

City of Fredericksburg

REGULAR CITY COUNCIL MEETING AGENDA MONDAY, OCTOBER 7, 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, October 7, 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 October 4, 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 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 September 11, 2019, City Council Special Meeting Minutes.
(Agenda Packet Pages 5-6)

B. Consider approval of the September 16, 2019, City Council Regular Meeting Minutes.
(Agenda Packet Pages 7-12)

- C. Consider approval of the September 19, 2019, City Council Special Meeting Minutes.
(Agenda Packet Pages 13-16)
- D. Consider the corrections to the May 7, 2018, City Council Regular Meeting Minutes.
(Agenda Packet Pages 17-20)

6. PUBLIC HEARING

- A. Annexation of approximately 117.1 acres of land situated in Gillespie County, Texas along the south side of W. Live Oak and extending from east of Post Oak Road to west of Smokehouse Road.
 - i. Hold public hearing to receive comments for or against (2nd public hearing October 21, 2019)
 - ii. Discussion on the proposed annexation
(Agenda Packet Pages 21-32)

7. ORDINANCES AND RESOLUTION

- A. Consider the approval of Ordinance 2019-27 amending Chapter 5 – Buildings and Building Regulations, and amending Chapter 7 – Fire Protection, of the Code of Ordinances, to adopt updated versions of the International Codes related to building construction, property maintenance, and fire protection within the City, and providing for effective date (second and final reading).
(Agenda Packet Pages 33-40)
- B. Consider the approval of Ordinance 2019-30 amending Article 16.000 – Water and Sewer Rates and Fees, of Appendix A – Fee Schedule, of the Code of Ordinances, to update and amend the fees for Water and Sewer Utility Service provided by the City (first of two readings; City Council may waive second reading).
(Agenda Packet Pages 41-60)

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider the approval of a contract with HHM & Associates for Professional Services to update the Historic District Design Guidelines.
(Agenda Packet Pages 61-70)
- B. Receive and award a construction contract bid for the Cross Mountain, North and Knauth 1.0 Million Gallon Water Ground Storage Tanks.
(Agenda Packet Pages 71-74)
- C. Receive a presentation and consider the renewal of the construction contract to Hazelett Concrete Contractors for the City's Annual Sidewalk Improvement Program.
(Agenda Packet Pages 75-78)

9. CITY MANAGER'S REPORT

- A. City Council Work Session-October 29th
- B. Oktoberfest Event
- C. Recycling Services

D. Complete Count Census Committee

10. ITEMS FOR FUTURE AGENDA

(Agenda Packet Pages 79-80)

11. COUNCIL COMMENTS

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

12. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.087 (Deliberation Regarding Economic Development Negotiations) and Section 551.071 (Consultation with Attorney):

- A.** Consider and discuss economic development agreement related to the construction and operation of a Hotel and Conference Center in the City; and to receive legal advice concerning said economic development agreement (Section 551.087 and Section 551.071), and
- B.** Consider and discuss Penick vs. City of Fredericksburg, Texas, (Section 551.071),
- C.** Consider and discuss Alpha Securities vs. City of Fredericksburg, Texas, (Section 551.071) and
- D.** Consider and discuss Rena and Edward A. Blair vs. City of Fredericksburg, Texas, in the 216th District Court (Section 551.071).

13. BUSINESS ITEM

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

14. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:15 p.m. on October 2, 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 SEPTEMBER 11, 2019

Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Gary Neffendorf (left the meeting at 6:45 p.m.)
Councilmember Tom Musselman

Members Absent:

Councilmember Bobby Watson

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Laura Hollenbeak, Finance Director
Russell Immel, Information Technology Director
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 to order at 6:00 p.m. on Wednesday, September 11, 2019, in the City Hall Conference Room, 126 West Main Street, Fredericksburg, Texas 78624.

2. PRESENT INFORMATION ON THE PROPOSED 2019 TAX RATE.

Laura Hollenbeak, Finance Director, provided a PowerPoint presentation on the history of the tax rate, property tax calculations, and the comparisons.

Kent Myers, City Manager, reviewed the proposed property taxes of 0.232284, General Fund services, expenditures, and new funding.

a) Hold a public hearing to receive comments.

Mayor Langerhans opened the public hearing at 6:18 p.m.

Sandy Hollender spoke regarding the Gillespie County and City shared expenses. She also stated she is opposed to the property tax rate increase.

Annette Bennett spoke regarding appraisal increases and property tax increases. She also stated she is opposed to the property tax rate increase.

Robin Flack spoke regarding the Gillespie County and City tax rate and feels they both should rollback the tax rate. She encouraged the City to be more fiscally responsible.

Dennis Ridner spoke regarding the new development and how the new homes are adding to the tax base, so the tax rate should be lowered.

Carol Hammersen spoke regarding parks and other services. She also stated she is opposed to the proposed tax rate increase.

Kathy Leonard spoke in opposition to the proposed tax rate increase.

Russell Immel spoke to the reasons why a tax increase is needed and the services the City provides.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to go out of Public Hearing into Regular Session at 7:05 p.m. The City Council voted three (3) for and none (0) opposed. The motion carried unanimously.

b) Announce date time and place of:

- i. Second Public Hearing on Tax Rate - Monday, September 16, 2019 at 6 p.m. at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas.**
- ii. Adoption of 2019 Tax Rate - Thursday, September 19, 2019 at 6 p.m. at the City Hall Conference Room, 126 W. Main Street, Fredericksburg, Texas.**

Kent Myers, City Manager, announced the second Public Hearing for the Tax Rate is schedule on Monday, September 16, 2019 at 6 p.m. at the Law Enforcement Center and the adoption of 2019 Tax Rate and FY 2020 City budget is schedule on Thursday, September 19, 2019 at 6 p.m.

3. ADJOURN

Motion: With no other business Mayor Langerhans closed the Wednesday, September 11, 2019, City Council Special Meeting at 7:09 p.m.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL REGULAR MEETING SEPTEMBER 16, 2019

Members Present:

Mayor Pro Tem Gary Neffendorf
Councilmember Charlie Kiehne
Councilmember Tom Musselman
Councilmember Bobby Watson

Members Absent:

Mayor Linda Langerhans

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Lea Feuge, Public Information Officer
Steve Wetz, Police Chief
Lynn Bizzell, Fire Chief
Laura Hollenbeak, Finance Director
Eric Whiting, Information Technology Specialist
Anna Hudson, Historic Preservation Officer
Dave Wisniewski, Fire Marshall
David Millegan, Building Official
Shelley Goodwin, City Secretary

1. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Neffendorf led the Pledge.

2. CALL TO ORDER

With a quorum of the City Council present, Mayor Pro Tem Neffendorf called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, September 16, 2019, in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. EMPLOYEE RECOGNITIONS

No employee recognitions were provided

4. PUBLIC COMMENTS

Mayor Pro Tem Neffendorf read the Public Comments statement.

Kerinne Herber, Fredericksburg ISD, encouraged the City Council to postpone Agenda Item 8. B. the landmark of the old High School, to allow time for the school district to address.

Dennis Ridner spoke in opposition to closing the Recycling Center.

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, provided the history of the Recycling Center and the Landfill. He reviewed the cost to run the center and the items that are currently being accepted.

Jerry McCorkle spoke regarding his concerns with recyclables and the employees of the Recycling Center.

5. CONSENT

A. Consider approval of the September 3, 2019, City Council Regular Meeting Minutes.

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

6. PRESENT INFORMATION ON THE PROPOSED 2019 TAX RATE.

A. Hold a public hearing to receive comments.

B. Announce date time and place of:

- i. **Adoption of 2019 Tax Rate and FY2020 Budget- Thursday, September 19, 2019, at 6 p.m. at the City Hall Conference Room, 126 W. Main Street, Fredericksburg, Texas.**

Kent Myers, City Manager, reviewed the process and the meetings held for the 2019 Tax Rate and the 2020 Budget.

Laura Hollenbeak, Finance Director, reviewed the PowerPoint on the history of Tax Rate, Property Tax Calculation, Comparison Property Tax Rate to surrounding Municipalities.

Kent Myers, City Manager, reviewed the answers to the questions that were received at the City Council Special Meeting on September 11, 2019. He also reviewed Property Taxes General Fund Services and new funding for General Fund Services.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to go into the Public Hearing at 6:25 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

James McDonald spoke in opposed to the proposed Tax Rate. He compared Fredericksburg taxes to Marble Falls taxes.

Melissa Hughes spoke in opposition to the proposed Tax Rate. She expressed concern about a lack of affordable housing and the effect the Tax Rate has on the housing.

Jerry McCorkle spoke regarding the concerns with the number of subdivisions and commercial developments adding to the tax base and the Tax Rate still needing to increase.

Dennis Ridner spoke regarding the lack of funding for Fort Martin Scott. He also stated with development recently added to tax base the tax rate to go down.

Jeannette Hormuth spoke in opposition to the appraisal going up and Tax Rates going up.

Jim McCrae spoke regarding issues with Short Term Rentals causing high taxes, non-residents owning property and not living in them.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to go out of the Public Hearing and back into the regular session at 6:44 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Mayor Pro Tem Neffendorf announced the adoption of 2019 Tax Rate and FY2020 Budget- Thursday, September 19, 2019, at 6 p.m. at the City Hall Conference Room, 126 W. Main Street, Fredericksburg, Texas.

The City Council discussed a new proposal for the tax rate at \$0.227284 and the proposed tax rate of \$0.232284.

7. ORDINANCES AND RESOLUTION

A. Consider the approval of Ordinance 2019-27 amending Chapter 5 – Buildings and Building Regulations, and amending Chapter 7 – Fire Protection, of the Code of Ordinances, to adopt updated versions of the International Codes related to building construction, property maintenance, and fire protection within the City, and providing for effective date (first of two readings; City Council may waive second reading).

David Millegan, Building Official, provided an update on the different sections of the Codes that are being amended and the reasons for updating the different Codes. He also reviewed the difference between the Codes and processes that will be used to notify the local contractors of the changes.

Dave Wisniewski, Fire Marshall, provided an update on the Fire Code and the ISO Standard. He reviewed the benefits for the City and residents for adopting the most recent Fire Code.

Kent Myers, City Manager, recommended holding two readings on Ordinance 2019-27 to allow contractors time to be informed about the changes.

The City Council discussed the amendments and the benefits for residents for adopting the most recent Fire Code.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Kiehne, to approve Ordinance 2019-27 on first of two reading amending Chapter 5 – Buildings and Building Regulations, and amending Chapter 7 – Fire Protection, of the Code of Ordinances, to adopt updated versions of the International Codes related to building construction, property maintenance, and fire protection within the City, and providing for an effective date. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of Resolution 2019-15R A Resolution of the City Council of the City of Fredericksburg, Texas in support of the U.S. Geological Survey Domestic Geographic proposed naming of the Heritage Creek.

Kent Myers, City Manager, stated the Heritage Hill Country Association Board has identified the need to name the creek that flows through their subdivision as Heritage Creek. This creek is currently unnamed and is referred to as “unnamed drainage.” The Board believes that this creek is an attractive feature of their development and needs a name for wayfinding and other purposes. He also reviewed the process for naming the creek.

James McCrae, member of Heritage Hill Country Association Board, reviewed the location of the creek and the need for wanting to submit a name for the creek.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Watson, to approve Resolution 2019-15R A Resolution of the City Council of the City of Fredericksburg, Texas in support of the U.S. Geological Survey Domestic Geographic proposed naming of the Heritage Creek. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Zoning Case #Z-1915 by Chris Frishkey to change the Land Use Plan from Low Density Residential; to Medium Density Residential and the Zoning from R1, Single Family Residential, to R2, Mixed Residential, on property located at 207 S. Bowie Street.

i. Presentation

Chris Frishey stated when he purchased property at 207 S. Bowie, he was told by his realtor that it was a working B&B. He also stated that when he came into City Hall to get a permit for his B&B, he was informed that he was unable to get a permit since his property was zoned as R1. He stated he wants to comply, so he is requesting a change I the zoning and land use plan.

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

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to go out of the regular session and into the Public Hearing at 7:02 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

No one wished to speak.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to go out of the Public Hearing and back into the regular session at 7:30 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

iii. Consider the approval of the Zoning request.

Brian Jordan, Development Services Director, reviewed the Zoning request, the history of the property and stated the property is located in the Historic Overlay District. He also stated the land uses surrounding this property include primarily residential uses and the adjacent zoning is R-2, Mixed Residential to the north and R-1, Single Family Residential to the west. The Planning and Zoning Commission voted 7 against and 2 to deny the zoning request and change in land use.

The City Council discussed the zoning request and the zoning of the surrounding properties.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to deny Zoning Case #Z-1915 by Chris Frishkey to change the Land Use Plan from Low Density Residential; to Medium Density Residential and the Zoning from R1, Single Family Residential, to R2, Mixed Residential, on property located at 207 S. Bowie Street. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of the Landmark Designation of the Old High School at 110 W. Travis (Building 400).

Anna Hudson, Historic Preservation Officer, stated FISD Middle School Campus currently has one landmarked property, the Old College Building (Building 300). The Old High School Building was

identified as being eligible for the National Register and local landmark designation as part of the 2018 Historic Resources Survey. She also stated the Historic Review Board voted unanimously to designate the “old high school building” at 110 W Travis (building 400) and the parcel. The Fisd Board is in support of designation with a 5’ buffer, but not the entire parcel. She recommended the continuation of the discussion with the Fredericksburg ISD Board of Trustees.

The City Council discussed the Landmark Designation and the sidewalk ADA requirements.

The City Council agreed by consensus to postpone the action on the Landmark Designation until the October 21, 2019 City Council Regular Meeting.

9. CITY MANAGER’S REPORT

A. Marktplatz Redevelopment Commission

Kent Myers, City Manager, reported on the MarktPlatz Redevelopment Commission meeting on September 9, 2019. He stated the Commission provided the following:

- Fundraising for MarktPlatz was developed – cost estimate for the project is \$1,400,000. With the \$200,000 of Hotel/Motel Occupancy Tax funding the Commission will raise \$1,200,000. This will include funding for the meeting room, restroom, playground equipment, and the Information Center.
- Create a separate fund for the MarktPlatz fundraising efforts.
- Recommend City Council to hire an architect firm and go out for RFQs.
- Campaign Marketing and brochure will be developed by Lea Feuge and Debbie Farquhar-Reeh.

B. Changes at the Recycling Center

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, reviewed the changes in the Recycling Center operations. He also provided an update on the methods being used to communicate to residents the changes.

C. Special City Council Meeting-September 19

Kent Myers, City Manager, announced the adoption of 2019 Tax Rate and FY2020 Budget-Thursday, September 19, 2019 will be considered at 6 p.m. at the City Hall Conference Room, 126 W. Main Street, Fredericksburg, Texas.

10. ITEMS FOR FUTURE AGENDA

Kent Myers, City Manager, reviewed the Future Agenda Items

11. COUNCIL COMMENTS

Council Member Watson provided an update on the Gillespie County Airport and stated the T Hangers are full and the fuel usage is up 7% increase over last year.

Council Member Kiehne stated Fredericksburg ISD is looking for volunteers for mentoring.

12. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.087 (Deliberation Regarding Economic Development Negotiations) and Section 551.071 (Consultation with Attorney):

- A. Consider and discuss economic development agreement related to the construction and operation of a Hotel and Conference Center in the City; and to receive legal**

advice concerning said economic development agreement (Section 551.087 and Section 551.071), and

B. Consider and discuss E. 290 Landowner's Group vs. City of Fredericksburg, Texas, in the 216th District Court (Section 551.071), and

C. Consider and discuss Rena and Edward A. Blair vs. City of Fredericksburg, Texas, in the 216th District Court (Section 551.071).

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to go out of Regular Session into Executive Session at 7:34 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Watson, to go out of Executive Session into Regular Session at 8:21 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

13. BUSINESS ITEM

No action was taken.

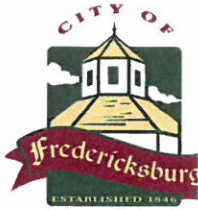
14. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kiehne, to adjourn the Monday, September 16, 2019, City Council Regular Meeting at 8:21 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL SPECIAL MEETING SEPTEMBER 19, 2019

Members Present:

Mayor Pro Tem Gary Neffendorf
Councilmember Charlie Kiehne
Councilmember Tom Musselman
Councilmember Bobby Watson

Members Absent:

Mayor Linda Langerhans

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Laura Hollenbeak, Finance Director
Russell Immel, Information Technology Director
Shelley Goodwin, City Secretary

1. CALL TO ORDER

With a quorum of the City Council present, Mayor Pro Tem Neffendorf called the special meeting of the Fredericksburg City Council to order at 6:00 p.m. on Thursday, September 19, 2019, in the City Hall Conference Room, 126 West Main Street, Fredericksburg, Texas 78624.

2. PUBLIC COMMENTS

No one wished to speak.

3. FY 2020 Budget and 2019 Tax Rate**a) Review and discuss the proposed FY 2020 City Budget and 2019 Tax Rate.**

Mayor Pro Tem Neffendorf proposed changing the 2019 Tax Rate to 0.223800. He reviewed how this rate would affect the proposed FY2020 City Budget and recommended amount in reserves.

The City Council discussed the different proposed 2019 Tax Rates.

Laura Hollenbeak, Finance Department, provided the changes Gillespie County will be charging the City for their shared services.

b) City Budget Fiscal Year 2020**i. Consider the adoption of Ordinance 2019-28 adopting and approving the proposed budget for the Fiscal Year beginning October 1, 2019 and ending**

September 30, 2020 and making appropriations for each department and account.

MOTION: A motion was made by Councilmember Musselman, seconded by Councilmember Kiehne, to approve Ordinance 2019-28 adopting and approving the Budget for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020 and making appropriations for each department and account, and to include the changes that Gillespie County submitted. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

c) 2019 Tax Rate.

i. Ratify the property tax increase, not to exceed the proposed rate of \$0.232284, as reflected in the 2020 Budget for the City of Fredericksburg General Fund and Interest and Sinking Fund.

Daniel Jones, City Attorney, indicated that because the City is adopting a budget that requires more property tax revenue than last year, a separate vote is required to ratify the tax increase.

MOTION: A motion was made by Councilmember Kiehne, seconded by Councilmember Watson, to ratify the property tax rate increase reflected in the 2020 Budget for the City of Fredericksburg. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

ii. Approve the 2019 Maintenance and Operation Rate, not to exceed the proposed rate of \$0.194611, for the City of Fredericksburg.

MOTION: A motion was made by Councilmember Kiehne, seconded by Councilmember Watson, to approve the 2019 Maintenance and Operation Rate of 0.18949. The City Council held a roll call vote:

Councilmember Musselman	aye
Councilmember Watson	aye
Councilmember Kiehne	aye
Mayor Pro Tem Neffendorf	nay

The motion carried.

iii. Approve the 2019 Debt Service Rate, not to exceed the proposed rate of \$0.037673, for the City of Fredericksburg.

MOTION: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to approve the 2019 Debt Service Rate of 0.037535. The City Council held a roll call vote:

Councilmember Musselman	aye
Councilmember Watson	aye
Councilmember Kiehne	aye
Mayor Pro Tem Neffendorf	aye

The motion carried unanimously.

- iv. **Consider the approval of Ordinance 2019-29, adopting a Tax Rate not to exceed the proposed Tax Rate of \$0.232284 per one hundred dollars (\$100.00), consisting of the Maintenance and Operation Rate and Debt Service Rate of assessed valuation for the City of Fredericksburg, Texas to be effective for the Tax Year 2019 (Fiscal Year 2020).**

MOTION: A motion was made by Councilmember Kiehne, seconded by Councilmember Watson, to approve the property tax rate be increased by the adoption of a Tax Rate of \$0.227284 which is effectively a 9.6 percent increase in the Tax Rate for 2019 – Ordinance 2019-29. The City Council held a roll call vote:

Councilmember Musselman	aye
Councilmember Watson	aye
Councilmember Kiehne	aye
Mayor Pro Tem Neffendorf	nay

The motion carried.

4. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kiehne, to adjourn the Monday, September 16, 2019, City Council Special Meeting at 6:16 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Gary Neffendorf
Mayor Pro Tem

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: September 30, 2019

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

SUBJECT: Correction to May 7, 2018 City Council Regular Meeting Minutes

Summary: The City Council needs to formally approve the correction to the May 7, 2018 City Council Minutes.

Recommendation: Approve on consent the corrections to the May 7, 2018 City Council Minutes

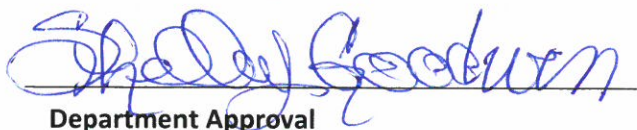
Background / Analysis:

After being notified by Steve Wetz, Police Chief and Daniel Jones, City Attorney that Ordinance 27-006 was not included in the City Code of Ordinances. I contacted Municipal Code Corporation regarding this error and was informed that Ordinance 27-006 was not included due to the language in the Rescind Sunset Clause. After researching the Ordinance, Agenda, Minutes and listening to the May 7, 2018, City Council Meeting audio recording, it was discovered that the Rescind Sunset Clause was recorded in the minutes incorrectly.

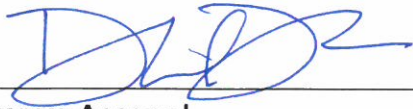
I have notified Municipal Code Corporation of this error, and they are correcting the City Code of Ordinances to include Ordinance 27-006. So that the City Minutes are a true reflection of the May 7, 2018, Meeting Minutes, the City Council will need to vote on the correction (in red on the attached document).

Attachments:

Edited May 7, 2018 City Council Regular Meeting Minutes


Department Approval


City Manager Approval

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a trailing flourish, positioned above a horizontal line.

City Attorney Approval

/s/ Linda Langerhans, Mayor

Attest: /s/ Shelley Britton, City Secretary

FUTURE POWER PURCHASES WITH AEP ENERGY – It was moved by Council Member Neffendorf, seconded by Council Member Watson, to approve an extension of our agreement for Future Power Purchases with AEP Energy until June 2023, with a sizable reduction of the rate to \$39.50/MWh through the end of the contract. The vote was as follows: AYE: Langerhans, Watson, Neffendorf, Kiehne, and Luckenbach. Motion carried.

AGREEMENT WITH SOCCER ASSOCIATION – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve the Non-Profit Organization Park Use Agreement with the Youth Soccer Association Region 714 – Fredericksburg Texas, for use and all maintenance and upkeep of the temporary soccer fields. The vote was as follows: AYE: Langerhans, Watson, Neffendorf, Kiehne, and Luckenbach. Motion carried.

RESCIND SUNSET CLAUSE OF ~~SIGN~~ ORDINANCE – Chief Wetz presented Council with information regarding the Sound Ordinance and recommended that the Sunset Clause be rescinded. With no further discussion, it was moved by Council Member Luckenbach, seconded by council Member Watson, to rescind the Sunset Clause of the ~~Sign~~ Ordinance as presented. All voted in favor and the motion carried.

Sound

27-006

Sound

POOL USER FEES FOR LARGER GROUPS – Susanna Leonard, Recreation Superintendent, presented an amendment to the fees for use of Lady Bird Johnson Park and Town Pool for private parties. It was moved by Council Member Neffendorf, seconded by Council Member Watson, to approve the amended Pool Party Rental Fees as presented. The vote was as follows: AYE: Langerhans, Watson, Luckenbach, Kiehne, and Neffendorf. Motion carried.

FY 2018 MID-YEAR BUDGET REPORT AND BUDGET AMENDMENTS – It was moved by Council Member Kiehne, seconded by Council Member Luckenbach, to approve the FY 2018 Mid-Year Budget Amendments as presented. The vote was as follows: AYE: Langerhans, Watson, Neffendorf, Kiehne, and Luckenbach. Motion carried.

CITY MANAGERS REPORT - City Manager Kent Myers reported on (1) May City Council Retreat, (2) Community Visioning Report, (3) Annexation Update, and (4) Golf Course Update.

FUTURE AGENDA ITEMS - Council discussed future agenda items.

PUBLIC COMMENTS – Cord Switzer commented on signs for special events, the sound ordinance, and the relief route. Jeanette Hormuth expressed concerns about fluoride in the city water.

COUNCIL COMMENTS – Jerry Luckenbach thanked all who voted in the May 5 election; Charlie Kiehne said he was honored to be reelected; Linda Langerhans commented on the great voter turnout and said that Bobby had been a great asset to the Council, and Bobby Watson congratulated Linda, Charlie and Tom on their wins, and encouraged everyone to continue to work on keeping lines of communication open.



CITY COUNCIL MEMO

DATE: October 7, 2019

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Public hearing on the annexation of approximately 117.1 acres of land situated in Gillespie County, Texas located along the south side of W. Live Oak Street. (1st of two required public hearings)

Summary:

The annexation consists of approximately 117.1 acres of land situated in Gillespie County, Texas along the south side of W. Live Oak Street, as shown on the accompanying map. The area consists primarily of properties located along the south side of W. Live Oak Street extending from east of Post Oak Road to west of Smokehouse Road. The property is characterized by primarily residences, vacant land and some commercial businesses. The required public hearings are scheduled for October 7 and October 21, 2019. The Institution of Annexation Proceedings is scheduled for November 12, 2019 (special meeting date).

Recommendation:

Conduct the Public Hearing and receive comments. No action is required.

Background / Analysis:

At the retreat in January, 2018, the City Council prioritized areas of the community for annexation. After the U.S. Highway 290 East corridor, the W. Live Oak Street area was determined as the next highest priority. On August 2, 2019, letters were sent to property owners who have a tax exemption for agricultural, wildlife or timber purposes, offering them a pre-annexation development agreement. This

agreement allowed these property owners the ability not to be annexed as long as their property remained undeveloped and met certain requirements. A total of 7 properties qualified for the pre-annexation development agreement. Four of the property owners have signed the agreement and we are finalizing an agreement with a fifth property owner.

On September 6, 2019, letters were sent to all property owners whose properties were included in the proposed annexation (sample copy attached), advising them of the upcoming public hearings. To date, we have received a number of inquiries, but no official letters in support or opposition. Public Hearings on the zoning for the area are scheduled for October 8, 2019 (Planning and Zoning Commission) and October 21, 2019 (City Council).

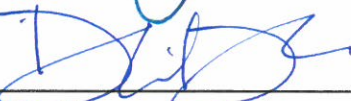
The City is required by statute to prepare a Service Plan for the areas being considered for annexation. The plan sets forth the timing and responsibilities for providing public services. A copy of the Service Plan is attached.

Attachments:

Map of Area, list of property owners, sample annexation notice letter, sample tax-exempt property letter, service plan



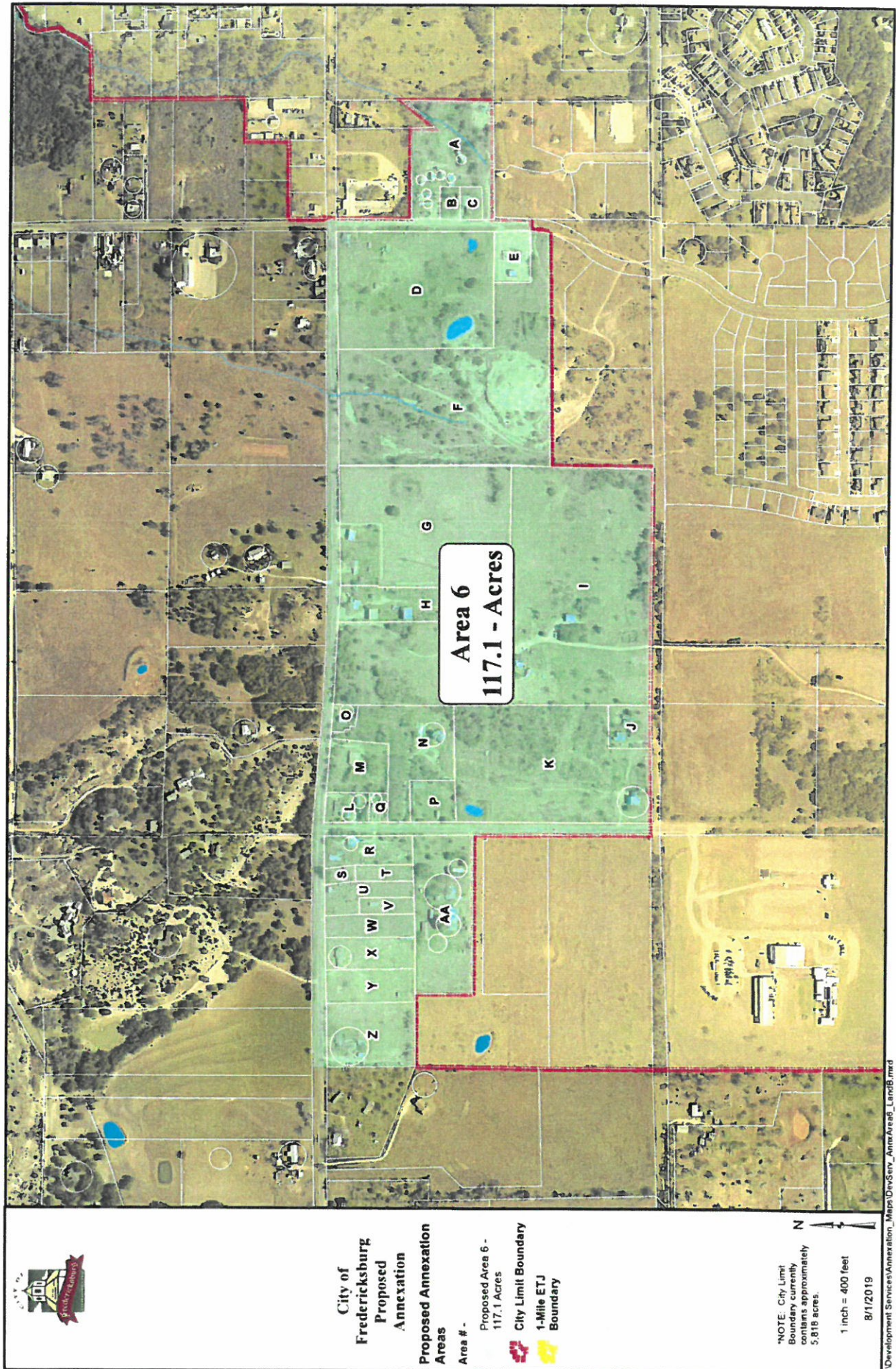
Department Approval



City Attorney Approval



City Manager Approval



	Owner	PID	Site Address
A	James Lloyd Brown	10237	723 Post Oak Road
B	James Lloyd Brown	65494	723 Post Oak Road
C	James Lloyd Brown	13414	723 Post Oak Road
D	Yvonne B Klearner	1949	701 W. Live Oak
E	CTEC Inc.	13848	724 Post Oak Rd.
F	CSE Commercial Real Estate LP	28858	740 Post Oak Rd.
G	Diane Smith Kuykendall	26531	877 W. Live Oak Rd.
H	Edward W. Rode	24133	911 W. Live Oak Rd.
I	BRT Resources LLC	5561	931 W. Live Oak Rd.
J	James E. JR and Donna Strickland	22805	409 Smokehouse Rd.
K	Daniel and Jill Elliott	22807	271 Smokehouse Rd.
L	Guadalupe Albiter	1310	1103 W. Live Oak Rd.
M	Corina S. Granado	28919	1049 W. Live Oak Rd.
N	Stephen and Elizabeth Harris	22808	77 Smokehouse Rd.
O	Maria Guadalupe Rosa	25225	1017 W. Live Oak Rd.
P	Carmin C. Martinez	21914	99 Smokehouse Rd.
Q	Ranulfo Arellano Arias	76964	45 Smokehouse Rd.
R	Eusebio M Salinas, JR	25478	1145 W. Live Oak St.
S	Joe M. Salinas, JR	25463	1161 W. Live Oak St.
T	Joe M. Salinas, JR	25474	1161 W. Live Oak St.
U	Alvino and Valentina Salinas	25448	1175 W. Live Oak St.
V	Marcus Salinas	25457	1129 W. Live Oak St.
W	Alvino and Valentina Salinas	16065	W. Live Oak St.
X	Carmen Marie Zambrano	91790	1235 W. Live Oak St.
Y	Carmen Marie Zambrano	91789	W. Live Oak St.
Z	Bradley Michael Howard	180609	1313 W. Live Oak St.
AA	Lili Guzman Webe	54547	38 H Weber Rd.

City of Fredericksburg
Annexation Service Plan
For Annexation Parcel 2019-02

I. TERRITORY

This service plan is applicable to approximately 117.1 acres of land located along the south side of West Live Oak Street in Gillespie County, Texas (the "Annexation Parcel"), as additionally shown on a map of the area set forth in Exhibit A, a copy of which is attached hereto and incorporated herein by reference. The Annexation Parcel consists primarily of properties located along the south side of West Live Oak Street, extending from Post Oak Road to the west of Smokehouse Road.

II. GENERAL PROVISIONS

a. Effective Term. This service plan shall be in effect for a ten-year period commencing on the effective date of the annexation.

b. Amendment or Renewal. This service plan may be amended from time to time as provided by Local Government Code. Renewal of this service plan shall be at the sole option of the Fredericksburg City Council.

c. Intent. It is the intent of the City of Fredericksburg that this service plan shall provide for the delivery of full municipal services to the annexed area in accordance with State law. The failure of this plan to describe any particular service shall not be deemed to be an attempt to omit the provision of such services from the annexed area. The delivery of municipal services may be accomplished through any means permitted by law.

d. Level of Services to be Provided. It is the intent of the City of Fredericksburg to provide the level of services required by State law. The City Council finds and determines that the level of services, infrastructure and infrastructure maintenance provided within the area prior to annexation is not greater than is provided in the City. The City Council finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with reasonably similar topography, land use, and population density. The City Council finds and determines that implementation of this plan in the manner proposed will not reduce the level of fire, police, and emergency medical services available within the City.

III. SERVICES TO BE PROVIDED AT ANNEXATION

The following services will be provided within the annexed area immediately upon the effective date of the annexation. In the case of a gated subdivision, it will be the responsibility of the Property Owners Association (POA) of the gated subdivision to allow timely emergency service access and City staff access, particularly in cases where the access mechanism changes on or after annexation.

a. Police Protection. The City of Fredericksburg Police Department will provide police services, including criminal investigations, routine patrol, traffic enforcement, and dispatched response to both emergency and non-emergency service calls. It is anticipated that police services within the annexed area will be provided utilizing existing levels of personnel and equipment. Currently, the nearest police station is the City of Fredericksburg Police Department headquarters, located at 1601 E. Main Street.

b. Fire Protection and Emergency Medical Services. The City of Fredericksburg Fire Department will provide emergency fire suppression and routine fire prevention services within the annexed area. The City of Fredericksburg Emergency Medical Services (EMS) Department will provide primary EMS services within the annexed area. Firefighters may be dispatched to the scene of accidents or other medical emergencies to assist EMS personnel or to provide "first responder" services pending the arrival of EMS personnel.

c. Solid Waste Collection. The City provides fee based household garbage and recycling collection services to single family residences within the City. The City does not collect garbage from commercial establishments. Commercial garbage collection and disposal and/or recycling and is available from privately owned collection businesses.

The City currently provides residential garbage collection at the street curb using an automated collection system that requires use of specific collection containers. In accordance with the City's current policy, each residential garbage customer will be provided a collection container for waste disposal.

Privately owned solid waste management service providers currently provide collection services within the annexed area and may continue to provide such services. Pursuant to Local Government Code, at any time before the second anniversary of the date an area is included within the corporate boundaries of a the City by annexation, the City may not (1) prohibit the collection of solid waste in the area by a privately owned solid waste management service provider; or (2) offer solid waste management services in the area unless a privately owned solid waste management service provider is unavailable. The City will commence residential collections services prior to the second anniversary of annexation if requested to do so in writing by any property owner. Any such request must be made at least 90 days prior to the proposed effective date for initiation of City

service.

d. Maintenance of Water and Wastewater Facilities. The annexation territory is not currently within the service area of the City of Fredericksburg. The extension of City utility services to areas not within the service area of another water or wastewater utility service provider will be provided in accordance with the City's capital improvement plan described in Article IV of this service plan, and the City's water and wastewater utility extension policies that are described in Article V of this service plan.

The City does not maintain privately owned water wells or septic or aerobic wastewater systems. Property owners who currently have water wells, septic or aerobic wastewater systems may keep them as long as they are maintained in proper working order. When City wastewater disposal facilities are available to serve existing development the City may require connection to the City system instead of permitting the installation of new septic or aerobic disposal systems. Mandatory connection to the City wastewater system will not be required where existing systems remain in good working order and do not present a threat to public health or safety.

e. Maintenance of Roads, Streets and Street Lighting. The City is currently not responsible for the maintenance of public streets or roads in the annexed area.

The City will assume the responsibility for maintenance of public streets and roads previously accepted for maintenance by official action of the Commissioners Court of Gillespie County. Any such streets or roads formerly maintained by Gillespie County that become subject to City maintenance will be maintained in a condition which is at least equal to the Gillespie County maintenance standard, however, the City will not be required to reconstruct or upgrade such streets to a higher standard.

It is the responsibility of a developer to construct or provide new streets or roads necessary to serve the demands of new development in the areas to be annexed. The City may accept the dedication of public streets constructed in accordance with applicable development regulations of the City.

f. Maintenance of Parks, Playgrounds and Swimming Pools. There are no public parks, public playgrounds, or public swimming pools within the area to be annexed.

g. Maintenance of any other Public Building, Facility or Service. Annexation does not transfer ownership of public buildings, facilities or services, all of which should continue to be maintained or provided by the public entity that currently owns or provides them. Privately owned facilities, including privately owned and operated storm water detention facilities, are not affected by the annexation.

An appropriate City Department will be assigned to assume responsibility for the maintenance or provision of any required facilities or services which become the responsibility of the City and are not expressly provided for by this service plan.

IV. CAPITAL IMPROVEMENTS PLAN

Construction of the following capital improvements related to the annexation will be substantially completed within 2½ years, except for certain services that the City cannot reasonably provide within that period, and for which the City proposes a schedule set forth below to provide for the provision of full municipal services no later than 4-1/2 years after the effective date of the annexation.

a. Police Protection. No additional capital improvements are needed at this time to provide police services.

b. Fire Protection. No capital improvements are needed at this time to provide fire protection services.

c. Solid Waste Collection. No capital improvements are needed at this time to provide solid waste collection services.

d. Water and Wastewater Facilities. The City cannot reasonably provide full water and wastewater services to the annexed area within 2½ years. To provide for the provision of full municipal water and wastewater services to the annexed area no later than 4 ½ years after the effective date of the annexation, the City proposes a schedule set forth below:

Water Service - Design and construction of water infrastructure including, but not limited to water lines, water valves, fire hydrants, and other appurtenances necessary.

Design of water line infrastructure to be complete by September 2022.

Construction of water line infrastructure to be complete by December 2023.

Wastewater Service - Design and construction of wastewater infrastructure including, but not limited to gravity sanitary sewer system, and other appurtenance necessary.

Design of wastewater infrastructure to be complete by September 2022.

Construction of wastewater infrastructure to be complete by December 2023.

e. Roads, Streets and Streetlights. No new roads, streets or street lights are needed at this time. It will be the responsibility of a developer of any property to provide the new roads and streets necessary to serve new development within the annexed area.

f. Parks, Playgrounds and Swimming Pools. No capital improvements are needed at this time to provide recreational services.

g. Other Public Buildings, Facilities or Services. No capital improvements are needed at this time to provide other public services.

V. WATER AND WASTEWATER SERVICE EXTENSION POLICIES

The City provides fee based water and wastewater services to the portions of the City which are not within the service area of another water or wastewater utility provider. For lots that have water or wastewater lines in an abutting street or easement, the owner may receive water or wastewater service by applying for a City tap and paying any required fees.

The provision of water and wastewater facilities for new development within the City is primarily governed by the City's building code and subdivision ordinances that are found in Chapters 14 and 94 of the City Code of Ordinances. New development must be served by owner/developer provided public water and wastewater facilities that meet the City's standard requirements. Upon construction and dedication by the owner/developer the City agrees to provide services via the facilities and thereafter to maintain them.

Facilities necessary to serve any new development are generally provided at the sole cost of the developer. Such facilities include not only those which are located within the developer's property, but also any exterior mains which must be extended to connect the property under development to the point of connection with the City's existing facilities. The City need not compensate the developer for the ordinary costs of extending exterior mains.

The City may require that the developer provide oversized water or wastewater facilities. In such cases the City will pay the reasonable cost of such oversizing. Whether or not a particular line sizing constitutes "oversizing," is determined upon the basis of generally accepted sound engineering design practices.

In newly annexed areas the City examines the need for line extensions to serve existing development that does not currently receive water or wastewater services. The City will determine the need for the construction of lines and facilities to serve existing development after giving due consideration to the topography, land use, population density, the adequacy of existing private water wells and septic tanks and anticipated levels of demand. The City will not undertake line extensions to serve such existing development unless the new lines will be logical,

reasonable and prudent extensions of the City's existing facilities. From time to time, upon the request of an interested property owner the City will consider whether or not line extensions previously deemed unnecessary have become necessary as a result of changed conditions. The City may recover the capital costs of extending water or wastewater facilities to serve existing development through the use of impact fees, assessments or any other method authorized by law.



September 6, 2019

Joe M. Salinas, JR
PO Box 66
Fredericksburg, TX 78624

The purpose of this letter is to notify you that your property is included in a proposed annexation area by the City of Fredericksburg. The Gillespie County Appraisal District records indicate that you own property in the proposed annexation area. Under state law, the City may annex the area after following certain notice and hearing procedures contained in Chapter 43 of the Texas Local Government Code.

State law establishes the procedure the City must follow to annex the area. City staff will prepare a proposed service plan describing the services the City will provide to the area upon annexation. The City Council will then hold public hearings to discuss the annexation and the service plan.

The public hearings will be held at the Law Enforcement Center, 1601 E. Main Street, Fredericksburg, Texas at 6:00 p.m. on October 7, 2019, and at the Law Enforcement Center, 1601 E. Main Street, Fredericksburg, Texas at 6:00 p.m. on October 21, 2019.

If you have questions concerning the annexation process, we encourage you to contact Brian Jordan at 830-997-7521. If you no longer own property in the area, we would appreciate it you would contact Brian Jordan so that we can provide this notice to the current owner.

Sincerely yours,

Brian Jordan, AICP
Director of Development Services



August 2, 2019

Yvonne B Klaerner
701 W. Live Oak Street
Fredericksburg, TX 78624

Dear Property Owner:

The City Council of the City of Fredericksburg has directed staff to initiate annexation of the area along W. Live Oak Street. Tax records indicate that you are a property owner within the area being considered. In addition, the 2019 tax records indicate that your property is under an Agricultural, Timber or Wildlife ad valorem exemption. As such, Section 43.016 of the Texas Local Government Code requires that the City offer a development agreement in lieu of annexation. The proposed development agreement is enclosed.

Should you elect to accept the development agreement, please sign, notarize and return the enclosed agreement to my attention. If the City receives no response from you on or before August 19, 2019, the City will assume that you have declined to enter into the development agreement. Should you elect to decline the agreement, your property may be annexed and public services will be provided in accordance with a statutory Annexation Service Plan. Said service plan will be available during the annexation process.

City staff will be happy to set up a time to discuss any questions you may have regarding the options mentioned above.

Sincerely,

Brian Jordan, AICP
Director of Development Services



CITY COUNCIL MEMO

DATE: October 7, 2019

TO: Mayor and City Council

FROM: David Millegan, Building Official

SUBJECT: : ADOPTING THE 2015 INTERNATIONAL BUILDING CODES AND THE 2014 NATIONAL ELECTRIC CODE, RELATING TO BUILDING AND CONSTRUCTION TO BE APPLICABLE WITHIN THE CITY LIMITS OF THE CITY OF FREDERICKSBURG.

Summary:

The Development Services Department has determined a need to update the current adopted International Building Codes. As building materials and methods change, it is necessary to update its building codes as it has done in the past, and further, as builders are operating in other jurisdictions there is a need for uniformity in building regulations, and further to promote general acceptance, of and compliance with its building codes, the City should adopt the 2015 International Building Codes.

The current building code cycle for the City is the 2009 International Building Codes. This is considered an outdated building code and should be updated to reflect a more current code and to align with the State requirement of the 2015 Energy Conservation Code. The International Building Codes are updated by the International Code Council every 3 years. The most recent code cycle released being the 2018 Building Codes. We determined it best to skip the 2012 Building Codes in favor of adopting the 2015 Building Codes. The 2015 Building Code adoption will also benefit our ISO rating which is used by insurance company underwriters to rate the fee for the purchase of insurance products in a Municipality.

Recommendation:

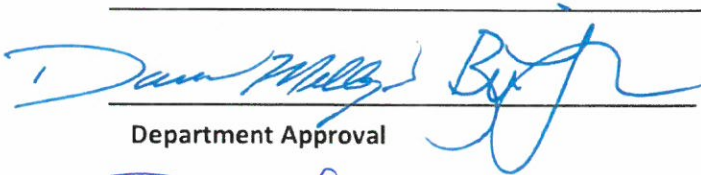
The Development Services Department recommends adopting the 2015 International Building Code as published by the International Code Council including Appendices "A", "C", "D", and "F", the 2015 International Fire Code and including Appendices "B", "C", "D", "H", and "I", the 2015 International Residential Code including Appendices "E", "G", and "J", but excluding parts VI, VII and VIII, the 2015 International Plumbing Code including Appendix (C), 2015 International Fuel Gas Code with Appendices "A", "B", "C", and "D", the 2015 International Energy Conservation Code, the 2014 International Mechanical Code, the 2015 International Property Maintenance Code, the 2014 National Electric Code with local amendments.

Background / Analysis:

The implementation date of the 2015 Building Codes is scheduled for November 4, 2019. We will host an open forum with architects, engineers, contractors, builders, and tradesmen to communicate the expectations and differences between the existing building codes and the new building codes.

Attachments:

Ordinance



Department Approval



City Manager Approval



City Attorney Approval

ORDINANCE NO. 2019-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING CHAPTER 5 – BUILDINGS AND BUILDING REGULATIONS, AND AMENDING CHAPTER 17 – FIRE PROTECTION, OF THE CODE OF ORDINANCES, TO ADOPT UPDATED VERSIONS OF THE INTERNATIONAL CODES RELATED TO BUILDING CONSTRUCTION, PROPERTY MAINTENANCE, AND FIRE PROTECTION WITHIN THE CITY, AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by deletion of Section 5-19 in its entirety, and the following substituted therefore:

Sec. 5-19. - Building and Residential Codes adopted.

The following codes are hereby adopted by reference as though they were copied herein in full:

- (1) International Building Code, 2015 edition, as published by the International Code Council including Appendices "A", "C", "D", and "F"; and
- (2) International Residential Code, 2015 edition, as published by the International Code Council including Appendices "E", "G", and "J", but excluding Parts VI, VII and VIII.

(End of code text)

Section 2. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by deletion of Section 5-76 in its entirety, and the following substituted therefore:

Sec. 5-76. - Adoption of current edition of the National Electrical Code.

The 2014 edition of the National Electrical Code and the National Electrical Code Handbook are adopted and incorporated in this Code as fully as if set out herein in its entirety; and from the effective date of the ordinance from which this article is derived, its provisions shall be controlling in work described in NEC Article 90-2, within the corporate limits of Fredericksburg, Texas, subject to the laws of the state.

(End of code text)

Section 3. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by deletion of Section 5-149 in its entirety, and the following substituted therefore:

Sec. 5-149. - International Plumbing Code adopted.

The International Plumbing Code, 2015 edition, as published by the International Code Council, including Appendix “C”, is adopted by reference as though it were copied herein in full.

(End of code text)

Section 4. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by deletion of Section 5-169 in its entirety, and the following substituted therefore:

Sec. 5-169. - International Fuel Gas Code adopted.

The International Fuel Gas Code, 2015 edition, as published by the International Code Council, including Appendices “A”, “B”, “C”, and “D”, is adopted by reference as though it were copied herein in full.

(End of code text)

Section 5. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by deletion of Section 5-194 in its entirety, and the following substituted therefore:

Sec. 5-194. - International Energy Conservation Code adopted by reference.

Certain documents, three copies of which are on file in the office of the director of development services for the city being marked and designated as the International Energy Conservation Code, 2015 edition, as published by the International Code Council, are hereby adopted as the code of the City for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of the building envelope, mechanical, lighting and power systems in the City, and for providing the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such International Energy Conservation Code, 2015 edition, published by the International Code Council, on file in the office of the City are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter.

(End of code text)

Section 6. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by deletion of Section 5-216 in its entirety, and the following substituted therefore:

Sec. 5-216. - International Mechanical Code adopted.

The 2015 edition of the International Mechanical Code, with the exception of Appendix “B”, is hereby adopted by reference as though it were copied herein in full.

(End of code text)

Section 7. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by deletion of Section 5-249 in its entirety, and the following substituted therefore:

Sec. 5-249. - International Property Maintenance Code.

The International Property Maintenance Code, 2015 edition, published by the International Code Council, is hereby adopted by reference as though it were copied herein in full.

(End of code text)

Section 8. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by deletion of Section 5-252 in its entirety, and the following substituted therefore:

Sec. 5-252. - Performance Code.

The Performance Code, 2015 edition, as published by the International Code Council, is adopted by reference as though it were copied herein in full.

(End of code text)

Section 9. That, Chapter 5 “BUILDINGS AND BUILDING REGULATIONS”, of the Code of Ordinances, is amended by the repeal and deletion of the following Sections in their entirety:

- 1) Section 5-100, entitled “Electrical board established”;
- 2) Section 5-101, entitled “Members of the electrical board”;
- 3) Section 5-102, entitled “Powers and duties of the electrical board”; and
- 4) Section 5-103, entitled “Meetings and rules of the board”.

Section 10. That, Chapter 17 "FIRE PROTECTION", of the Code of Ordinances, is amended by deletion of Section 17-3 in its entirety, and the following substituted therefore:

Sec. 17-3. - International Fire Code adopted.

There is hereby adopted by reference, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, the International Fire Code recommended by the Association of International Fire Chiefs, being particularly the 2015 edition thereof, including Appendices "B", "C", "D", "H", and "I", and all amendments and corrections thereof, existing or issued after the date of the Ordinance from which this Section is derived. The modifications thereto adopted as section 17-3 shall also apply to the revised code hereby adopted.

(End of code text)

Section 11. Survival of local modifications or amendments. It is specifically provided that all local modifications or amendments of said codes identified in Sections 1 through 9 of this Ordinance, which have been previously adopted and not expressly amended hereby, shall remain in full force and effect.

Section 12. Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Section 13. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 14. Effective Date. This ordinance shall be effective on and after November 4, 2019.

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

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney



CITY COUNCIL MEMO

DATE: October 10, 2019

TO: Mayor and City Council

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

SUBJECT: Water & Wastewater Rate Increase

Summary:

In January 2019, HDR presented City Council with information to support a water and wastewater rate increase to cover Water Department operating and debt service costs.

Recommendation:

It is recommended that the attached ordinance increasing water and wastewater rates be approved.

Background / Analysis:

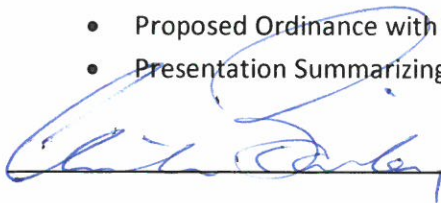
In January 2019, HDR completed an update to the City's water and wastewater rate model study. The conclusion of the rate study indicated a phased approach to increasing the water and wastewater rates over a three year period. In February 2019, City Council approved the first of three proposed increases to the water and wastewater rates, as shown in the attached presentation.

The second of three rate increases being proposed is also shown in the attached presentation. If approved, a water customer who uses 10,000 per month will experience an increase of \$4.63 a month in their water bill. A customer who uses 5,000 gallons of wastewater will have a monthly increase of \$2.80 in their wastewater bill. These new rates will support both existing operating costs as well as the debt service costs for the major water bond projects. Revenues from these increases are included in the FY2020 budget previously approved by the City Council.

City Staff will evaluate the water and wastewater operating budget and capital projects during FY2020 to determine whether the third of three rate increases will be proposed as part of the FY2021 budget.

Attachments:

- Proposed Ordinance with Rates
- Presentation Summarizing Rates



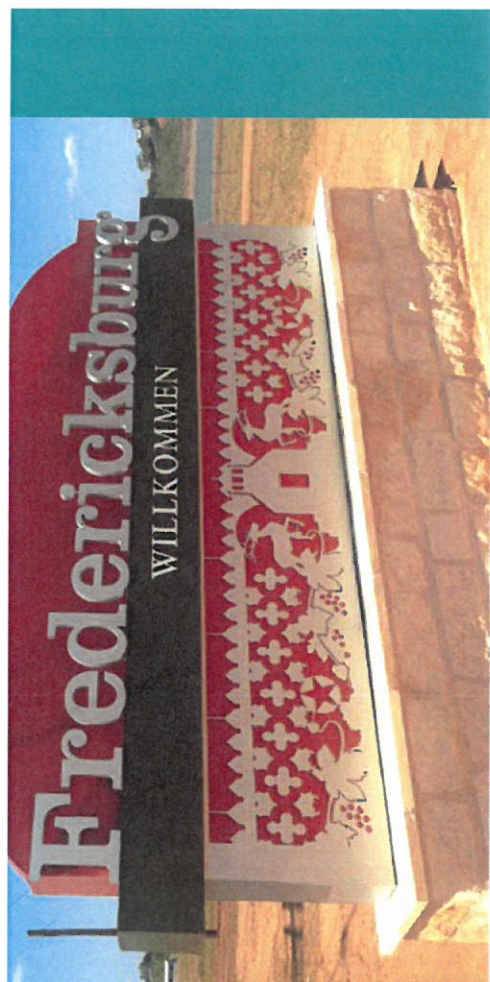
Department Approval



City Attorney Approval



City Manager Approval



2019 UPDATE OF WATER & WASTEWATER RATES

City Council Presentation

City of Fredericksburg

January 21, 2019

HDR

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BACKGROUND

■ Water

- Adequate rates are maintained to comply with reserve requirements and fund the proposed Capital Improvements Plan.
- Annual CIP spending is \$19,800,000 in 2019 and only \$50,000 in 2023. Rates must be set to cover the year of maximum spending.
- Debt has been used to “even out” spending. Rates assume a debt issue of approx. \$18.7 million in 2019 (debt already issued) and \$1.2 million in 2020.
- Assumes 6,121 connections in FY19 with a total billed use of 787 mg.
- Growth rate is 1.2% a year (in-city) and 30% a year (outside-city).
- Total water expenses of \$6.0 million.

BACKGROUND

Water CIP

Project Name		Source of Funding	Estimated Project Cost by Year					Five-Year CIP Total	
			2019	2020	2021	2022	2023		
W	W2 Replacement of 2" Water Mains - System Wide	Cash	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$	250,000
W	W17 Secondary Water Supply to HCMH	Cash		\$ 108,160				\$	108,160
W	W21 SCADA/Collector - Fiber Termination Room	Cash				\$ 263,218		\$	263,218
W	W24 1050 GPM Pump at Cross Mountain	Fees			\$ 162,240			\$	162,240
W	W25 Cross Mtn Storage Tank	Debt	\$ 2,021,294					\$	2,021,294
W	W29 Water Line in Travis Street	Cash			\$ 1,474,022			\$	1,474,022
W	W30 North Llano Street Water Line Rehab	Debt		\$ 1,124,864				\$	1,124,864
W	W32 North Storage Tank	Debt	\$ 2,021,294					\$	2,021,294
W	W41 East Main Street Water Line Rehab	Cash		\$ 562,432				\$	562,432
W	W42 West Main Street Water Line Rehab	Cash			\$ 350,958			\$	350,958
W	W43 Water Line Connection from WRF to Texas Rangers	Cash			\$ 35,096			\$	35,096
W	W45 South Heights Pump Station Remodel	Cash			\$ 56,243			\$	56,243
W	W49 12-inch Water Line from South Heights Pump Station	Fees			\$ 944,427			\$	944,427
W	W51 1000 GPM Pump at South Heights Pump Station	Fees			\$ 337,459			\$	337,459
W	W52 400 GPM Pump at Windcrest Pump Station	Fees			\$ 174,894			\$	174,894
W	W58 Windcrest Area Pressure Improvements	Cash		\$ 957,324				\$	957,324
W	W60 16 inch Water Line to Proposed PS on HWY 290	Debt	\$ 7,440,543					\$	7,440,543
W	W61 Proposed Pump Station and Ground Storage Tank	Debt	\$ 6,833,596					\$	6,833,596
W	W61 Proposed Pump Station and Ground Storage Tank	Fees	\$ 1,000,000					\$	1,000,000
W	W82 Utilities - The Beginning Subdivision	Fees	\$ 70,688					\$	70,688
W	W83 Utilities - HWY 87 North - Hotel Conference Center	Fees	\$ 113,563					\$	113,563
W	W27 Bell Street Water Line Rehab	Cash	\$ 250,000					\$	250,000
W			\$ 19,800,978	\$ 2,802,780	\$ 3,585,339	\$ 313,218	\$ 50,000	\$	26,552,315

BACKGROUND

■ Wastewater

- Adequate rates are maintained to comply with reserve requirements and fund the proposed Capital Improvements Plan.
- Annual CIP spending in \$8,081,000 in 2020 and only \$50,000 in 2023. Rates must be set to cover the year of maximum spending.
- Debt has been used to “even out” spending. Rates assume a debt issue of approx. \$7.9 million in FY20 and \$2.8 million in FY21 for wastewater projects.
- Assumes 5,743 connections for FY19 with a total billed use of 627 mg.
- Growth rate is 1.2% a year (in-city) and 30% a year (outside-city).
- Total wastewater expenses of \$2.4 million.

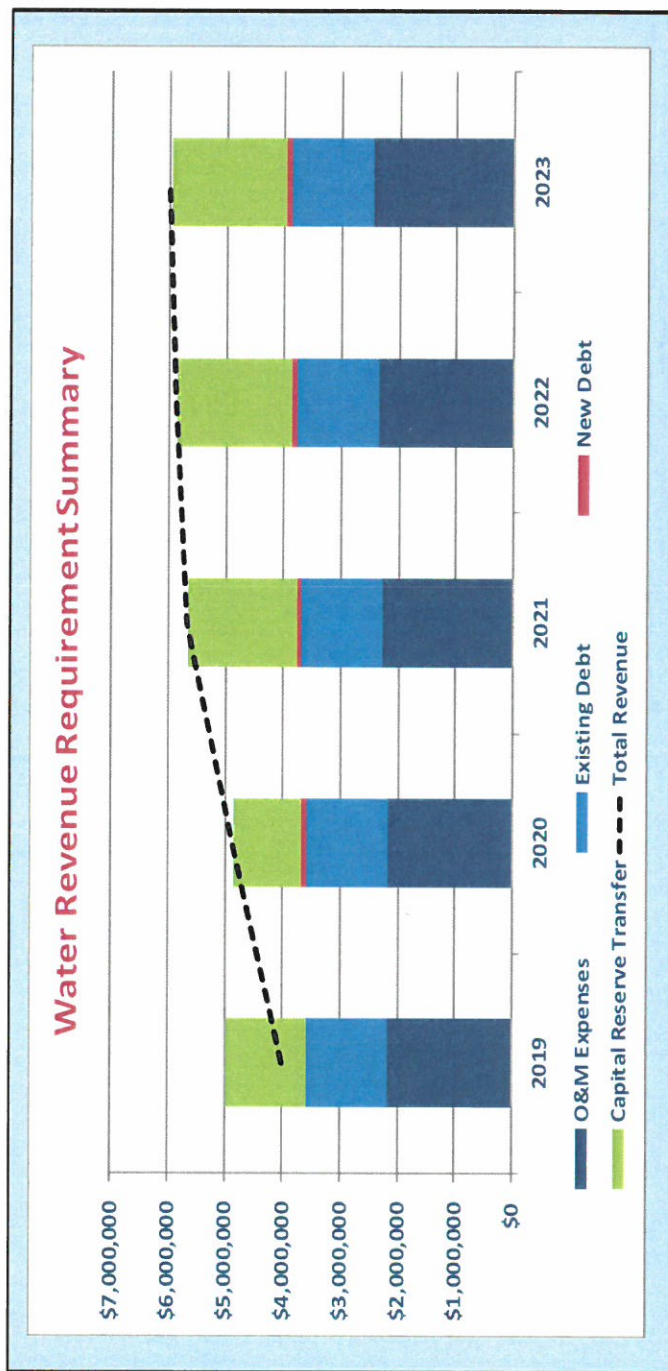
BACKGROUND

Wastewater CIP

Source of Funding			Estimated Project Cost by Year					Five-Year CIP Total
			2019	2020	2021	2022	2023	
Project Name								
WW	W3 Replacement of Existing Sewer Mains - System Wide	Cash	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
WW	W18 San Antonio Street Sewer Line Rehabilitation and Expansion	Cash	\$ 800,000					\$ 800,000
WW	W19 Hwy 16 - 12" Sewer Upgrade	Cash				\$ 273,747		\$ 273,747
WW	W26 Fairgrounds Lift Station Expansion	Debt			\$ 2,800,056			\$ 2,800,056
WW	W28 Sewer Line in Travis Street	Cash			\$ 584,929			\$ 584,929
WW	W31 North Llano Street Sewer Line Rehab	Debt		\$ 1,124,864				\$ 1,124,864
WW	W34 WWTP Effluent Storage Ponds	Cash				\$ 818,901		\$ 818,901
WW	W38 Heritage Hill Country Lift Station Expansion	Cash			\$ 1,075,685			\$ 1,075,685
WW	W40 WWTP Phosphorus Removal System	Cash		\$ 162,240				\$ 162,240
WW	W56 Friendship Lane Sewer Line Expansion	Debt		\$ 1,691,795				\$ 1,691,795
WW	W57 Adams Street Sewer Line Expansion	Debt		\$ 2,177,849				\$ 2,177,849
WW	W68 Boot Ranch Lift Station Rehabilitation and Expansion	Debt	\$ 340,000	\$ 2,874,300				\$ 3,214,300
WW	W82 Utilities - The Beginning Subdivision	Fees	\$ 92,040					\$ 92,040
WW	W83 Utilities - HWY 87 North - Hotel Conference Center	Cash	\$ 746,753					\$ 746,753
WW	W84 Utilities - Hwy 290 Annexation	Fees	\$ 1,515,000					\$ 1,515,000
WW			\$ 3,543,793	\$ 8,081,048	\$ 4,510,670	\$ 1,142,648	\$ 50,000	\$ 17,328,159

WATER UTILITY SUMMARY

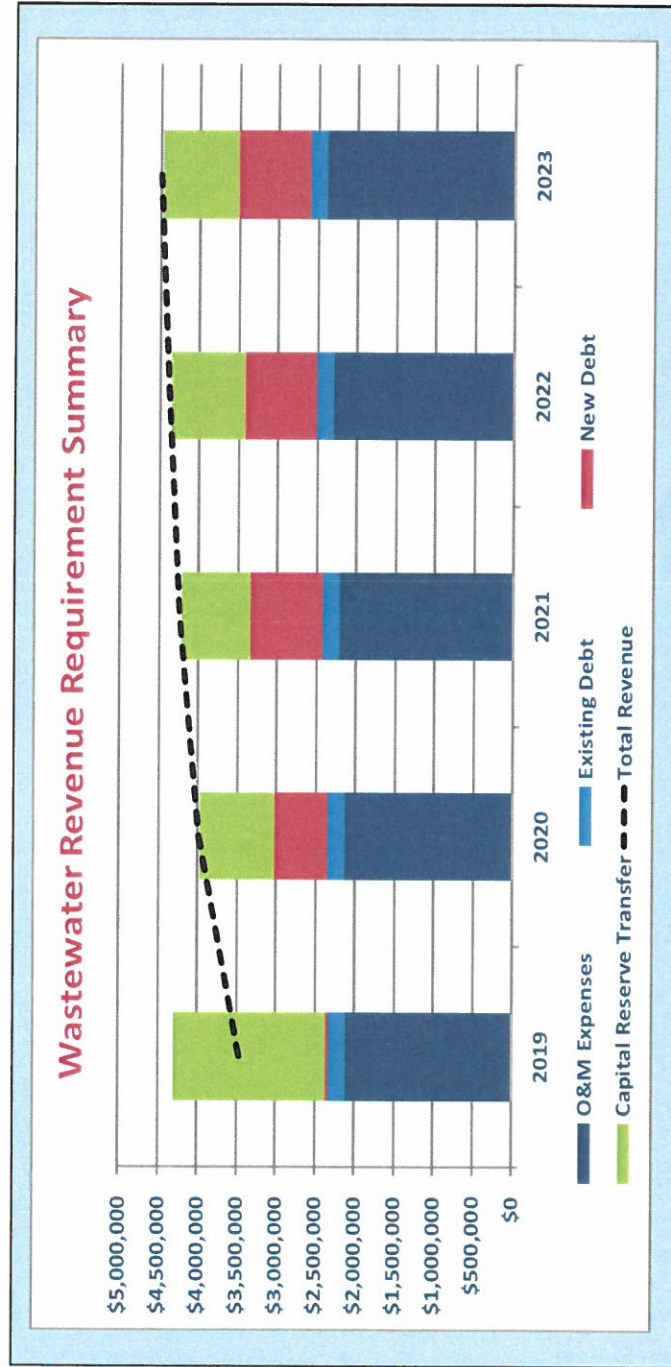
The proposed rate increase for FY19 results in an increase of \$4.11/month for a residential customer with 10,000 gallons of water use.



Water Bill Increase (3,000 gallons) \$1.87 \$2.10 \$2.38 \$0.00 \$0.00
 Water Bill Increase (10,000 gallons) \$4.11 \$4.63 \$5.31 \$0.00 \$0.00

WASTEWATER UTILITY SUMMARY

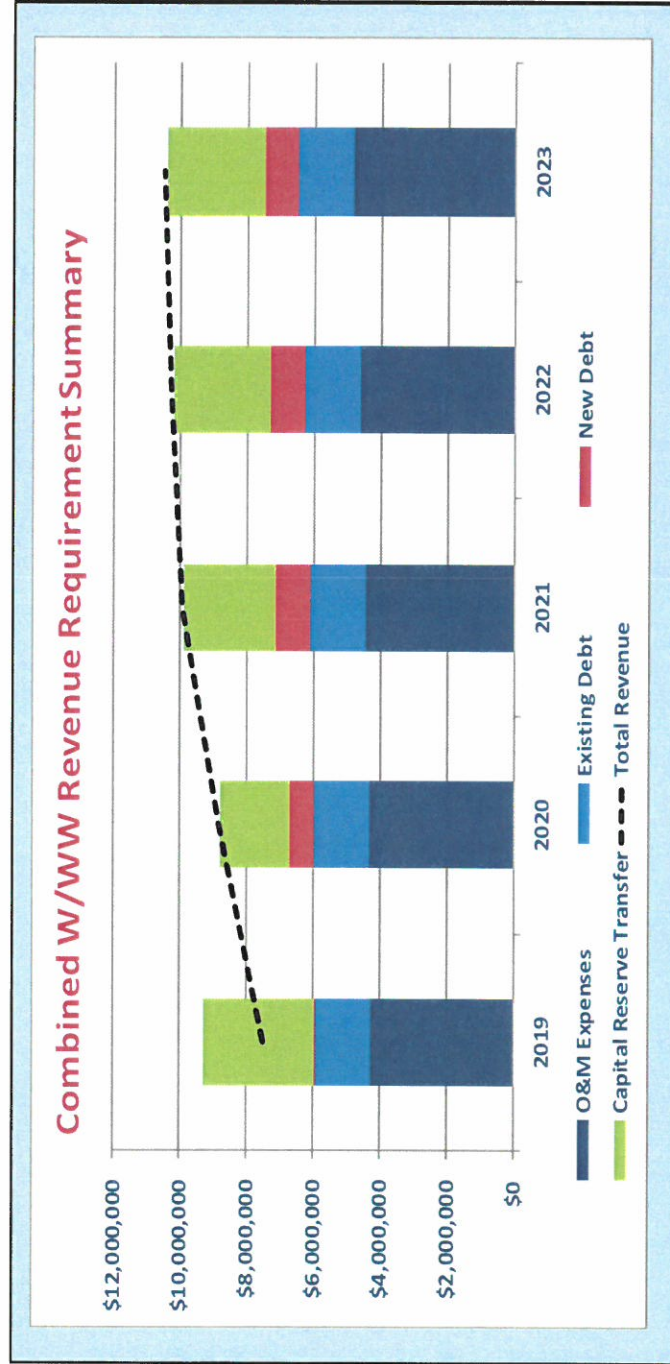
The proposed rate increase for FY19 results in an increase of \$1.33/month for a residential customer with 5,000 gallons of wastewater use.



Wastewater Bill Increase (3,000 gallons) \$1.00 \$0.69 \$0.00 \$0.00
Wastewater Bill Increase (5,000 gallons) \$1.33 \$0.93 \$0.00 \$0.00

UTILITY FUND SUMMARY

The proposed rate increase for FY19 results in an increase of \$5.44/month increase for a residential customer with 10,000 gallons of water & 5,000 gallons wastewater use.



Total Bill Increase (3,000 gallons)	\$2.87	\$4.20	\$3.07	\$0.00	\$0.00
Total Bill Increase (10,000 & 5,000 gallons)	\$5.44	\$7.43	\$6.24	\$0.00	\$0.00

RESIDENTIAL BILL COMP.

- Sorted by Residential Bill @ 10,000 Gallons/Month Water Use -

City	WATER		WASTEWATER		TOTAL WATER & WASTEWATER	
	RESIDENTIAL WATER		RESIDENTIAL SEWER		RESIDENTIAL	
	Bill for 5,000 Gallons	Bill for 10,000 Gallons	Bill for 5,000 Gallons	Bill for 10,000 Gallons	Bill for 5,000 Gallons	Bill for 10,000 Gallons
Boerne	\$ 66	\$ 81	\$ 49	\$ 77	\$ 115	\$ 158
San Marcos	\$ 41	\$ 71	\$ 47	\$ 83	\$ 87	\$ 154
Llano	\$ 47	\$ 58	\$ 73	\$ 82	\$ 120	\$ 141
Marble Falls	\$ 45	\$ 66	\$ 38	\$ 57	\$ 82	\$ 123
Johnson City	\$ 32	\$ 58	\$ 32	\$ 52	\$ 65	\$ 110
Kernville	\$ 27	\$ 44	\$ 35	\$ 61	\$ 62	\$ 105
Brady	\$ 39	\$ 61	\$ 31	\$ 44	\$ 69	\$ 104
New Braunfels	\$ 21	\$ 32	\$ 36	\$ 56	\$ 57	\$ 88
Fredericksburg (Proposed)	\$ 21	\$ 37	\$ 28	\$ 45	\$ 49	\$ 83
Fredericksburg (Current)	\$ 19	\$ 33	\$ 27	\$ 43	\$ 45	\$ 76
Junction	\$ 37	\$ 49	\$ 14	\$ 24	\$ 50	\$ 73
Mason	\$ 28	\$ 46	\$ 15	\$ 24	\$ 43	\$ 70

COMMERCIAL BILL COMP.

- Sorted by Commercial Bill @ 50,000 Gallons/Month Water Use -

City	WATER		WASTEWATER		TOTAL WATER & WASTEWATER	
	COMMERCIAL WATER		COMMERCIAL SEWER		COMMERCIAL	
	Bill for 50,000 Gallons	Bill for 200,000 Gallons	Bill for 50,000 Gallons	Bill for 200,000 Gallons	Bill for 50,000 Gallons	Bill for 200,000 Gallons
Boerne	\$ 385	\$ 1,196	\$ 496	\$ 1,825	\$ 881	\$ 3,021
San Marcos	\$ 392	\$ 1,608	\$ 382	\$ 1,463	\$ 774	\$ 3,072
Marble Falls	\$ 311	\$ 1,278	\$ 213	\$ 798	\$ 524	\$ 2,076
Johnson City	\$ 275	\$ 1,082	\$ 239	\$ 921	\$ 514	\$ 2,004
Kerrville	\$ 195	\$ 856	\$ 284	\$ 1,109	\$ 479	\$ 1,965
Junction	\$ 218	\$ 917	\$ 247	\$ 440	\$ 465	\$ 1,357
Brady	\$ 249	\$ 1,077	\$ 211	\$ 788	\$ 459	\$ 1,865
Llano	\$ 259	\$ 1,121	\$ 180	\$ 594	\$ 438	\$ 1,715
Fredericksburg (Proposed)	\$ 174	\$ 718	\$ 224	\$ 909	\$ 397	\$ 1,627
New Braunfels	\$ 120	\$ 450	\$ 269	\$ 982	\$ 389	\$ 1,432
Fredericksburg (Current)	\$ 154	\$ 638	\$ 213	\$ 861	\$ 367	\$ 1,499
Mason	\$ 242	\$ 650	\$ 50	\$ 50	\$ 292	\$ 700

QUESTIONS?



ORDINANCE NO. 2019-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING ARTICLE 16.000 – WATER AND SEWER RATES AND FEES, OF APPENDIX A – FEE SCHEDULE, OF THE CODE OF ORDINANCES, TO UPDATE AND AMEND THE FEES FOR WATER AND SEWER UTILITY SERVICE PROVIDED BY THE CITY.

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

Section 1. That, Section 16.300, entitled “Water Department Utility Rates”, of Appendix A “Fee Schedule”, of the Code of Ordinances, is amended by deletion of Section 16.300 in its entirety, and the following substituted therefore:

Sec. 16.300. - Water Department Utility Rates.

(Effective November 1st, 2019)

Class	Unit Measure	Gallon Usage	Rate per thousand
Residential	Minimum	0	\$11.60
5/8" meter *	PLUS		
	Per 1,000	1-6,000	\$2.45
		6,001-12,000	\$3.92
		12,001-18,000	\$6.37
		18,001-25,000	\$9.31
		25,001-50,000	\$10.42
		Over 50,000	\$14.09
Residential	Minimum	0	\$19.34
1" meter	PLUS		
	Per 1,000	1-6,000	\$2.45
		6,001-12,000	\$3.92
		12,001-18,000	\$6.37
		18,001-25,000	\$9.31
		25,001-50,000	\$10.42
		Over 50,000	\$14.09

Residential	Minimum	0	\$61.87
2" meter	PLUS		
	Per 1,000	1-6,000	\$2.45
		6,001-12,000	\$3.92
		12,001-18,000	\$6.37
		18,001-25,000	\$9.31
		25,001-50,000	\$10.42
		Over 50,000	\$14.09
Residential	Minimum	0	\$386.67
6" meter	PLUS		
	Per 1,000	1-6,000	\$2.45
		6,001-12,000	\$3.92
		12,001-18,000	\$6.37
		18,001-25,000	\$9.31
		25,001-50,000	\$10.42
		Over 50,000	\$14.09
Commercial	Minimum	0	\$11.60
5/8" meter	PLUS		
	Per 1,000	1-10,000	\$2.40
		Over 10,000	\$3.81
Commercial	Minimum	0	\$19.34
1" meter	PLUS		
	Per 1,000	1-10,000	\$2.40
		Over 10,000	\$3.81
Commercial	Minimum	0	\$61.87
2" meter	PLUS		
	Per 1,000	1-10,000	\$2.40

		Over 10,000	\$3.81
Multi-family **	Minimum	0	\$11.60
5/8" meter	PLUS		
	Per 1,000	1-10,000	\$2.40
		Over 10,000	\$3.81
Multi-family **	Minimum	0	\$19.34
1" meter	PLUS		
	Per 1,000	1-10,000	\$2.40
		Over 10,000	\$3.81
Multi-family **	Minimum	0	\$61.87
2" meter	PLUS		
	Per 1,000	1-10,000	\$2.40
		Over 10,000	\$3.81
Industrial	Minimum	0 - 2,000	\$294.40
	Per 1,000	2,001 - 2,000,000	\$2.12
		2,001,001 - 6,500,000	\$2.43
		Over 6,500,000	\$3.29

* This category shall include Manufactured Home Parks wherein one or more common meter(s) serves the entire development. The amount of the bill shall be determined as follows: The total number of gallons used for all meters divided by the total number of homes in the development each month shall be used to calculate the usage and this shall be added to the number of minimum fees times the said number of homes. Example for 20 homes with 200,000 gallons of usage: results in 10,000 gallons attributable to each home at \$2.45 per thousand up to 6,000 (\$14.70) and \$3.92 for 6,001 to 10,000 (\$15.68) or \$30.38 per home plus the \$11.60 minimum times 20 units, or \$232.00 for a total bill of \$839.60. The rates for Manufactured Home Parks in this category are effective November 1, 2019.

** Multi-family—Four or more dwelling units on one property or four or more dwelling units on one meter.

Rates for all Categories of services for all properties lying outside the City limits shall be double those rates listed above, including minimum charges.

{End of code text}

Section 2. That, Section 16.301, entitled “Charge for Reclaimed and Bulk Potable Water Sales”, of Appendix A “Fee Schedule”, of the Code of Ordinances, is amended by deletion of Section 16.301 in its entirety, and the following substituted therefore:

Sec. 16.301. - Charge for Reclaimed and Bulk Potable Water Sales.

(a) *Reclaimed water:* A minimum rate of \$20.00 for each customer for each calendar month in which reclaimed water is purchased plus \$1.50 per 1,000 gallons for unlimited amounts, as available.

(b) *Bulk potable water:* A minimum rate of \$61.87 for each customer for each calendar month in which potable water is purchased plus \$2.40 per 1,000 gallons for one to 10,000 gallons per month and \$3.81 per 1,000 gallons for over 10,000 gallons.

{End of code text}

Section 3. That, Section 16.400, entitled “Sewer Department Utility Rates”, of Appendix A “Fee Schedule”, of the Code of Ordinances, is amended by deletion of Section 16.400 in its entirety, and the following substituted therefore:

Sec. 16.400. - Sewer Department Utility Rates.

Class	Unit Measure	Rate
Residential		
5/8 " meter	Minimum PLUS	\$11.55 \$3.84 per Gallon usage, per 1,000
1" meter	Minimum PLUS	\$19.25 \$3.84 per Gallon usage, per 1,000
2" meter	Minimum PLUS	\$61.60 \$3.84 per Gallon usage, per 1,000
Commercial		
5/8 " meter	Minimum PLUS	\$11.55 \$4.69 per Gallon usage, per 1,000
1" meter	Minimum PLUS	\$19.25 \$4.69 per Gallon usage, per 1,000
2" meter	Minimum PLUS	\$61.60 \$4.69 per Gallon usage, per 1,000
Multi-family*		

5/8 " meter	Minimum PLUS	\$11.55 \$4.69 per Gallon usage, per 1,000
1" meter	Minimum PLUS	\$19.25 \$4.69 per Gallon usage, per 1,000
2" meter	Minimum PLUS	\$61.60 \$4.69 per Gallon usage, per 1,000

Rates for all Categories of services lying outside the City limits shall be double those rates listed above, including minimum charges.

* Multi-family—Four or more dwelling units on one property or four or more dwelling units on one meter.

FLAT RATES FOR SEWER ONLY CUSTOMERS

Residential customers inside limits\\$27.65

Residential customers outside limits\\$41.49

Commercial customers inside limits\\$37.34

Commercial customers outside limits\\$74.68

{End of code text}

Section 4. Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Section 5. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be effective on and after the 1st day of November, 2019.

PASSED AND APPROVED on this the ____ day of October, 2019.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney



CITY COUNCIL MEMO

DATE: October 7, 2019
TO: Mayor and City Council
FROM: Anna Hudson, Historic Preservation Officer
SUBJECT: Contract for Consultant to update Historic District Design Guidelines

Summary:

The Historic Preservation Officer and the Historic Review Board approve changes to historic properties based on Design Guidelines from 1997. The current guidelines are not user-friendly and do not address materials and design features of mid-century properties. The historic district was expanded in June of 2019 to include properties built through 1968. Property owners, architects, contractors, city staff, and the Historic Review Board will benefit from new design guidelines that adequately address common changes to historic properties and new construction in an easy to use format. The new guidelines will build off the current guidelines.

Recommendation

Staff recommends approval of the proposed contract with HHM & Associates out of Austin, Texas. HHM has extensive experience with working with municipalities to create design guidelines. They are partnering with Winter and Company who is the industry leader in design guidelines and standards.

Background / Analysis:

An RFQ detailing the need for updated historic district design guidelines was posted in August. Statements of Qualification (SOQs) were received from firms from across the country. A committee comprised of City staff and members of the historic review board reviewed all responses to the RFQ and interviewed the top 3 firms. The contract for \$35,000 will be paid for with savings from Development Services FY 2019 budget. A budget amendment for the allocation of the funds will be on the October 21, 2019, City Council agenda.

Attachments:

1. Professional Service Agreement with HHM & Associates



Department Approval



City Manager Approval



City Attorney Approval

CONTRACT FOR PROFESSIONAL SERVICES

This Contract (the **Contract**) is made and entered into this 25th day of September 2019, by and between HHM & Associates, Inc. (formerly Hardy-Heck-Moore, Inc.) (**HHM**), a Texas corporation, and The City of Fredericksburg (**Client**), a municipal government in the State of Texas.

1. **PROJECT**. Pursuant to the terms and conditions of this Contract, Client engages HHM to provide certain professional services for the City of Fredericksburg Historic District Design Guidelines Project.

2. **SERVICES**: HHM will provide technical information, advice, and services (the **Work**) to Client in connection with the Project, such Work more specifically described on Schedule A attached hereto. Changes to the Work, completion timetables, and/or the compensation shall be documented by adoption of amended or supplemental Schedules hereto. HHM's Work hereunder shall be of good quality and shall be performed in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of professionals in HHM's profession engaged in comparable or similar projects. The manner in which the Work is to be performed and the specific hours to be worked by HHM shall be determined by HHM, in its sole discretion.

3. **SCHEDULE AND DELIVERABLES**. HHM will perform the Work in accordance with the schedules/timetables described in greater detail on attached Schedule A. All HHM's reports and data will be submitted to Client in electronic format, using Microsoft Word, Excel, Access and/or other computer software applications, as specified in Schedule A.

4. **COMPENSATION**: Client shall compensate HHM for the Work at the agreed upon fee of \$35,000.00 in accordance with the budget set forth in Schedule B attached hereto. HHM will furnish monthly invoices to Client detailing activities performed and reflecting actual time and expenses incurred during the preceding month. All invoices are due upon receipt, and are payable to HHM at its offices in Travis County, Texas.

5. **TERMINATION**: This Contract shall terminate automatically upon completion of the Work by HHM. This Contract may be terminated prior to completion of the Work by either party upon 30 days' written notice to the other. In the event of early termination, Client shall pay HHM for all Work performed and expenses incurred to the date specified in the notice of termination, and HHM shall turn over to Client all documents, information, and Work produced to said date relating to the Project.

6. **DELIVERIES UPON COMPLETION**: Upon completion of the Work, HHM shall deliver to Client a final report, in usable hard-copy and electronic format. HHM may retain copies of all reports it prepared and data gathered for its files.

7. **INDEPENDENT CONTRACTORS**: The parties are independent contractors as to each other. Nothing in this Contract shall be construed as creating any agency or employment relationship. Neither Party shall make any representations tending to create an apparent or implied agency or employment relationship; neither party has the authority to act for the other or to create obligations or debts binding on the other; and neither party shall be responsible for any obligations or expenses incurred by the other.

8. MODIFICATION: No change in the terms of this Contract shall be binding unless it is in writing and signed by an authorized representative of the party against whom enforcement is sought.

9. ASSIGNMENT: Neither party hereto may assign its rights or delegate its obligations hereunder without the written consent of the other party.

10. CONSTRUCTION: In the event that any provision of this Contract is held by a court of competent jurisdiction to be invalid or unenforceable for any reason, such provision shall be modified to the minimum extent necessary to make such provision valid and enforceable, and the remaining provisions shall be affected thereby to the least extent possible.

11. NO WAIVER: The failure of any party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce that or any other provision of this Contract.

12. ENTIRE AGREEMENT: This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Contract.

13. ATTORNEY'S FEES: In the event there is a dispute concerning this Contract, the prevailing party in such dispute (whether or not a lawsuit is actually filed) shall be entitled to recover from the other party reasonable attorney's fees and reasonable and necessary costs and expenses.

14. APPLICABLE LAW, VENUE, AND JURISDICTION: This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Gillespie County, Texas. By execution of this Contract, the parties agree to subject themselves to the jurisdiction of the Courts of the State of Texas in all matters relating to or arising out of this Contract or the Work.

15. NOTICES: All notices required or permitted under this Contract shall be in writing and shall be deemed given when delivered in person or three days after deposit in the United States Mail, postage prepaid, addressed to the party's address reflected at the end of this Contract. A party's notice address may be changed from time to time by that party's providing written notice to the other.

IN WITNESS WHEREOF, the parties have executed this Agreement in duplicate on the day and year first above written.

HHM & ASSOCIATES, INC.
3500 Jefferson Street, Suite 330
Austin, Texas 78731

By: Emily Payne
EMILY THOMPSON PAYNE, President

CLIENT

The City of Fredericksburg

Address: _____

By: _____

Printed Name: _____

Title: _____

BY EXECUTION OF THIS AGREEMENT, CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS CONTRACT.

Schedule A

SCOPE OF WORK

Schedule A below shows how the HHM team's originally proposed Scope of Work was revised to meet the City of Fredericksburg's budget limitations. The Scope of Work begins with a list of tasks associated with this contract. Assumptions, deliverables, and the project schedule follow the list of tasks.

Tasks

Task 1. Project Initiation

- Conduct a kick-off conference call with City staff to discuss the tone, outline of content, and visual format the design standards and guidelines
- Discuss the protocol for draft review and comment – including the roles of City staff, commissioners, public stakeholders, and/or the THC
- Discuss the number and format(s) of public meetings required within this scope
- Obtain Gillespie County Appraisal District (CAD) data in GIS-compatible format
- Review the City of Fredericksburg Historic Preservation Ordinance, as well as any related sections of municipal code
- Review City planning documents to better understand the City's vision
- Review previously completed documentation, such as historic resources surveys, National Register nominations, and local historic district or individual landmark designations
- Provide a list of needed photos of architectural features to be supplied by the City
- Analyze what additional field photography or other documentation will be necessary to supplement images of Fredericksburg's historic resources from previous documentation
- Make any necessary revisions to this work plan to ensure shared expectations for the project

Task 2. Public Meetings and Field Documentation

- Facilitate public meeting(s) with relevant stakeholders—including the Historic Review Board and the public—based upon the number of meetings determined during contract negotiations and/or Task 1, to discuss the project, discuss concerns, and gather input for the community's needs. Initial discussion items include, but are not limited to, regulation of exterior color and setting different standards for high, medium, and low priority resources. These will be scheduled during the same trip as field documentation to minimize travel expenses.
 - The budget assumes a maximum of two (2) hours of meetings consolidated within one (1) trip of one (1) day, with HHM in attendance and Winter & Company on video conference only.

Task 3. Draft Historic District Design Standards and Guidelines

- Prepare a draft of design standards and guidelines, fully formatted and richly illustrated. Each document will clearly differentiate between *standards*, which are legally required, and *guidelines*, which are not legally binding. The tone and format of the document will reflect the City's vision, as communicated during Task 1. The language of the draft will reuse the prior 1997 design guidelines as possible, if consistent with current City and public sentiment expressed during Task 2. All images will be updated using 2018 survey photos and illustrations and/or stock illustrations from the archives of HHM and Winter & Company. Winter & Company will provide high-level peer review of all text. HHM will work with the City during Task 1 to finalize the outline for the document, but the HHM team anticipates that the contents of each document will include, but not be limited to, the following:
 - Executive Summary

- Table of Contents
- Acknowledgements
- Purpose and Scope
 - Background
 - Applicability
 - Review process
- Site characteristics
 - Resource locations (including accessory buildings and structures)
 - Resource orientations
 - Site circulation (such as walkways and driveways)
 - Landscape features
- Architectural Character of Historically Designated Properties/ Landmarks
 - Architectural styles (up to 1968)
 - Building forms (up to 1968, including accessory buildings and structures)
- Assessment of Integrity:
 - Overall integrity
 - Common alterations
- Standards and Guidelines for Historically Designated Properties/ Landmarks
 - Alterations to Historically Designated Properties/Landmarks
 - Front exterior walls
 - Doors and door openings
 - Windows and window openings
 - Roofs and roof features
 - Foundations and skirting
 - Porches/Canopies
 - Chimneys
 - Landscape and site features, such as fencing
 - Energy efficiency
 - Additional items as necessary based on feedback from public meetings
 - Additions to Historically Designated Properties/Landmarks (including accessory buildings)
 - Height
 - Massing
 - Setbacks
 - Materials
 - Stylistic elements
 - Exemptions for non-historic buildings, as applicable
- Standards and Guidelines for New Construction
 - Construction of new infill on vacant/undeveloped land or parking lots
 - Construction of new auxiliary buildings (including small cottages for short term rental)
 - Construction of new landscape and site features
- Appendices
 - Glossary
 - Contact information for Historic Preservation Office
 - Resources from the Texas Historical Commission and National Park Service

- Submit draft of design standards and guidelines to the City, as well as any additional stakeholder groups identified during Task 1
- Provide one (1) blank comment matrix, to be used by the City to document comments
- Participate in one (1) conference call with the City to discuss and clarify comments regarding the draft

Task 4. Final Historic District Design Standards and Guidelines

- Address all comments from City and relevant stakeholders regarding the draft, consulting with the City about how to reconcile contradictory comments
- Prepare a comment matrix to document how HHM responded to each comment
- Submit final design standards and guidelines to the City

Assumptions

- City of Fredericksburg staff will:
 - Provide electronic copies of available previous documentation listed under Task 1,
 - Provide photos of architectural features from the list provided by HHM under Task 1,
 - Contact representatives of the City of Fredericksburg Police Department to inform them of the project and the type of work that the survey team will perform during field investigations,
 - Be available for conference calls, meetings, and review of the draft report per the schedule below,
 - Provide a meeting space in Fredericksburg and organize meeting logistics, and
 - Compile all comments from various stakeholders and consolidate contradictory comments internally.
- Because the anticipated duration of the project will be limited to six (6) months, this scope of work assumes that only one (1) draft will be completed, and that the City and any other relevant stakeholders will review the draft concurrently with the City. If preferred by the City, the HHM team will adjust this work plan to include additional draft(s) as possible within the project timeline.

Anticipated Deliverables

Task	Anticipated Deliverables
Task 1. Project Initiation	One (1) revised version of this work plan, if needed, submitted electronically via HHM's cloud-based file-sharing site (Egnyte)
Task 2. Public Meetings and Documentation	Public meeting materials, based on format(s) determined during Task 1
	One (1) progress report, submitted electronically via Egnyte
Task 3. Draft Historic District Design Standards and Guidelines	Draft design standards and guidelines, submitted electronically via Egnyte
Task 4. Final Historic District Design Guidelines and Standards	Final design standards and guidelines, submitted as two (2) hard copies and electronically via Egnyte, as well as:
	Original files of photographs or other images used for the design guidelines documents
	Final digital versions of any maps and graphic images for the design guidelines documents

Schedule of Deliverables

Task	Days + NTP*	Projected Deadline
Task 1. Project Initiation	63	Monday, December 2, 2019
Task 2. Public Meetings and Documentation	119	Monday, January 27, 2020
Task 3. Draft Design Standards and Guidelines	175	Monday, March 23, 2020
<i>City and/or Stakeholder Comments</i>	206	<i>Thursday, April 23, 2020</i>
Task 4. Final Design Guidelines and Standards	238	Monday, May 25, 2020
<i>Contract Expiration</i>	242	<i>Friday, May 29, 2020</i>

Assumed NTP Date:Monday, September 30, 2019*

Schedule B

PROJECT COSTS

Costs associated with the Scope of Work in Schedule A are presented below.

COSTS

Option 2. Reduced Scope	
Labor	\$34,201.20
Expenses	\$798.80
TOTAL	\$35,000.00



CITY COUNCIL MEMO

DATE: October 10, 2019

TO: Mayor and City Council

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

SUBJECT: Water Ground Storage Tanks Project - Construction Contract Award

Summary:

Receive construction contract bids for the Cross Mountain, North and Knauth 1.0 Million Gallon Water Ground Storage Tanks.

Recommendation:

City staff recommends awarding the construction contract for the Cross Mountain, North and Knauth 1.0 Million Gallon Water Ground Storage Tanks to Preload, LLC in the amount of \$4,920,800.00.

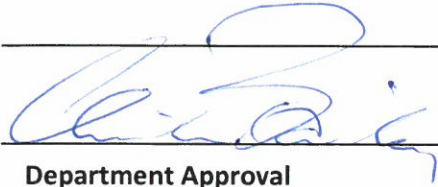
Background / Analysis:

The City Council approved the sale of water revenue bonds to design and construction water infrastructure project in November 2018. One of these projects includes the construction of three – one million gallon water ground storage tanks. The new tanks will be constructed at the Cross Mountain Tank Site, North Tank Site, and Knauth Well Field.

Freese and Nichols (F&N) developed project bid documents, which publicly advertised for bid for four (4) weeks. Two (2) bids were received at the bid opening on September 4, 2019. The bids received are attached. The low bid was submitted by Preload, LLC in the amount of \$4,920,800.00. The low bid has been reviewed by F&N which was found to be accurate. Based on F&N and City Staff's review, it is recommended that the project be awarded to Preload, LLC in the amount of \$4,920,800.00.

Attachments:

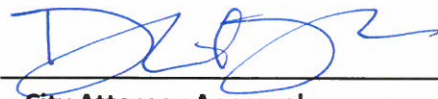
- Freese and Nichols Bid Award Recommendation Letter
- Bid Tabulation



Department Approval



City Manager Approval



City Attorney Approval



Innovative approaches
Practical results
Outstanding service

10431 Morado Circle, Suite 300 • Austin, Texas 78759 • 512-617-3100 • fax 512-617-3101

www.freese.com

September 10, 2019

Kris Kneese, P.E.
Assistant Director of Public Works and Utilities
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

Re: Recommendation of Award of Contract for the *Cross Mountain, North, and Knauth 1.0 Million Gallon Storage Tanks*

Dear Mr. Kneese:

On Wednesday, September 4, 2019 bids were opened for the above referenced project. Two (2) contractors submitted bids for this project. FNI reviewed the bids for errors and omissions. All bidders provided bid security. All addenda issued (4 total) for the project were acknowledged by bidders. A summary of the bids received is provided in the table below, and the detailed bid tabulation is attached.

Bidder	Total Bid
Preload, LLC	\$4,920,800
DN Tanks Inc.	\$5,099,631

The lowest bid was \$4,920,800 submitted by Preload, LLC.

FNI examined the bid proposals submitted for this project to check for errors or omissions. There were no errors in Preload, LLC's bid. We have found Preload, LLC's bid is accurate and provided the lowest bid for the construction of the project. Based upon review of the bid price, it is recommended that the project be awarded to Preload, LLC for the bid amount of \$4,920,800.

If you have any questions or comments, please contact me at (210) 298-3822.

Sincerely,

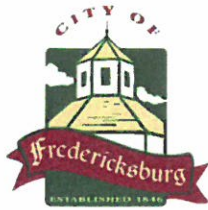
A handwritten signature in blue ink that reads 'Ryan Ramsey'.

Ryan Ramsey, P.E.
Project Manager
Freese and Nichols, Inc.

Attachments: Bid Tab

Detailed Tabulation of Bids Received

Client: City of Fredericksburg Project: Cross Mountain, North, and Knauth 1.0 Million Gallon Storage Tanks Bid Date: September 4, 2019 Project No: FRB18639				Preload, LLC 4000 Tower Rd. Louisville, KY 40219 (631) 231-8100		DN Tanks Inc. 410 E. Trinity Blvd. Grand Prairie, TX 75050 (972) 823-3309	
Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Amount	Unit Price	Extended Amount
Cross Mountain Prestressed Concrete Ground Storage Tank Base Bid Items							
CM-1	Mobilization and Demobilization	LS	1	\$75,000.00	\$75,000.00	\$67,200.00	\$67,200.00
CM-2	1.0 MG Ground Storage Tank	LS	1	\$1,261,700.00	\$1,261,700.00	\$1,276,710.00	\$1,276,710.00
CM-3	10" PVC Reuse Water Line	LF	105	\$160.00	\$16,800.00	\$478.00	\$50,190.00
CM-4	Electrical Equipment, SCADA, Instrumentation	LS	1	\$160,000.00	\$160,000.00	\$169,936.00	\$169,936.00
CM-5	SWPP	LS	1	\$4,000.00	\$4,000.00	\$8,300.00	\$8,300.00
CM-6	Trench Safety System	LF	see notes	\$5.00	\$1,000.00	\$1.30	\$390.00
Total Cross Mountain Prestressed Concrete Tank Base Bid (Items CM-1 through CM-6)				\$1,518,500.00		\$1,572,726.00	
North Tank Prestressed Concrete Ground Storage Tank Base Bid Items							
NT-1	Mobilization and Demobilization	LS	1	\$82,000.00	\$82,000.00	\$67,200.00	\$67,200.00
NT-2	1.0 MG Ground Storage Tank	LS	1	\$1,346,100.00	\$1,346,100.00	\$1,433,910.00	\$1,433,910.00
NT-3	Electrical Equipment, SCADA, Instrumentation	LS	1	\$225,000.00	\$225,000.00	\$245,200.00	\$245,200.00
NT-4	SWPP	LS	1	\$4,000.00	\$4,000.00	\$8,300.00	\$8,300.00
NT-5	Trench Safety System	LF	200	\$5.00	\$1,000.00	\$1.30	\$260.00
Total North Prestressed Concrete Tank Base Bid (Items N-1 through N-5)				\$1,658,100.00		\$1,754,870.00	
Knauth Tank Prestressed Concrete Ground Storage Tank Base Bid Items							
KT-1	Mobilization and Demobilization	LS	1	\$87,000.00	\$87,000.00	\$67,200.00	\$67,200.00
KT-2	1.0 MG Ground Storage Tank	LS	1	\$1,367,950.00	\$1,367,950.00	\$1,349,430.00	\$1,349,430.00
KT-3	16" PVC Water Line	LF	1,050	\$205.00	\$215,250.00	\$212.90	\$223,545.00
KT-4	12" Flexbase Pavement	SY	3,450	\$20.00	\$69,000.00	\$35.40	\$122,130.00
KT-5	Electrical Equipment, SCADA, Instrumentation	LS	1	\$0.00	\$0.00	\$0.00	\$0.00
KT-6	SWPP	LS	1	\$4,000.00	\$4,000.00	\$8,300.00	\$8,300.00
KT-7	Trench Safety System	LF	see notes	\$5.00	\$1,000.00	\$1.30	\$1,430.00
Total Knauth Prestressed Concrete Tank Base Bid (Items KT-1 through KT-7)				\$1,744,200.00		\$1,772,035.00	
Total Bid				\$4,920,800.00		\$5,099,631.00	
General Notes				Offeror Notes:		Offeror Notes:	
1	Bid Item KT-5 was removed by addendum 3.			For Bid Item CM-6: Preload bid 200 feet of trench safety.		For Bid Item CM-6: DN Tanks bid 300 feet of trench safety.	
2				For Bid Item KT-7: Preload bid 200 feet of trench safety.		For Bid Item KT-7: DN Tanks bid 1,100 feet of trench safety.	



CITY COUNCIL MEMO

DATE: 10/7/2019

TO: Mayor and City Council

FROM: Evan Williamson, EIT - Staff Engineer

SUBJECT: City Sidewalk Improvement Program – Contract Renewal

Summary:

The purpose of this presentation is to provide an overview of the sidewalk improvements to date, provide information regarding the renewal of the contract awarded last year, and present priority projects for the upcoming year.

Recommendation:

Staff's recommendation is to renew the construction contract with Hazelett Concrete Contractors, the low bidder from the contract award in fiscal year 2019.

Background / Analysis:

In 2013, the City Council made a commitment to improve pedestrian access throughout the City by implementing the Annual Sidewalk Improvement Program. The initial construction contract was awarded to Hazelett Concrete Contractors and exercised the option to renew for a maximum of five years. The contract was renewed for five years and a new construction contract was advertised for bid for fiscal year 2019. Hazelett Concrete Contractors was awarded the contract as the low bidder. The City budgeted between \$50,000 to \$150,000 in the first five years of the program and \$50,000 in fiscal year 2019.

The FY 2019 contract included the option to renew for up to five years. Hazelett Concrete Contractors has agreed to honor the unit costs from the current contract. The approved FY 2020 budget includes \$100,000

for the annual sidewalk improvement program. If the construction contract is renewed, based on the unit costs included in the bid documents and a review of the projects completed to date, staff is recommending the following priority locations for this year's program:

- 1) S. Milam/W. Windcrest Intersection Improvements - \$9,762.50
- 2) 900 Block W. Main St - \$31,125.88
- 3) 100 Block E. Austin - \$12,985.50
- 4) 200 & 300 Blocks E. San Antonio - \$28,249.38
- 5) 100 Block of W. Schubert - \$23,718.75

The total estimated construction cost for the above projects is \$105,842.00. This total cost includes a 10% contingency for each project. Project maps for last year's completed projects and the recommended projects are attached.

Attachments:

Figure 1: FY 2019 Sidewalk Improvement Complete Projects

Figure 2: FY 2020 Sidewalk Improvement Recommended Projects



Department Approval



City Manager Approval



LEGEND

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~~Agenda Packet Page 77~~

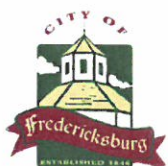
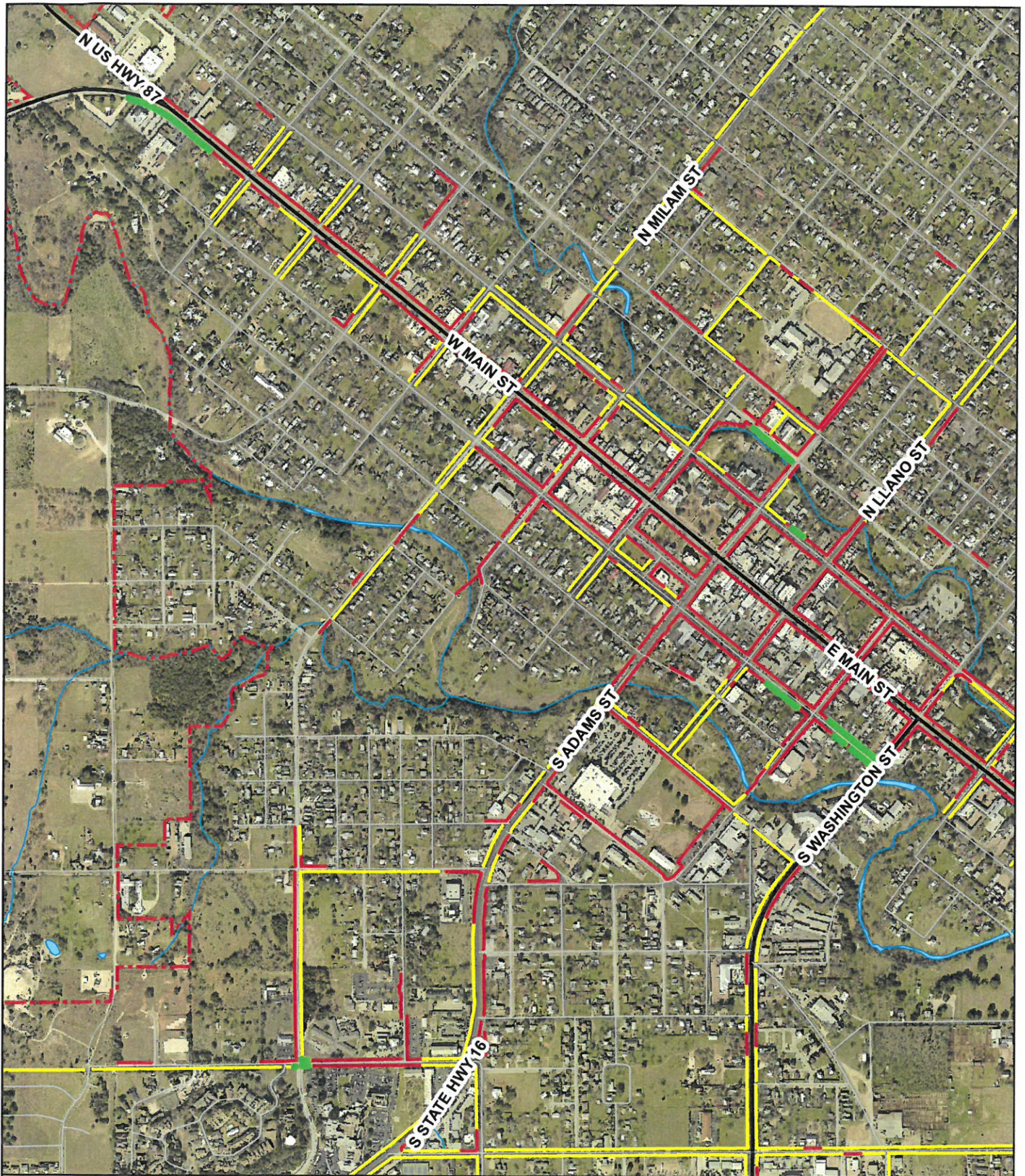


FIGURE 2
City of Fredericksburg
2020 Sidewalk Projects

LEGEND

- 2020 Sidewalk Projects
- Existing
- Proposed



0 1,000
SCALE IN FEET

Future Agenda Items

City Council

October 21, 2019

Regular Meeting

City Council = Red

7th and 24th Regular Meetings @ 6p.m.

29th Work Session @ Cardinal Room @ 8:30 a.m.

Planning & Zoning = Green

Historic Review Board = Purple

Board of Adjustment = Blue

City Events = Yellow

26th Winefest

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

Recognitions:

Consent

1. 10-7-19 City Council Regular Meeting Minutes

Ordinances

1. Landmark Ordinance 110 W Travis – Old High School Building (2nd reading-postpone from 9-16-19)
2. Zoning - 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. 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 11-4-19)
3. Setting Water and Wastewater new rates (2nd reading)
4. Request #Z-1916 by Dotty Duecker on behalf of St. Vincent De Paul Society for a Conditional Use Permit to expand a Nonconforming Use Per Section 6.110 of the Zoning Ordinance at 610 and 612 W. Live Oak Rd. (10-21-19 public hearing)

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.

1. Budget Amendments
2. Award bid for Consultant Services, HOT collections, STR permitting, & Sales Tax Discovery and Recovery Services
3. Market Platz Redevelopment
 - a. Consider hiring an Architect Firm
 - b. Set up a separate bank account for funds
4. Approval of Professional Services Contract for the Transportation Project Traffic Impact Study
5. Award bid for FY2020 Lease/Purchase Financing
6. Downtown parking lot lease agreement.

Presentations, Discussions and Updates:

1. Presentation and discussion on PACE

Executive Session

**November 4, 2019
Regular Meeting**

City Council = Red

7th and 24th Regular Meetings @ 6p.m.

29th Work Session @ Cardinal Room @ 8:30 a.m.

Planning & Zoning = Green

Historic Review Board = Purple

Board of Adjustment = Blue

City Events = Yellow

11th Veteran's Day

28th and 29th Thanksgiving Holidays

Sun	Mon	Tues	Wed	Thur	Fri	Sat
			2	3	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. 10-21-19 City Council Regular Meeting Minutes
2. 10-29-19 City Council Workshop Meeting Minutes

Ordinances

1. Zoning - 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. 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 reading)

Resolutions:

Public Hearing

Approvals-Misc.

Presentations, Discussions and Updates:

1. Boot Ranch Update

Executive Session