



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL WORK SESSION JULY 12, 2021

The City of Fredericksburg City Council held their regular session on Monday, July 12, 2021 at 5:30 p.m. This meeting was held in person at the University Center – HEB Room and live streamed on the Fredericksburg YouTube Channel.

Members Present:

Mayor Charlie Kiehne
Councilmember Jerry Luckenbach
Councilmember Tom Musselman
Councilmember Kathy O'Neill
Councilmember Bobby Watson

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities
Lynn Bizzell, Fire Chief
Daniel Jones, City Attorney
Steve Wetz, Police Chief
Brian Vorauer, Police Department Lt.
Eric Whiting, Information Technology Director
Jason Lutz, Development Services Director
Regan Rabke, Fire Marshall
Anna Hudson, Historic Preservation Officer
Kyle Staudt, Building Inspector
Shelby Collier, Development Services Coordinator
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Kiehne called the regular meeting of the Fredericksburg City Council to order at 5:30 p.m. on Monday, July 12, 2021. Mayor Kiehne announced a quorum of the City Council present.

2. PUBLIC COMMENTS

Sonia Rivera, City resident, stated she feels the City needs to move slowly on Short Term Rental (STR) issues so people know what we are facing. She noted she feels there are two big issues; parking and noise.

Bill Snyder, City resident, stated people are frustrated and feel that Fredericksburg is losing its quality of life. He spoke about an experience he had and stated that if staff is unwilling to pull the permit at this location, they should not reissue the permit when it expires.

Troy Gassaway, City resident, stated he supports the code enforcement, raise the STR Permits to \$500 for smaller homes and \$1000 for larger homes. He also spoke regarding trash cans, noise, and parking for STRs.

Tammie Pack, stated she has a concern about putting a cap on STRs in R1 zoning. She also reviewed the issues related to grandfathering STRs in R1.

3. WORK SESSION ITEM

The following item will be considered, discussed, and take appropriate action.

- A. Receive a presentation from Fredericksburg Texas STR Alliance regarding the overview of the mission, goals, and objectives of the Fredericksburg TX Alliance, proposed changes to current short-term-rentals (“STR”) ordinance, and proposed changes to current City incident reporting and enforcement (Milton Buckelew representing Fredericksburg TX STR Alliance).**

Milton Buckelew, City resident, reviewed the history of how his daughter resided in Fredericksburg by building a small cottage to rent out to help pay her loan. He reviewed his PowerPoint and the Mission of the Fredericksburg STR Alliance.

The City Council discussed the Fredericksburg Texas STR Alliance presentation and recommendations.

- B. Receive a presentation on current status of short-term-rental (“STR”) operations and regulations in the City, and options and recommendations for proposed revisions to City Ordinances that may affect the operation or regulation of short-term-rentals (Jason Lutz, Development Services Director).**

Jason Lutz, Development Services, provided a PowerPoint regarding data on the number of STRs, compliance issues, and code enforcement warnings/tickets.

The City Council agreed by consensus for the following items:

- Units as a bedroom and occupied by two people.
- Twelve and under are not considered in the occupancy count.
- Allow permits to be transferable between owners. Require 10 business days to update owner/operator info with City or be subject to a violation & fine.
- Increase fees from \$150.00 to \$500.00

The City Council discussed the inspection and permits process and agreed to inspections every two or three years unless a new owner, then walk-through would be required.

Kent Myers, City Manager, stated that an additional Code Enforcement Office would allow for more enforcement. He noted the City Council could consider an Administrative Board to review these types of violations.

Daniel Jones, City Attorney, reviewed the statute that would allow Code Enforcement to be a Civil Case instead of a Criminal Case with a Hearing Officer. He reviewed the court case and possible fines the defendant could receive in Municipal Court. He also provided an update on how the Civil Court could work.

The City Council agreed by consensus to review the process for creating a Civil Court.

Kent Myers, City Manager, stated the City would no longer be using Avenu Insight for STR Permitting.

The City Council discussed the amount of STRs and their effect in neighborhoods and the quality of life for some residents. They also discussed the role of the STR Alliance.

Jason Lutz, Development Director, reviewed the different options with Single-family Residential (R1) and the current zoning rules.

The City Council discussed the four options for STRs in R1 zoning.

Polly Rickert, City resident, spoke regarding the need to allow more than one unit on a property to be rented if one of the units is for a long-term renter. She stated allowing 1 STR and one long-term rental on one property would help with the affordable housing issues the City is facing.

The City Council agreed by consensus to allow two units in R1 Districts to be rented as only one unit is an STR.

C. Consider and discuss proposed revisions to City Ordinances that may affect the operation or regulation of short-term rentals (Kent Myers, City Manager).

Kent Myers, City Manager, stated staff would take the Council's direction from tonight and begin working on the Ordinance.

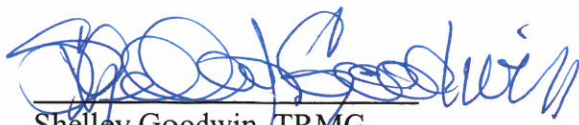
4. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Luckenbach, to adjourn the Monday, July 12, 2021, City Council Workshop at 9 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.



Charlie Kiehne
Mayor

ATTEST



Shelley Goodwin, TRMC
City Secretary

