



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL SPECIAL MEETING

January 31, 2022

The City of Fredericksburg City Council held their special session on Monday, January 31, 2022 at 1 p.m. This meeting was held in person at the Lady Bird Golf Course-Cardinal Room, 341 Golfers Loop, Fredericksburg, Texas.

Members Present:

Mayor Charlie Kiehne
Councilmember Jerry Luckenbach
Councilmember Tom Musselman
Councilmember Kathy O'Neill
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
Steve Wetz, Police Chief
Braxton Roemer, Police Lt.
Eric Whiting, Information Technology Director
Lea Feuge, Public Information Officer
Jason Lutz, Development Services Director
Leslie Ball- Embrey, Administrative Assistant
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Kiehne called the special meeting of the Fredericksburg City Council to order at 1:00 p.m. on Monday, January 31, 2022.

2. PLEDGE OF ALLEGIANCE

Gary Saucier led the Pledge of Allegiance.

3. PUBLIC COMMENTS

Gary Saucier spoke regarding the Relief Route and the duties of the Relief Route Task Force.

4. DISCUSSIONS, APPROVALS AND AUTHORIZATIONS

The following items will be to consider, discuss, and take appropriate action on:

A. Joint City/County Draft Resolution on the Relief Route

Kent Myers, City Manager, reviewed the history of the Relief Route Project and the Feasibility Study. He noted the Relief Route Task Force has completed their research and presented information on the proposed Relief Route. He stated the Mayor and County Judge met and agreed to create a draft Resolution for the City Council and Gillespie County Commissioners to consider.

The City Council reviewed the proposed Resolution and discussed the last Whereas. They also agreed to move forward with the Resolution.

B. The need for new Municipal Court space

Kent Myers, City Manager, reviewed some previous discussions regarding the current Municipal Court lease.

Shelley Becker, Municipal Judge, reviewed the need for additional space and the lack of an area to hold confidential discussions.

The City Council discussed the need for additional space and recommended staff to look at other options.

C. Conference Center Hotel Feasibility Study and issuance of Request for Proposals for Hotel/Conference Center Project.

Kent Myers, City Manager, stated he had been approached by several development teams expressing an interest in the Hotel/Conference Center Project. The Convention and Visitor Bureau has retained HVS Consulting to update their previous Conference Center Feasibility Study. He also noted that the State had approved specific incentives for one conference center project in Fredericksburg, including the rebate of the 6% State HOT tax revenues and State Sales Taxes generated by the adjacent hotel for ten years.

Scott Larson, Dave Jobe, Thomas Perterson, Ken Carr, and Skip Preble all introduced themselves and spoke regarding the proposed Conference Center and the benefits for the City of Fredericksburg.

The City Council discussed the Feasibility Study and provided directions for Staff to move forward with a Request for Proposals for this Project.

D. Future Debt Financing for Street Improvements and Construction of Public Safety Building.

Dan Wegmiller, Specialized Public Finance, Inc., reviewed the preliminary Capital Improvement Plan Scenarios for debt financing in 2022 for major street improvements and construction of a new Public Safety Building. He also reviewed the process for General Obligation Bonds for debt financing.

The City Council reviewed the different scenarios and the cost of the different projects. It was a consensus to look closer at the street projects and the Public Service Building.

E. Annexation Priorities for 2022

Kent Myers, City Manager, stated the City Council adopted an Annexation Plan before new legislative changes. He noted the different reasons to annex land into the City and the areas the City Council initially approved to annex:

- Area 1-West of Seven Hill (1651 acres)
- Area 3-East of Morish Street (1,139.8 acres)
- Area 4A- 290 East (248.8 acres)

- Area 5- past dealership (220.8 areas)
- Area 6-completed
- Area 6A-discuss in executive session
- Area 6B-discuss in executive session

The City Council discussed waiting on the results of the other annexations pending litigations. They also discussed the timeline for services to the remaining different areas.

5. EXECUTIVE SESSION

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

- A. Consider and discuss Coalition of Post Oak Property Owners, an Unincorporated Nonprofit Association v. The City of Fredericksburg, pending in the 216th District Court [551.071(1)], and**
- B. Consider and discuss E. 290 Owners Coalition vs. City of Fredericksburg, Texas, pending in the Supreme Court of Texas [551.071(1)],**
- C. Consider and discuss the appointment, evaluation, and/or duties of a public officer or employee, specifically the City Manager (Section 551.074)**

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Watson, to go out of the Regular Meeting and into Executive Session at 3:26 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

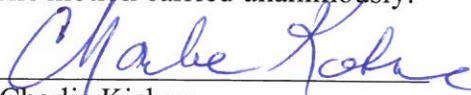
Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Watson, to go out of the Executive Session and into the Regular Meeting at 4:32 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

6. BUSINESS ITEM

Motion: A motion was made by Councilmember Watson, seconded by Councilmember O’Neill, to increase the annual salary of the City Manager to \$195,000 effective February 1, 2022. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

7. ADJOURN

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to adjourn the Monday, January 31, 2022, City Council Special Meeting at 4:35 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

