



# City of Fredericksburg

## REGULAR CITY COUNCIL MEETING MINUTES

TUESDAY, JULY 5, 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 Tuesday, July 5, 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  
Derek Seeling, Patrol Police Lieutenant  
Lynn Bizzell, Fire Chief  
Eric Whiting, Information Technology Director  
Lea Feuge, Public Information Officer  
Garret Bonn, Interim City Engineer/Interim Development Services Director  
Justin Calhoun, Emergency Management Coordinator  
Regan Rabke, Fire Marshall  
Krista Wareham, City Accountant  
Anna Hudson, Historic Preservation Officer  
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 Tuesday, July 5, 2022.

### **2. INVOCATION**

Dennis McCanless, County Resident, led the Invocation.

### **3. PLEDGE OF ALLEGIANCE**

Mayor Hoover led the Pledge of Allegiance.

### **4. EMPLOYEE RECOGNITIONS**

Clinton Bailey, City Manager, provided the following recognitions:

- Derek Seelig, Patrol Police Lieutenant, for his recent promotion and completion of leadership training.
- Officer Denyse Munoz, for her professionalism.

## **5. PUBLIC COMMENTS ON ITEMS ON THE AGENDA**

Mayor Hoover announced that he received six written comments.

Kimberley Lams spoke regarding the FY2023 Budget and the cuts that need to be made.

Jerry McCorkle, City resident, spoke regarding the FY2023 Budget and the only things that should be in the upcoming budget.

MaryLee Marschall, City resident, spoke regarding the constitution and the American Rescue Funds.

Eric Hammersen, City resident, spoke regarding American Rescue Funds and the requirements.

## **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:**

- June 20, 2022 Regular Meeting**
- June 20, 2022 Work Session Meeting**

**Motion:** A motion was made by Councilmember Kirchner, seconded by Councilmember Joseph, to approve Consent Agenda item 6. A.i. with corrections and 6. A. ii, 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 and citizen input on FY2023 Budget.**

Laura Hollenbeck, Finance Director, stated that the City holds a public hearing to allow the citizens input on what they wish to see in the FY2023.

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to open the public hearing at 6:20 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Edith McCanless, County resident, spoke regarding returning the need to return the American Rescue Funds and tight budget.

Heath Bell, City resident, spoke regarding the need to return the American Rescue Funds and recommended ways to handle upcoming budgets.

Jeannette Hormuth, City resident, spoke regarding returning the priority of returning the American Rescue Funds and only wants to see essential items in the upcoming budget.

George Studor, City resident, spoke about the need to monitor the risk in the budget and then know the budget is on track. He also spoke regarding the need to return the American Rescue Funds.

Sally Clark, City resident, spoke regarding the land the City purchased from her and how she feels it could be developed to assist people with getting around town. She also provided copies of the agreement of the purchase.

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to close the public hearing at 6:40 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**B. Hold a public hearing to receive comments for or against a Voluntary Annexation request from Mark Cornett with Cornett Engineering, for approximately 6.1 acres of land described as Altstadt Village Subdivision Phase II, located at 701 E. Morse Street (Z-2208).**

Garret Bonn, Assistant City Engineer/Interim Development Services Director, reviewed the property's history. He noted this is just a public hearing request.

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to open the public hearing at 6:41 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Mark Cornett, Cornett Engineering, reviewed the proposed voluntary annexation. He also reviewed the reason for the annexation.

Ilene Crenwelge, City resident, spoke regarding concerns about future water needs. She also inquired about the stress this annexation and filling of pools put on the City's water system during droughts.

David Stone, City resident, spoke regarding the traffic flow of the future development.

The City Council discussed the transportation plan and the different Phases.

Mark Cornett, Cornett Engineering, provided an update on the number of proposed lots in the development. He also reviewed the proposed entrances and exits of this Phase and the proposed development.

Roger Crenwelge, City resident, spoke regarding the street situation and the impact of this development.

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to close the public hearing at 6:53 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

## **8. ORDINANCE AND RESOLUTIONS**

**A. Consider the approval of Ordinance 2022- 24 adopting an updated Records Management Program for the City of Fredericksburg; and providing for an effective date.**

Shelley Goodwin, City Secretary, reviewed the need for the change to the Ordinance, and the practice of the profession is to now have the City Council approve the Program, then the Records Management Officer implement procedures and policies.

Daniel Jones, City Attorney, stated the proposed Ordinance is based on the template from the State Library of Archives Commission, establishes and provides the duties and responsibilities of the Records Management Officer and that the City will follow the State Library of Archives Records Control Schedules.

The City Council discussed the process, its role, and the need to repeal the previous Ordinance.

**Motion:** A motion was made by Councilmember Klein, seconded by Councilmember Joseph, to approve Ordinance 2022-24, adopting an updated Records Management Program for the City of

Fredericksburg; and providing an effective date. Councilmember Klein withdrew his motion, and Councilmember Joseph withdrew her second.

**Motion:** A motion was made by Councilmember Joseph, seconded by Councilmember Klein, to approve Ordinance 2022-24 adopting an updated Records Management Program for the City of Fredericksburg; provided an effective date and waived the second reading. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

## 9. OTHER ACTION ITEMS AND UPDATES

### A. Consider and discuss an update from Development Services and Engineering Department on the current and planned development activity through the City.

