

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**REGULAR CITY COUNCIL MEETING
JULY 6, 2015
5:00 PM**

On this the 6th day of July, 2015, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
JERRY LUCKENBACH - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
SHELLEY BRITTON - CITY SECRETARY
PAT MCGOWAN - CITY ATTORNEY
CLINTON BAILEY - D.P.W.U.
LAURA HOLLENBEAK - DIR OF FINANCE
RUSSELL IMMEL - IT MANAGER
STEVE WETZ - POLICE CHIEF

The meeting was called to order at 5:00 PM., followed by the Pledge of Allegiance.

EXECUTIVE SESSION - It was moved by Council Member Luckenbach, seconded by Council Member Neffendorf, to recess the regular session and go into Executive Session at 5:00 PM. All voted in favor and the motion carried. At 6:00 PM, it was moved by Council Member Luckenbach, seconded by Council Member Pearson, to adjourn the Executive Session and reconvene the regular session. All voted in favor and the motion carried.

COMMENTS FROM FRIENDS OF FBG ANIMAL SHELTER – Kelly Musselman presented comments from Friends of Fbg Animal Shelter.

TAX COLLECTION SERVICES CONTRACT – It was moved by Council Member Pearson, seconded by Council Member Watson, to approve the Annual Tax Collection Services Contract with Gillespie Central Appraisal as presented. The vote was as follows: AYE: Langerhans, Watson, Pearson, Neffendorf, and Luckenbach; NAY: None. Motion carried.

CONTRACT FOR PROFESSIONAL SERVICES FOR GOLF COURSE/RV PARK UTILITIES – Kris Kneese and Clinton Bailey presented the overview on the Contract for Professional Services for the Golf Course/RV Park. It was moved by Council Member Pearson, seconded by Council Member Watson, to approve the Contract for Professional Service for the

Golf Course/RV Park as presented. The vote was as follows: AYE: Langerhans, Watson, Pearson, Neffendorf, and Luckenbach; NAY: None. Motion carried.

INTERLOCAL AGREEMENT WITH GILLESPIE COUNTY FOR BARON'S CREEK PROPERTY – It was moved by Council Member Watson, seconded by Council Member Luckenbach, to approve the Interlocal Agreement with Gillespie County for Baron's Creek Property as presented. The vote was as follows: AYE: Langerhans, Watson, Neffendorf, and Luckenbach; NAY: Pearson. Motion carried.

EXTENSION OF ANNUAL SIDEWALK CONTRACT – It was moved by Council Member Watson, seconded by Council Member Luckenbach, to approve the Extension of the Annual Sidewalk Contract with Hazlett Concrete Contractors as presented. The vote was as follows: AYE: Langerhans, Watson, Pearson, Neffendorf, and Luckenbach; NAY: None. Motion carried.

CHARTER REVIEW COMMITTEE – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve the Charter Review Committee as presented: Tom Musselman, Greg Oehler, Karen Oestreich, Larry Crump, Aaron Beeman, Debbi McCurdy, Patrick Moore, Tim Dooley, Jim Jarreau, Tim Crenwelge, Boyd Harper, Jim Hardin (Alternate), Gary Neffendorf (Ex Officio), Bobby Watson (Ex Officio), and Kent Myers, Pat McGowan, and Shelley Britton (staff support).

The vote was as follows: AYE: Langerhans, Watson, Pearson, Neffendorf, and Luckenbach; NAY: None. Motion carried.

CIP PRESENTATION – DPWU Clinton Bailey gave an in-depth presentation on the Capital Improvements Plan. No action was taken.

CITY MANAGER'S REPORT – City Manager Kent Myers reported on (1) Budget Update, (2) Animal Shelter, (3) Bond Financing, (4) Board Appointments, (5) Employee Recognitions

PUBLIC COMMENTS – Bruce Willey commented on traffic flow problems and Russ Rose commented on the Budget.

COUNCIL COMMENTS – No comments.

EXECUTIVE SESSION - It was moved by Council Member Luckenbach, seconded by Council Member Watson, to recess the regular session and go into Executive Session at 8:58 PM. All voted in favor and the motion carried. At 9:13 PM, it was moved by Council Member Luckenbach, seconded by Council Member Pearson, to adjourn the Executive Session and reconvene the regular session. All voted in favor and the motion carried.

The following items were discussed in Executive Session:

PURCHASE OF BARON'S CREEK PROPERTY FROM GILLESPIE COUNTY – No action taken.

PROPOSED LEASE TO APPRAISAL DISTRICT FOR PROPERTY ON FRIENDSHIP LANE – No action.

MID-YEAR PERFORMANCE REVIEWS: CITY MANAGER AND CITY ATTORNEY – No action was taken.

With no further discussion, Council Member Pearson made a motion to adjourn the meeting at 9:13 PM. Council Member Watson seconded the motion. Motion carried.

PASSED AND APPROVED this the 17th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**SPECIAL CITY COUNCIL MEETING
JULY 20, 2015
4:00 PM**

On this the 20th day of July, 2015, the City Council of the CITY OF FREDERICKSBURG convened in special session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
GRAHAM PEARSON - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER
JERRY LUCKENBACH - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
CLINTON BAILEY - D.P.W.U.
LAURA HOLLENBEAK – DIR OF FINANCE
RUSSELL IMMEL – IT MANAGER
STEVE WETZ – POLICE CHIEF
JOHN CULPEPPER – DIR OF EMERGENCY SERVICES
ALLEN WOOLEY – GOLF PRO

BUDGET WORKSHOP – Council held a Budget Workshop including Budget Overview, Tourism Fund Budget, Golf Course Budget, EMS Budget, Emergency Management Budget, Food & Wine Fest Budget, General Fund Budget, Health Insurance Budget, and other budgets including Debt Service, Police Forfeiture, and Capital Projects. No action was taken.

PASSED AND APPROVED this the 17th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**REGULAR CITY COUNCIL MEETING
JULY 20, 2015
6:00 PM**

On this the 20th day of July, 2015, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
BOBBY WATSON - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER
GRAHAM PEARSON – COUNCIL MEMBER

ABSENT: JERRY LUCKENBACH - COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER
SHELLEY BRITTON - CITY SECRETARY
LAURA HOLLENBEAK – DIR OF FINANCE
PAT McGOWAN - CITY ATTORNEY
CLINTON BAILEY - D.P.W.U.
BRIAN JORDAN – DIR OF DEVELOPMENT SERVICES
STEVE WETZ – CHIEF OF POLICE

The meeting was called to order at 6:00 PM following the Pledge of Allegiance.

MINUTES – It was moved by Council Member Watson, seconded by Council Member Pearson, to approve the minutes of the June 2015 meetings as presented. All voted in favor and the motion carried.

PUBLIC HEARING ON Z-1507 BY KEVIN SPRAGGINS ON BEHALF OF WINDCREST DEVELOPMENT GROUP FOR A CONDITIONAL USE PERMIT TO ALLOW CONVALESCENT SERVICE USE IN THE R-2 MIXED RESIDENTIAL ZONING DISTRICT ON A 4.38 ACRE TRACT OF LAND LOCATED AT THE INTERSECTION OF WINDCREST DRIVE AND POST OAK ROAD – It was moved by Council Member Pearson, seconded by Council Member Watson, to recess the regular session and open the public hearing on Z-1507 by Kevin Spraggins on behalf of Windcrest Development Group for a Conditional Use Permit to allow Convalescent Service use in the R-2 Mixed Residential Zoning District on a 4.38 acre tract of land located at the intersection of Windcrest Drive and Post Oak Road. All voted in favor and the motion carried.

Kevin Spraggins made the presentation on behalf of Windcrest Development Group. There were no public comments.

It was moved by Council Member Pearson, seconded by Council Member Watson, to adjourn the public hearing and reconvene the regular session. All voted in favor and the motion carried.

RECOMMENDATION RE: Z-1507 – It was moved by Council Member Neffendorf, seconded by Council Member Pearson, to approve Z-1507 by Kevin Spraggins on behalf of Windcrest Development Group for a Conditional Use Permit to allow Convalescent Service use in the R-2 Mixed Residential Zoning District on a 4.38 acre tract of land located at the intersection of Windcrest Drive and Post Oak Road. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

PUBLIC HEARING ON Z-1510 BY JARET MURAGLIA FOR A CONDITIONAL USE PERMIT TO ALLOW A DRIVE THRU FACILITY ASSOCIATED WITH A FAST FOOD RESTAURANT ON PROPERTY LOCATED AT 606 E MAIN ST– It was moved by Council Member Pearson, seconded by Council Member Neffendorf, to recess the regular session and open the Public Hearing on Z-1510 by Jaret Muraglia for a Conditional Use Permit to allow a Drive Thru Facility associated with a Fast Food Restaurant on property located at 606 E Main St. All voted in favor and the motion carried.

Mr. Muraglia was on hand to present the request. There were no public comments.

It was moved by Council Member Pearson, seconded by Council Member Watson, to adjourn the public hearing and reconvene the regular session. All voted in favor and the motion carried.

RECOMMENDATION RE: Z-1510 – It was moved by Council Member Neffendorf, seconded by Council Member Pearson, to approve Z-1510 by Jaret Muraglia for a Conditional Use Permit to allow a Drive Thru Facility associated with a Fast Food Restaurant on property located at 606 E Main St. conditioned upon a left turn being provided into the site, and that the site be developed in compliance with approved Design Standards. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

PUBLIC HEARING ON Z-1511 BY THE CITY OF FREDERICKSBURG FOR (1) A CHANGE IN THE LAND USE PLAN FROM HIGH DENSITY RESIDENTIAL TO PUBLIC/SEMI PUBLIC FACILITIES ON A 2.08 ACRE TRACT OF LAND LOCATED AT 295 FRIENDSHIP LANE, AND (2) A CHANGE IN ZONING FROM R-3 MULTI FAMILY RESIDENTIAL TO PF PUBLIC FACILITIES ON SAID PROPERTY– It was moved by Council Member Pearson, seconded by Council Member Neffendorf, to recess the regular session and open the Public Hearing on Z-1511 by the City of Fredericksburg for (1) a Change in the Land Use Plan from High Density Residential to Public/Semi Public Facilities on a 2.08 acre tract of land located at 295 Friendship Lane, and (2) a Change in Zoning from R-3 Multi Family Residential to PF Public Facilities on said property. All voted in favor and the motion carried.

With no comments from the public, it was moved by Council Member Pearson, seconded by Council Member Watson, to adjourn the public hearing and reconvene the regular session. All voted in favor and the motion carried.

ORDINANCES RE: Z-1511 – It was moved by Council Member Person, seconded by Council Member Watson, to approve Z-1511 by the City of Fredericksburg for (1) a Change in the Land Use Plan from High Density Residential to Public/Semi Public Facilities on a 2.08 acre tract of land located at 295 Friendship Lane, and (2) a Change in Zoning from R-3 Multi Family Residential to PF Public Facilities on said property. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

ORDINANCE NO. 25-011

AN ORDINANCE ADOPTING A CHANGE IN THE COMPREHENSIVE PLAN OF THE CITY OF FREDERICKSBURG; SPECIFICALLY IN THE LAND USE MAP AND COMPREHENSIVE PLAN AS TO LOT NO 8, FRANKLIN OAKS SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, PROVIDING THAT THE CHANGE TO PUBLIC/SEMI PUBLIC BECOME A PART OF THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE. (Recorded in Ordinance Book)

ORDINANCE NO. 25-012

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION FO LOT NO. 8, FRANKLIN OAKS SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS, FROM R-3 MULTI FAMILY RESIDENTIAL TO PF PUBLIC FACILITIES. (Recorded in Ordinance Book)

GIS CONTRACT WITH ESRI – Following the recommendation of Clinton Bailey, Director of Public Works and Utilities, it was moved by Council Member Watson, seconded by Council Member Neffendorf, to a approve the GIS Contract with ESRI as presented. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

HORSE DRAWN CARRIAGE PERMIT – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve a Horse Drawn Carriage Permit for the Southern Pearl Carriage Co., LLC, as presented. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

BOARD APPOINTMENTS – It was moved by Council Member Pearson, seconded by Council Member Watson, to approve Board Appointments as presented:

BOARD OF ADJUSTMENT:

Reappointments: Barbara Heinen
Donnie Finn (moved from alternate to regular)
New Appointments: Tom Musselman (alternate)
John Smiljanic (alternate)

PLANNING & ZONING COMMISSION:

Reappointments: Charlie Kiehne
New Appointment: Carl Money

HISTORIC REVIEW BOARD:

Reappointments: Stan Klein
Mike Penick
David Bullion

New Appointment: Jerry Sample (alternate)

The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

COMMENTS FROM ROSEMARY ESTENSON REGARDING LARGE HOMES IN RESIDENTIAL DISTRICT – Rosemary Estenson commented on “Mc Mansions” being built in residential districts, and temporary uses in the Historic District.

CITY MANAGER’S REPORT - City Manager’s Report included (1) Appraisal District Land Lease, (2) Charter Review Committee, (3) Meetings with Architect, and (4) Employee Recognitions.

PUBLIC COMMENTS – Kelly Musselman commented on the animal shelter.

COUNCIL COMMENTS – Council Members commented on various board meetings attended.

With no further business, Council Member Neffendorf made a motion to adjourn the meeting at 9:35 PM. Council Member Pearson seconded the motion. Motion carried.

PASSED AND APPROVED this the 17th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**SPECIAL CITY COUNCIL MEETING
JULY 30, 2015
5:15 PM**

On this the 30th day of July, 2015, the City Council of the CITY OF FREDERICKSBURG convened in special session at City Hall, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
GRAHAM PEARSON - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER
JERRY LUCKENBACH - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
CLINTON BAILEY - D.P.W.U.
LAURA HOLLENBEAK – DIR OF FINANCE
WYNELL HERBORT – HUMAN RESOURCES

BUDGET WORKSHOP – Council held a Budget Workshop including General Fund, Budget Revisions, Health Insurance, Electric Fund, Water Fund, Solid Waste, Drainage Fund, and Capital Fund (Water and Wastewater Revenue Bonds). No action was taken.

PASSED AND APPROVED this the 17th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR