

CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL WORKSHOP/RETREAT JANUARY 15, 2019

Members Present:

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

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Laura Hollenbeak, Director of Finance
Russell Immel, Information Technology Director
Steve Wetz, Police Chief
Lynn Bizzell, Fire Chief
Lea Feuge, Public Information Officer
Kris Kneese, Assistant Director Public Works and Utilities
Garret Bonn, Assistant City Engineer
Kris Kammlah, Detective
Braxton Roemer, Lieutenant
Brian Vorauer, Sargent
Leslie Ball, Administrative Assistant
Shelley Goodwin, City Secretary

1. Call to Order

With all members of the City Councilmembers present, Mayor Langerhans called the workshop/retreat of the Fredericksburg City Council to order at 8:34 a.m. on Monday, January 15, 2019, in the Cardinal Room of the Lady Bird Golf Course, 341 Golfers Loop, Fredericksburg, Texas.

2. Discussion and Possible Directions**A. Sports Park**

Kent Myers, City Manager, stated after taking out additional amenities the estimated cost for the Sports Park is \$8,400,000 and County Commissioners voted to give \$2,300,000, which leaves an outstanding \$6,100,000 to fund the project. He also stated if Council chooses to hold a Bond Election, then our Bond Counsel will provide legal guidelines for participation by elected officials in bond elections with printed guidelines provided prior to the Council meeting.

Dan Wegmiller, Specialized Public Financials, Inc. reviewed the cost of the bond and the effect it will have to the tax payers.

The City Council agreed to proceed with consideration of consensus to hold a Special Election for a \$6,100,000 bond, at the February 4th City Council meeting.

The different sporting organizations discussed with the City Council the different ways they can raise money to assist with paying for the amenities that were removed from the previous bond election. They also discussed different ways to support and promote the proposed Bond.

Andrea Schmidt, Parks Director, stated she will provide a spreadsheet of amenities by sports and a separate column that all sports associations will use.

The City Council discussed having staff work with the Gillespie County Appraisal District to explain the impact on citizens. They recommended preparing a fact sheet regarding the bond.

B. Regulations regarding operation of Electric Scooters and Golf Carts.

Daniel Jones, City Attorney, reviewed the State Laws for Electric Scooters and Golf Carts and the different additional regulations that can be approved.

Steve Wetz, Police Chief, reviewed the difference between Golf Carts and Neighborhood Electric Vehicles.

Dr. Cunningham and Mrs. Cunningham provided the reasons why they choose to live in Fredericksburg and why they support the use of Golf Carts as transportation.

The City Council agreed to consider an ordinance to prohibit electric scooters.

C. Regulations regarding sex offenders.

Steve Wetz, Police Chief, reviewed the needs to regulate the movement of convicted sex offenders in Fredericksburg.

Kris Kammlah, Police Department, reviewed how convicted sex offenders are tracked and the number of offenders living in Gillespie County as well as the City. He also reviewed the child safety zones affected by the proposed ordinance.

The City Council agreed to consider the proposed ordinance on registered sex offenders.

D. Affordable Housing

Kent Myers, City Manager, reviewed the history of affordable housing and recent accomplishments. He also stated the current ordinance waiving Impact Fees for builders who are building affordable housing has not been used.

Brian Jordan, Development Services Director, provided additional information on upcoming developments.

Daniel Jones, City Attorney, reviewed the process of how the affordable housing amount is set. Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, reviewed the tract owned by the City known as Weimar Property. He also provided an update on how this property could be affected by the Kinder Morgan Pipeline.

Kent Myers, City Manager, reported on his meeting with Brad Kott and how he developed his property on Highway 16 towards Kerrville. He stated if the City Council is interested in a similar development then a RFP can be developed.

E. Creation of Mixed-Use Zoning

Brian Jordan, Development Services Director, stated the Planning and Zoning Commission have been discussing the creation and uses of a C-15 Medium Commercial Zoning District, a MU-1 Mixed Use General District and a MU-2 Mixed Use Corridor District. He reviewed the matrix and proposed incentives for developing in certain zones. He also reviewed special site and development regulations, as well as miscellaneous provisions for considerations.

The City Council discussed the different zoning districts and agreed to hold a Joint Meeting with Planning and Zoning Commission.

F. West Main Street Area Zoning and potential development regulations.

Brian Jordan, Development Services Director, reviewed the architect standards and the benefits to extending the special parking provision to correspond with the boundaries of the Historic District and the Historic Shopping District Overlay. He reviewed the potential zonings and the allowable uses.

The City Council discussed their concerns for the neighborhoods that back up to the Commercial Zoned areas.

Brian Jordan, Development Services Director, stated he would prepare a map and identify all commercial areas where there is outdoor music and back up to a residential neighborhood.

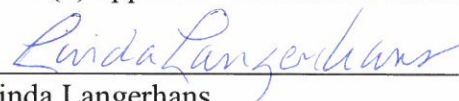
G. Roadway extension priority projects related to City Transportation Master Plan.

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, provided a PowerPoint regarding the Transportation Master Plan Roadway Extension Projects. He reviewed Staff's CIP Project Ranking and the Relief Route Projects along with their estimated cost of the projects. He asked the City Council to submit their ranking of CIP Projects within the next few days.

The City Council discussed the different projects and their cost.

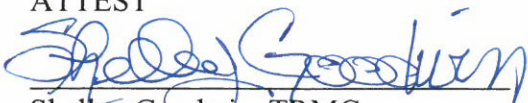
3. ADJOURN

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to adjourn the Tuesday, January 15, 2019 City Council Workshop/Retreat at 1:39 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.



Linda Langerhans
Mayor

ATTEST



Shelley Goodwin, TRMC
City Secretary