Garret Bonn, Interim City Engineer/Interim Development Services Director, introduced Evan Williamson, Assistant City Engineer, and Kyle Staudt, Building Inspector. They have been working together to create a list of the City's current and planned development activities.

Evan Williamson, Assistant City Engineer, and Kyle Staudt, Building Inspector, provided a PowerPoint regarding the Citywide Development Trends, Residential and Commercial Development, and Building Permit Trends.

#### Subdivisions

Current 151 lots under construction and 447 lots planned in the future.

#### Single Family

Stone Ridge (396 lots)

Oaks of Windcrest (241 lots)

Crabapple Grove (159 lots)

Frieden (Phase I 85 lots completed and Phase II 27 in the process)

The Beginning (53 lots)

Madrona (53 lots)

Post Oak Village (39 lots)

Friendship Oaks (7 Phases-Phase I 104 lots, Phase II 130 lots, and Phase IV 60 Multi-Family Units)

Alstadt Village (proposed 42 lots)

Harmony Hills (proposed 72 lots)

#### Multi-Family

W. Live Oak Apartments (63 units)

W. Live Oak Duplexes (46 units)

Friendship Oaks (60 units)

SECO (95 units)

Eagles Village (24 units)

Botanica (148 units)

Reserve at Vineyard Oaks (152 units)

Vineyard Gate Apartments (38 units)

Prospect Addition (62 age restricted and 234 apartments)

Orchard Grove (90 units)

Keller Oaks (Townhomes 21 units)

#### Commercial Development

The Emigrant- to be completed in late April 2023

Albert Hotel – to be completed in late April or early May 2023

Milam Street Market - Multi tenant retail market 100% leased

Vineyard Hills RV – RV Development with 145 spaces

## Future Developments

Middle School Campus  
Feller Tract  
Warehouse District

They also reviewed the Building Permit Trends from 2015 to 2022 and the graphic charts for Building Permits and Inspections.

Clinton Bailey, City Manager, stated when looking at the building, staff also looks at traffic flow, sanitation, and water.

### **B. Consider and discuss a presentation on affordable housing by Vince Michel, Affordable Housing Coordinator.**

Clinton Bailey, City Manager, stated Vince Michel has been researching affordable housing for the last nine months. He also presented at the City Council and County Commissioners on March 25, 2022.

Vince Michel, Affordable Housing Coordinator, reported on the trend for the next five years. He also stated the planned future construction would help reduce the cost of homes. He noted out of the homes being built, only 60 of those homes could be for the workforce due to cost. He also provided an update on restricted rent apartments and the role the City wants to play with housing for the workforce. He also reviewed the different ways to achieve the goals of affordable housing. He requested the City Council consider affordable housing a priority and provide the role they want to play in achieving affordable housing.

The City Council discussed which businesses are considering workforce housing. They also discussed the single-family and apartments being built and the effects they could have on reducing costs in the market.

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

Debra Habecker, City resident, spoke regarding COVID 19, vaccines, and the 2020 Presidential Election.

Kimberley Lams, City resident, spoke regarding the COVID and the City website. She also provided a website regarding COVID.

Ruben Aguilar, City resident, spoke regarding the Citizen Comment Period. He also spoke regarding the American First Agenda and the City Council's role in safety.

George Studor, City resident, spoke regarding the planned development and feels there should be a neighborhood planning process for neighborhood development.

## **11. CITY MANAGER'S REPORT**

### **A. Water supply update**

Clinton Bailey, City Manager, reviewed a PowerPoint regarding the Water Supply Update. He reviewed the State Drought Monitor for July 2021 and July 2011. He also provided a report on the City's Well Fields and Local Drought Index. He stated the City is currently in Stage 3, and without the rain, the City will need to go into Stage 4 soon. He reviewed the restrictions for Stage 4.

The City Council inquired about when the waterline on Hwy 290 will be completed and the possibility of going into Stage 4 now.

Clinton Bailey, City Manager, stated the Hwy 290 waterline would be completed in a couple of weeks.

#### **B. STR enforcement update**

Garret Bonn, Interim City Engineer/Interim Development Services Director, provided an update regarding enforcing STRs and notifying the property contact person. He noted that Development Services is requesting two people in the FY2023 Budget, one an administrative employee, to assist with the enforcement process.

#### **C. Comprehensive plan update**

Clinton Bailey, City Manager, provided an update on the process and bids the City received and is recommending the bid award to HALFF.

### **12. COUNCIL COMMENTS**

Councilmember Kirchner stated she met with County Judge and attended the County Commissioner Meeting. She also noted she attended the April 8, 2024, Eclipse Meeting.

### **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 551.071:**

**A. Consider and discuss status updates for pending litigation in the 216th Judicial District Court, as follows (Section 551.071):**

**i. Susanna Boyer vs. City of Fredericksburg, Cause No. 17026**

**Motion:** A motion was made by Councilmember Joseph, seconded by Councilmember Watson, to go out of the Regular Meeting and into the Executive Session at 8:52 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

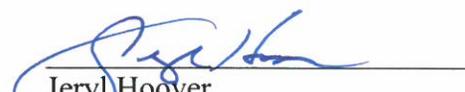
**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Kirchner, to go out of the Executive Session and into the Regular Meeting at 9:03 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

### **15. BUSINESS ITEM**

The City Council took no action.

### **16. ADJOURN**

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Klein, to adjourn the Tuesday, July 5, 2022, City Council Regular Meeting at 9:04 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