



City of Fredericksburg

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, JUNE 20, 2022 ~ 6:00 P.M.

LAW ENFORCEMENT CENTER

1601 E. MAIN STREET

FREDERICKSBURG, TEXAS 78624

The City of Fredericksburg City Council held their Regular Meeting on Monday, June 20, 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 Jeryl Hoover

Mayor Pro-Tem Bobby Watson

Councilmember Emily Kirchner

Councilmember Tony Klein

Councilmember Sharon Joseph

Members Absent:

None.

City Staff Present:

Clinton Bailey, City Manager

Daniel Jones, City Attorney

Brian Vorauer, Police Chief

Eric Whiting, Information Technology Director

Lea Feuge, Public Information Officer

Garret Bonn, Interim Engineer/Interim Development Services Director

Kris Kneese, Interim Public Works/Utilities Director

Andrea Schmidt, Parks & Recreation Director

Leslie Ball-Embrey, Administrative Assistant

Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the Regular Meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, June 20, 2022.

2. INVOCATION

(Pastor Casey Zesch, Bethany Lutheran Church)

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. EMPLOYEE RECOGNITIONS

Clinton Bailey, City Manager, provided the following recognitions:

- Jareen Shahan, Firefighter/Paramedic and Pam Terry, Advanced EMT and County Dispatcher for their quick thinking and saving a life.

- Kevin Gallender, Crew Worker and Tyson Goff, Crew Worker for Sanitation Department, for going above and beyond their duties and providing outstanding customer service.

5. PUBLIC COMMENTS ON ITEMS ON THE AGENDA

Mayor Hoover announced that he received two written comments.

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).**
- June 6, 2022 Regular Meeting**
 - June 8, 2022 Work Session Meeting**

- B. Consider the approval of a street closure request from the Gillespie County 4-H BBQ for August 26, 2022, beginning at 10 a.m. and ending at 1 p.m. for N. Crockett Street between W. Schubert and W. Travis, and W. Schubert between N. Crockett and N. Adams (Jennifer Krupa, Special Events Coordinator)**

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

7. PUBLIC HEARING

- A. Hold a public hearing to receive comments for or against a request by Jeffrey Morin and Mark Eckert for the property located at 1603 and 1605 East Main Street and Lot C-IRB of the Morin Park Subdivision, Two for the following (Z-2207) (Garret Bonn, Assistant City Engineer/Interim Development Services Director):**
- A Land Use change from Industrial (I) to Commercial (C).**
 - A Zoning change from M2, Medium Manufacturing to C2, Commercial.**

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Klein, to open the public hearing at 6:11 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Jeffrey Morin, requestor, provided the history of the property and the need for the requests.

Mark Eckert, Morin Family Trust, encouraged the City Council to approve the requests.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kirchner, to close the public hearing at 6:14 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Garret Bonn, Assistant City Engineer/Interim Development Services Director, reviewed the history of the property. He noted the owners are seeking a Land Use change from Industrial to Commercial and zoning change from Medium Manufacturing to Commercial. Planning and Zoning Commission voted unanimously for the approval of the request.

8. ORDINANCE AND RESOLUTIONS

- A. Consider the approval of requests by Jeffrey Morin and Mark Eckert for the property located at 1603 and 1605 East Main Street and Lot C-IRB of the Morin Park Subdivision, Two. (Z-2207) (Garret Bonn, Assistant City Engineer/Interim Development Services Director).**
- Ordinance 2022-22 Land Use change from Industrial (I) to Commercial (C).**

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to approval Ordinance 2022-22 Land Use change from Industrial (I) to Commercial (C). The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

ii. Ordinance 2022-23 Zoning change from M2, Medium Manufacturing to C2, Commercial

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to approval Ordinance 2022-23 Zoning change from M2, Medium Manufacturing to C2, Commercial. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

B. Consider the approval of Resolution 2022-11R petition for consent of the creation of Municipal Utility District (MUD)

Mayor Hoover read the questions Mo Saiidi provided as written comment.

Daniel Jones, City Attorney, explained what a MUD is and how they will be a separate taxing entity and those funds will be used towards reducing the debt.

Angela Smith, Gillespie County, spoke against the MUD and how it benefits the developer's pockets.

Jeannette Hormuth, City, spoke against the MUD and encouraged the City Council to deny the request.

Vince Michel, Affordable Housing Coordination, explained the benefits to use MUD financing to help reduce the cost of houses-The City has no liability regarding a MUD. He also noted that some of the benefits would be an increase in housing and reduce the cost of the homes.

Mark Sparrow, HK Fredericksburg, LLC, provided a history of the project and the improvements made so far. He also provided the benefits a MUD brings to the homeowners.

The City Council discussed the length of a MUD, phases of the project, and the zoning of the project.

Kent Myers, Special Project Director, reviewed the history of MUD taxing and the need to review different options for affordable housing in Fredericksburg. He also reviewed the benefits to the homeowner and to the City.

