclusive venue shall be in a court of competent jurisdiction in Gillespie County, Texas.

D. RELATIONSHIP OF THE PARTIES: Each party to this contract, in the performance of this contract, shall act in an individual capacity and not as agents, employees, partners, joint ventures, or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever.

E. FORCE MAJEURE: In the event that CONTRACTING OFFICER shall be prevented from performing any of its obligations due under the terms of this contract by an act of God, by acts of war, riot, or civil commotion, by an act of State, by strikes, fire, flood, or by the occurrence of any other event beyond the control of the parties hereto. CONTRACTING OFFICER shall be excused from such obligations beyond its control and undertakings set forth under the terms of this agreement.

DATED this the _____ day of _____, 2019

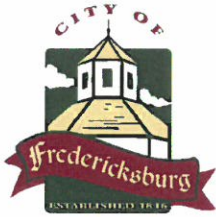
KENT MYERS
City of Fredericksburg
City Manager

ANISSA HERRERA
Gillespie County
Elections Administrator

SEE ATTACHED ESTIMATE OF EXPENSES

**STATEMENT
CITY OF FREDERICKSBURG SPECIAL ELECTION
11/5/2019**

ITEM	QUANTITY	COST PER ITEM	COST	15% of applicable cost	TOTAL COST
Rental of ES&S AutoMARK - EV	4	\$122.94 x 11 Days	\$1,352.34	\$202.85	\$202.85
Rental of ES&S AutoMARK - ED	4	\$122.94 x 1 Days	\$491.76	\$73.76	\$73.76
ES&S Coding and Audio Fees	Pcts 1 - 4	\$1,213.83	\$1,213.83		\$1,213.83
Shipping Media Cards	1	\$25.00	\$25.00	\$3.75	\$3.75
Cost of Ballots	Pcts 1 - 4	\$664.50	\$664.50	\$99.68	\$99.68
Building Rental Cost	Pcts 1 - 4		\$100.00	\$15.00	\$15.00
Advertise Logic and Accuracy Testing in Fredericksburg Standard			\$50.00		\$50.00
Logic and Accuracy Testing			\$25.00		\$25.00
Coordinating and forwarding all election info to ES&S, proofing, etc.			\$50.00		\$50.00
Tabulation of Early and Election Days Results and prepare Canvass Forms			\$50.00		\$50.00
Early Voting and Election Day Kits	4	\$41.75	\$167.00	\$25.05	\$25.05
Early Voting workers	4	temp worker hours & clerk hours beyond workday	\$3,464.25	\$519.64	\$519.64
Early Voting Ballot Board (3 Members)		1 judge 2 clerk 6 hours	\$156.00	\$23.40	\$23.40
Central Counting Station (4-5 Members)		1 judge 4 clerk 8 hours	\$384.00	\$57.60	\$57.60
Processing Ballot by Mail Requests, postage, etc.	50	\$1.50	\$140.00		\$140.00
		SUBTOTAL	\$8,333.68	\$1,020.73	\$2,549.56
Administrative Costs (10% of total)					\$254.96
		GRAND TOTAL			\$2,804.52



CITY COUNCIL MEMO

DATE: August 19, 2019

TO: Mayor and City Council

FROM: Kris Kneese, P.E. – Assistant Director of Public Works and Utilities

SUBJECT: 2018 Water Bond Project Update

Summary:

Receive Water Bond Project update presentation.

Recommendation:

Background / Analysis:

In November 2018, City Council approved the sale of water revenue bonds to design and construct water infrastructure projects. The project includes the design and construction of three (3) – one (1) million gallon water ground storage tanks, approximate four (4) miles of water transmission main and a water pump station.

City Engineering Staff will present an update on the projects; including design, site evaluation, schedule and construction cost estimates.

Attachments:

- Presentation



Department Approval



City Manager Approval



City Attorney Approval



2018 Water Bond Project Update

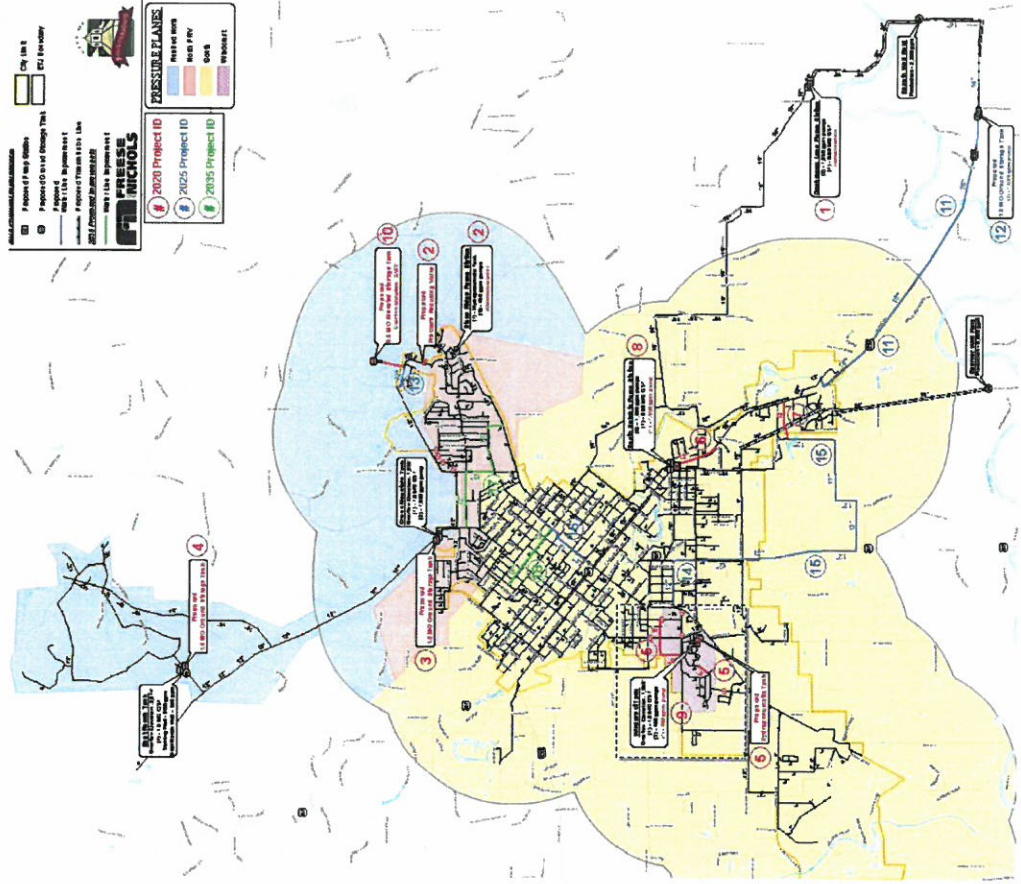
City Council – August 19, 2019

Presentation Outline

- **Project Background Info**
- **Water Bond Projects**
 - Cross Mountain, North and Knauth Tanks
 - HWY 290 East Water Transmission Main
 - Knauth Pump Station
- **Questions**

Background Info - Water Bond Project

- **Capital Improvements Plan**
 - 2016 Water Master Plan
 - Operational and redundant storage and transmission capacity
- **Water System Revenue Bonds**
 - Sold November 2018
 - ~ \$18 million
- **Projects**
 - 3 Water Storage Tanks
 - HWY 290 East Water Line
 - Knauth Pump Station





- **Project Background**
 - Cross Mountain
 - Take existing welded steel GST off-line for maintenance
 - North
 - Take existing welded steel GST off-line for maintenance
 - Knauth
 - Redundant transmission main from Knauth Well Field
- **Design**
 - Started November 2018
 - Geotechnical Investigation
 - 1.0 MG Pre-stressed concrete
 - 30%, 60%, 90% review plan

Cross Mountain Tank Site Plan



North Tank Site Plan

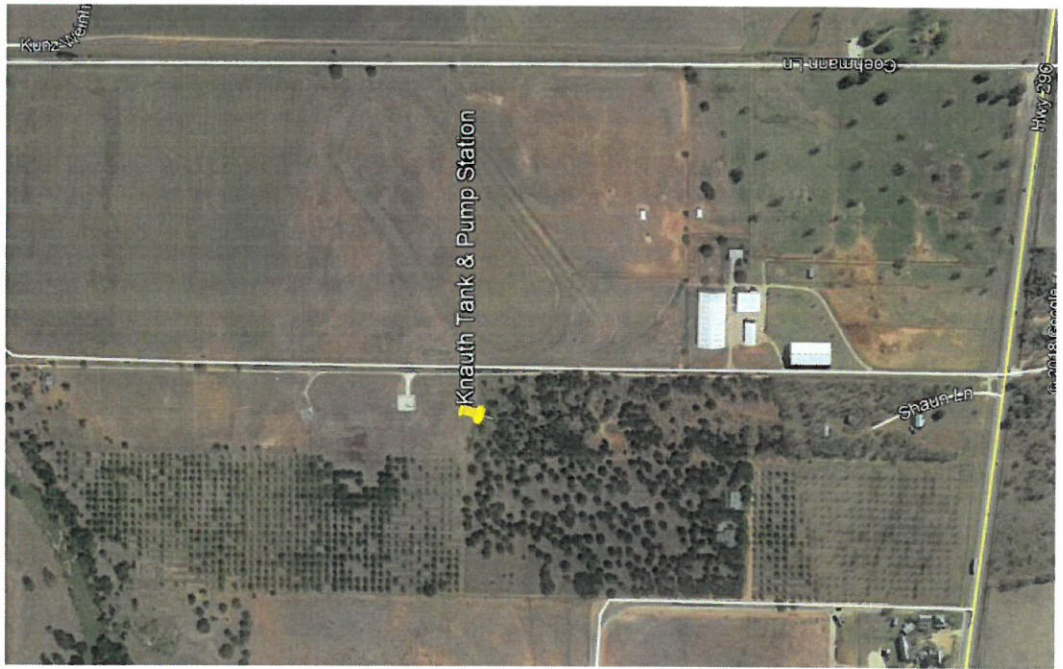


North Tank Site Plan

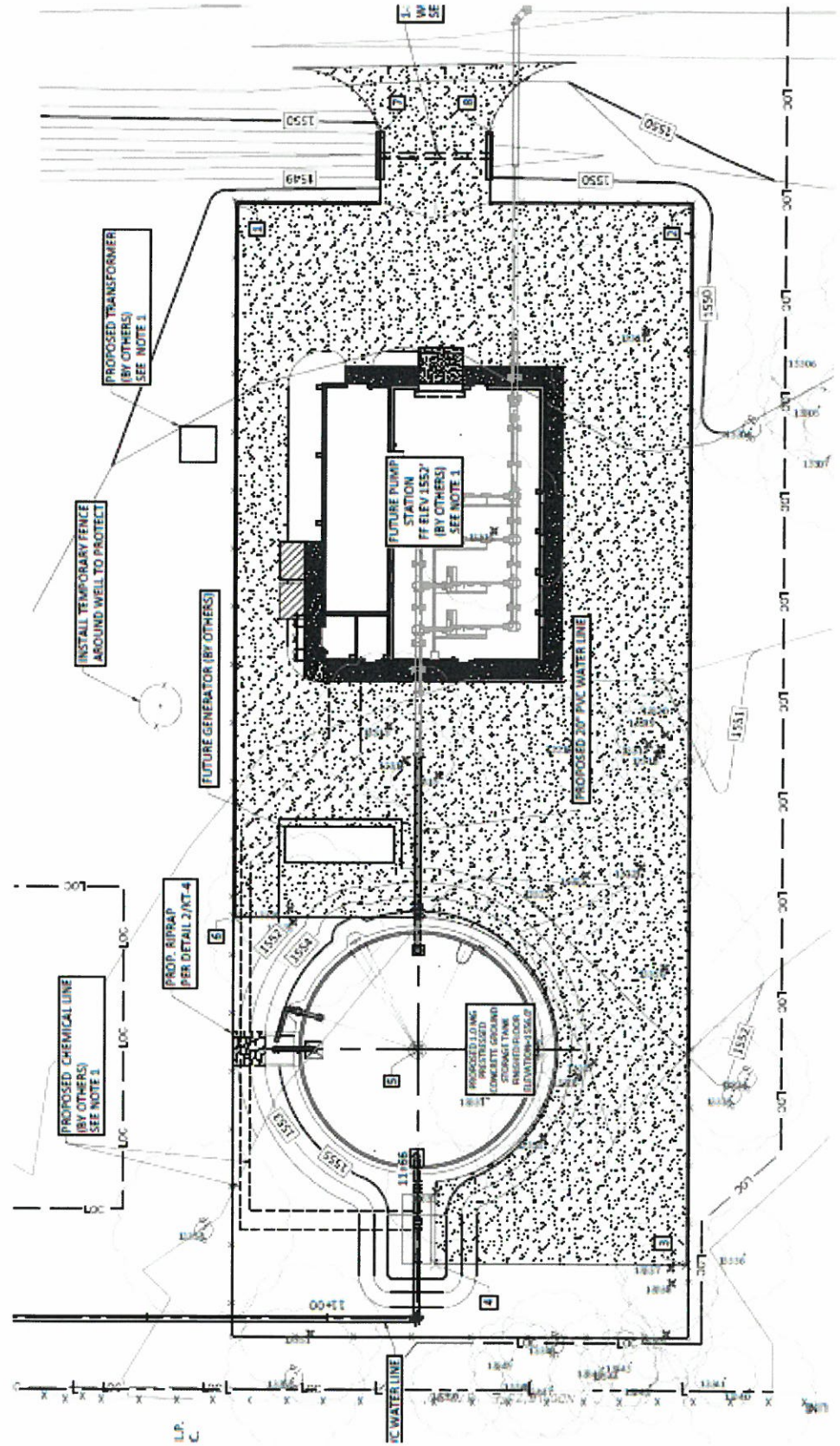




Knauth Tank Site Plan



Knauth Tank Site Plan

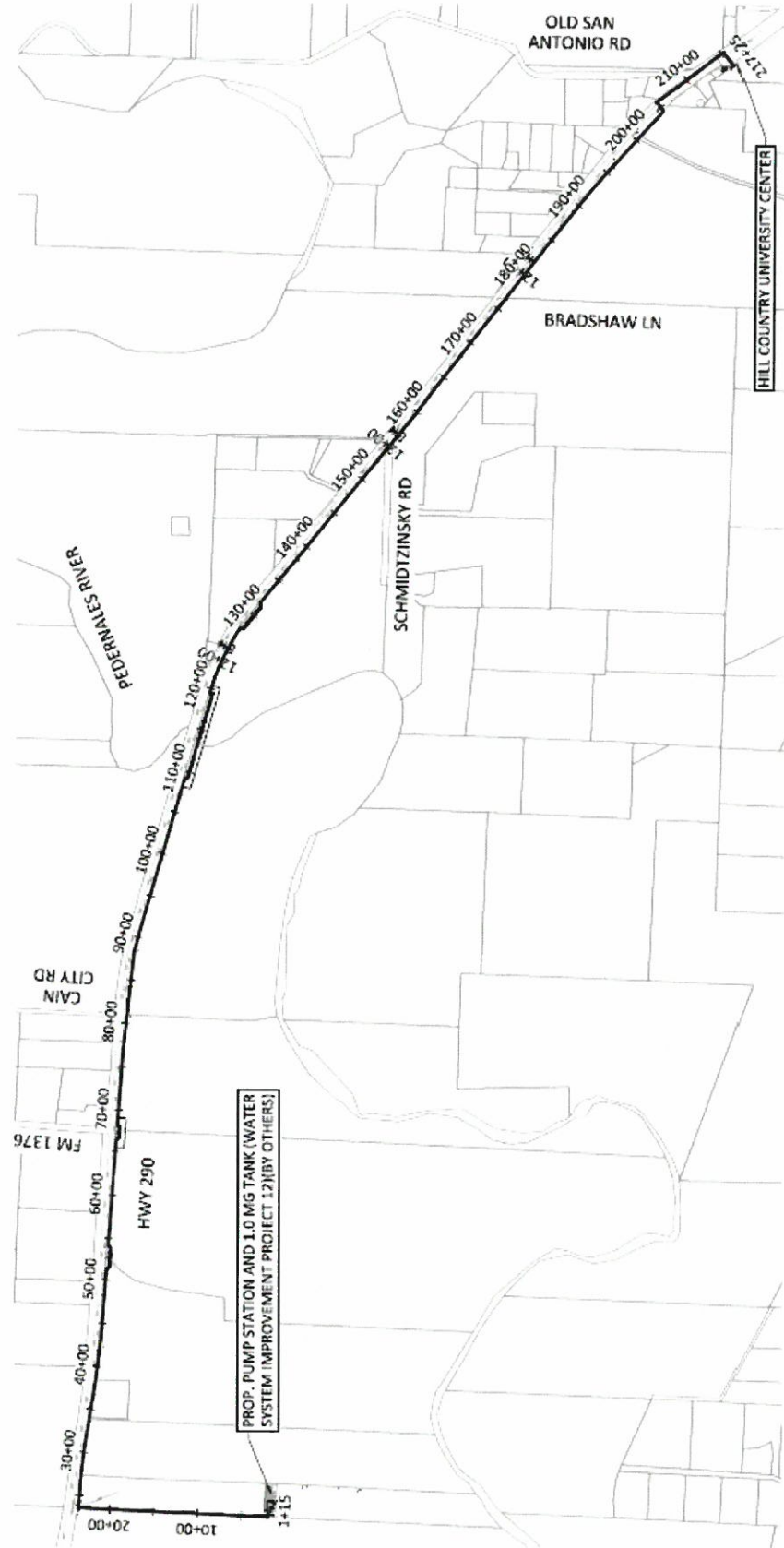


-
- Map of the Frederickburg, Virginia area showing the proposed 126 W. Main Street project. The map highlights the project route in green, starting from North Tank, passing through Cross Mountain Tank, and ending at Knauth Tank. Key roads shown include U.S. Highway 290, U.S. Highway 17, and various local streets like Main Street and Washington St. A north arrow is located in the bottom right corner.

HWY 290 East Water Transmission Main

- **Project Background**
 - Water transmission main along HWY 290 East from Knauth Pump Station to FBG City Limits.
 - Redundant transmission capacity from the Knauth Wells
- **Design**
 - Started November 2018
 - Environmental and Historical Study
 - Geotechnical Investigation
 - TxDOT Right-of-Way
 - Easement Acquisition
 - 20 and 16 inch diameter pipe

HWY 290 East Water Transmission Main

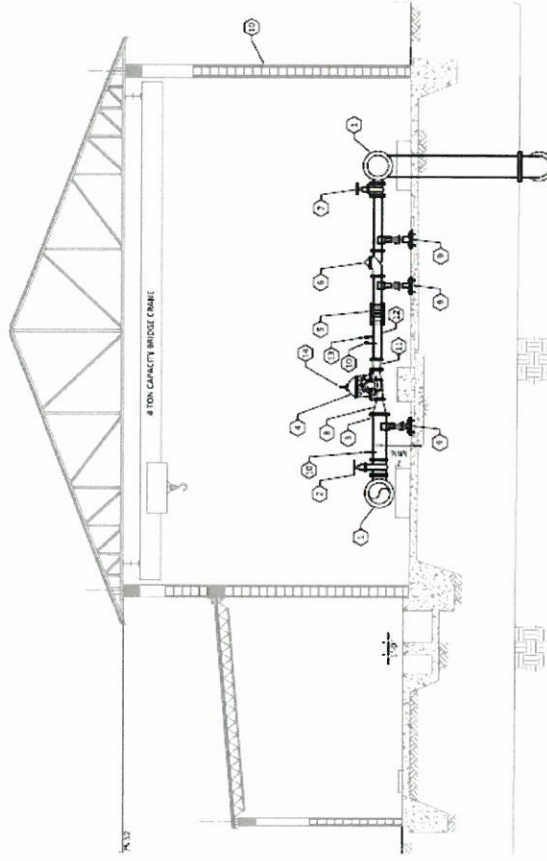


HWY 290 East Water Transmission Main

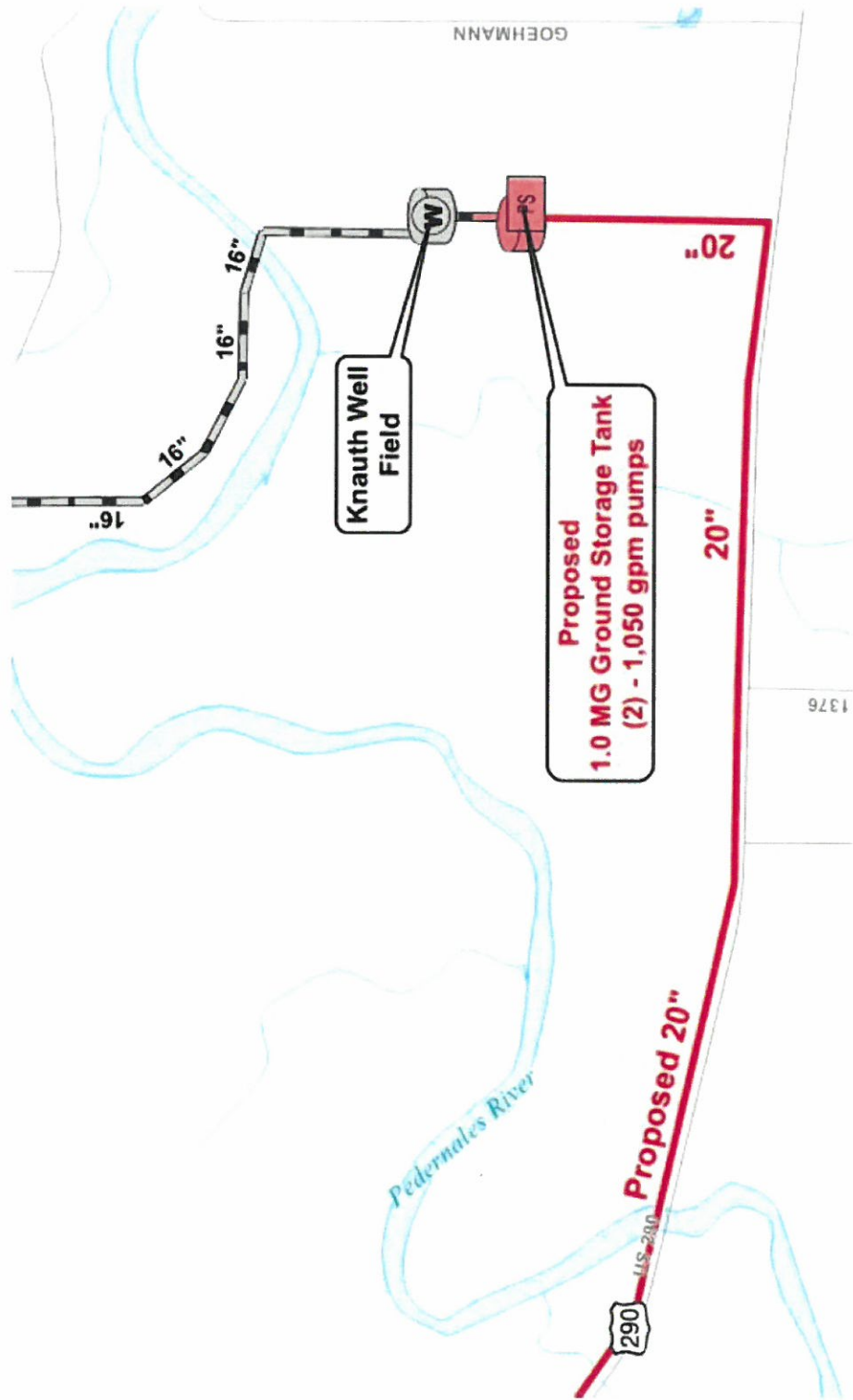
- Schedule
 - 90% Plans - August 8th
 - Bid Opening – November 2019
 - Construction – January 2020 to Fall 2020
- Project Cost
 - Engineer's Estimate (90%)
 - \$7.8 million
 - Includes \$900,000 contingency
- Project Budget
 - \$6.9 million

Knauth Pump Station

- **Project Background**
 - Pump station located at Knauth property to provide treated water to the City.
- **Design**
 - Started November 2018
 - Tank and Pump Station Site Evaluation
 - Environmental Study
 - Geotechnical Investigation



Knauth Pump Station



Knauth Pump Station





Knauth Pump Station

- Schedule
 - 90% Plans – August 26th
 - Bid Opening – November 2019
 - Construction – January 2020 to Fall 2020
- Project Cost
 - Engineer's Estimate (60%)
 - \$4.94 million
 - Includes \$700,000 contingency
 - Project Budget
 - \$5.74 million

2018 Water Bond Project Update



Questions?

Future Agenda Items

City Council

September 3, 2019

Regular Meeting

City Council = Red

3rd and 16th Regular Meetings @ 6p.m.

11th and 12th Budget Public Hearings – City Hall – 4p.m.

Planning & Zoning = Green

Historic Review Board = Purple

Board of Adjustment = Blue (9-12-19)

City Events = Yellow

3rd Holiday-Labor Day

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

Recognitions:

Consent

1. 8-14-19 City Council Special Meeting Minutes
2. 8-19-19 City Council Regular Meeting Minutes
3. 8-26-19 City Council Special Meeting Minutes

Ordinances

Resolutions:

Public Hearing

1. Annexation approximately 117.1 acres of land situated in Gillespie County, Texas along the South Side of West Live Oak Street, as shown on the accompanying map. the area consists primarily of properties located along the South Side of West Live Oak Street extending from Post Oak Road to West Of Smokehouse Road. (1st Public Hearing)

Approvals-Misc.

1. Fee waiver for Fiends of FBG Nature Center and Fort Friends for reservations.
2. Approval of CVF annual budget
3. Special Events Policy

Presentations, Discussions and Updates:

Executive Session

September 16, 2019

Regular Meeting

Recognitions:

Consent

1. 9-3-19 City Council Regular Meeting Minutes

Ordinances

1. R-1 or R1-A approximately 117.1 acres of land situated in Gillespie County, Texas along the South Side of West Live Oak Street, as shown on the accompanying map. the area consists primarily of properties located along the South Side of West Live Oak Street extending from Post Oak Road to West of Smokehouse Road. (Public Hearing; 2nd reading on October 7th)
2. Request #Z-1915 by Chris Frishkey to change the zoning from R1, Single Family Residential, to R2, Mixed Residential, on property located at 207 S. Bowie Street. (Public Hearing; 2nd reading on October 7th)
3. Amending Chapter 5 Article II-IX International Building Codes (2nd reading on October 7th)
4. Adoption of 2014 NEC Electric Code (2nd reading on October 7th)
5. Adoption of Budget and Tax Rate (only 1 reading)
6. Landmark Ordinance 110 W Travis – Old High School Building (2nd reading on October 7th)
7. Landmark Ordinance 602 W Travis – Fritz – Muerer Home (2nd reading on October 7th)

Resolutions:

Public Hearing

1. Annexation approximately 117.1 acres of land situated in Gillespie County, Texas along the South Side of West Live Oak Street, as shown on the accompanying map. the area consists primarily of properties located along the South Side of West Live Oak Street extending from Post Oak Road to West of Smokehouse Road. (2nd Public Hearing)

Approvals-Misc.

Presentations, Discussions and Updates:

Executive Session