

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING  
NOVEMBER 4, 2013  
7:00 PM

On this the 4th day of November, 2013, 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:

JERYL HOOVER - MAYOR  
KATHY SANFORD - COUNCIL MEMBER  
GRAHAM PEARSON - COUNCIL MEMBER  
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: TIM DOOLEY - COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER  
SHELLEY BRITTON - CITY SECRETARY  
PAT MCGOWAN - CITY ATTORNEY  
BRIAN JORDAN - DIR DEVELOPMENT SERVICES  
CLINTON BAILEY - D.P.W.U.  
RUSSELL IMMEL - TECH

The meeting was called to order at 7:00 PM., followed by the Pledge of Allegiance.

**REPORT OF THE STATE OF THE CITY OF FREDERICKSBURG WATER SUPPLY**  
Council received a report on the state of the City's water supply from Clinton Bailey, Director of Public Works and Utilities, and Paul Tybor, Hill Country Underground Water Conservation District Manager.

**GILLESPIE COUNTY HISTORICAL SOCIETY NOTE RECEIVABLE \$105,000** - It was moved by Council Member Pearson, seconded by Council Member Sanford, to approve the recommendation to reduce the note receivable by \$57,749.67 and each subsequent year to reduce the note by \$6,999.96 as rental expense, until maturity at May 25, 2020. The vote was as follows: AYE: Hoover, Neffendorf, Sanford, and Pearson. Motion carried.

**AGREEMENT WITH STEHLING, KLEIN, AND THOMAS ARCHITECTS FOR EXPANSION OF VISITOR CENTER** - Council Member Pearson moved, seconded by Council Member Neffendorf, to approve an agreement with Stehling, Klein, and Thomas Architects for expansion of the Visitor Center. All voted in favor and the motion carried.

**CITY MANAGER'S REPORT** – City Manager Kent Myers reported on (1) Follow-Up Actions – City Council Retreat, (2) Special City Council Meetings – Annexation of Stone Ridge and Subdivision Regulations, (3) Appointment of Planning & Zoning Commission Member, (4) Affordable Housing.

**PUBLIC COMMENTS** – None.

**COUNCIL COMMENTS** – Mayor encouraged all to vote on Constitutional Amendments.

With no further discussion, Council Member Neffendorf made a motion to adjourn the meeting at 8:50 PM. Council Member Sanford seconded the motion. Motion carried.

PASSED AND APPROVED this the 16<sup>th</sup> day of December, 2013.

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SHELLEY BRITTON, CITY SECRETARY

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JERYL HOOVER, MAYOR

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STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

SPECIAL CITY COUNCIL MEETING  
NOVEMBER 13, 2013  
11:00 AM

On this the 13<sup>th</sup> day of November, 2013, the City Council of the CITY OF FREDERICKSBURG convened in special session at City Hall, with the following members present to constitute a quorum:

JERYL HOOVER - MAYOR  
TIM DOOLEY - COUNCIL MEMBER  
KATHY SANFORD - COUNCIL MEMBER  
GRAHAM PEARSON - COUNCIL MEMBER

ABSENT: GARY NEFFENDORF – COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER  
SHELLEY BRITTON - CITY SECRETARY

**INSTITUTION OF ANNEXATION PROCEEDINGS** – It was moved by Council Member Dooley, seconded by Council Member Sanford, to institute annexation proceedings of approximately 15.29 acres of land out of the William H Anderson Survey No. 197,

Abstract No. 97, otherwise known as Stone ridge Unit 8. All voted in favor and the motion carried.

With no further discussion, Council Member Pearson made a motion to adjourn the meeting at 11:02 AM. Council Member Sanford seconded the motion. Motion carried.

PASSED AND APPROVED this the 16<sup>th</sup> day of December, 2013.

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SHELLEY BRITTON, CITY SECRETARY

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JERYL HOOVER, MAYOR

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STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING  
NOVEMBER 18, 2013  
7:00 PM

On this the 18<sup>th</sup> day of November, 2013, 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:

JERYL HOOVER - MAYOR  
GRAHAM PEARSON - COUNCIL MEMBER  
TIM DOOLEY - COUNCIL MEMBER  
KATHY SANFORD - COUNCIL MEMBER  
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER  
SHELLEY BRITTON - CITY SECRETARY  
STEVE WETZ - CHIEF OF POLICE  
PAT MCGOWAN - CITY ATTORNEY  
CLINTON BAILEY - D.P.W.U.  
BRIAN JORDAN - DIR OF DEVELOPMENT SERVICES  
BRAD KOTT - DIR OF FINANCE  
JIMMY ALEXANDER - DIR. OF PARKS & RECREATION

The meeting was called to order at 7:00 PM following the Pledge of Allegiance.

MINUTES - It was moved by Council Member Dooley, seconded by Council Member Neffendorf, to approve the minutes of the October 2013 minutes as presented and corrected. All voted in favor and the motion carried.

PUBLIC HEARING – It was moved by Council Member Dooley, seconded by Council Member Sanford, to recess the regular session and open a Public Hearing on Request Z-1313 for the proposed Land Use Plan change from Commercial to Low Density Residential, and to rezone from C-2 Commercial to R-1 Single Family Residential on 0.376 acres located generally at the southwest corner of Kay Street and W. Austin Street. All voted in favor and the motion carried.

Director of Development Services Brian Jordan briefed Council on the request. No comments were received from the public.

It was moved by Council Member Dooley, seconded by Council Member Neffendorf, to adjourn the Public Hearing and reconvene the regular session. The vote was as follows: AYE: Hoover, Pearson, Neffendorf, Dooley, and Sanford; NAY: None. Motion carried.

REQUEST Z-1313 – Based on the recommendation of the Planning & Zoning Commission and staff, it was moved by Council member Pearson, seconded by Council Member Neffendorf, to leave the Land Use Plan as is and to adopt an ordinance to rezone the property from C-2 Commercial to R-1 Single Family Residential. All voted in favor and the motion carried.

#### ORDINANCE NO. 23-021

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF 0.376 ACRE TRACT OF LAND MORE OR LESS BEING A PORTION OF LOT 14, BLOCK 2 OF LOUIS PREISS ADDITION, SITUATION IN THE CITY OF FREDERICKSBURG, TEXAS, FROM C-2 COMMERCIAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL. (Recorded in Ordinance Book)

PUBLIC HEARING – It was moved by Council Member Dooley, seconded by Council Member Neffendorf, to recess the regular session and open a Public Hearing on Request Z-1314 for a Conditional Use Permit to expand a Non-Conforming Use (single-family residence) in an M-1 Light Manufacturing District at 528 S. Lincoln St. All voted in favor and the motion carried.

Director of Development Services Brian Jordan briefed Council on the request. No comments were received from the public.

It was moved by Council Member Dooley, seconded by Council Member Neffendorf, to adjourn the Public Hearing and reconvene the regular session. The vote was as follows: AYE: Hoover, Pearson, Neffendorf, Dooley, and Sanford; NAY: None. Motion carried.

**REQUEST Z-1314** – Based on the recommendation of the Planning & Zoning Commission and staff, it was moved by Council Member Sanford, seconded by Council Member Dooley, to approve Request Z-1314 for a Conditional Use Permit to expand a Non-Conforming Use (single-family residence) in a M-1 Light Manufacturing District at 528 S. Lincoln St. All voted in favor and the motion carried.

**PRESENTATION – POLICE DEPARTMENT ACCREDITATION** – Scott Reuben, Fair Oaks Ranch Police Chief and Chairman of the Texas Law Enforcement Best Practices Program, was on hand to present the award of “Recognized Law Enforcement Agency” to Fredericksburg Police Chief Steve Wetz.

**PRESENTATION – WASTE WATER TREATMENT PLANT** – Kris Kneese, Assistant City Engineer, updated Council on the waste water treatment plant, including improvements allocated in the 2012-2013 fiscal year and a master plan that HDR Engineering is currently working on which will outline improvements for the future. Their report will be brought before Council early in 2014.

**PRESENTATION – COMPLETE STREETS** – Representatives from Fredericksburg Shines gave a presentation on “Complete Streets” which identifies certain streets to better accommodate all mode of transportation.

**WHOLESALE POWER PURCHASES** – Director of Public Works and Utilities Clinton Bailey gave a presentation on wholesale power purchases.

**FINANCING FOR LANDFILL 953D TRACK LOADER** - It was moved by Council Member Pearson, seconded by Council Member Neffendorf, to award the contract for financing for a 953D Track Loader for the Landfill to JP Morgan, provided it be confirmed that their bid was received within the deadline. All voted in favor and the motion carried.

**VOTE FOR NOMINATIONS FOR GILLESPIE CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS** – Council Member Pearson moved, seconded by Council Member Neffendorf, to cast the city’s 400 votes to nominate Tim Dooley for reappointment to the Gillespie Central Appraisal Board. The vote was as follows: AYE: Hoover, Sanford, Pearson, and Neffendorf; ABSTAIN: Dooley. Motion carried.

APPOINT P & Z MEMBER – It was moved by Council Member Dooley, seconded by Council Member Pearson, to appoint Daryl Whitworth to fill the unexpired term of Matt Lines on the Planning & Zoning Commission. All voted in favor and the motion carried.

CITY MANAGERS REPORT – The City Manager reported on (1) November 21 Special City Council Meeting, (2) Relief Route Task Force, (3) Employee Recognitions, including the Finance Dept., the Development Services Dept., and the Water Crew.

FUTURE AGENDA ITEMS – None.

PUBLIC COMMENTS – Randy Thompson commented on the Utility Rate increase and Walter Moldenhauer thanked Council for Lady Bird Johnson Pool and for effort to make improvements at Ft. Martin Scott.

COUNCIL COMMENTS – No comments.

With no further discussion, Council Member Neffendorf made a motion to adjourn the meeting at 8:40 PM. Council Member Dooley seconded the motion. Motion carried.

PASSED AND APPROVED this the 16<sup>th</sup> day of December, 2013.

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SHELLEY BRITTON, CITY SECRETARY

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JERYL HOOVER, MAYOR

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STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

SPECIAL CITY COUNCIL MEETING  
NOVEMBER 21, 2013  
5:30 PM

On this the 21<sup>st</sup> day of November, 2013, 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:

JERYL HOOVER - MAYOR  
TIM DOOLEY - COUNCIL MEMBER  
KATHY SANFORD - COUNCIL MEMBER  
GRAHAM PEARSON - COUNCIL MEMBER  
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER

PAT McGOWAN - CITY ATTORNEY

BRIAN JORDAN - DIR OF DEVELOPMENT SERVICES

WORKSHOP - SUBDIVISION ORDINANCE UPDATE - Council met in a joint workshop with the Planning and Zoning Commission to review a draft of the Subdivision Ordinance update. No action was taken.

With no further discussion, Council Member Neffendorf made a motion to adjourn the meeting at 6:40 PM. Council Member Dooley seconded the motion. Motion carried.

PASSED AND APPROVED this the 16<sup>th</sup> day of December, 2013.

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SHELLEY BRITTON, CITY SECRETARY

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JERYL HOOVER, MAYOR