



Date: April 19, 2017

To: Mayor and City Council

From: Kent Myers, City Manager

Subject: April 24 City Council Retreat

We are all set for the City Council Retreat scheduled this Monday, April 24 at 1:00 p.m. at the Cardinal Room at Lady Bird Johnson Park. We will have lunch provided if you want to arrive early. We hope to adjourn the meeting at about 5:30 p.m. following the visioning discussion. As in the past, we want to make sure that the Council has plenty of time to thoroughly discuss each item. Therefore, we have limited the agenda to only four topics including the visioning comments.

I have attached a copy of the agenda as well as several attachments providing additional information on several of the agenda items. The agenda includes the estimated times for the discussion of each item with the understanding that certain discussions may last longer than anticipated.

We are looking forward to the Council discussion and direction on several important issues facing the City. Although no final actions or decisions will be made at the Retreat, we hope to get clear guidance and direction from the Council on these items. As in the past, I will prepare a listing of follow up actions that City staff will take based upon the Council's comments.

Workforce Housing Charrette and Workforce Housing Incentives

The need for workforce housing has been a major discussion topic in our community for many years. While we have experienced some development of workforce housing in recent years, there is still a lot of need for additional housing to accommodate our expanding workforce. This includes both rental housing and owner-occupied housing.

Recently the Chamber of Commerce sponsored an Attainable Housing Charrette that was attended by about 40 local citizens. A summary of this meeting is attached to the agenda.

The City of Fredericksburg

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

Several major action items were recommended by the Charrette attendees. The Retreat will provide the Council with an opportunity to offer your initial input on these recommendations.

In addition, we have several workforce housing projects that are being proposed at this time. Two of the projects are located on property that is contiguous to the City Limits and the developers will be requesting annexation. In the near future, these projects will be on the City Council agenda for your consideration in terms of rezoning and annexation. We wanted to provide you with this preview of the projects in anticipation that you will soon start getting questions from local citizens.

As the Council is well aware, one of the challenges in developing workforce housing is the cost of the land. When this cost is factored into the development along with other expenses, it is difficult to develop housing in our community that is actually affordable and attainable to many individuals and families.

With this in mind, developers have recently approached the City requesting consideration of certain financial incentives that will allow them to price housing at an affordable level. I have attached a copy of letters from several developers requesting City assistance that we have received in the past 30 days. Generally, the requests include consideration of waiving impact and building permit fees and assistance with infrastructure costs such as water, wastewater and street improvements. There has also been one recent discussion involving the City's possible consideration of a land donation for workforce housing.

When cities receive these types of requests for assistance, normally they are subject to negotiation. This negotiation considers a number of factors including the types of units, number of units, location, experience of developer, etc. Before we start any negotiation with workforce housing developers, I would like to check the Council's "pulse" in considering these types of requests. While the Council would certainly retain your authority to review, discuss and eventually approve any development agreement, it would be very helpful to City Staff at this time to understand your overall position about these types of requests.

Oakcrest Sports Park

With our recent completion of the purchase of the Bill Ham property, it is timely to continue our discussion on the development of the Oakcrest Sports Park. Based upon recent City Council discussions, we anticipate that you will want to include these park improvements on the November ballot. Therefore, I have attached a calendar showing major steps that would need to be accomplished in order to be ready to present a bond proposal to local voters this fall. I have also attached a revised schedule from Dennis Sims showing the construction schedule for the improvements if the bonds are approved.

At the Retreat, we will provide you with an update on our discussions with Gillespie County on their interest in acquiring about 10 acres on this site for future expansion of the Airport. Attached is a copy of the previous plans that Dennis prepared showing how this property

acquisition would impact the development of the Sports Park. We will also provide the Council with an update on our discussions with the County Fair Board about the 10-foot wide property that they own along Fair Drive.

There are several other aspects of this project that we need to discuss with the Council to make sure that we are on track with your direction on planning for this new facility. This includes the following:

- A. Location of Effluent Pond
- B. Location of Parking
- C. Sale of Land for Future Commercial Development Along Highway 16
- D. Phased Development of Park

Another related topic, that the Council has been discussed in the past, is the possibility of including trails at Lady Bird Johnson Park as a separate item on the bond issue ballot. I want to make sure of the Council's intention on whether or not to include this in the bond proposal.

Future Annexations

This agenda item includes a report on several annexation requests that will likely be presented to the Council in the next several months. We will show you a map showing how these annexations will impact our future City Limit boundaries.

This agenda item will also include an update on bills currently being considered by the State Legislature that, if adopted, would impact our future ability to annex property.

In anticipation that one or more of these bills will pass, a final annexation topic for discussion is whether or not we should attempt to proceed with additional annexations prior to the new legislation becoming effective.

City Visioning Process

The final item on the Retreat agenda is discussion related to the County-wide visioning process. We expect about 25 guests from the County, CVB, Chamber and EDC will be participating in this discussion. As in the past sessions, Rose Marie Mazanke and John Weisinger will be facilitating this discussion. As per your request, attached is a listing of the comments from the previous visioning sessions for your review.

We look forward to seeing you next Monday afternoon and getting your comments, guidance and direction on these topics.

The City of Fredericksburg

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

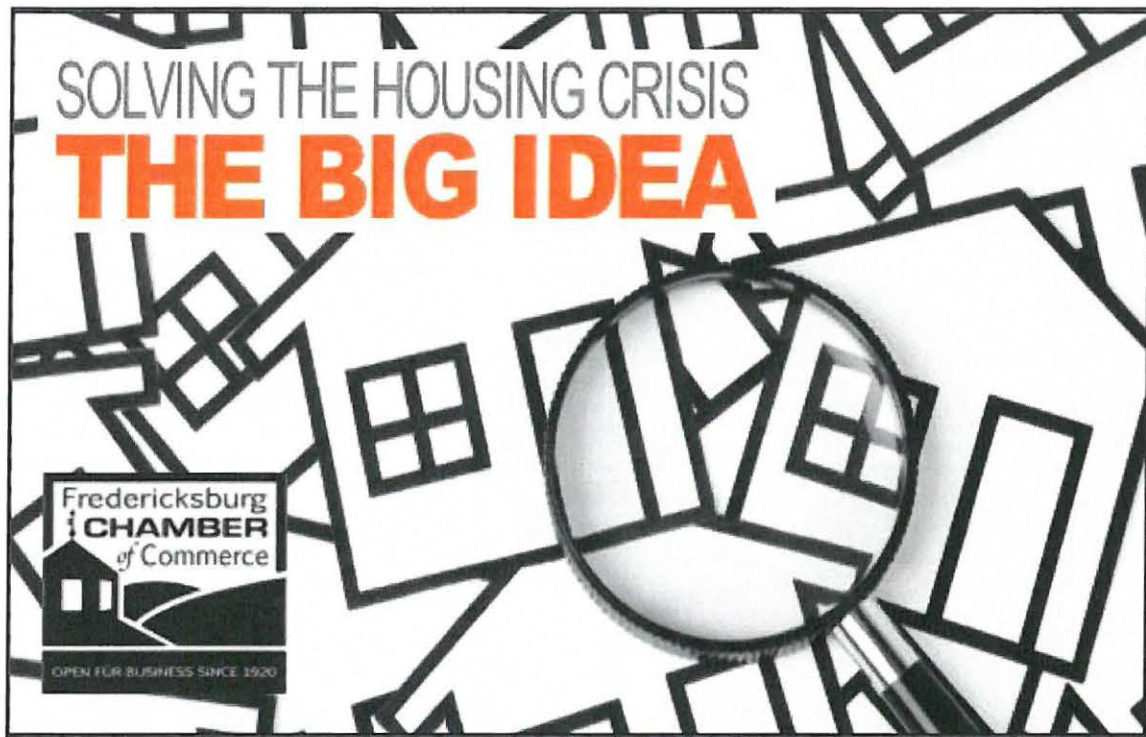
City Council Retreat

April 24, 2017

1:00 p.m.

Cardinal Room-Lady Bird Johnson Golf Course

- | | |
|--|-----------------|
| 1. Call Meeting to Order | 1:00 p.m. |
| 2. Consider Discussion on Workforce Housing Charrette and Possible City Incentives for Workforce Housing | 1:00 -2:30 p.m. |
| 3. Consider Discussion on Plans for Oakcrest Sports Park | 2:30-3:30 p.m. |
| 4. Consider Discussion on Future Annexations | 3:30-4:00 p.m. |
| 5. Consider Comments for County-Wide Visioning Process | 4:00-5:30 p.m. |
| 6. Adjournment | 5:30 p.m. |



ATTAINABLE HOUSING CHARRETTE

SUMMARY REPORT

APRIL 5-6, 2017



April 17, 2017

City of Fredericksburg
126 W. Main St
Fredericksburg, TX 78624

Re: Attainable Affordable Housing

To: City of Fredericksburg,

We are writing this letter to express our interest in developing workforce housing in Fredericksburg. Green Extreme Homes is a 501 c3 nonprofit with extensive experience working with community stakeholders to fulfill the needs of developing housing options for all incomes.