Ryan Harper , Allen Boone Humphries Robinson, LLP, reviewed the City role in the approval process, then the request goes to TECQ and then State of Texas for approval. The MUD is governed by the Texas Water Code and the Election Code

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Kirchner, to approval Resolution 2022-11R petition for consent of the creation of Municipal Utility District. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

C. Consider the approval of the appointments, or reappointment, or to fill a vacancy of the Historic Review Board, Board of Adjustments, Convention and Visitor Bureau Board, Market Square Redevelopment Commission, Planning and Zoning Commission (Items were discussed after Executive Session):

i. Mayor's appointments of City Councilmembers to serve as liaisons or representatives on certain community Boards and Commissions

Mayor Hoover announced the following appointments:

- | | | |
|-----------------------|---------|----------------------|
| • Chamber of Commerce | Liaison | Councilmember Joseph |
| • EDC | Liaison | Councilmember Watson |

- Airport Advisory Committee Member Councilmember Watson
- Airport Zoning Board Liaison Councilmember Watson and Councilmember Klein
- Marktplatz Redevelopment Commission Councilmember Klein
- Commissioner’s Court Liaison Councilmember Kirchner
- Convention and Visitor Bureau Liaison Councilmember Joseph
- FISD Liaison Mayor Hoover
- Nature Center Advisory Committee Representative Councilmember Kirchner

ii. Resolution 2022-12R Board of Adjustments

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to approval Resolution 2022-12R appointing Devin Mullen and Ashley Hunter as voting members to the City’s Board of Adjustments. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

iii. Resolution 2022-13R Convention and Visitor Bureau Board

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Kirchner, to approval Resolution 2022-13R appointing Matthew Pipkin to the City’s Fredericksburg Convention & Visitor Bureau Board. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

iv. Resolution 2022-14R Historic Review Board

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Kirchner, to approval Resolution 2022-14R appointing Liliana Welliver to fill a vacancy and appoint Sam Childers, David Bullion, Richard Laughlin, and Amy Slaughter to the City’s Historic Review Board. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

v. Resolution 2022-15R Market Square Redevelopment Commission

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Kirchner, to approval Resolution 2022-15R appointing Jerry Luckenbach to the City’s Market Square Redevelopment Commission. The City Council voted four (4) for, none (0) opposed, and one (1) abstained (Councilmember Klein). The motion carried.

vi. Resolution 2022-16R Planning and Zoning Commission

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kirchner, to approval Resolution 2022-16R appointing Polly Rickert, Cindy Scroggins, and Tom Musselman to the City’s Planning and Zoning Commission. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

9. OTHER ACTION ITEMS AND UPDATES

A. Consider the approval of Planning and Zoning Commission procedures and requirements for future agenda items

Garret Bonn, Assistant City Engineer/Interim Development Services Director, reviewed the need for the process for Commissioners to add something to their agendas. He reviewed the form and reported that Planning and Zoning Commission approved the form.

The City Council discussed using the form with all Boards and Commissions.

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Watson, to approve the Planning and Zoning Commission procedures and requirements for future agenda items.. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider and discuss a report on Fort Martin Scott and the Former Texas Rangers Heritage Center Museum.

Andrea Schmidt, Parks and Recreation Director, reviewed the history of the Fort Martin Scott and Former Texas Rangers Heritage Center Museum recent contract.

Joe Davis, Former Texas Rangers Heritage Center Museum, provided an update on the Fort Davis Scott improvements. He also provided a list of items that they are currently working on.

The City Council requested Mr. Davis to provide an updated list on the nine items that were in the contract.

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

Kathy Lux, County resident, spoke regarding hardening power grid and solutions to safeguard their energy.

11. CITY MANAGER'S REPORT

A. City job postings.

Clinton Bailey, City Manager, reported on the following:

- Director of Development Services vacant position and the interview process
- City Attorney position and the changes being made to the advertisement of the position.

B. Budget process.

Clinton Bailey, City Manager, reported the City Council held Work Session at 4 p.m. to set their priorities for the FY2023 Budget. He noted the upcoming Budget Meetings, July 5, 2022 Public Hearing to receive input from the residents, July 22, 2022 City Council Workshop and July 27, 2022 Workshop.

12. COUNCIL COMMENTS

No comments were provided.

13. ITEMS FOR FUTURE AGENDA

Clinton Bailey, City Manager, reviewed the Future Agenda spreadsheet.

14. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.072 (Deliberation Regarding Real Property) and Section 551.074 (Personnel Matters):

- A. Consider and discuss the purchase, exchange, lease, or value of real property, located in the vicinity of the intersection of N. Washington Street at Austin Street, in the City of Fredericksburg, Texas (551.072), and**
- B. Consider and discuss the appointment, evaluation, reassignment, duties, or dismissal of a public officer, specifically the reappointment of existing members on the City's Boards and Commission, and the appointment of persons to fill vacancies on the City's Boards and Commission. (Section 551.074)**

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to go out of the Regular Meeting and into Executive Session at 7:56 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to go out of the Executive Session and into the Regular Meeting at 9:05 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

15. BUSINESS ITEM

The City Council then moved to take action on Agenda Item #8C.

16. ADJOURN

Motion: A motion was made by Councilmember Watson , seconded by Councilmember Joseph, to adjourn the Monday, June 20, 2022, City Council Regular Meeting at 9:15 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.



Jeryl Hoover
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary