

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

**SPECIAL CITY COUNCIL MEETING
SEPTEMBER 2, 2015
6:00 PM**

On this the 2nd day of September, 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
JERRY LUCKENBACH - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: GRAHAM PEARSON - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER
LAURA HOLLENBEAK – DIR OF FINANCE

PUBLIC HEARING ON PROPOSED FY 2016 PROPERTY TAX RATE (2nd OF TWO PUBLIC HEARINGS) – Council Member Luckenbach moved, seconded by Council Member Neffendorf, to recess the regular session and open the Public Hearing on the Proposed FY 2016 Property Tax Rate (2nd of two Public Hearings). All voted in favor and the motion carried.

Following comments from the public, it was moved by Council Member Luckenbach, seconded by Council Member Neffendorf, to adjourn the public hearing and reconvene the regular session at 6:29 pm. All voted in favor and the motion carried.

With no further discussion, Council Member Neffendorf made a motion to adjourn the meeting at 6:32 PM. Council Member Luckenbach seconded the motion. Motion carried.

PASSED AND APPROVED this the 2nd day of November, 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
SEPTEMBER 8, 2015
6:00 PM**

On this the 8th day of September, 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.
BRIAN JORDAN -
LAURA HOLLENBEAK – DIR OF FINANCE
RUSSELL IMMEL – IT MANAGER
STEVE WETZ – POLICE CHIEF

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

PUBLIC HEARING ON THE ANNEXATION OF APPROXIMATELY 18.156 ACRES OF LAND OUT OF WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, OTHERWISE KNOWN AS STONE RIDGE UNIT 9 (1st of Two Public Hearings) -

Council Member Luckenbach moved to recess the regular session and open the public hearing on the annexation of approximately 18.156 acres of land out of William H. Anderson Survey No. 197, Abstract No. 2, otherwise known as Stone Ridge Unit 9. With no comments from the public, it was moved by Council Member Luckenbach, seconded by Council Member Watson, to adjourn the public hearing and reconvene the regular session. All voted in favor and the motion carried.

ORDINANCE FOR POSTING OF HEALTH INSPECTION SCORES (First Reading) –

Kelli Olfers briefed council on the proposed Ordinance for Posting of Health Inspection Scores; no action was taken.

ORDINANCE REGARDING DESIGN GUIDELINES AND STANDARDS FOR ENTRY CORRIDORS (2ND READING) –

Brian Jordan briefed Council on the specifics of the Ordinance Regarding Design Guidelines and Standards for Entry Corridors. It was moved by Council Member Luckenbach, seconded by Council Member Watson, to adopt the Ordinance regarding Design Guidelines and Standards for Entry Corridors as presented. The vote was as follows: AYE: Langerhans, Neffendorf, Pearson, Luckenbach, and Watson. Nay: None. Motion carried.

ORDINANCE NO. 25-016

AN ORDINANCE ADOPTING DESIGN GUIDELINES AND STANDARDS FOR ALL NEW DEVELOPMENT AND REDEVELOPMENT IN THE ENTRY CORRIDORS OF THE CITY OF FREDERICKSBURG AS CHAPTER 5 ARTICLE XIV OF THE CODE OF

ORDINANCES OF THE CITY OF FREDERICKSBURG SETTING FORTH DEFINITIONS, GUIDELINES, APPLICABILITY, PROCESS FOR APPROVAL, FEES, PARTIAL INVALIDITY, REPEALER, PENALTIES AND EFFECTIVE DATE. (Recorded in Ordinance Book)

ORDINANCE APPROVING FY 2015-2016 BUDGET – It was moved by Council Member Neffendorf, seconded by Council Member Pearson, to adopt the Ordinance Approving FY 2015-2016 Budget as presented. The vote was as follows: AYE: Langerhans, Neffendorf, Pearson, Luckenbach, and Watson. Nay: None. Motion carried.

ORDINANCE NO. 25-014

AN ORDINANCE OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016 AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT AND ACCOUNT. (Recorded in Ordinance Book)

ORDINANCE ADOPTING 2015 PROPERTY TAX RATE – Council Member Pearson moved, seconded by Council Member Luckenbach, to adopt the Ordinance Adopting the 2015 Property Tax Rate of \$0.2313. The vote was as follows: AYE: Langerhans, Neffendorf, Pearson, Luckenbach, and Watson. Nay: None. Motion carried.

ORDINANCE NO. 25-015

AN ORDINANCE LEVYING A TAX RATE

FOR THE CITY OF FREDERICKSBURG FOR THE TAX YEAR 2015

Be it ordered and ordained by the City Council of the City of Fredericksburg that we, the City Council of Fredericksburg, do hereby levy and adopt the tax rate on \$100 valuation for this City for the tax year 2015 as follows:

\$0.1761	for the purpose of maintenance and operations
\$0.0552	for the payment of principal and interest on the debt of the City
\$0.2313	total tax rate

(Recorded in Ordinance Book)

FCVB BUDGET – Ernie Loeffler presented the Annual Budget for the Fredericksburg Convention and Visitors Bureau. It was moved by Council Member Luckenbach, seconded by Council Member Neffendorf, to approve the FCVB Budget as presented. The vote was as follows: AYE: Langerhans, Neffendorf, Pearson, Luckenbach, and Watson. Nay: None. Motion carried.

CITY MANAGER'S REPORT – City Manager Kent Myers reported on (1) Golf Course Grill Closure, (2) Parks Master Plan, (3) Building Improvements, and (3) City Employee Recognitions

PUBLIC COMMENTS – None.

COUNCIL COMMENTS – None.

With no further discussion, Council Member Watson made a motion to adjourn the meeting at 7:15 PM. Council Member Neffendorf seconded the motion. Motion carried.

PASSED AND APPROVED this the 2nd day of November, 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
SEPTEMBER 21, 2015
4:00 PM**

On this the 21ST day of September, 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
JERRY LUCKENBACH - COUNCIL MEMBER

ABSENT: NONE

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 4:00 PM

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 4:10 PM. All voted in favor and the motion carried. At 4:52 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:

DISCUSS AND CONSIDER SPACE NEEDS/DESIGN/TIMING OF VARIOUS CITY OFFICES – No action was taken.

It was moved by Council Member Luckenbach, seconded by Council Member Watson, to recess the regular session for a supper break; all voted in favor and the motion carried.

The meeting was reconvened at 6:00 PM following the Pledge of Allegiance.

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

PUBLIC HEARING ON THE ANNEXATION OF APPROXIMATELY 18.156 ACRES OF LAND OUT OF WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, OTHERWISE KNOWN AS STONE RIDGE UNIT 9 (2nd of Two Public Hearings) - Council Member Luckenbach moved to recess the regular session and open the public hearing on the annexation of approximately 18.156 acres of land out of William H. Anderson Survey No. 197, Abstract No. 2, otherwise known as Stone Ridge Unit 9.

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

PUBLIC HEARING ON Z-1513 BY THE CITY OF FREDERICKSBURG TO CONSIDER AMENDING SECTION 7.825 OF THE ZONING ORDINANCE PERTAINING TO SPECIAL PARKING PROVISIONS TO EXTEND SAID PROVISIONS WEST ON MAIN ST. – It was moved by Council Member Luckenbach, seconded by Council Member Watson, to recess the regular session and open the public hearing on Z-1513 by the City of Fredericksburg to consider amending Section 7.825 of the Zoning Ordinance pertaining to special parking provisions to extend said provisions west on Main St. All voted in favor and the motion carried.

Brian Jordan presented the request. Ben and Abigail Jones were present to answer questions.

With no comments from the public, it was moved by Council Member Luckenbach, 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-1513 – It was moved by Council Member Watson, seconded by Council Member Pearson, to approve Z-1513 to amend Section 7.825 of the Zoning Ordinance pertaining to special parking provisions to extend said provisions west on Main St. The vote was as follows: Aye: Neffendorf, Luckenbach, Watson, and Pearson. NAY: Langerhans. Motion carried.

ORDINANCE 25-017

AN ORDINANCE AMENDING SECTION 7.800 – OFF STREET PARKING PROCEDURES OF THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG, SPECIFICALLY SECTION 7.825 SPECIAL PROVISIONS APPLICABLE TO CENTRAL FREDERICKSBURG, PROVIDING FOR SEVERABILITY/PARTIAL INVALIDITY, REPEAL OF INCONSISTENT PROVISIONS AND ESTABLISHING AN EFFECTIVE DATE. (Recorded in Ordinance Book)

PUBLIC HEARING ON Z-1514 BY JON H. STARNES TO CHANGE THE LAND USE PLAN FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND CHANGE THE ZONING FROM PUD TO R-1 ON APPROXIMATELY 9.97 ACRES OF LAND KNOWN AS OAKS OF WINDCREST, PHASE 3, LOCATED ON POST OAK ROAD AND WINDCREST DRIVE– It was moved by Council Member Luckenbach, seconded by Council Member Watson, to recess the regular session and open the Public Hearing on Z-1514 by Jon H. Starnes to change the Land Use Plan from Medium Density Residential to Low Density Residential and change the Zoning from PUD to R-1 on approximately 9.97 acres of land known as Oaks of Windcrest, Phase 3, located on Post Oak Road and Windcrest Drive. All voted in favor and the motion carried.

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-1514 – It was moved by Council Member Neffendorf, seconded by Council Member Pearson, to approve Z-1514 Jon H. Starnes to change the Land Use Plan from Medium Density Residential to Low Density Residential and change the Zoning from PUD to R-1 on approximately 9.97 acres of land known as Oaks of Windcrest, Phase 3, located on Post Oak Road and Windcrest Drive. The vote was as follows: Aye: Langerhans, Neffendorf, Luckenbach, Watson, and Pearson. NAY: None. Motion carried.

ORDINANCE NO. 25-018

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 9.97 ACRES OF LAND A PORTION OF THE REMAINDER OF A 68.27 ACRE TRACT OF RECORD IN THE COUNTY CLERK'S INSTRUMENT NO. 20062495 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, SITUATED IN THE CITY OF FREDERICKSBURG, PROVIDING THAT

THE CHANGE TO LOW DENSITY RESIDENTIAL BECOME A PART OF THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE. (Recorded in Ordinance Book)

ORDINANCE NO. 25-019

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF 9.97 ACRES OF LAND A PORTION OF THE REMAINDER OF A 68.37 ACRE TRACT OF RECORD IN THE COUNTY CLERK'S INSTRUMENT NO. 20062495 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS, FROM PUB-PLANNED UNIT DEVELOPMENT TO R-1 SINGLE FAMILY RESIDENTIAL. (Recorded in Ordinance Book)

PUBLIC HEARING ON Z-1515 BY ANTHONY DiCUFFA TO CHANGE THE LAND USE PLAN FOR LOW DENSITY RESIDENTIAL TO MIXED USE ON A 1.596 ACRE PORTION OF PROPERTY LOCATED AT 1108 N. LLANO AND CHANGE THE ZONING FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-1 NEIGHBORHOOD COMMERCIAL ON SAID PROPERTY–

It was moved by Council Member Luckenbach, seconded by Council Member Watson, to recess the regular session and open the Public Hearing on Z-1515 by Anthony DiCuffa to change the Land Use Plan from Low Density Residential to Mixed Use on a 1.596 acre portion of property located at 1108 N. Llano, and change the Zoning from R-1 Single Family Residential to C-1 Neighborhood commercial on said property. All voted in favor and the motion carried.

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-1515 – It was moved by Council Member Luckenbach, seconded by Council Member Watson, to approve Z-1515 by Anthony Dicuffa to change the Land Use Plan for Low Density Residential to Mixed Use on a 1.596 acre portion of property located at 1108 N. Llano and to change the zoning from R-1 Single Family Residential to C-1 Neighborhood commercial on said property. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, Luckenbach, and Pearson. NAY: None. Motion carried.

ORDINANCE NO. 25-020

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 A PORTION OF THAT CERTAIN 2.49 ACRES OF LAND OUT OF OUTLOT 292 AND A PART OF THE DR. LESTER L. KEYSER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, PROVIDING THAT THE CHANGE TO MIXED USE BECOME A PART OF THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE. (Recorded in Ordinance Book)

ORDINANCE NO. 25-021

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF A PORTION OF THAT CERTAIN 2.48 ACRES OF LAND OUT OF OUTLOT 292 AND A PART OF THE DR. LESTER L. KEYSER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS, FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-1 NEIGHBORHOOD COMMERCIAL. (Recorded in Ordinance Book)

ORDINANCE FOR POSTING OF HEALTH INSPECTION SCORES (2nd Reading) –

Kelli Olfers briefed Council on the proposed Ordinance for Posting of Health Inspection Scores. It was moved by Council Member Watson, seconded by Council Member Luckenbach to adopt an Ordinance requiring retail and institutional food service establishments to post their food managers certification and their most current inspection report. All voted in favor and the motion carried.

ORDINANCE NO. 25-022

AN ORDINANCE AMENDING CHAPTER 8 BUSINESSES ARTICLE V FOOD ESTABLISHMENT REGULATIONS, BY ADDING SECTION 8-117 REGARDING THE POSTING OF PERMITS, INSPECTION REPORTS AND FOOD MANAGERS CERTIFICATES, ESTABLISHING AN EFFECTIVE DATE, REPEALING INCONSISTENT PROVISIONS, AND PROVIDING FOR PARTIAL INVALIDITY. (Recorded in Ord. Book)

ORDINANCE FOR NEW UTILITY RATES – DPWU Clinton Bailey briefed Council on the proposed Ordinance for New Utility Rates. It was moved by Council Member Watson, seconded by Council Member Neffendorf, to waive the second reading and adopt an Ordinance for New Utility Rates as presented. All voted in favor and the motion carried.

ORDINANCE NO. 25-023

AN ORDINANCE AMENDING APPENDIX A FEE SCHEDULE ARTICLE 11.702 ELECTRIC RATES, ARTICLE 16.00 WATER AND SEWER RATES FEES, SPECIFICALLY, SECTION 16.400 SEWER DEPARTMENT UTILITY RATES ESTABLISHING AN EFFECTIVE DATE, REPEALING INCONSISTENT PROVISIONS, AND PROVIDING FOR PARTIAL INVALIDITY. (Recorded in Ordinance Book)

ORDINANCE FOR RV RATES – Dir of Parks and Recreation Jimmy Alexander briefed Council on the proposed RV Fees Ordinance. It was moved by Council Member Luckenbach, seconded by Council Member Watson, to waive the second reading and adopt the RV Fees Ordinances as presented. All voted in favor and the motion carried.

ORDINANCE NO. 25-024

AN ORDINANCE AMENDING APPENDIX A FEE SCHEDULE ARTICLE 24 RECREATIONAL FEES, SPECIFICALLY ADDING SECTION 24.400 CAMPING FEES ESTABLISHING AN EFFECTIVE DATE, REPEALING INCONSISTENT PROVISIONS, AND PROVIDING FOR PARTIAL INVALIDLY. (Recorded in Ordinance Book)

ORDINANCE FOR LEAF/BRUSH COLLECTION - DPWU Clinton Bailey briefed Council on the proposed Ordinance for Leaf/Brush Collection. It was moved by Council Member Watson, seconded by Council Member Luckenbach, to waive the second reading and adopt an Ordinance for Leaf/Brush Collection as presented. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, Luckenbach, and Pearson. NAY: None. Motion carried.

ORDINANCE NO. 25-025

AN ORDINANCE ADDING OR AMENDING CHAPTER 32-SOLID WASTE, ARTICLE 1. IN GENERAL SEC. 32.6.-(c) BULK GARBAGE CONTAINER REQUIREMENT AND SEC. 32-9. – BRUSH CHIPPING, LEAF COLLECTION, DROP-OFF AND SPECIAL YARD-WASTE REMOVAL SERVICES AND APPENDIX A SEC. 14.100 (g) GARBAGE COLLECTION RATES OF THE CODE OF ORDINANCES OF THE CITY OF FREDERICKSBURG TO ADD REQUIREMENTS FOR BRUSH CHIPPING, LEAF COLLECTION, DROP-OFF AND SPECIAL YARD WASTE REMOVAL SERVICES BY THE CITY OF FREDERICKSBURG.

UPDATE ON BUILDING PROJECT AT 606 E. MAIN ST – Jaret Muraglia updated council on his building project at 606 E. Main St.; no action taken.

FY2015 BUDGET AMENDMENTS – It was moved by council Member Pearson, seconded by Council Member Neffendorf, to approve the FY 2015 Budget Amendments as presented. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, Luckenbach, and Pearson. NAY: None. Motion carried.

CITY MANAGER'S REPORT - City Manager's Report included (1) Golf Course Grill, (2) October City Council Retreat, (3) Joint Meeting with CVB Board – Conference Center, and (4) Employee Recognitions.

PUBLIC COMMENTS – Russ Rose commented on the RV Rates, and Tom Musselman encouraged council to always do second readings of ordinances before adopting them.

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

EXECUTIVE SESSION – The following item was postponed:

- DISCUSS PROPOSED TERMS OF ECONOMIC DEVELOPMENT AGREEMENT FOR UFER STREET HOTEL PROJECT

With no further business, Council Member Luckenbach made a motion to adjourn the meeting at 8:20 PM. Council Member Watson seconded the motion. Motion carried.

PASSED AND APPROVED this the 2nd day of November, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR