



City of Fredericksburg

CITY COUNCIL SPECIAL MEETING MINUTES TUESDAY, OCTOBER 4, 2022 ~ 9:00 A.M. FIRE TRAINING ROOM 126 W. MAIN STREET FREDERICKSBURG, TEXAS 78624

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
Lynn Bizzell, Fire Chief
Eric Whiting, Director of Information Technology
Garret Bonn, Interim City Engineer/Interim Director of Development Services
Kris Kneese, Interim Director of Public Works and Utilities
Andrea Schmidt, Parks & Recreation Director
Derek Seelig, Police Lieutenant
Braxton Roemer, Police Lieutenant
Justin Calhoun, Emergency Management Coordinator
Evan Williamson, Staff Engineer
Anna Hudson, Historic Preservation Officer
Ray Ortegon, Code Enforcement Officer
Ted Boyer, Code Enforcement Officer
Shelby Collier, Associate Planner
Janelle Chapman, Purchasing Coordinator
Leslie Embrey, Administrative Assistant
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the Special Meeting of the Fredericksburg City Council to order at 9:00 a.m. on Tuesday, October 4, 2022. He announced a quorum had been met.

2. INVOCATION

John Willome, Good Samaritan Center, provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

A. Native Plant Society of Texas

Mayor Hoover read the Proclamation and proclaimed October 16th – 22nd as Texas Native Plant Week. He presented the proclamation to four members of the Fredericksburg Chapter of the Native Plant Society of Texas.

B. Employee Recognition

Clinton Bailey, City Manager, recognized Sergeant Chris Ayala for going above and beyond the call of duty and holding a Safety and Security Workshop.

5. COUNCIL COMMENTS

Councilmember Kirchner provided updates on the following items:

- Friends of Nature Center trip to the Cibolo Conservation Center in Boerne
- Commissioner's Court

Councilmember Joseph provided an update on the new President/CEO of Convention Visitor Bureau is Brady Closson, CDME.

6. ACTION ITEMS AND UPDATES

A. Consider approval of City Council Minutes for the following meetings: (Shelley Goodwin, City Secretary):

- September 14, 2022, Special Meeting**
- September 19, 2022, Regular Meeting**

Motion: A motion was made by Councilmember Kirchner seconded by Councilmember Klein, to approve the Consent Agenda items 6 A. i. – ii. with corrections. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of Resolution 2022-20R appointing individuals to fill vacancies in the membership of the City's Zoning Board of Adjustment

This item will be considered after Agenda Item # 10.

Motion: A motion was made by Councilmember Watson seconded by Councilmember Klein, to appoint Eric Hammersen and Taylor Williams to fill the two alternate positions to terms of office expiring July 2024. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

C. Consider, discuss, and take action regarding Agenda format of future Special Council Meetings and Work Sessions and discuss a list of discussion topics for these meetings

Clinton Bailey, City Manager, reviewed the process of the meeting. He also reviewed the Agenda Items for the Special Meetings/Work Session and the proposed discussion topics.

Jeannette Hormuth, City resident, spoke regarding the agenda format and feels the City Council Regular Meetings should be held in the evening.

The City Council provided additional discussion topics.

D. Consider, discuss, and take action regarding the Kickoff of the Comprehensive Plan

Garret Bonn, Interim City Engineer/Interim Director of Development Services, provided a Public Engagement Plan for the development of the Comprehensive Plan Update and Parks Master Plan. He stated Half Associates have begun their work regarding the Comprehensive Plan. He noted there are six phases to complete the project. He reported that this project will take an approximately sixteen months to complete.

The City Council discussed the different ways to reach the public and how the public can be involved.

E. Consider, discuss, and take action regarding a six-month review of the Short-Term Rental “STR” permitting statistics, implementation of Granicus software, enforcement matters, and potential next steps

Garret Bonn, Interim City Engineer/Interim Director of Development Services, provided an update regarding Granicus software and Ordinance. He stated he and staff have been working with Granicus to get the full program up and running.

Mayor Hoover provided a PowerPoint on Housing & STRs in Fredericksburg (attached). He also stated in the FY2023 budget, there are three new employees to assist with the STR process (additional Code Enforcement Officer, STR Permit Specialist, and Tax Collection Specialist).

Mike Mahoney, City resident, choose not to speak.

Leland Geistweidt, City resident, spoke on issues regarding Short-Term Rentals in neighborhoods.

Charlie Kiehne, City resident, spoke on the current Ordinance and the current enforcement laws.

Jeffery Morin, City resident, spoke on issues regarding Granicus software.

Shelby Collier, Associate Planner, spoke about the process used to collect data, applications, and renewal applications. She also reviewed the process used to return calls.

Ray Ortegon, Code Enforcement Officer, reviewed the working hours and all the different issues.

Ted Boyer, Code Enforcement Officer, reviewed the process used when out in the field and contacting the owners. He also reviewed the process used when a STR are not permitted.

Randy Briley, City resident, reviewed different ideas that can be used to address several STR issues.

Bill Snyder, City resident, encouraged the City Council to assist with those who have been living with the STR issues for seven plus years.

Mike Mahoney, City resident, encouraged the City Council to find a product and process that will work for our City.

The City Council discussed the process used when STRs are not paying their Hot Occupancy Tax “HOT”.

Janelle Chapman, Purchasing Coordinator, reviewed the process for collecting HOT and the process used when individuals do not pay their HOT.

Garret Bonn, Interim City Engineer/Interim Director of Development Services, reviewed the procedures used when violations are routed through Municipal Court. He also reviewed the process for the new Civil Administrative Court.

7. CITY MANAGER’S REPORT

A. Town Hall Meetings

Clinton Bailey, City Manager, reviewed the process used to divide the City up into 27 sections. He noted the goal is to have at least two meetings a month possibly the 2nd and the 4th week and either on a Monday or Tuesdays in the evenings beginning at 6:00 p.m.

B. Development Services Director

This item was postponed until the October 18th City Council Regular Meeting.

8. ITEMS FOR FUTURE AGENDA

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

9. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections - 551.072 (Deliberation Regarding Real Property), 551.071 (Consultation with Attorney), and 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. Adams at Travis Street, in the City of Fredericksburg (Sec. 551.072),**
- B. Consider, discuss, and receive legal advice on Chapter 2, Article VI, of the City Code of Ordinances, concerning administration of the City's ethics ordinance (Sec. 551.071(2)),**
- C. Consider and discuss the appointment and evaluation of a public officer, specifically the appointment of persons to fill vacancies on the City's Board of Adjustment (Section 551.074), and**
- D. Consider and discuss evaluation, appointment, and/or duties of a public officer or employee, specifically the City Attorney (Sec. 551.074).**

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Watson, to go out of the Special Meeting and into the Executive Session at 10:51 a.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 11:51 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

10. BUSINESS ITEM

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Joseph, to approve Resolution 2021R authorizing the City Manager to execute any and all documents necessary to purchase property from Fredericksburg Social Turn Verein, said property described as being 33,700 square feet of land, more or less, situated adjacent to town pool in the City of Fredericksburg, Gillespie County, Texas, being all of Townlot No. 532, and part of Townlot No. 533, as said Townlots are shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company, in the deed records of Gillespie County, Texas, in the amount of \$850,000; and ratifying all prior acts of the City Manager in relation to all matters pertaining to the negotiations entered into by the City as potential buyer of said property. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

The City Council then considered Agenda Item #6B.

11. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Klein, to adjourn the Tuesday, October 4, 2022, City Council Special Meeting at 11:55 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.



Shelley Goodwin, TRMC/CMC
City Secretary



Jeryl Hoover
Mayor