Green Extreme Homes builds extreme energy efficient workforce housing for rental and homeownership opportunities, creating long term sustainability. We are a best practices developer focusing on mixed income communities for long term stability. Sustainability equates to housing products that cost substantially less to operate, thus providing expendable income to our clients to reinvest back into the local economy. Stability equates to mixed income communities, providing a richer experience for all residents and mentoring for upward mobility.

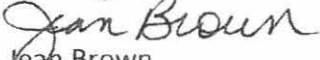
We are accustomed to spending the time to work with citizens, community organizations, and stakeholders to advocate and educate on the need for workforce housing. Workforce housing creates vibrant communities. Vibrant communities require mixed incomes to meet the job demands in a growing community. With hospitality being a key factor in Fredericksburg, workforce housing is critical.

Workforce housing is difficult to implement without subsidies due to rising land costs and lack of local subcontractors. Ideally, land and infrastructure costs provided to the nonprofit would allow us to apply to the TDHCA for additional funding to fill the gap. Conceptually we would like to develop a rental/homeownership community with mixed incomes that share amenities, i.e. dog park, pool, clubhouse, community garden and other green areas.

One of the benefits of working with Green Extreme Homes is that we invest our profits back into the community. We work with the City to determine how/where these monies should be reinvested, such as neighborhood beautification projects or more workforce housing.

We would love the opportunity to investigate further the potential partnership between Fredericksburg and Green Extreme Homes, and provide your City with an award winning Zero Energy community.

Kind regards,



Jean Brown

Green Extreme Homes CDC
2320 King Arthur Blvd
Lewisville, TX 75056
214-906-1085

ATTAINABLE HOUSING CHARRETTE

Summary Report | April 2017

OVERVIEW

More than 40 community stakeholders and business leaders met for a facilitated, deep-dive discussion to tackle our community's critical shortage of affordable housing, which was more suitably defined as attainable workforce housing. Using a combination of large-group and small group activities, divergent and convergent thinking exercises and collaborative problem solving, three teams presented specific recommendations for "next steps," which bore striking similarities.

Charrette attendees included Fredericksburg Chamber of Commerce, City of Fredericksburg, Gillespie County Economic Development, Hill Country University Center, Fredericksburg Convention & Visitors Bureau, current and prospective developers, real estate professionals, lending institutions, employers (small and large), local architects and builders, social service providers and young professionals who have experienced difficulty in securing housing.

The 1.5 day charrette was professionally facilitated by Jim Mikula and Ruth Ann Hattori.

WHAT IS AFFORDABLE?

Using nationally-accepted standards, housing costs, including rent or mortgage and all associated expense, should not exceed one-third of income. According to the 2016 Wage & Benefits Survey conducted by the Fredericksburg Chamber of Commerce, the average hourly wage reported for all industry clusters combined was \$16.91/hour or \$35,172 gross annual wage.

YEAR	AVE. SALES PRICE	AVE. HOURLY WAGE
2014	\$251,734	\$15.23
2015	\$298,302	\$16.70
2016	\$348,238	\$16.91

Assuming a dual-family income that meets this average, the monthly household budget for housing expense should not exceed \$1,954/month.

According to data supplied by the Central Hill Country Board of Realtors, the average selling price for in-town homes in 2016 was \$348,238 and the median price was \$297,250. This compares to an average sales price in 2014 of \$251,734, reflecting a near \$100,000 leap in two years. First quarter data for 2017 indicates an increase over same-date data for 2016.

COMMON THEMES

The prevailing theme (defined as top priority by each working group) of the Charrette was the need for an attainable housing "quarterback." Representatives of the City of Fredericksburg and Gillespie County Economic Development Commission, along with other stakeholders, have worked hard on the issue for many years, but each group was in agreement that the development of meaningful and relevant housing

solutions was a complex and immediate priority that merited full-time attention. Varying opinions were offered on who should fill the position (employee vs. contractor/consultant) and to whom the position should be accountable (existing organization, city/county, or independent non-profit), but all agreed that a dedicated person was needed.

There was also broad consensus that additional information was needed. Each group identified a needs assessment survey, that would help define the current market, demand for various housing products, and projected growth, as critical. The need for a better understanding of available resources and strategies, including public land trusts, industry best practices, funding mechanisms and competitive set case studies, was also defined as a priority.

The third common theme was the need for a strategic plan of work, with each group referencing the need to first collect data to use in the development of the plan and to establish accountability metrics.

All groups defined the need for a funding source(s), which may vary in contributors depending on the organizational structure put in place. There is common consensus that it should be a public/private partnership.

Additional mention was made by the groups that housing must be viewed through a variety of lenses: rental versus purchase, widely varying employment levels, student housing, etc. The need for housing affects virtually everyone, but there is no “one size fits all” solution.

It was agreed that the Charrette Recommendations would be presented to the Fredericksburg City Council and Gillespie County Commissioners Court. The City has a scheduled workshop on Affordable Housing scheduled for Monday, April 24 at 1 p.m. in the Cardinal Room of the Lady Bird Johnson Municipal Golf Course Clubhouse.

GROUP REPORTS

Community Support & Trust Group

Next Steps

1. Develop job description for new, dedicated housing position and determine associated steering committee.
2. Create a budget and accompanying plan of work
3. Secure City/County Approval

Implementation Strategies

1. Develop key messaging – attainable housing for workforce and families vs. affordable housing
2. Request routine column space in the Fredericksburg Standard
3. Provide regular content for inclusion in the Chamber’s weekly e-newsletter
4. Utilize relevant social media channels
5. Make presentation to local organizations/civic groups
6. Partner with Chamber to engage local business owners and leaders

Challenges

1. Funding
2. Other resources
3. Determination of proper structure (i.e. full-time vs. part-time, employee vs. contractor or consultant, appropriate governing body)
4. Need to overcome perceptions
 - a. Many do not believe housing to be a problem
 - b. Difficult to build public support
 - c. "Kick the Can" mentality
 - d. Awareness of the problem's impact on all levels (business owners, young professionals, front line workers, retirees)

Unintended Consequences

1. Possibility of organized opposition
2. Additional pressure on infrastructure
3. Becoming an attainable housing hub for people that utilize the housing but work elsewhere

Land Acquisition/Location & Partnerships Group

Next Steps

1. Creation of a dedicated attainable housing position, under the auspices of the Gillespie County Economic Development Commission
2. Development of a funding source
3. Presentations of findings and recommendations to the City of Fredericksburg and Gillespie County
4. Conduct research on housing authorities, land trusts, rural housing incentive districts, etc.
5. Conduct housing needs assessment survey
6. Work in support of a plan for student housing
7. Research building height restrictions

Unintended Consequences

1. Loss of Fredericksburg "character"
2. Inventory glut

Accountability/Timeline

3 months – Needs Assessment Survey
6 months – Group Meets Again
End of 2017 – Plan of Work Developed
Start of 2018 – Position Hired/Ready to Start

Architecture & Construction and Market & Customers Group

Next Steps

1. Creation of job description for housing point person, governed by an independent board of city and county appointees, local employers, stakeholder groups and non-profit organizations.
2. Conduct housing needs survey to define the market (should include more enhanced wage data and actual/future demand for varying housing products)
3. Develop strategic housing development plan with accountability measures based on survey results and governing board feedback

Challenges

1. Availability of land
2. Funding
3. Access to infrastructure
4. Community buy-in
5. Construction costs
6. Regulation

Resources

1. Financing sources (banks, philanthropic donors, public/private partnerships, public grants)
2. Strong local awareness (website, marketing, PR campaign)
3. Research into community trusts
4. Developer support
5. City/County support
6. Local employers

Unintended Consequences

1. Accelerated growth
2. Increased traffic
3. Pressure on schools and public services
4. Shift in demographics

ACKNOWLEDGEMENTS

The Fredericksburg Chamber of Commerce thanks each attendee for their participation in the Charrette and Jim Mikula and Ruth Ann Hattori for expertly facilitating and leading the process.

We thank Gary M. Williams, Kent Myers, Brian Jordan, Tim Lehmberg and Amanda Stevens for serving on the Charrette planning committee.

We also thank Hill Country University Center for providing their venue and staff support for this important discussion.

COMMERCIAL REAL ESTATE

March 29, 2017

Mr. Kent Myers
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

RE: Affordable Housing

Dear Mr. Myers,

Thanks very much for the phone conference on Monday. Thanks also for the various meetings with staff as it relates to our project. Everyone has been wonderful to work with. Pursuant to our conversation on Monday, please accept this letter as a formal request to engage with the City to explore ways the City may be able to help as it relates to our project. With this in mind, we ask the City to consider the following.

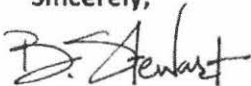
- Waive all impact, tap and permit fees associated with the project.
- Extend water and sewer main lines to the property along Live Oak Road.
- Consider amending your Affordable Housing Ordinance to include our project given it is not currently compatible.
- In exchange for the above, we could dedicate approximately 4-5 acres on the southern end of our tract to the City for a future public park.

As discussed, we originally had 12 buildings and approximately 192 rental units planned on the property. Learning that CTEC & LCRA need more easement area for the substation and transmissions lines, our current plan has approximately 9 buildings and rental units that could total 159 units.

We would like to start 2-3 buildings (approximately 48 units) in a first phase to test the market and make sure we get the unit mix correct for future phases. We will be happy to consider a rent structure that helps us reach our goals for providing affordable housing. While the property will need to be annexed and zoned, it would be our preference to work on these matters prior to an official annexation or zoning request.

I cannot thank you enough for your consideration on this. It has been a pleasure to work with you and your staff. Please let me know should you have any questions.

Sincerely,



Bobby Stewart

The Oaks Multi-family Development

Offsite Development - Live Oak Road

ESTIMATE OF PROBABLE COST

SUMMARY

A. EARTHWORK	\$	2,750.00
B. EROSION CONTROL	\$	18,597.00
C. SANITARY SEWER	\$	61,564.00
D. WATER	\$	60,973.00
E. PAVING	\$	62,307.00
F. DRAINAGE	\$	22,200.00
G. FRANCHISE UTILITIES	\$	33,528.00
H. ENGINEERING/CONSTRUCTION MANAGEMENT	\$	26,747.50
I. CONTINGENCY	\$	28,866.65
OFFSITE DEVELOPMENT COSTS		\$ 317,533.15

ASSUMPTIONS:

1. Preliminary water and sanitary sewer plans prepared by VEI.
2. Estimated quantities based on layout by VEI dated 01/23/2017.
3. Includes offsite improvements in the northern portion of the development only.
4. Cost do not include land, interest, rollbacks, closing cost or developer fees.
5. Costs do not include engineering or construction administration.
6. Unit pricing based on construction bids from 2016 projects.

The Oaks Multi-family Development

Offsite Development - Live Oak Road

ESTIMATE OF PROBABLE COST

"AC" = Acre, "CY" = Cubic Yard, "EA" = Each, "LF" = Linear Feet, "LS" = Lump Sum, "SY" = Square Yard, "TN" = Ton

	Qty	Unit	Unit Price	Ext. Price
A. EARTHWORK				
A.1 Clearing & grubbing	1	AC	\$ 2,750.00	\$ 2,750.00
Subtotal Earthwork				\$ 2,750.00
B. EROSION CONTROL				
B.1 Rock check dam	4	EA	\$ 2,000.00	\$ 8,000.00
B.2 Silt fence	1,542	LF	\$ 3.50	\$ 5,397.00
B.3 Construction entrance	1	EA	\$ 1,500.00	\$ 1,500.00
B.4 EPA sign board	1	EA	\$ 1,000.00	\$ 1,000.00
B.5 Seed	1	AC	\$ 1,500.00	\$ 1,500.00
B.6 Inspections	12	EA	\$ 100.00	\$ 1,200.00
Subtotal Erosion Control				\$ 18,597.00
C. SANITARY SEWER				
C.1 8-in. PVC pipe	778	LF	\$ 56.00	\$ 43,568.00
C.2 4-ft. Diameter manhole	2	EA	\$ 4,000.00	\$ 8,000.00
C.3 8-in. Stub pipe & plug	1	EA	\$ 1,550.00	\$ 1,550.00
C.4 Remove 8-in. plug	1	EA	\$ 500.00	\$ 500.00
C.5 Trench safety	778	LF	\$ 2.00	\$ 1,556.00
C.6 Testing (bacteria & TV)	778	LF	\$ 5.00	\$ 3,890.00
C.7 Bonds	1	EA	\$ 2,500.00	\$ 2,500.00
Subtotal Sanitary Sewer				\$ 61,564.00
D. WATER				
D.1 8-in. PVC	753	LF	\$ 35.00	\$ 26,355.00
D.2 8-in. Valves & box	3	EA	\$ 1,500.00	\$ 4,500.00
D.3 Tapping sleeve & valve	1	EA	\$ 7,100.00	\$ 7,100.00
D.4 Fire hydrants	2	EA	\$ 3,500.00	\$ 7,000.00
D.5 Fittings	1	TNS	\$ 7,800.00	\$ 7,800.00
D.6 8-in. Stub pipe & plug	1	EA	\$ 1,200.00	\$ 1,200.00
D.7 Bond	1	LS	\$ 2,500.00	\$ 2,500.00
D.8 Testing (chlorination & pressure)	753	LF	\$ 4.50	\$ 3,388.50
D.9 Trench safety	753	LF	\$ 1.50	\$ 1,129.50
Subtotal Water				\$ 60,973.00
E. PAVING				
E.1 8-inch base with two coarse surface treatment, complete and in place.	2,709	SY	\$ 23.00	\$ 62,307.00
Subtotal Paving				\$ 62,307.00

The Oaks Multi-family Development

Offsite Development - Live Oak Road

ESTIMATE OF PROBABLE COST

"AC" = Acre, "CY" = Cubic Yard, "EA" = Each, "LF" = Linear Feet, "LS" = Lump Sum, "SY" = Square Yard, "TN" = Ton

	Qty	Unit	Unit Price	Ext. Price
F. DRAINAGE				
F.1 36-in. Corrugated Metal Pipe	110	LF	\$ 120.00	\$ 13,200.00
F.2 36-in. Concrete Headwall	2.00	EA	\$ 4,500.00	\$ 9,000.00
			Subtotal Drainage	\$ 22,200.00
G. FRANCHISE UTILITIES				
G.1 Franchise Utilities (telephone, electric, gas, cable)	762	LF	\$ 44.00	\$ 33,528.00
			Subtotal Franchise Utilities	\$ 33,528.00
H. ENGINEERING/CONSTRUCTION MANAGEMENT				
H.1 Engineering/Construction Management	1	LS	\$ 26,747.50	\$ 26,747.50
			Subtotal Engineering/Construction Management	\$ 26,747.50
			SUBTOTAL ALL	\$ 288,666.50
I. CONTINGENCY				
	10%			\$ 28,866.65
			TOTAL ESTIMATE	\$ 317,533.15

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Draft Schedule

Parks Bond Issue-Oakcrest Sports Park

April 24	Council Retreat Discussion on Sports Park
April 25-May 24	Negotiations with County on Property Purchase
May 25-June 1	Final Approval of Agreement with County on Property Purchase
June 2-30	Preparation of Proposed Plans and Cost Estimates for Phase 1
July 1-15	Council Discussion and Revisions to Proposed Plans and Cost Estimates
July 16-24	Revisions to Proposed Plans and Cost Estimates
July 25-August 10	Council Discussion and Approval of Final Plans and Costs for Phase 1
August 21	Call Bond Election
August 22-Oct. 23	Education Public on Bond Proposal
October 23	Early Voting Begins
November 7	Election Date



Consultant:

DUNKIN SIMS STOFFELS, INC.
LANDSCAPE ARCHITECTS/PLANNERS

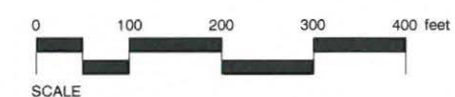


LANDSCAPE ARCHITECTS/PLANNERS
822 WEST STATE STREET
GARLAND, TEXAS 75040
PHONE (214) 553-5718
FAX (214) 553-5781

Owner:



MASTER PLAN



Project:

Sports Complex
City of Fredericksburg

February 6, 2017



Consultant:

DUNKIN SIMS STOFFELS, INC.
LANDSCAPE ARCHITECTS/PLANNERS

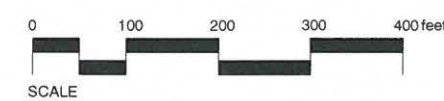


LANDSCAPE ARCHITECTS/PLANNERS
422 WEST STATE STREET
GARLAND, TEXAS 75040
PHONE (214) 553-5178
FAX (214) 553-5181

Owner:



Phase 1



Project:

Sports Complex
City of Fredericksburg

February 6, 2017

Preliminary Cost Estimate
FREDERICKSBURG SPORTS PARK
Master Plan with 10 Acre Airport Parcel
February 6, 2017



ITEM			Master	Phase 1
INFRASTRUCTURE				
Effluent Line		\$ 75,000.00	Other City Funds	Other City Funds
Water Line (1,700 L.F.)			\$ 80,000.00	\$ 80,000.00
Sewer Line - 2 Lift Stations / Force			\$ 60,000.00	\$ 60,000.00
Pond Excavation & Construction (1 Acre)		\$ 400,000.00	Other City Funds	Other City Funds
Irrigation Wet Well		\$ 125,000.00	Other City Funds	Other City Funds
Pump House		\$ 20,000.00	Other City Funds	Other City Funds
Future Electrical Conduit			\$ 5,000.00	\$ 15,000.00
INFRASTRUCTURE TOTAL:			\$ 145,000.00	\$ 155,000.00
SOCCER FIELDS				
Soccer Fields (5 Unlighted)			\$ 585,000.00	\$ 585,000.00
30 FC Field Lighting (2)(1)			\$ 300,000.00	\$ 150,000.00
Irrigation/ Hydromulch (Approximately 8.3 Acres)(4.3 Acres)			\$ 225,000.00	\$ 115,000.00
Earthwork			\$ 75,000.00	\$ 75,000.00
Landscaping / Trees (Not in Phase 1)			\$ 25,000.00	\$ -
Soccer Entry Sign (Not in Phase 1)			\$ 15,000.00	\$ -
SOCCER FIELDS TOTAL:			\$ 1,225,000.00	\$ 925,000.00
NEW BASEBALL / SOFTBALL FIELD COMPLEX				
Baseball - Softball Fields 225' (4)			\$ 650,000.00	\$ 650,000.00
Baseball - Softball Fields 300' (2)(Not in Phase 1)			\$ 400,000.00	\$ -
Bleacher Shade Canopies (8) (Not in Phase 1)			\$ 150,000.00	\$ -
Dugout Metal Roof (10) (Not in Phase 1)			\$ 50,000.00	\$ -
50/30 Field Lighting (6)(3)			\$ 900,000.00	\$ 450,000.00
Irrigation/ Hydromulch (Approximately 10 Acres)(5 Acres)			\$ 270,000.00	\$ 135,000.00
Scoreboards (6) (Not in Phase 1)			\$ 150,000.00	\$ -
Plaza Paving (50,000 Sq. Ft.)(33,600 Sq.Ft.)			\$ 300,000.00	\$ 200,000.00
Sidewalks @ Large Fields (5860 Sq. Ft.)(Not in Phase 1)			\$ 35,160.00	\$ -
Area Lighting			\$ 50,000.00	\$ 50,000.00
Earthwork			\$ 250,000.00	\$ 250,000.00
Landscaping / Trees (Not in Phase 1)			\$ 50,000.00	\$ -
Pavilion (2) (Not in Phase 1)			\$ 150,000.00	\$ -
Playground with Shade Structure(Not in Phase 1)			\$ 125,000.00	\$ -
Baseball Entry Sign (Not in Phase 1)			\$ 15,000.00	\$ -
NEW BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:			\$ 3,545,160.00	\$ 1,735,000.00
OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX				
Baseball - Softball Fields 225' (2) Fencing(Not in Phase 1)			\$ 40,000.00	\$ -
Baseball - Softball Fields 300' (1) Renovated(Not in Phase 1)			\$ 475,000.00	\$ -
Bleacher Shade Canopies (1)(Not in Phase 1)			\$ 20,000.00	\$ -
Dugout Metal Roof (2) (Not in Phase 1)			\$ 10,000.00	\$ -
Irrigation/ Hydromulch (Common Areas)(Not in Phase 1)			\$ 75,000.00	\$ -
Scoreboards (1) (Not in Phase 1)			\$ 25,000.00	\$ -
Plaza Paving / Sidewalks (Reduced)			\$ 15,000.00	\$ 10,000.00
Area Lighting (Not in Phase 1)			\$ 50,000.00	\$ -
Earthwork			\$ 20,000.00	\$ 20,000.00
Landscaping / Trees (Not in Phase 1)			\$ 30,000.00	\$ -
Pavilion (Not in Phase 1)			\$ 75,000.00	\$ -
Relocate Playground with Shade Structure(Not in Phase 1)			\$ 20,000.00	\$ -
Concession ADA Compliance			\$ 15,000.00	\$ 15,000.00
OAK CREST BASEBALL / SOFTBALL FIELD COMPLEX TOTAL:			\$ 870,000.00	\$ 45,000.00
PARKING AREA				
Sidewalks (1780 L.F. @ 10' Wide)			\$ 106,800.00	\$ 106,800.00
Asphalt Parking + Entrance Drive (630 Spaces) (540 Spaces)			\$ 1,133,500.00	\$ 1,161,000.00
Parking Lot Lights			\$ 350,000.00	\$ 200,000.00
Earthwork			\$ 250,000.00	\$ 225,000.00
Irrigation (Common Areas)			\$ 50,000.00	\$ 50,000.00
Landscaping / Trees			\$ 50,000.00	\$ 50,000.00
PARKING AREA TOTAL:			\$ 1,940,300.00	\$ 1,792,800.00
Restroom / Concession Building/ Plaza				
Sidewalks (508 L.F. @ 10' Wide)			\$ 30,480.00	\$ 30,480.00
Restroom / Concession Building			\$ 600,000.00	\$ 600,000.00
Pavilion (Not in Phase 1)			\$ 100,000.00	\$ -
Playground with Shade Structure(Not in Phase 1)			\$ 125,000.00	\$ -
Plaza Paving (6,750 Sq. Ft.)(3,300 Sq. Ft.)			\$ 40,500.00	\$ 20,000.00
Landscaping / Trees			\$ 50,000.00	\$ -
RESTROOM-CONCESSION PLAZA TOTAL:			\$ 945,980.00	\$ 650,480.00
OTHER				
Park Benches, Trash Receptacles, Soccer Goals, Bleachers			\$ 150,000.00	\$ 125,000.00
Entry Feature with Signage (2)(Reduce Complexity)			\$ 50,000.00	\$ 30,000.00
Top Soil Import			\$ 250,000.00	\$ 250,000.00
Erosion Control			\$ 60,000.00	\$ 60,000.00
Storm Sewer			\$ 450,000.00	\$ 425,000.00
Electrical Complex Service			\$ 30,000.00	\$ 30,000.00
Construction Testing			\$ 50,000.00	\$ 50,000.00
Maintenance Building (Metal Building / Outside Storage)			\$ 150,000.00	\$ 150,000.00
OTHER TOTAL:			\$ 1,190,000.00	\$ 1,120,000.00
SUB TOTAL:				
			\$ 9,861,440.00	\$ 6,423,280.00
Pre-Design Contingency (15%):			\$ 1,479,216.00	\$ 963,492.00
ESTIMATED CONSTRUCTION TOTAL:			\$ 11,340,656.00	\$ 7,386,772.00
A & E Fees: (12%):			\$ 1,183,372.80	\$ 770,793.60
CONSTRUCTION AND A&E TOTAL:			\$ 12,524,028.80	\$ 8,157,565.60
Estimated Land Purchase with 10 Acres to Airport			\$ 3,400,000.00	\$ 3,400,000.00
GRAND TOTAL:			\$ 15,924,028.80	\$ 11,557,565.60

Parks, Recreation, Citizen Life

Facilities

preserve the in town recreational facilities for children- ballpark near HEB and Boys and Girls Club

maintain baseball fields in town and also more fields

buildings across from Boys and Girls club not being used (Peanut Factory) could be something for the city

would like to see the rodeo arena completed

can make better use of fair grounds, like parking and convention center

more playgrounds in locations in the north side of town in addition to Lady Bird Park

keep Old Fair Park and not pave it over

protect the HEB fields

fields at LBJP need repair

complete a project before starting another- like the dog park is still not completed

marktplatz- gate around the playground

no safe city parks for young children- gaps between floors/walls of playscapes are dangerous- need playground equipment for children ages 1 to 3

just one tire swing- need more swings for smallre children

park at market square for toddlers

rubber at playgrounds instead of sand

park next to the gazebo on Courthouse Square

safe playscapes- natural playground

better ground cover for playgrounds- marktplatz sand is awful

indoor play options

rec center

dog park open sooner than later

Partner-ships

Leadership class cleaned up along creek- would like to see more civic groups doing projects

developments have provisions for green spaces/parks- esp at Stoneridge

Enchanted Rock is closing Friday-Sunday at 9:30 because they've reached capacity. It would be nice if the City would assist in finding a solution

Golf Course

new bridge at golf course for going across the river so people don't get trapped out or in

the creek going through town needs to be managed and brought in as part of the beauty. Bring city owned bicycles, build a bike path along the creek and plant native flowers and grass

there are bicycle paths from country fair grounds, river roads, friendship lane but not Boos Lane to River and circle back on 87 to Main or Friendship to Highway Street

hiking trail from here to Enchanted Rock

Rails to Trails- turn abandoned train tracks into trails for hiking and biking

Rails to Trails program

the topography here is very valuable, low traffic county roads are important to those who love to bicycle

more neighborhood parks and expand the ones we have already have so kids who can't get to outer parks have a place within the city to ride bikes, etc.

trails in the city parks or other city owned property

trails too/from Cross Mountain

development of hiking/walking trail along Barons Creek

city take care of creeks, esp the ones they own, and get rid of high weeds so citizens can walk along the creeks

would like physical exercise opportunities- sidewalks, bike lanes, other access to physical activities

bike trail along the creek

establishment of bike paths- we're missing an economic opportunity

a way of guiding development/planning that encourages a more walkable city that will preserve ability to walk/bike instead of more vehicle traffic

bike trails, not just lanes on the street, connecting areas of enjoyment and tourism. They're a big tourist draw and the Hill Country is ranked second after France

stroller-friendly nature trail (crushed granite, wide)

more bike lanes to get around town by biking

Lady Bird Park walkway needs to be expanded to several miles so people can exercise

bike lanes and walking lanes, like down to the ballfields on 16 S. The only way to get there is by car. Also to the university

paved hike and bike trail along Barons and town creeks, like they've done in Kerrville

Convention Center

convention center that can be used for more than one utility, broaden scope to concert hall for choirs and music clubs

event center could be privately funded/managed- the images put out are too small. 300/350 person event center is too small, should be 750-1000 people

take a look at what other cities/counties are making with convention centers to see if they're keeping their's full

continuing discussion of conference center

Housing

lack of affordable housing for bottom run of economic ladder- not \$1000/month, more like \$500/month

affordable housing-> address Deerwood to get public water and sewer

will need affordable housing for ag and vineyard laborers

affordable housing-> limitation on multifamily development

affordable housing- hard to recruit at hospital, few houses available to buy <\$300k, no affordable apartments or long-term hotels

affordable housing- need incentive to get people to move here for jobs, so many jobs but so few people bc housing is expensive

schools are losing teachers bc they cannot afford to move here

Affordable housing is defined as rental units \$600-800/month, purchase around \$250,000, student housing at University Center

property breaks for those building affordable housing

look at tax break for first year teachers who rent, or areas that are restricted for renting to teachers/police officers

keeping multiunits small enough to prevent "the projects" and segregated society

encourage socioeconomic diversity interacting by not segregating society

modular homes are affordable but the land isn't, need to get the land in the county and create

senior housing- population is aging around- everything from low end apartments to middle class garden homes to high end condos

affordable housing for younger families. If middle class can't afford to live here, there will be no work force

small urban lifestyle needs to be preserved- people want small, quaint, easy to walk to

average home price is higher here than Dallas/Austin/San Antonio/Houston. Rents are high on Main St bc taxes are high bc valuations are high

teachers can't afford to live here

active city investment in affordable housing, not passive

sensible development in rural areas, like in residential subdivisions that could be taking out of ag. Need more restrictions

focusing on building trades and putting out competition will help affordable housing

need moderately priced housing

need affordable housing, otherwise industries will not be supported

the big picture is that this is a great place to live

for them to do. Recreation for kids is needed. Where do they go? That's why there's drugs and violence. Need a rec building with a counselor

affordable housing- in the school over 50% of students are economically disadvantages, so parents are as well, and they're living multiple families in a home. This is the Achilles heel to growth

housing for mid-range

affordable housing so people who work in the service industry can live here

stronger regulations on very low income housing- something to have a standard that needs to be met by the landowners people can't afford to live here. We need affordable housing for people who need to live here.

high school and college graduates need starter housing in the community. We need to engage the millennials- what do they want? Why are they staying here? What do they need to stay?

find a way to provide affordable, save, comfortable housing for those with lower income

need to support living conditions and opportunities. Young couples married and working can't afford an appartment. We need to offer them the ability to buy a home because I don't believe this is a hispanic only problem. This is from every young family that lives and grows here.

it took for some of us hispanics to come here and work for 20 years before we could afford to buy a home. I would like for Fredericksburg can be for all young families to be able to afford a home and live as a family as a affordable home

range for affordable housing? It depends on the size of the family. \$900/month for a one bedroom is too muchh. A reasonable amount for a single mom for a 1 bedroom would be \$600/month

\$500 is reasonable, \$400-\$500, a sliding scale according to income, starting at \$500 with a sliding scale since people are getting disability/part time, etc

the City needs to support people who build affordable housing- not every home needs limestone. We need more starter homes. Houses are affordable but land is expensive, so builders are hesitate to build

would like to be able to put a mobile home on lots in town

people who can't afford to live here move to Johnson City, which is now getting more expensive, so people are moving to Harper, Blanco, Llano

for every person that is working a retail or fast food job, people don't realize that without you, there would be no place to live and Fredericksburg would not be the success that it is. where is my incentive to stay in Fredericksburg as a low-wage earner if there's no help?

Government

City hall is getting crowded- need a new one

possibility of integrating City/County government

city and county work together for the welfare of community

accomplishments of the last visioning are impressive

it seems to me that every building that catches on fire burns down- does our fire department need to be pumped up more concise with policies and transparent on what it takes- recycling, development, etc- need central location to get information on regulations

community impact statement any time we have a major apartment complex proposed- hospital, appraisal district, school district- need infrastructure to support them

community impact statement any time we have a major apartment complex proposed- hospital, appraisal district, school district- need infrastructure to support them

telecommunications providers have changed in the past year and bills when up- is there a way to have a public review when companies switch?

county commissioners need to look at how rural development can fight fires

intentional leadership development to hand down key values

more engaging- pass word around about how to get involved

central Texas community- perhaps we should communicate with other cities to see if our visioning is similar and we can coordinate and bounce ideas

hill country alliance has had meetings with civic and elected officials in the hill country and getting working groups together to discuss common goals

some of these are unrealistic, so we need to be realistic and work on compromise and empathetic with our officials. We won't be mad if these things don't happen

more community leadership within the Hispanic community, like the school board and city council

need to connect with Hispanic population

develop leadership programs for city council, school board, etc positions

national parks service has trouble engaging younger generations. Community visioning needs to look at getting input from younger folks

City Council meetings need to be bilingual

Traffic, Parking, Main Street, Sidewalks

reduce the center lane on Main Street to give more clearance for parking on Main Street, cut 18" off curb for traffic and to make wheelchair accessible- accessibility isn't good

pick-ups take up room and not able to get by on Main Street- need place for larger pick-ups or narrow sidewalks

Main St traffic- no traffic on Main St- a one way street concept

agree with one way street concept

consider making Marktsquare vehicle free

Main Street

no parking on Main Street

Main St- pick-up trucks are loud

block Main St thru Marktplatz- expand Marktplatz

intersection of Llano and Main goes from 2 lanes to 1 and there's no indication that right is turn only- needs signage

ban on people walking on sidewalk with alcohol- not a family friendly atmosphere

protection of the character of Main St and continuing of street beautification

visual police presence in downtown area

waste disposal stations downtown for dog waste

loud motorcycles and trucks disrupt downtown pleasantness

coordination of lighting system and crossing signals

two lights on Main St where tourists cross- protected left arrow at same time as walking for pedestrians- people almost get run over, so need to be changed

Traffic signals

talked to state about getting lights changed- difficult

sometimes need to push button, other times don't, need to be the same

traffic along Milam and Llano when school gets out- need to be more walking friendly, get overweight kids walking/biking- need monitoring at crosswalks

Stoneridge- it's dangerous to turn left into and right out of the subdivision, so a turn lane or light would help

Speed Limits

speed limits are high in some areas and not others, trucks go thru

lowering speed limit on 16 North

Pedestrian Concerns

good tourism means people are walking. You aren't shopping while driving in the car, so you need to make it as pedestrian friendly as possible. Trolley is a good idea. Walking areas need to be wider and better even at the expense of the roads

pedestrian friendly/walking/growing west end- if we finish sidewalks in west end people could get to it more easily

pedestrian malls- 2-4 blocks. If going to bypass main st for trucks, then pedestrian biking could improve lifestyle

Consider the North/South streets to widen sidewalk and making pedestrian-only

Sidewalks/Bridges

no sidewalks on 87 going to Walmart and some people don't want people walking on their yards, so people walk on the highways. Need more sidewalks

sidewalks- would be nice to go from center of City to University Center

walk bridge on Orange St needs to be widened/fixed

so much jaywalking downtown

Public Transit

public transportation for locals and not just tourists, but locals who are older and can't drive

more robust public transit system would help when affordable housing is established

during the week, could wine vans provide transit for people needing to get into town to work?

Kerrville is only a 20 min drive, a bus/transportation system could be easier than affordable housing

shuttle between Fredericksburg and the airports

Parking

parking garage

being a tourist town, we have a parking problem, need to address how to provide for tourists and locals

if we get all those convention centers, we need parking garages and rethinking of the parking

multi-level parking garage downtown or edge of downtown

parking is a big problem on Main Street- need off-site parking and shuttle services

ideas such as offsite parking and shuttle services could be private businesses that the young people could develop. They could have a session with the city to learn what they need to do to start these businesses

private businesses can take over some ideas

off Main parking structure, not more than 2 stories to make more pedestrian friendly. Trucks go too far into the street

back-in parking- backing into traffic is dangerous, this would allow full vision

there needs to be designated bicycle and motorcycle parking

large parking lots/building with shuttles

Relief Route

complete the bypass to keep traffic on main street

finish friendship lane to 87 and 290 while waiting for bypass

loop around the city- City and County needs to come up with money to get this done

bypass for big trucks coming through downtown- use Friendship and Tivydale since they're already there

bypass- also should do paradigm shift- tunnel under Main St- 900 meters or so

large trucks- why can't they go I-10 to Junction and take 83 north

the relief route needs to be started

if the city and county don't take steps right now, saturation point will happen and the relief route will be too late. Need to grow in a managed way

relief route needed (x2)

get heavy truck traffic off of Main St

Family, Education, Social Issues- Quality of Life

more activities for younger kids- like Kerrville's splash pads- both activities and facilities

Christmas festival back to how it was in 2000 with vendors and food

tree lighting- would like it to smell like German Christmas- bratwurst and glühwein

car enthusiasts- drag strip at fairgrounds

having trouble keeping employees who are young/single/childless b/c nothing in town for them to do

better recreation facilities for the youth

love market square changes

bring back the drive-in on 87

rec centers are huge benefit for families and teenagers, and can have cooking classes, art classes, ag classes, etc. Could create opportunities for young people to teach

more festivals, like block parties

affordable rec center for kids to give them something to do after school

more kid friendly- youth oriented activities

drive-in movie theatre

dance halls with live bands- for minors, not just 21+

more playgrounds

water park, splash pad

increase in mental health field- awareness and more professionals

better children's library programs

friendlier librarians who welcome children

not a lot of swings, esp for babies

Kerrville splash pad- this would be nice in our town (triple underline)

pool open in the morning- even one morning in the week, since noon is lunch/nap time

public drinking fountains

water park, splash pad

tobacco free public places

need more things in the community to get kids out and about, healthy activities. The Boys and Girls Club gets filled quickly and more programs like that are needed

lots of complaints about things going on at night- in 70s, there was nothing to do at night. So as we complain about nighttime things, we need to realize that tourists and locals need things to do in the evenings. Young people need a place to go to dance. Maybe get Turner Hall rebuilt!

old jail on San Antonio needs to be turned into something bc it's really neat

community center or arts center needed, need some place for artists to create and teach

for the lot in Fare Park- we need a basketball court and a covered pavilion for people to shoot hoops in town (young person)

fitness center, YMCA type place for families

combined visual and performing arts center

Childcare

more daycare centers

more certified daycares, esp for infants

we need more variety in childcare, esp for under the age of 2

childcare- more options needed

need for infant and toddler childcare centers

need to help people get licenses for becoming childcare workers and directors

need for coop childcare centers

if childcare isn't affordable, retail/fast food can't afford it, there's a chain reaction

there are only three daycares that provide infant care

more childcare, esp for infants

hotel pools are not maintained by a certified pool operator and are not inspected to insure that chemicals are PHs are at correct levels/safe for people

hospital and wellness emphasis in Fbg needs to be preserved

Wellness & Safety

require helmets for use at skate park

sewage/septic go to Stonewall

affordable spay/neuter clinic

skate park needs lights and signs that say "no smoking, no drinking"

we have an amazing healthcare system, esp for a town this size

comprehensive evacuation plan for downtown

we have an emergency management program and plan, we're way ahead of other cities and towns

we need good schools

university developed into full four year and doctorate degrees and research center to enhance Fredericksburg and bring in money

University Center- classes for nursing and social work

University Center is always looking for more students to bring to the university

need more vocational programs for high schoolers

apprentice program like European countries

cooperation with Texas Tech- two year degrees and classes offered for high schoolers so they can transfer, esp science classes

we need more trade/vocational education- the high school is doing a great job, but need after school

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teach children sustainable agriculture

city and community support hospitality industry by supporting degrees so that young people know you can have a excellent career in hospitality, stay here, and making a good living

create a sustainable, public education system from primary thru 20th year

University model charter school

bilingual literacy program- low cost or no cost, volunteer run

Classes/programs people would like to see offered at the college: early childhood education, CDA (this is available in Kerrville)

need a trade school

investment in academic programs for more technical jobs

training for plumbers, welders, etc

more mentorships with younger middle/high schoolers for real life experiences- flying, engineering, ag

vocational training to include high school students with focus outside of restaurant industry

vocational training for adults after school hours

activities for youth and services to address teen pregnancy/substance abuse

Social Services

- substance abuse services and youth pregnancy prevention services
- crime seems to be drug related- do we have a drug problem?
- number of LPCs has decreased, need to offer facilities
- visible, proactive, sustained war on drugs- it's worse than people realize
- with drug issues, we need a better mental health/development disabilities facility and resources
- increase in mental health field- awareness and more professionals
- increased number of suicides in community- need more services
- increase in mental health field- awareness and more professionals
- one of the things that attracts drug dealers is drug rehab centers. Kerrville didn't regulate fast enough, so we need to get ahead of the curve on sober houses and set regulations. They'll claim presedent and win at court
- youth group to support kids whose family members are going through family illness- peer support
- a comprehensive list for community needs that are addressd by various churches and groups- make available at the visitor's center, library, schools, churches, etc
- someplace that information is available for those with limited transportation
- need a domestic violance center in town for crisis situations, esp since children are usually getting services through other groups and need to stay local. This is not just a need- it's a life or death situation
- community funded youth program to target emotional/social issues around drugs, mental illness, teen pregnancy, bullying, individual counseling. Could even be resources/social workers who reach out to churches for support
- downtown- there is a drug problem, there needs to be more for kids to do, mentoring, Big Brothers/Big Sisters can't get mentors in the City. More kids test positive for meth in the past month than the past 3 years
- Need a drug dog and officer
- Rotery Club can mentor

ADA

- guys involved in drugs, even the police, when they have knowledge of an individual or group involved in drugs, they don't do much. I've called the police about people in my own home, but they don't do anything because there isn't a history of physical abuse. What are they waiting for? Is a mother calls the police, that's not enough evidence? I've seen many young guys who beacuse there is no intervention, they get deeper into it
- The police know where meth is in town. They say they have to get enough evidence to get a warrant to get into that house
- creating a community development coorporation to address youth groups, substance abuse programs, a place for high schoolers after school, and affordable childcare
- places with historical markers- seem to have veto power on what is logical, ie inaccessible to wheelchairs/other disabled people

Information Services

- need transportation options for people with disabilities
- need to be up to code with ADA laws- it's all over town, needs to be examined throughout the city
- fiber optics
- need better internet/fiberoptics in the county
- WIFI the whole town
- public library- think more futuristically
- expand/renovate library to 21st century with electronics and diverse periodicals/books

need to be respectful of the people who founded the town and respect the old ways and things they did for this town
talk to high school seniors about careers and where do they want to live- how are we making Fbg attractive so that if they go away to college, they want to come back and they have something to come back to?

don't want to lose bucolic charm to tourism

sense of community draws people to move here- concerns about rapid growth while keeping the sense of community

quality of life: quiet

the people are friendly, the environment in terms of weather

preserve history and celebrate it

encourage to focus on balance of demographics as it grows, ie, senior citizens moving in

people who pay the super expensive second home aren't the ones who we need to cater to

need to have broadened spectrum of age groups in town

newspaper in spanish

concerns about losing German heritage and culture

publications in German

residential areas kept residential and support small neighborhood branches that exist so they aren't run over by commerce

greater effort to enforce/maintain the spirit of the R1 neighborhood designation, instead of "party houses"

maintain historical heritage- enlarging historic district, make a priority

noise ordinances that are in place enforced

original neighborhoods were diverse, and future neighborhoods should reflect that as well

expanding borders, annexing areas around to control what goes on around here

the City needs to develop a 5, 10, and 20 year annexation plan

back to the old-fashioned Christmas, tourists come for it, people now drive to Johnson City for their lights

Quality of Life don't let the German heritage go away- it's going away and has since the 70's. Tourists won't come for the heritage

what do we do to preserve German heritage? Teach German to wait staff, traditional German Christmas market,

German culture is a draw for families and tourists

people concerned about heritage should get involved in the 175th celebration

vetting process for festivals to make sure strong family culture and heritage is preserved

we don't want to be Disneyland, but it would be nice to have a history walk- foot steps that guide people from one place to the next and have a person as an interpreter talk about events

walking history tour

support the arts since Fbg is now an arts destination

museums are amazing and need support and need to tell the Native American story better

arts- we need a way for aspiring artists to be able to show artwork in affordable way, like a combined performing and visual arts center. Galleries are featuring artists from outside the community. Outdoor art shows, community spaces, etc

look into communal gardens- may attract younger people who would like to be able to afford organic, local

communal space for organic compost

larger movement for recycling

need to support the Mauntebauer sister city relationship as a way to maintain heritage

country schools are a magnificent resource where German culture is still alive. Need to support

projects need to benefit the locals and if they benefit the visitors, that's great. Examples- sports complex, sidewalks

sustainable ag- it's an ag community and don't want to lose the ag heritage. Small farm practices need to be preserved

community garden- vegetables and native plants

volunteers in the community are great, everyone does it because they love Fredericksburg and want us to be known for what we have

there is no other town like Fredericksburg, a lot of people come here for the living village environment/community we have here. We need to divide the tourism from the living community, for example the new hotel across from HEB. We need to be careful or we're going to be like a theme park

farmers market needs to be expanded and supported monetarily by city and county

important to localize food production- there will be a point that soil problems become more rare

Environmental and Beautification Issues

There has been so many comments about how clean the City looks and how trashy the roads coming into town look particularly the State highways and County roads. I suggest that the County fund a road clean-up crew that would be devoted full-time to litter pick-up along roadways. This crew could be assisted by non-violent offenders from the County Jail.

general city/community beautification- entrances, recycling bins

buildings aren't upkept- need to be torn down or brought up to code

beautification-> consistant enforcement of ordinances, area on Washington where there's a hauling/trucking junkyard that needs to be addressed

people coming into town impressed with cleanliness- kudos to public works!

cleanliness

litter on highways- maybe consider large \$1000 fines

tickets for littering in the city and speeding, esp through school zones, which need to be better identified so visitors don't speed thru

people come here for the beauty- we don't pay attention to the wildflowers. Llano has incredible wildflowers and as you drive to Fbg, they disappear. Need to work with TxDOT on managing and controlling poisons

ugliest county courthouse

Courthouse square needs to be worked on and improved

FBG/Hill Country need to control litter problem on the outskirts of town, would like to see leadership hold people accountable for keeping Texas highways clean and fixing entranceways

prisoners from jail need to be cleaning up- we built a new jail so need to utilize them

Courthouse Square- as we approach the 175th, move forward to manifest this one square, the largest public square in the state of Texas

like to see entrances upgraded to reflect flavor of the town

make sure that we are prepared for when windmill companies come in and want to establish wind farms

elementary is in their third year of developing recycling on campus- now have so much that maintenance is overwhelmed. The children know the importance and are so into it. The adults need to follow!

it's cheaper to make a bottle than recycle, so most of it isn't recycled

recycling only takes #1 and 2 plastic, need to take up to #5 to eliminate plastic that goes to the dump

recycle glass

glass recycling

curbside recycling (x3)

working with school district to make cafeterias more sustainable- recyclable or washable dishes

recycling on Main St

Beautification

"eyesores"

Recycling

be mindful of night sky and not have as many upward pointing lights on Main Street- light pollution

Fbg is a monarch city- need to teach people how to manage wildflowers, monarchs, natural grasses

City has a program to plant for monarchs, but needs to do more to promote

looking at the sanitary landfill to bring to state-of-the art facility, more ecological

light pollution problems- less light going up, more going down

embrace native plants and use more in developments, make hill country look how it's supposed to look

protection of water ways

Misc Gillespie County is the epicenter of oak wilt. Everyone should learn more about this disease to fight it otherwise all these oaks will be gone in 100 years or less

for oak wilt, we can plant Monterrey oak in place of trees that were lost

program to catalogue and preserve the historic oak trees in town

ease up on water restrictions when there's rain- we've been on stage 3 for 5 years

respect the nature around us, and that includes dark skies and using lights that focus down and not up

people are cutting down huge trees, which need to be protected

schumake oaks to replace live oaks that have died

building restrictions changed for usage of gray water to irrigate laws and community spaces

Tourism, Wine, B&Bs

congestion on Main Street- as tourism is expanding, events at Marktplatz may need to be moved elsewhere to accommodate larger groups

With all of the concerns about the increase in wine and beer establishments, there is an opportunity to make this activity more positive for the community. I suggest that we increase the tax charged on all alcohol sold in the community. Then we should dedicate the revenues from these new taxes for quality of life improvements such as new trails and sidewalks.

wine industry and tourism- tourists have the wine industry and knick-knack shops. A lot of wineries coming on Main Street- wine on 290 and wine on Main so less shops, need to encourage multiple attractions on Main St- possibly limit number of wineries

wine industry on Main Street- would be good for shop owners to eliminate open container

a committee in charge of bed and breakfasts- some way to monitor

tourists don't want just beer and wine, they don't bring revenue into town, businesses should be more mom n pop

boils down to "what does the City want?" Tourism? Music? Wine? Culture?

neighborhoods. How do we make it possible for people to live in these homes and not cash them out? Do we need to cap the B&Bs?

Air B&B culture- it's the cheapest tourism- not the type of tourism you want, they don't collect HOT, it's a subculture of tourism that we don't want

not pander to every type of tourist that exists, can't be everything to everybody

find ways to improve the German heritage, like putting German signs and adding German to automated "press 1 for English, press 2 for German," etc

restrict B&Bs in city limits to preserve residential neighborhoods

Fredericksburg is "real" and you don't want to lose the "realness"- it's a real town, and if you sanitize it down too much, it'll be a bunch of BMWs coming here

time of day noise occurs- how to dampen down after a certain hour and not just loud all night

enforcement officers on Main St during peak times

maintain historical heritage- enlarging historic district, make a priority

Fredericksburg is a family friendly place, so when talking about noise ordinances and drinking, the increase in those is increasing. Worry about getting away from family-friendly atmosphere and more Bourbon St

wine industry is expanding, would like to see a cost benefit analysis to see if they're paying their share for water used, traffic they create, etc.

need to support the German heritage, need to balance tourism with what makes them unique, need to retain bc otherwise need to protect German heritage, otherwise we're just another Texas town

regulations for occupancy in rental houses and short term rentals

hours on outside noise- 10 PM to 8 AM is ideal

wine shuttle specific parking with signed parking so they aren't taking up parking on Main Street, which keeps people from shopping

I don't like all of the wine stores downtown. We have wineries outside of town, and the City should bring in unique little shops so tourists can shop as well as do the wineries

transportation hub for wine tours, shuttle to enchanted rock, pick up for history tours, and overflow parking for downtown

protect historical buildings- little changes aren't accurate

residential areas kept residential and support small neighborhood branches that exist so they aren't run over by commerce

Main street is transitioning and there needs to be support among locals for Main Street- stay open later for working people, increase buying local and buying on main street

music downtown- if you buy downtown, you know what you're getting into

protect against outside developers from coming in with large developments that effect the community- like a big Bucees or amusement park

implement a moratorium on B&Bs

what does this town want to be in the future? In the short time we've lived here, I've got the impression that it's more tourist-friendly than resident-friendly. Example: music venue opened on Main St by residential neighborhood

motorcycle and car rallies come to Fbg and need to be permitted and regulated, need police escort, it's hard for residents who live on county roads

do we want to be known as a party town or a place where people have a good quality of life?

Jobs and Businesses

ag and vineyard growth-> more need for employees

need tenants who can pay more on Main Street, so need people who are not currently there, like national chains that can pay higher taxes

national chains-> need to look at what we want to preserve, what it is, why people come here to retire, what kinds of development want/not want

would like to preserve: the local businesses, the chamber is strong/vibrant, architecture and old buildings

focus on being open to new business concepts as they emerge- city employees are quick to say no without hearing about the business

encourage development of plan to protect residential character of the city

"small town urban lifestyle" brings people here, low business regulations, easy to open a business

the CVB is fantastic and does so much for the businesses

trend of retailers being the same- the market will shake them out, unique businesses will be successful

concerned with growth on 290- need vision for growth on 290, need a greenbelt

rents along Main St are problem for maintaining high quality retail- people can get better space/location in Austin

rent on Main St forces out businesses- why do owners charge so much instead of focusing on good businesses?

need to bring shopping traffic to the west end of town

regarding high rent for businesses on Main St- taxes have gone up 400% so have to charge more rent

how do City taxes effect business industry?

the City outlawed formula stores in the historic, so maybe the county should do the same. There doesn't need to be bars every other business

we all love and believe in the free market. If we want to change something, we cannot just leave it to the free market. You cannot expect good things if you let the free market go crazy, you need some regulations

Main St is too expensive for clothing and home stores, so let's make the side streets- Milam, Lincoln, Llano- more welcoming by changing zoning

in Austin, if you own a historical building you can get a tax break. We could do the same

we have a limited height restriction. If we keep things going, we may need to change this to make more dense. It's expensive to build if you don't have enough product/units people want to rent

height restriction- city may look at creating alleyways of varying heights in certain areas- higher heights outside a certain area? Would promote increased density

more fast food options

more variety of restaurants

community solution to a better, larger workforce

no franchise restaurants- just locally owned restaurants

walking downtown shop to shop and character of stores is changing- funky stores can't afford to pay rent. The character is changing

city and community support hospitality industry by supporting degrees so that young people know you can have a excellent career in hospitality, stay here, and making a good living

increase internet/broadband for residential and commercial customers

need clean industry to attract kids to stay here

area needs to diversify economy, not just tourism/hospitality

economic development that does not involve wine or hotel industry

more variety of ethnic restaurants

more variety of vegetarian/vegan restaurants

Would like to see less alcohol-based businesses and more shops

more stores are tourist driven, would like more quality shops and quality items

1 or 2 more cafes or middle line expense places where families can go eat

restaurants- Tubby's is great for families, need more family friendly places (no burgers!) where kids can play while parents eat

more quality food, real food

food trucks with green space on the outskirts would bring in quality food- should change zoning

costs are high on Main because rent is high

healthier restaurant options rather than fast food (young person)

more connectivity/broadband/etc- needed for young entrepreneurs and young families

Fbg needs to take its place as the leader of the hill country region

we need someplace like Menger Springs, which is a varied care center

encouragement of diversity of industry to weather good and bad times. Healthcare is having trouble recruiting technical and so recruit from outside community, which makes affordable and sustainable housing a problem. Need housing for single/young people and young families

seasonal agriculture workforce- like to use high school and college students, but there's less emphasis on summer employment. School districts could encourage summer and afternoon work programs

need to build and encourage the peach industry (received claps)

a laundromat open after 9 pm for people who work

definition of community expanded to include economic community. Economic development along 290 needs Fbg and Fbg needs them. Need to think about overlap of economic needs, such as hotels. Enchanted rock visitors too

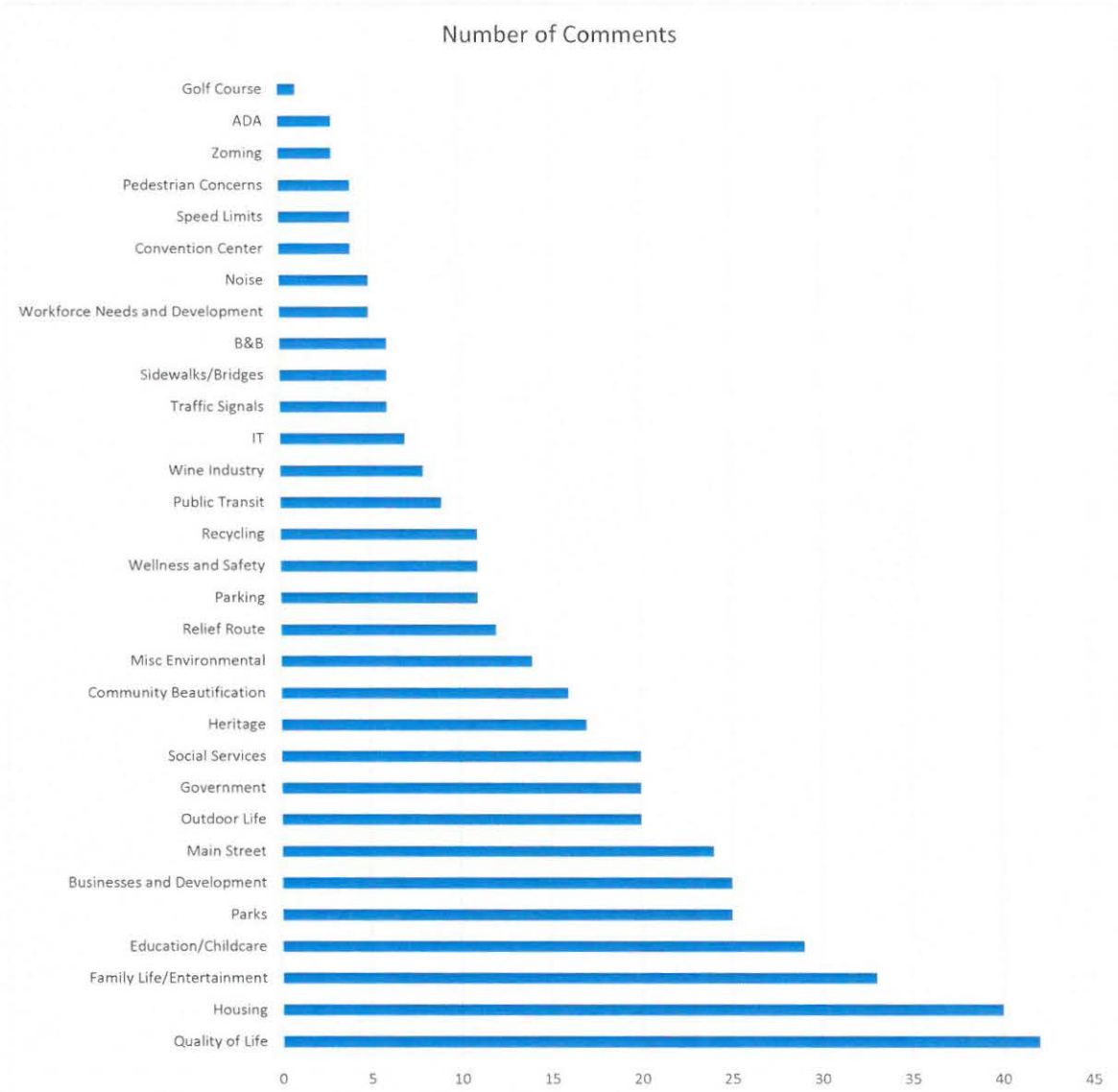
church or civic groups- with lack of full service gas stations, older citizens need help with vehicle upkeep

another grocery store in Fbg- having one (plus Walmart) is so crowded

Christmas in April type volunteer operations where companies that donate materials and volunteers help people with their homes and properties

for every person that is working a retail or fast food job, people don't realize that without you, there would be no place to live and Fredericksburg would not be the success that it is. where is my incentive to stay in Fredericksburg as a low-wage earner if there's no help?

Topic	Number of Comments	Percentage
Quality of Life	42	9.52%
Housing	40	9.07%
Family Life/Entertainment	33	7.48%
Education/Childcare	29	6.58%
Parks	25	5.67%
Businesses and Development	25	5.67%
Main Street	24	5.44%
Outdoor Life	20	4.54%
Government	20	4.54%
Social Services	20	4.54%
Heritage	17	3.85%
Community Beautification	16	3.63%
Misc Environmental	14	3.17%
Relief Route	12	2.72%
Parking	11	2.49%
Wellness and Safety	11	2.49%
Recycling	11	2.49%
Public Transit	9	2.04%
Wine Industry	8	1.81%
IT	7	1.59%
Traffic Signals	6	1.36%
Sidewalks/Bridges	6	1.36%
B&B	6	1.36%
Workforce Needs and Development	5	1.13%
Noise	5	1.13%
Convention Center	4	0.91%
Speed Limits	4	0.91%
Pedestrian Concerns	4	0.91%
Zoning	3	0.68%
ADA	3	0.68%
Golf Course	1	0.23%
TOTAL COMMENTS	441	



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