



## CITY OF FREDERICKSBURG

### MINUTES OF CITY COUNCIL WORKSHOP MEETING NOVEMBER 30, 2020

The City of Fredericksburg City Council met in a workshop session on Monday, November 30, 2020, at 8:30 a.m. This meeting was held remotely via Zoom Teleconferencing, and in-person at the University Center-HEB Room, 2818 US 290 Fredericksburg, Texas. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

#### **Members Present:**

Mayor Charlie Kiehne  
Councilmember Jerry Luckenbach  
Councilmember Tom Musselman (participated via Zoom)  
Councilmember Polly Rickert  
Councilmember Bobby Watson

#### **Members Absent:**

None

#### **City Staff Present:**

Kent Myers, City Manager  
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities  
Daniel Jones, City Attorney (participated via Zoom)  
Brian Jordan, Development Services Director  
Lynn Bizzell, Fire Chief  
Russell Immel, Information Technology Director  
Andrea Schmidt, Parks Department Director (participated via Zoom)  
Lea Feuge, Public Information Officer  
Tammie Loth, Human Resource Director (participated via Zoom)  
Laura Hollenbeck, Finance Director (participated via Zoom)  
Kris Kneese, Assistant Director of Public Works and Utilities  
Garrett Bonn, Assistant Engineer  
Jennifer Krupa, Special Events Coordinator (participated via Zoom)  
Shelley Goodwin, City Secretary

#### **1. CALL TO ORDER**

Mayor Kiehne called the workshop meeting of the Fredericksburg City Council to order at 8:30 a.m. on Monday, November 30, 2020, in person at the University Center-HEB Room via Zoom Teleconference. Mayor Kiehne announced a quorum of the City Council present.

#### **2. PUBLIC COMMENTS**

George Studor spoke regarding the COVID-19 reporting tool and how other cities use their reporting tool.

Mary Studor spoke regarding the process used when residents call in and need to speak to the Mayor regarding concerns.

**3. WORKSHOP ITEMS** – The following items will be considered, discussed, and take appropriate action on:

**A. Report on City Annexation Plan and the Annexation of the Cherry Street/Post Oak Road area (Brian Jordan, Development Services Director).**

Brian Jordan, Development Services Director, reviewed the Annexation Plan for Post Oak Road/Cherry Street extension and the Plan's properties. He also noted the City Council identified Cherry Street's extension and improvements to Post Oak Road as one of four roadway priority projects in the Transportation Master Plan and associated Traffic Impact Study. He reviewed the history of the prioritized seven areas in Resolution 2019-06R.

Kent Myers, City Manager, stated the Traffic Study showing improvements needed to Cherry Street. Therefore, we need to know whether to proceed with the annexation.

The City Council discussed the Traffic Study as related to Cherry Street and the zoning of the proposed annexed area. They agreed by consensus to move forward with the proposed annexation calendar for the approval process.

**B. Report on possible changes to Short-Term Rental (STR) Regulations (Kent Myers, City Manager).**

Kent Myers, City Manager, reviewed the Short-Term Rental (STR) program's history and the need for the Short-Term Rental Ordinance. He stated the Ordinance has addressed the previous issues. The staff has identified 12 items that they feel should be discussed.

The City Council okay moving forward with:

1. Permitting and inspections changed to 24 months rather than 12 months.
2. Allowing for third-party inspection.
3. Redefining permit fee as permit application fee.
4. Establishing a 60-day deadline for renewal of permit and completion of inspection with late fees applying after 60 days.

The City Council wanted to revisit the following:

1. Parking issues in R-1 issues.
2. Allowing for small (no more than 4 squares feet) signs with the name and address of the STR.
3. Restrict the number of STRs that can be permitted in R-1 areas.

**C. Report on the Status of City Noise Ordinance (Steve Wetz, Police Chief)**

Steve Wetz, Police Chief, provided a PowerPoint presentation on the Sound Ordinance.

The City Council discussed and requested the Police Department find different ways to educate the public regarding Noise Ordinance.

**D. Report on Strategic Issues to Address in City Five-Year Financial Plan (Kent Myers, City Manager).**

Kent Myers, City Manager, stated every year, the City develops a detailed budget that guides the collection of revenues and incurring of expenses for the next 12 months. This year, he noted we want to develop a five-year financial plan, which will help with long-term planning. He stated this item is to get City Council's input on identifying major strategic issues facing the community in the next five-years.

Councilmember Rickert stated the following:

- The City needs to conduct a SWOT Analysis to reflect the City's strengths, weaknesses, opportunities, and threats.

- Construction methods, land cost, land density, and manufactured homes to help address affordable housing issues.

Councilmember Watson stated the following:

- Salaries and benefits for City employees
- Affordable Housing
- Parks and Sports Park; look at maintenance and a facility for the youth.

Councilmember Musselman stated the following:

- 31/2% Tax Cap and the issues the City will face.
- Bonds and Debt

Councilmember Luckenbach stated the following:

- Affordable Housing and consider the possibility of manufactured homes.
- Get more involvement from Gillespie County

Mayor Kiehne stated the following:

- Affordable Housing and not subsidized Housing
- Work with County and private individuals on more partnership projects.
- Sports Park is critical, but no bond.

#### **E. Report on Employee Salaries and Benefits (Kent Myers, City Manager).**

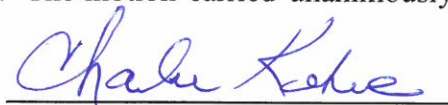
Kent Myers, City Manager, reviewed the history of the FY2021 Budget discussion related to employee salaries and benefits. He noted the City Council agreed to revisit this item once we had a better handle on our financial situation. He provided the reasons for the discussion and the deadlines for TMRS. He also reviewed the history of TMRS benefits, TMRS Plan Change Study, budget impact, comparison of Retirement Benefits, and the questions submitted from Councilmember Musselman.

Collin Davidson, TMRS, reviewed the different rates (retirement rate and Update Service Credit). He also reviewed the process used when reviewing all employee rates.

The City Council discussed the possibility of a retirement increase from 6% to 7%. They also discussed the impact an increase will have on the City in the years to come. They agreed by consensus to put the TMRS benefits on the next City Council agenda.

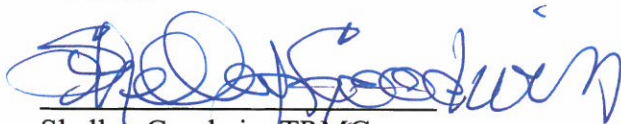
#### **4. ADJOURN**

**Motion:** A motion was made by Councilmember Luckenbach, seconded by Councilmember Watson, to adjourn the Monday, November 30, 2020, City Council Work Session Meeting at 11:24 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