



City of Fredericksburg

REGULAR CITY COUNCIL MEETING AGENDA MONDAY, MAY 2, 2022 ~ 6:00 P.M. LAW ENFORCEMENT CENTER 1601 E. MAIN STREET FREDERICKSBURG, TEXAS 78624

Charlie Kiehne, Mayor
Tom Musselman, Councilmember
Bobby Watson, Councilmember

Jerry Luckenbach, Councilmember
Kathy O'Neill, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Monday, May 2, 2022 at 6:00 p.m. This meeting will be held in person and livestream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel [Fredericksburg, Texas USA - YouTube](https://www.youtube.com/c/FredericksburgTexasUSA) (<https://www.youtube.com/c/FredericksburgTexasUSA>). It is the intent to have all members of the governing body present in person at the above identified location, with one or more City employees attending this meeting by videoconference in compliance with the Tex. Gov't Code § 551.127.

1. CALL TO ORDER

2. INVOCATION

(Tommy Russell, Senior Pastor at Fredericksburg Church)

3. PLEDGE OF ALLEGIANCE

4. EMPLOYEE RECOGNITIONS

5. PUBLIC COMMENTS ON ITEMS ON THE AGENDA

The City Council welcomes citizen participation and comments at all City Council Regular Meetings.

A. Written Comments: to be submitted remotely:

- i. Must be received by 3 p.m. on May 2, 2022
- ii. Complete the Citizen Comment Form online at www.fbgtx.org; or
- iii. Email your comments to CitizenComments@fbgtx.org; or
- iv. Complete a Citizen Comment Form located inside the Public Access entrance at 126 W. Main Street, Fredericksburg, Texas, and place in the box marked Citizen Comment Form.

Copies of the submitted comments will be provided to the City Council and made public on the City website under the "**May 2, 2022**, City Council Regular Meeting" tab.

B. Verbal Comments:

- i. Sign up in-person between 5:30 p.m. and 6 p.m. at the Law Enforcement Center in order to comment.

- ii. You will be limited to 3 minutes to speak.
- iii. If any citizen has handouts for these should be provided to the City Secretary prior to speaking. If you wish the City Council to receive your handouts for the meeting, please provide 10 copies, if not the City Council will receive your handouts the following day.

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF CITY COUNCIL.

- A. Consider approval of City Council Minutes for: (Shelley Goodwin, City Secretary).
 - i. April 11, 2022 Work Session Meeting
(Agenda Packet Pages 3-4)
 - ii. April 18, 2022 Regular Meeting
(Agenda Packet Pages 5-12)
 - iii. April 26, 2022 Joint Work Session Meeting
(Agenda Packet Pages 13-16)

7. OTHER ACTION ITEMS AND UPDATES

- A. Consider and discuss a presentation by the Goodman Corporation on the Parking Study (Garret Bonn, Assistant City Engineer and Interim Development Services Director).
(Agenda Packet Page 17-44)

8. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA.

9. CITY MANAGER'S REPORT

- A. Police Chief Recruitment Process.
- B. Development Services Department Update.
- C. May 7, 2022 General Election Update.
- D. Update on City Manager transition.

10. COUNCIL COMMENTS

Reports about items of community interest, which no action will be taken.

11. ITEMS FOR FUTURE AGENDA

(Agenda Packet Page 45)

12. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 11:05 a.m. on April 28, 2022, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL WORK SESSION MEETING APRIL 11, 2022

The City of Fredericksburg City Council held their regular session on Monday, April 11, 2022 at 6 p.m. This meeting was held in person at the Lady Bird Johnson Park Golf Course Clubhouse and live streamed on the Fredericksburg YouTube Channel.

Members Present:

Mayor Charlie Kiehne
Councilmember Bobby Watson
Councilmember Kathy O'Neill

Members Absent:

Councilmember Jerry Luckenbach
Councilmember Tom Musselman

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities
Daniel Jones, City Attorney
Steve Wetz, Police Chief
Brian Vorauer, Patrol Lieutenant
Eric Whiting, Information Technology Director
Lea Feuge, Public Information Officer
Leslie Ball- Embrey, Administrative Assistant
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Kiehne called the work session meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, April 11, 2022.

2. PLEDGE OF ALLEGIANCE

Mayor Kiehne led the Pledge of Allegiance.

3. POLICE CHIEF CANDIDATES' – MEET THE CANDIDATES FORUM

A. Receive comments from Kent Myers, City Manager and Steve Wetz, Police Chief.

Kent Myers, City Manager, welcomed everyone and provided the history of the process used to hire the new Police Chief. He thanked Police Chief Wetz for his 35 years of service and developing a succession plan, which is why the hiring is being done internal.

Steve Wetz, Police Chief, provided a history of his background. He also provided his philosophy on policing and creating a family atmosphere.

B. Public comments on Agenda Item (Sign up in-person between 5:30 p.m. and 6 p.m. at the Lady Bird Golf Course in order to comment. You will be limited to 3 minutes to speak.)

No one signed up to speak.

C. Explanation of the Forum process (Clinton Bailey, Assistant City Manager and Public Works/Utilities Director)

Clinton Bailey, Assistant City Manager and Public Works/Utilities Director, provided the process used tonight to ask the candidates questions.

D. Meet the Candidates - Braxton Roemer, Lieutenant Special Services, Brian Vorauer, Lieutenant Patrol Division, and Chris Ayala, Resource Officer (10-minutes each)

The three candidates Chris Ayala, Braxton Roemer, and Brian Vorauer each provided a 10-minute background of their experience as a law enforcement officer.

E. Question and Answer Session (potential questions may be submitted prior to the start of the meeting).

The three candidates were given the same six questions with three minutes to answer each question.

F. Final comments and closing

The candidates each provided closing comments.

4. ADJOURN

With no other business Mayor Kiehne adjourned the meeting at 7:41 p.m.

Charlie Kiehne
Mayor

Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL REGULAR MEETING APRIL 18, 2022

The City of Fredericksburg City Council held their regular session on Monday, April 18, 2022 at 6 p.m. This meeting was held in person at the Law Enforcement Center and live streamed on the Fredericksburg YouTube Channel.

Members Present:

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

Members Absent:

No one was absent.

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities
Daniel Jones, City Attorney
Steve Wetz, Police Chief
Brian Vorauer, Patrol Lieutenant
Eric Whiting, Information Technology Director
Lea Feuge, Public Information Officer
Andrea Schmidt, Parks Director
Garret Bonn, Assistant Engineer and Interim Development Service Director
Leslie Ball- Embrey, Administrative Assistant
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Kiehne called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, April 18, 2022.

2. INVOCATION

Jamey Day, Pastor at Faith Baptist Church, resident, led the Invocation.

3. PLEDGE OF ALLEGIANCE

Taylor Day led the Pledge of Allegiance.

4. EMPLOYEE RECOGNITIONS

Kent Myers, City Manager, stated he had received the following recognitions:

Shelley Goodwin, City Secretary, for her assistance with explaining the Ballot by Mail process to resident.

5. PUBLIC COMMENTS ON ITEMS ON THE AGENDA

Mayor Kiehne announced that the City Council had received 0 written comment, and no one wished to sign up to speak during public comment.

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF CITY COUNCIL.

A. Consider approval of City Council Minutes for:

i. April 4, 2022 Regular Meeting

ii. February 10, 2022 Work Session Meeting

Kent Myers, City Manager, noted he has a conflict with Agenda Item 6. A. ii. and will not participate in the discussion of that item (he left the dais).

Councilmember Musselman pulled Consent Agenda item 6. A. i. to be considered separately.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to approve Consent Agenda item 6. A. ii. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

The City Council discussed the minutes from April 4, 2022, and recommended no changes.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to approve 6. A. i. Minutes for April 4, 2022, City Council Meeting. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

7. ORDINANCES AND RESOLUTIONS

A. Consider the approval of Ordinance 2022-20 amending Appendix A – Fee Schedule, of the Code of Ordinances, to establish a fee to defray costs of collecting delinquent Municipal Court Fines, Fees, Court Costs, and other debts, pursuant to Article 103.0031 of the Texas Code of Criminal Procedure (City Council may waive the second reading).

Kent Myers, City Manager, provided information on court costs and noted the additional fee of 30% is the delinquent amount owed to Municipal Court after 60 days. He also stated the fee would cover the cost of hiring a collection firm to collect delinquent accounts.

Shelley Becker, Municipal Court Judge, reviewed the need for the collection fee and hiring a firm to collect delinquent accounts.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to approve of Ordinance 2022-20 amending Appendix A – Fee Schedule, of the Code of Ordinances, to establish a fee to defray costs of collecting delinquent Municipal Court Fines, Fees, Court Costs, and other debts, pursuant to Article 103.0031 of the Texas Code of Criminal Procedure and waiving the second reading. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

B. Consider the approval of Resolution 2022-07R responding to the application of Atmos Energy Corporation – Midtex Division, to increase rates under the Gas

Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the City to continue to participate in a coalition of cities known as the "Atmos Texas Municipalities;" determining that the meeting at which the Resolution was adopted complied with the Texas Open Meetings Act; making such other findings and provisions related to the subject; and declaring an effective date.

Kent Myers, City Manager, reviewed the need to delay the increases and work with a coalition of cities.

The City Council discussed the process of the rate hearing.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to approve of Resolution 2022-07R responding to the application of Atmos Energy Corporation – Midtex Division, to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the City to continue to participate in a coalition of cities known as the "Atmos Texas Municipalities;" determining that the meeting at which the Resolution was adopted complied with the Texas Open Meetings Act; making such other findings and provisions related to the subject; and declaring an effective date. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider approval of the FY2021-2022 Audited Financial Statements and Independent Auditors Report

Laura Hollenbeck, Finance Director, introduced Jane Pittman with ABIP, P.C.

Jane Pittman, ABIP, P.C., reviewed the following:

- Management Discussion and Analysis
- Each Fund Balance
- Expenditures
- Budget and Actual

Kent Myers, City Manager, thanked the Finance Department for their hard work on the audit. He noted that the Finance Department is recommending the creation of a Capital Improvement Fund in the General Fund, which will come before the City Council at the May 2, 2022 Regular Meeting.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Luckenbach, to approve the FY2021-2022 Audited Financial Statements and Independent Auditors Report. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

B. Consider the approval of the Construction Manager at Risk Services Proposal with JK Bernhard Construction for the Market Square Redevelopment Commission Project.

Jerry Luckenbach stated he serves on the Market Square Redevelopment Commission and noted he would not be participating in this discussion (he left the dais).

Andrea Schmidt, Parks Director, reviewed the project and the amount of the Market Square Redevelopment Commission. She recommended the JK Bernhard Construction for the Project.

Stan Klein, Architecture, provided a timeline for the project and stated the notice to proceed on May 22, 2022.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Musselman, to approve the Construction Manager at Risk Services Proposal with JK Bernhard Construction for the Market Square Redevelopment Commission Project. The City Council voted four (4) for, none (0) opposed, and one (1) abstain (Councilmember Luckenbach). The motion carried.

C. Consider the approval and award a bid to JM Pipeline, LLC for the Water and Sanitary Sewer Main Replacement Project construction in an amount not to exceed \$600,000.

Kris Kneese, Assistant Public Works Director, reviewed the project and the bids process. He recommended JM Pipeline, LLC for the Water and Sanitary Sewer Main Replacement Project. He also reviewed the funding for the project.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Luckenbach, to approve and award a bid to JM Pipeline, LLC for the Water and Sanitary Sewer Main Replacement Project construction in an amount not to exceed \$600,000. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

D. Consider and discuss approval of a contract with Perdue Brandon pursuant to Article 103.001, Texas Code of Criminal Procedure, said contract being for the collection of court fine and fees owed to the City, and notice of which is provided with the agenda in accordance with Section 2254.1036 of the Government Code.

Kent Myers, City Manager, reviewed the need for the approval of the contract and the benefits the City will receive from the collection of delinquent accounts.

Carlos Arcie, Perdue Brandon, reviewed the services they will provide to the City. He reviewed the contract and noted the defendants would pay the extra fees.

Shelley Becker, Municipal Court Judge, reviewed the qualifications of the selected firm. She also stated they provide templet letters, and she will control the tone of the letters that are sent out.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember O'Neill, to approve a contract with Perdue Brandon pursuant to Article 103.001, Texas Code of Criminal Procedure, said contract being for the collection of court fine and fees owed to the City, and notice of which is provided with the agenda in accordance with Section 2254.1036 of the Government Code. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

E. Consider the approval of agreements with Texas Center for Wine and Culinary Arts (FlaveryTX):

i. Lease Agreement for property located at the University Center

ii. Chapter 380 Economic Development Agreement

Councilmember Watson stated he serves on Texas Center for Wine and Culinary Arts and noted he would not be participating in this discussion (he left the dais).

Kent Myers, City Manager, reviewed the history of the project and the agreement. He noted the City would incur \$16,530 this year for cleaning the site and additional expenses in the future if the project is funded.

Ernie Loffler, CVB Executive Director, reviewed the project, target groups, and the rebranding name. He provided a map of the proposed located and noted if approved tonight, then fundraising will begin.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember O’Neill, to approve approval of agreements with Texas Center for Wine and Culinary Arts (FlavorTX); Lease Agreement for property located at the University Center and Chapter 380 Economic Development Agreement. The City Council voted four (4) for, none (0) opposed, and one (1) abstain (Councilmember Watson). The motion carried.

G. Consider the award of the 2022 Hotel Occupancy Tax (HOT) recipient funding

The City Council agreed by consensus to approve all requests \$8,000 and under but to review all other requests individually.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson to approve the following and to transfer the additional \$36,565 from Tourism account.

- Fredericksburg Education Imitative DBA Systems Go \$5,000
- Fredericksburg Chamber of Commerce, Inc..... \$12,000
- Holy Ghost Lutheran Church- Global Leadership Summit \$1,000
- German Choirs of Fredericksburg \$2,500
- Gillespie County Fair & Festivals Association \$65,000
- Gillespie County Historical Society \$100,000
- Friends of Gillespie County Country Schools \$30,000
- Fredericksburg Chorale..... \$2,500
- Hill Country Film Society \$8,000
- Fredericksburg Music Club, Inc. \$2,000
- Admiral Nimitz Foundation..... \$140,000
- Oktoberfest..... \$10,000
- Fredericksburg Food & Wine Fest \$10,000
- Hill Country Run Motorcycle Rally \$10,000
- Fredericksburg Craft Beer Festival \$10,000
- Fredericksburg Jaycees \$20,000
- Vereins Quilt Guild..... \$5,000
- Hill Country University Center (5th Annual Forging Futures Classic)..... \$8,000
- Hill Country University Center (1st Annual Chickenfest) \$5,000
- Fredericksburg Farmers Market..... \$6,000
- Former TX Rangers Foundation (Texas Rangers Day)..... \$10,000
- Former TX Rangers Foundation (Celebrate TX)..... \$10,000
- Die Kunstler von Fredericksburg \$4,500
- Fredericksburg Theater Company \$40,000
- MOM Center \$2,000
- Der Stadtische Friedhof \$10,000
- July 4th Parade and Program \$5,000
- Fredericksburg Art Guild..... \$6,065

The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

9. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA.

Jerry McCorkle, City resident, spoke regarding Governor Abbott and the Emergency Orders.

George Studor, City resident, spoke regarding the City audits and residents’ ATMOS bills.

10. CITY MANAGER’S REPORT

A. City Council/County Commissioners Meeting-April 26

Kent Myers, City Manager, reviewed the proposed discussion items for the upcoming City Council/ County Commissioners Meeting to be held at 8:30 a.m. on April 26, 2022, in the Fire Training Room:

- Proposed new Fire Station site
- Communication System for Fire/EMS
- Update on Sports Parks
- Housing Coordinator Report

He noted there might be an additional item related to the Friendship Extension.

B. Police Chief Recruitment Process

Kent Myers, City Manager, stated the Police Chief Candidate presentations went well, and several members of the public attended the event. He reviewed the next steps in the process and the timeline for hiring the next Chief.

C. Development Services Department Update.

Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities, reviewed the following items:

- Comprehensive Plan-two proposals were selected to go through the interview process, which will begin in mid-May.
- Director position-amending the job description and the interview process. He noted the advertising would begin in the next couple of weeks.

Garret Bonn, Assistant Engineer, and Interim Development Service Director, stated the department is handling their roles and responsibilities plus additional ones during this interim period.

11. COUNCIL COMMENTS

Councilmember Watson provided an Airport Commission report:

- Airport T Hangers are 100% full, and there are 30 on the waiting list.
- Fuel Sales are 26% over last year and partly because the Forest Services uses the Airport as a hub.
- FISD will implement a flying program within the next two years.
- Attended the Airport Open House, where the plans were discussed.

He also noted that the May 7th weekend would be busy with the 175th Celebrations and Election Day.

Councilmember Musselman provided the following updates:

- Attended the Observation Deck Ribbon Cutting last week.
- The City has approved several projects on Friendship Lane to increase the housing stocks including:
 - Friendship and Eagle Condos
 - Collins Condos Project
 - Friendship Oaks

Mayor Kiehne stated he played the Easter Bunny at the Pioneer Museum this past weekend. He also reported that the Blue Bird Daycare facility recently closed; a new owner is reopening the daycare after remodeling the facility.

12. ITEMS FOR FUTURE AGENDAS

Kent Myers, City Manager, reviewed the Future Agenda Items.

13. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections 551.074 (Personnel Matters) and Section 551.071 (Consultation with Attorney):

- A. Consider and discuss the appointment, evaluation, and/or duties of a public officer or employee, specifically the City Attorney (Section 551.074), and**
- B. Consider and discuss Jeanette Hormuth and Jerry Farley v. Linda Langerhans, in her official capacity as presiding officer, Mayor of the City of Fredericksburg, Texas, pending in the 216th District Court (551.071)**

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to go out of the Regular Meeting and into the Executive Session at 7:53 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Watson, to go out of the Executive Session and into the Regular Meeting at 8:07 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

14. BUSINESS ITEM

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to appoint Councilmembers O’Neill and Watson as mediators in the lawsuit Jeanette Hormuth and Jerry Farley v. Linda Langerhans, in her official capacity as presiding officer, Mayor of the City of Fredericksburg, Texas. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

15. ADJOURN

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to adjourn the Monday, April 18, 2022, City Council Regular Meeting at 8:08 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Charlie Kiehne
Mayor

Shelley Goodwin, TRMC
City Secretary



**MINUTES OF THE CITY COUNCIL AND GILLESPIE
COUNTY COMMISSIONERS COURT JOINT SPECIAL
MEETING
APRIL 26, 2022**

The City of Fredericksburg City Council and Gillespie County Commissioners Court held a work session on Tuesday, April 26, 2022 at 8:30 a.m. This meeting was held in person at the City Hall-Fire Training Room in Fredericksburg, Texas.

City Council Members Present:

Mayor Charlie Kiehne
Councilmember Jerry Luckenbach
Councilmember Tom Musselman
Councilmember Bobby Watson

City Council Members Absent:

Councilmember Kathy O'Neill

County Commissioners Present:

County Judge Mark Stroehrer
Commissioners Donnie Schuch
Commissioner Charlie Olfers
Commissioner Kevin Kramer
Commissioner Dennis Neffendorf

County Commissioners Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities
Daniel Jones, City Attorney
Lynn Bizzell, Fire Chief
Brian Vorauer, Police Patrol Division Lieutenant
Braxton Roemer, Police Special Services Lieutenant.
Justin Calhoun, Emergency Management Officer
Andrea Schmidt, Parks Director
Laura Hollenbeak, Finance Director
Lea Feuge, Public Information Officer
Garret Bonn, Assistant City Engineer and Interim Development Services Director
Anna Hudson, Historic Preservation Officer
Evan Williamson, Staff Engineer
Reagan Radtke, Fire Marshall
Shelley Goodwin, City Secretary

County Staff Present:

Buddy Mills, Sheriff

Mary Lynn Rusche, County Clerk
Dana Smith, Human Resources Director
Vickie Schmidt, Tax Assessor/Collector
Steve Olfers, County Fire Marshall

1. CALL TO ORDER

Mayor Kiehne called the work session meeting of the Fredericksburg City Council and Gillespie County Commissioners to order at 8:30 a.m. on Tuesday, April 26, 2022. Mayor Kiehne and County Judge Stroeder announced the City Council and Commissioners have a quorum.

2. PLEDGE OF ALLEGIANCE

Mayor Kiehne led the Pledge of Allegiance.

3. PUBLIC COMMENTS ON ITEMS ON THE AGENDA

No comments were received.

4. PRESENTATION, DISCUSSION, REVIEW AND POSSIBLE DIRECTION AND ACTION

A. Consider and discuss the proposed new Fire Station site.

Lynn Bizzell, Fire Chief, reviewed the history and the need for a new Fire Station. He reviewed the process used to locate the best location for response time. He also discussed the ability to partner with Central Texas College on a training program and Fire academy.

Frank Steed, Staff Officer for the Fire Department, provided a PowerPoint regarding the goals and objectives of the East Fire Station Study. He provided an Action Plan and requested permission to speak to the Hill Country University Center Board.

The City Council and County Commissioners discussed the need for an additional entrance and exit. The City Council agreed by consensus to move forward with the action. The County Judge stated the County Commissioners would need to take this back to Commissioners Court to discuss.

B. Consider and discuss the County Wide Radio System for Fire/ EMS.

Reagan Rabke, Fire Marshal, provided the history of the project and the creation of the Radio System Committee. He provided a PowerPoint regarding the current county-wide radio system and the proposed system. He also reviewed the cost of the tower leases, equipment, and the potential cost if an additional truck is purchased.

The County Commissioners reviewed the possibility of grant funding and remaining value in the current system.

Alan Kunze, LCRA, explained that the new tower site would also benefit the Sherriff Department. He also reviewed the different counties that recently switched to the LCRA system.

Several members in attendance provided their experience with Motorola equipment.

C. Consider and discuss an update on Sports Parks

Clinton Bailey, Assistant City Manager/Public Works and Utilities Director, reviewed the history of the Sports Park and the failed bonds. He provided a proposed revised layout. He stated he has

been working with the Soccer Association and Fair Association. He reviewed the funds that the City and County have earmarked and the funds that the Soccer Association is raising.

Dan Kemp, Soccer Association, reviewed the number of soccer players and club soccer players. He also reviewed the current funds raised and protentional funds from an upcoming event. He also reviewed the current status of the fields.

The City Council discussed the other potential uses for the new fields. They also discussed the current need and the possibility of creating one area with good turf.

The County Commissioners discussed the timeline of the project.

D. Consider and discuss the Affordable Housing Development Strategies

Vince Michel, Housing Coordinator, reviewed his background and noted that the housing issues are not just in Gillespie County. He provided information on creating a Public Facilities Corporation and the need for a commitment to addressing the housing issues at all levels. He also reviewed the different levels of housing needed in Fredericksburg and the possibility of the County joining the Regional Texas Housing Authority. He noted that all properties should be examined and entered into an interlocal agreement with the three taxing entities.

The City Council discussed the Public Facilities Corporation and the land needed to start the program. They also discussed whether all taxing entities need to participate in the corporation.

5. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Musselman, to adjourn the Tuesday, March 1, 2022, City Council Joint Work Session Meeting at 10:55 a.m. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

Judge Stroehler ended the Joint Work Session Meeting at 10:55 a.m. for Gillespie County Commissioners Court with no more discussion.

Charlie Kiehne
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: May 2, 2022

TO: Mayor and City Council

FROM: Garret Bonn, Assistant City Engineer/Interim Director of Development Services

SUBJECT: Update to Downtown Parking Study - Presentation

Summary:

The Goodman Corporation is completing an update to the 2017 Downtown Parking that includes an updated parking demand analysis, conceptual engineering and design services, financial pro forma and funding services, and an EDA grant application for potential funding of a parking facility. Representatives of The Goodman Corporation will present their updated findings and recommendations.

Recommendation:

Next steps will be discussed but no formal action by the Council is required at this time.

Background / Analysis:

In 2017, the City entered into an agreement with The Goodman Corporation to prepare an initial demand analysis for parking in the downtown area. Following this study, the City Council decided to postpone any further action of the development of a downtown parking facility.

During the FY 2022 budget discussions, the City Council discussed the need to update the previous parking analysis and prepare conceptual engineering and design of a parking facility. This need is based upon the plans to expand the Visitors Center and increasing demand for parking in the downtown area as business activity continues to grow and expand.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Representatives from The Goodman Corporation will attend Monday's Council meeting to present their updated findings and respond to any questions.

Attachments:

Presentation - Update to Downtown Parking Study



Department Approval



City Manager Approval



City Attorney Approval

The City of Fredericksburg

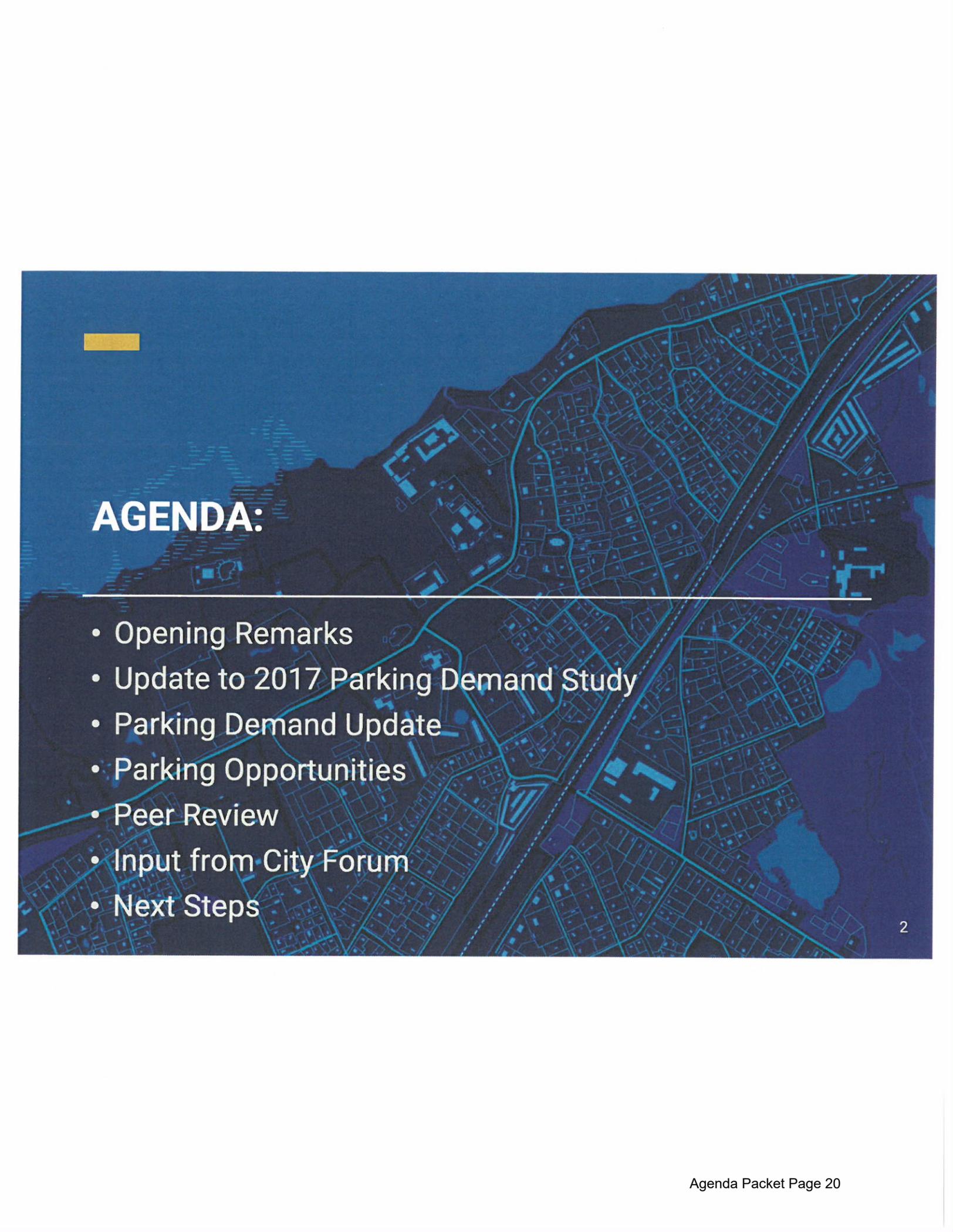
126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



City Council Meeting

City of Fredericksburg, TX

May 2, 2022



AGENDA:

- Opening Remarks
- Update to 2017 Parking Demand Study
- Parking Demand Update
- Parking Opportunities
- Peer Review
- Input from City Forum
- Next Steps

UPDATE TO 2017 PARKING STUDY

Scope of Service

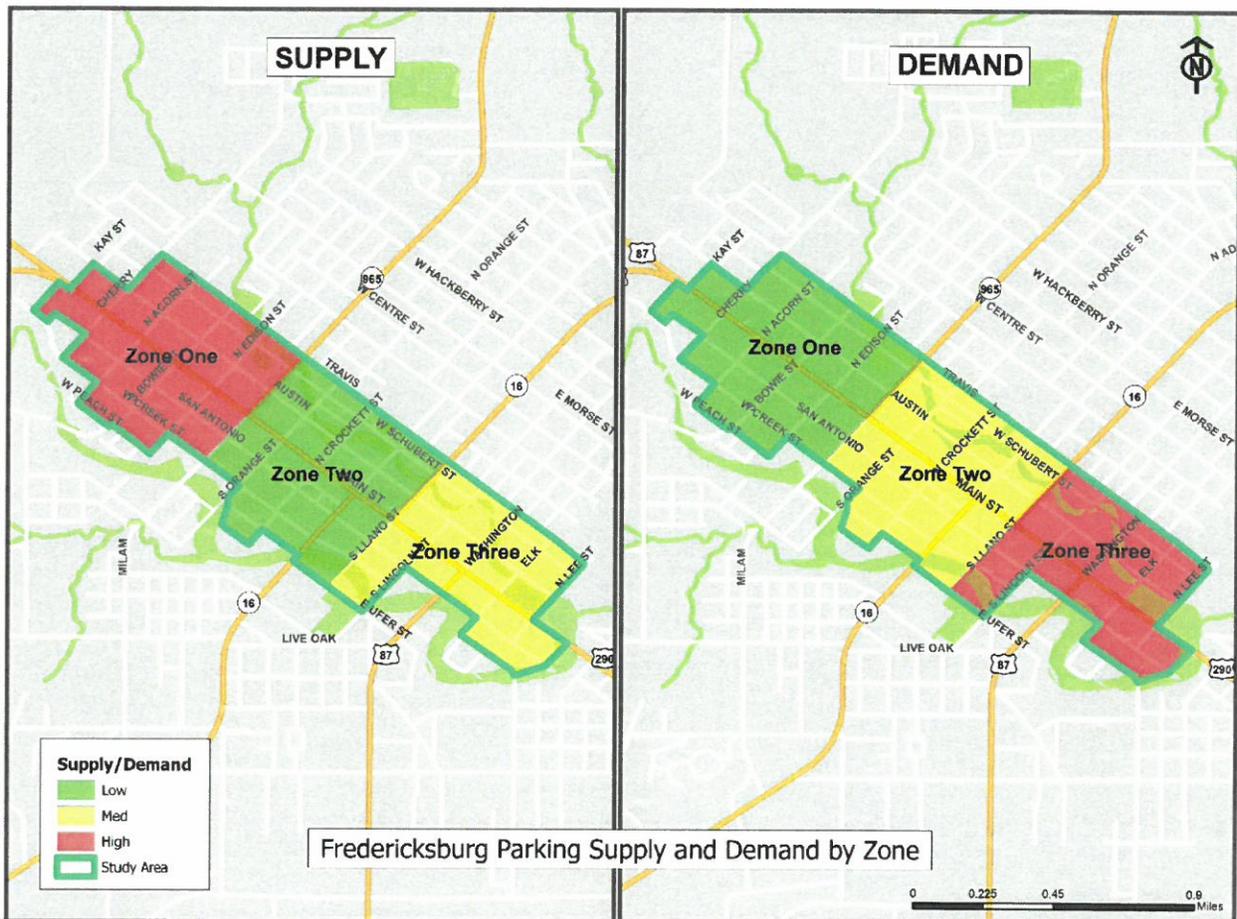
- Update Garage Demand Analysis
- Garage Conceptual Engineering and Design
- Financial Funding Proforma
- FY21 EDA ARPA Grant Application

UPDATE TO 2017 PARKING STUDY

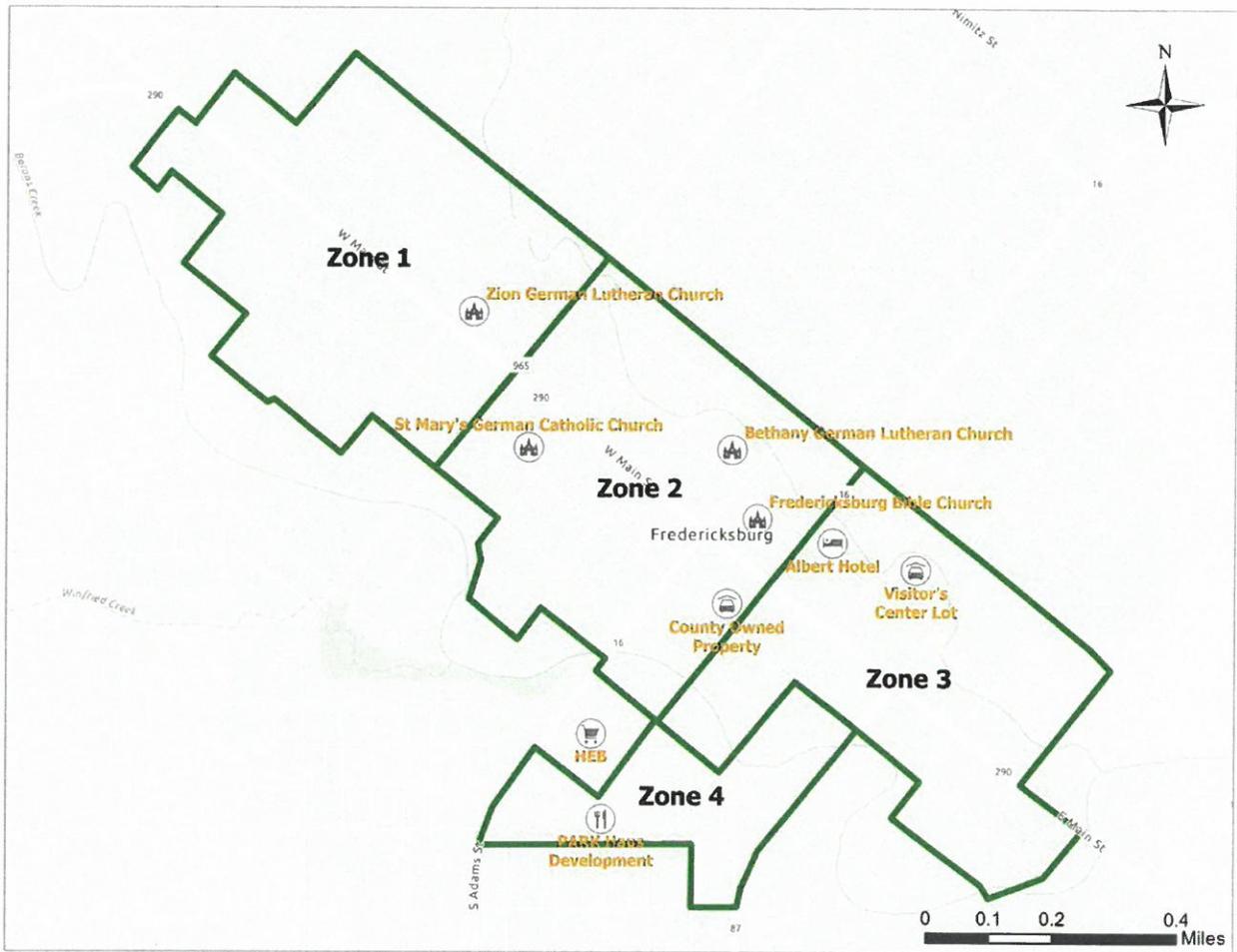
Parking Challenges

- The City of Fredericksburg is faced with an ever-increasing influx of visitors.
- Deficiencies of visitor parking in the core of Main Street, especially during peak hours on weekends.
- Parking encroachment in the surrounding residential areas, often removing on street parking inventory for Fredericksburg residents.
- Congestion on Main Street/US 290 due to parking cruising.
- Additional demand resulting from new/emerging developments like the Albert Hotel, Park Haus, and Special Events.

2017 SUPPLY AND DEMAND



WHAT'S NEW – ZONE 4



DEMAND ANALYSIS UPDATE

(November 2020 – October 2021)

Location-Based Services (LBS) Data

Mix of navigation-GPS, aGPS, and sensor proximity data from "foreground" and "background" apps with locational data collection (5-25 m spatial precision).

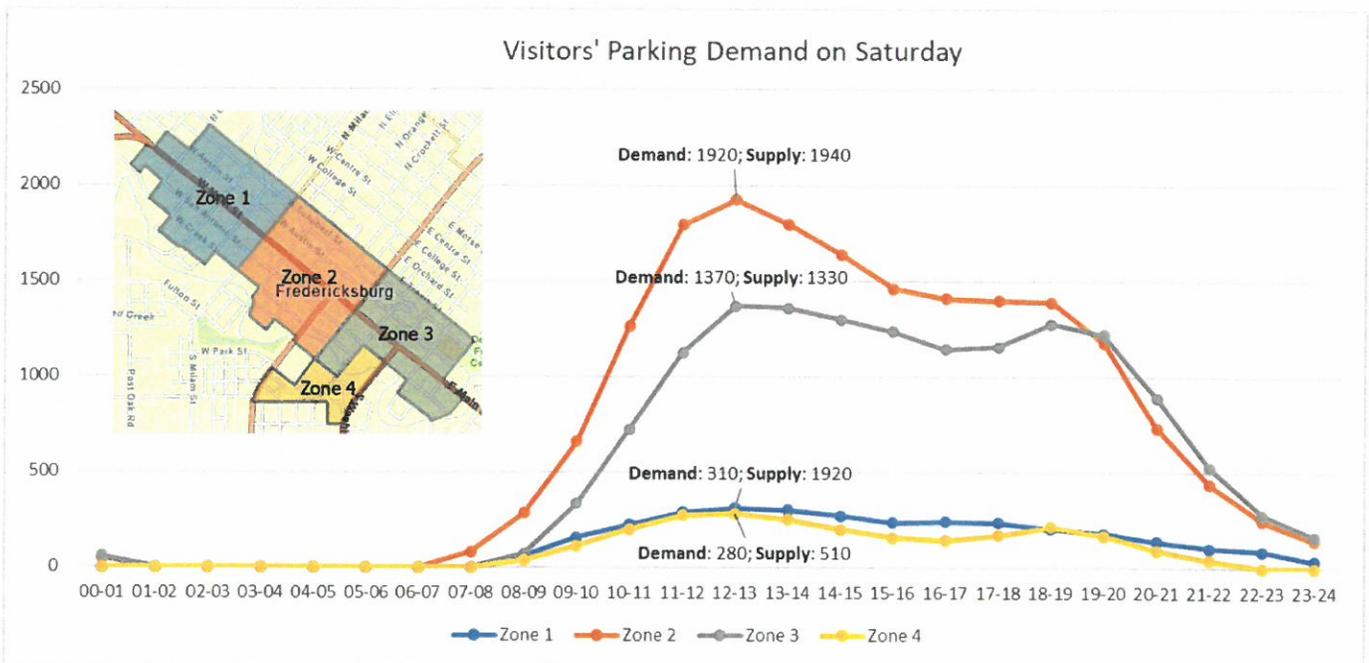
Zone Activity Analysis

The Zone Activity Analysis provides information about the volume of trips that originate in, have destinations in, or pass through the zones.

Home and Work Location Methodology: The Home and Work Location metric evaluates the aggregated home and work locations of all trips that interact with the Zone Activity analysis areas.

- **Visitor:** A device is counted as a visitor if their trip passes through the zone of analysis, or if they start or end their trip in the zone, without spending enough time there to count as a resident or employee.
- **Resident:** When the device's home grid intersects or is within roughly 50 meters of the analysis zone, the device is considered a "resident" in that zone.
- **Worker:** When the device's work grid intersects or is within roughly 50 meters of the analysis zone, the device will be considered a "worker" in that zone.

VISITOR PARKING DEMAND



Findings:

- Saturday has the highest visitor parking demand of the week
- Parking demand peaked at noon-1 pm on Saturday in all four zones
- Parking saturation occurred in Zone 2 and 3
- Visitors on average parked for 2 hours
- Worker and resident trips are significantly lower than visitor trips on weekends

RESIDENTIAL AREA IMPACT



Findings:

- Only a few visitor trips end north of Travis St
- Insufficient data for hourly trip ends on Saturdays; graph shows average daily trip ends of a week
- Small sample size leads to data noise

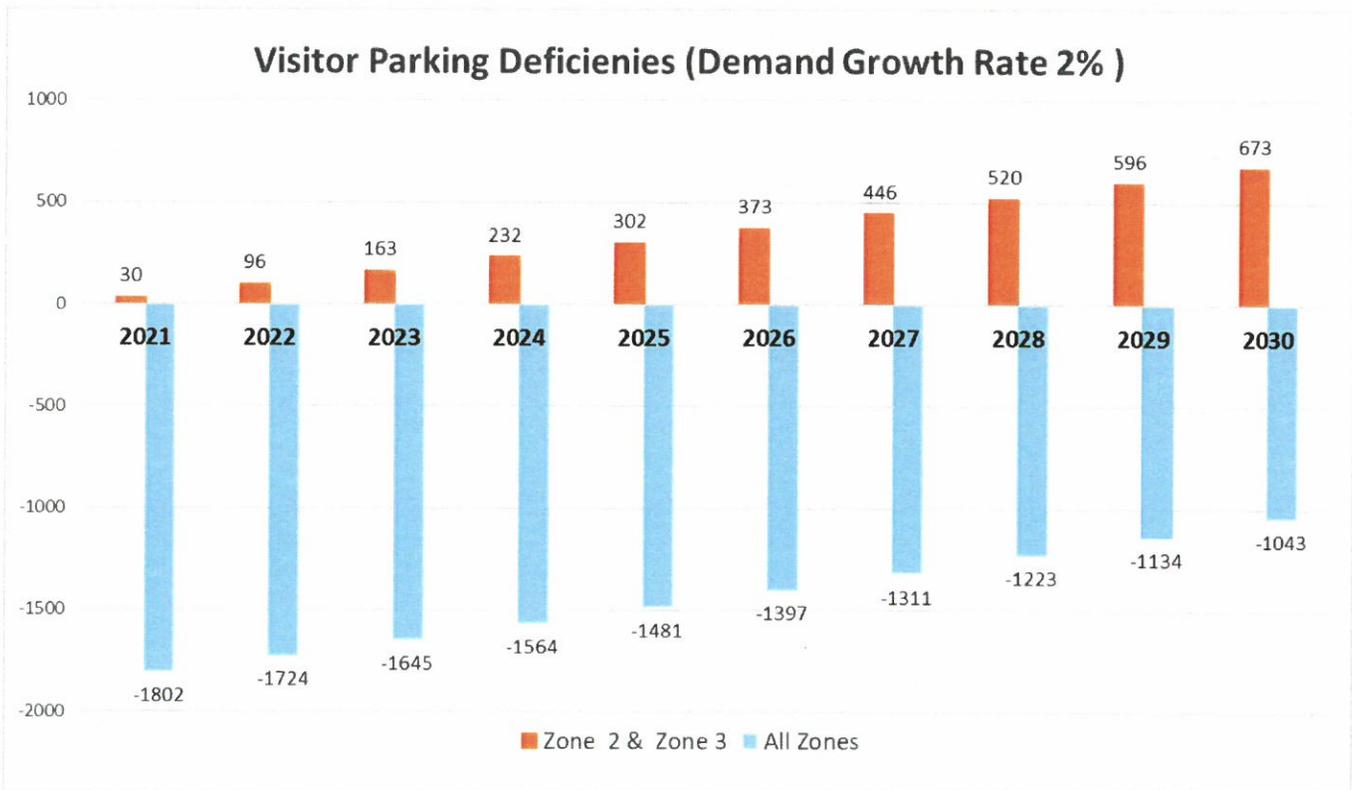
DEMAND ANALYSIS UPDATE

Summary of Findings:

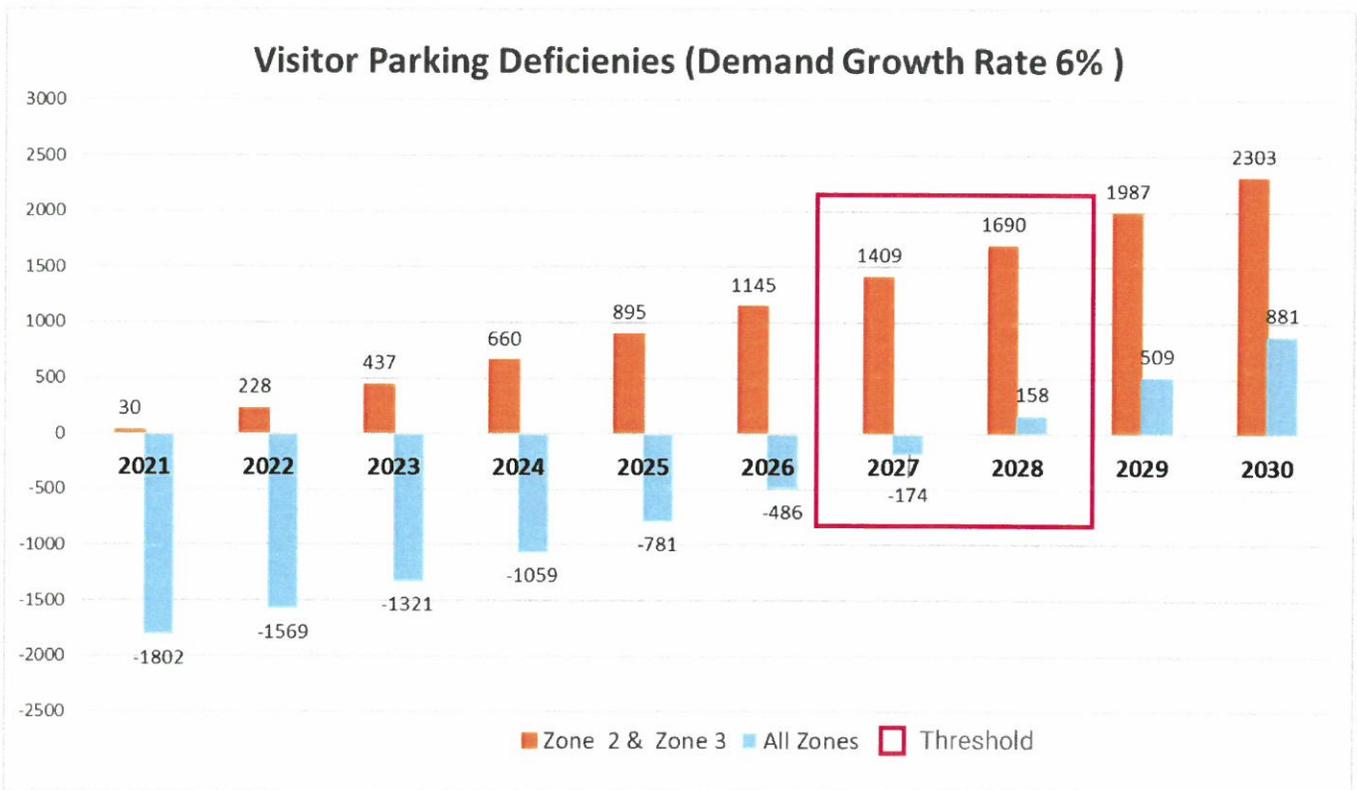
- Visitor parking demand is the highest on Saturdays
- Visitors show a clear preference of parking in Zone 2 and Zone 3 that is peaks around noon on Saturdays.
- Visitor parking demand is low in Zone 1 which has surplus available parking.
- Visitors' parking demand outside of the study area North of Travis St is very low.
- Average parking time for visitors is approximately 2 hours.
- Residents and workers create minimal parking demand on weekends in the study area.
- **The availability of parking for tourists in high demand areas will be depleted by 2024/2025***

*Based on 6% growth rate and emerging developments

VISITOR PARKING DEMAND PROJECTION



VISITOR PARKING DEMAND PROJECTION



FUTURE SUPPLY & DEMAND

Surface Lots

- Church Lots

Church Name	Zone	Estimated Number of Parking Spots
Zion German Lutheran Church	1	50
Bethany German Lutheran Church	2	85
St Mary's German Catholic Church	2	67
Fredericksburg Bible Church	2	40

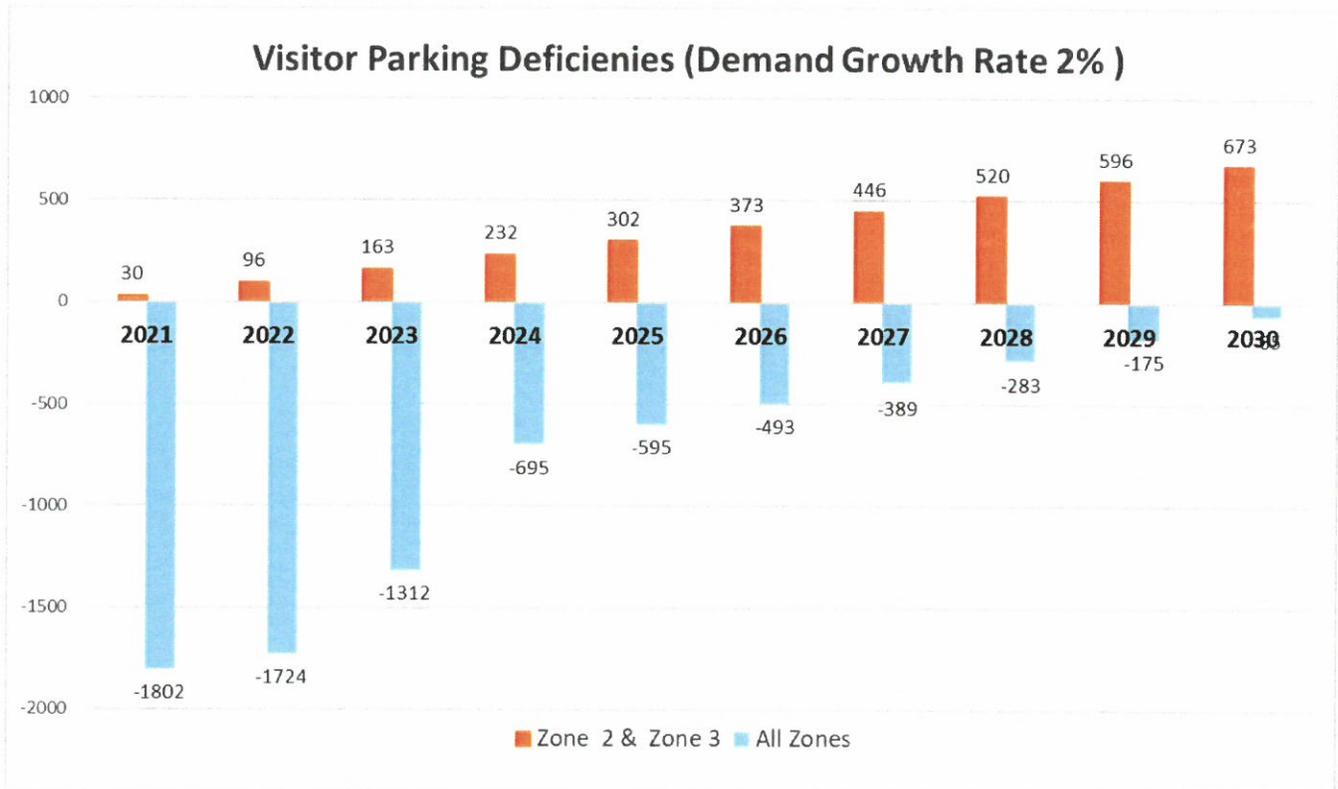
- Private Lots

Emerging Developments	Zone	Parking Spots	Estimated Parking Demand
Albert Hotel	3	156	330
PARK Haus	4	79	520*

* Still in concept stage. City must approve final plans.

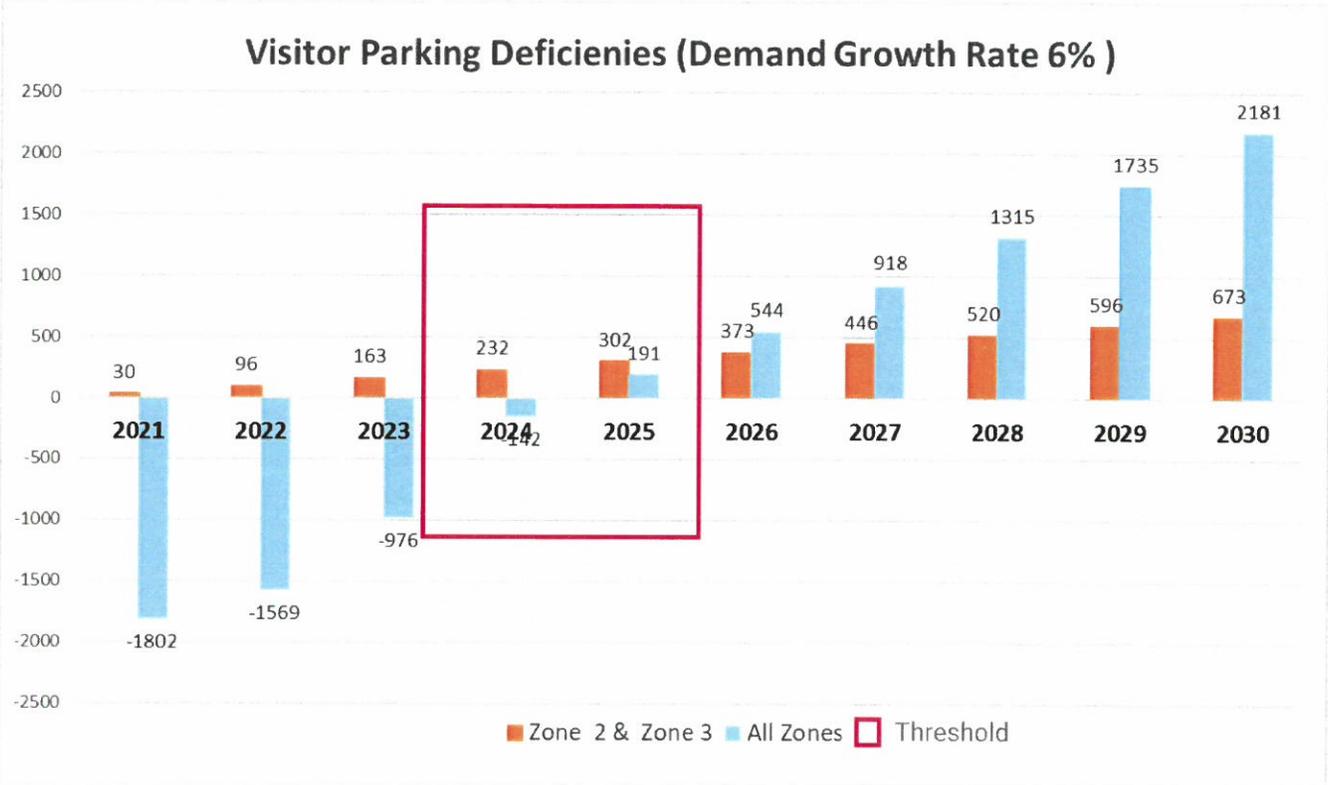
FUTURE PARKING DEMAND IMPACTS

Emerging Albert Hotel and PARK Haus developments



VISITOR PARKING DEMAND PROJECTION

Emerging Albert Hotel and PARK Haus Developments



PARKING OPPORTUNITIES

Visitor Center Site

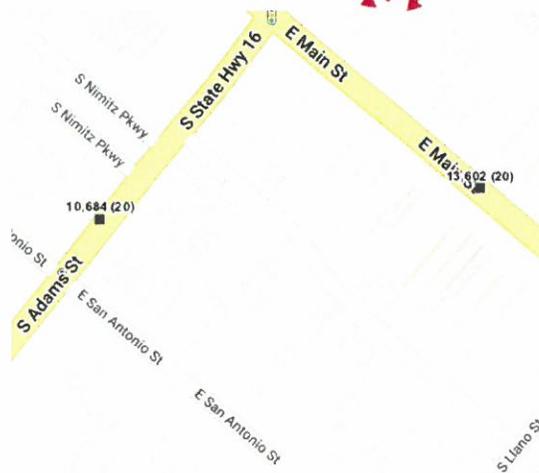
- Preliminary Engineering Report (PER) and Renderings for Visitor's Center Garage and County Site
- Visitor's Center Site
 - 2-Deck Parking Garage
 - 331 Spaces + 13 Buses
 - \$7.67M Construction + A&E
- Potential Funding Sources
 - HOT Funds
 - Parking Fees
 - EDA Grants
 - Certificates of Obligation



PARKING OPPORTUNITIES

County Site

- Site is zoned "CBD" and is within the Historic Shopping District and Historic District.
- Existing parking lot is approximately 35,000 square feet (excludes historic building), 72 existing parking spaces.
- Parking Deck Costs
 - One-Deck:
Construction - \$3.24M, A&E - \$461K,
Total - \$3.7M – Total parking 138 spaces
 - Two-Deck:
Construction - \$5.9M, A&E - \$839K,
Total - \$6.8M – Total parking 190 spaces



PARKING OPPORTUNITIES

FY21 EDA ARPA Grant Award

- City has received potential award of \$1.4M towards construction of Visitor's Center Garage
- Additional requested items from EDA to receive award
- Funding must be spent within 5 years (construction must start within 24 months)

PEER REVIEW

To help Fredericksburg better manage parking and learn from the best practices, this peer review identified four communities which meet the criteria below and who have created strategies to better manage tourist/visitor demand.

- Tourist Destination Location
- Parking Management Strategy – Evolutionary Approach
- Generates Revenue from Tourist Parking

PEER REVIEW

Selected Peer Cities

- Galveston Strand Historic District, Texas
- San Antonio Riverwalk, Texas
- Old Town Pasadena, California
- Estes Park downtown, Colorado

PEER REVIEW SUMMARY

TAKEAWAYS

- The management of parking demand generated by tourism/visitors seeking access to destination locations is a complex but an important strategy for communities which rely on tourism for a significant portion of their annual revenues.
- The transition from free to paid parking requires significant communication and public outreach to all stakeholders.
- New parking technologies can reduce the amount of personnel required for the collection of revenues, monitoring of parking restriction violations, and issuance of citations.
- The establishment of a Parking Management District is helpful to separate revenues/expenses from other City enterprises.
- Public Transit linkages may help to reduce the need for multiple parking lots/structures and provide accessibility for tourists and visitors.
- Paid parking revenue should eventually be sufficient to cover the cost of capital improvements and ongoing operating costs with no impact on the general fund.
- The issuance of Parking Permits for residential, commercial, and other purposes, is necessary to properly manage parking demand.
- **Management of Downtown Parking Demand will require a Comprehensive Strategy which embraces a Variety of Solutions.**

PARKING FOCUS GROUP

Parking Focus Group Members

Doug Cochran

Matthew Pipkin

Tim Lehmborg

Ernie Loeffler

Penny McBride

John Washburne

Michael Tatsch

KK Welch

City/TGC Team

Greg Goodman

Barry Goodman

Boya Dai

Kent Myers

Clinton Bailey

Garret Bonn

NEXT STEPS

- **Accept the Findings of Parking Demand Update Report**
- **Identify key staff person to coordinate future activities.**
- **Initiate the design phase of the Visitor Center Structured parking facility.**
- **Create Downtown Association with local public and private stakeholders.**
 - **Create Fredericksburg Parking Management Strategy.**
 - **Launch comprehensive Public Outreach Effort**
- **Identify capital costs for structured and additional surface lot parking.**
- **Select technology for comprehensive parking management and enforcement.**
- **Identify ongoing staffing and other operational costs associated with Strategy Implementation.**
- **Create a budget for capital and operating costs and the projection of revenues to be gained through the Strategy.**

Thank you for your participation

Upcoming City Council Agenda Items

CITY COUNCIL MEETING DATES & FUTURE AGENDA ITEMS		
Monday, May 16, 2022 (Regular Meeting)		
1	Consent - May 2, 2022 Regular Meeting Minutes	Shelley
2	Update the Records Management Ordinance and Plan	Shelley
3	Public Hearing and approval of Z-2206-John Zook CUP 403 W. Austin Street	Anna
4	Water Report	Clinton
5	Cross Mountain Park cross replacement presentation - Nimitz Rotary Club	Andrea
6	Approval of Market Square Improvement Bids	Andrea
7	Post Oak Village Subdivision - Performance Agreement	Garret
8	Fort Martin Scott/Texas Ranges Update	Andrea
9	Waiver of impact fees at the University Center	Clinton
10	Petition for consent for creation of Municipal Utility District	Kent
Monday, June 6, 2022 (Regular Meeting)		
1	Consent - May 16, 2022 Regular Meeting Minutes	Shelley
2	Award the bid for the Comprehensive Plan	Anna
Monday, June 20, 2022 (Regular Meeting)		
1	Consent - June 6, 2022 Regular Meeting Minutes	Shelley
Tuesday, July 5, 2022 (Regular Meeting)		
1	Consent - June 20, 2022 Regular Meeting Minutes	Shelley
Tuesday, July 18, 2022 (Regular Meeting)		
1	Consent - July 5, 2022 Regular Meeting Minutes	Shelley
Monday, August 1, 2022 (Regular Meeting)		
1	Consent - July 18, 2022 Regular Meeting Minutes	Shelley
FUTURE AGENDA ITEMS		
1	STR/Building Permit Update	
2	Lady Bird Johnson Golf Cart Lease Proposal	Evan