The City of Fredericksburg City Council will meet in a regular session on Monday, August 3, 2020, at 6:00 p.m. This meeting will be held remotely via Zoom Teleconferencing, and in person attendance will not be available. Members of the public may attend the meeting remotely by web or telephone via Zoom Teleconferencing (see details below). These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public may attend using one of the following:
Computer:
https://us02web.zoom.us/j/88534416592
Meeting ID: 885 3441 6592
Password: 786247521
877 853 5247 US Toll-free
888 788 0099 US Toll-free
Meeting ID: 885 3441 6592

By phone:
877 853 5247 US Toll-free
888 788 0099 US Toll-free
Meeting ID: 885 3441 6592

You may also access this meeting through livestream on the City of Fredericksburg’s Facebook page.

Audio of this meeting will be recorded and uploaded to the City website following the conclusion of the meeting.

1. CALL TO ORDER

2. UPDATE ON CORONAVIRUS (COVID-19) PANDEMIC

3. EMPLOYEE RECOGNITIONS

4. PUBLIC COMMENTS
During the COVID-19 pandemic, the City of Fredericksburg is allowing written or verbal public comments:

Written Comments: to be submitted remotely:
   1. Must be received by 3 p.m. on August 3, 2020
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to sgoodwin@fbgtx.org; or
4. 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 “August 3, 2020. City Council Regular Meeting” tab.

**Verbal Comments:**
1. Must submit your name, address and contact information to sgoodwin@fbgtx.com by 3 p.m. on August 3, 2020.
2. Please log on to the meeting 15 minutes early.
3. Set your name in the ID on the Zoom Meeting
4. Wait for your name to be called.
5. You will be limited to 3 minutes to speak.

**5. 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 the July 20, 2020, City Council Regular Meeting Minutes
   (Agenda Packet Pages 5-14)

**6. ORDINANCE AND RESOLUTION**

A. Consider the approval of Ordinance 2020-15 amending the Zoning Ordinance of the City and changing the Zoning District as to all of German Emigration Company Outlot No. 23 and a fractional part of Outlot No. 16, as recorded in the Deed Records of Gillespie County, Texas, situated in the City of Fredericksburg, Texas; changing said property from R-1 Single Family Residential to C-1.5 Medium Commercial; and providing for an effective date (1st of two readings; City Council may waive second reading)
   (Agenda Packet Pages 15-22)

B. Consider the approval of Ordinance 2020-16 adopting a change in the Comprehensive Plan of the City of Fredericksburg; specifically, in the Land Use and Comprehensive Plan as to all of German Emigration Company Outlot No. 23 and a fractional part of Outlot No. 16, as recorded in the Deed Records of Gillespie County, Texas, situated in the City of Fredericksburg, Texas; changing said property from Low Density Residential to Commercial providing that the change become a part of the Comprehensive Plan and providing for an effective date (1st of two readings; City Council may waive second reading)
   (Agenda Packet Pages 15-22)

C. Consider the approval of Resolution 2020-13R, appointing individuals to fill vacancies in the membership of the City’s Planning and Zoning Commission, Historic Review Board, and Zoning Board of Adjustment.
   i. Board of Adjustment
   ii. Historic Review Board
   iii. Planning and Zoning Commission
   (Agenda Packet Pages 23-42)

**7. OTHER ACTION ITEMS AND UPDATES**
A. Consider the approval of Change Orders No. 1 for the Knauth Water Storage Tank in the amount of a credit of $72,528.00 and Change Order No. 1 for the Knauth Pump Station Project in the amount of $72,528.00.

(Agenda Packet Page 43-54)

8. CITY MANAGER’S REPORT
   A. Budget Update
   
   B. COVID-19 Task Force
   
   C. Update on November 3, 2020, General Election

9. ITEMS FOR FUTURE AGENDA
   (Agenda Packet Pages 55-56)

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

11. 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 551.072 (Deliberations about Real Property):
    
    A. Consider and discuss the appointments/reappointments of Board and Commission members to the Board of Adjustment, Historic Review Board, and Planning and Zoning Commission (Sec 551.074), and

    B. Consider and discuss the purchase, exchange, lease, or value of real property, located in the vicinity of US 290 E at the Pedernales River crossing, approximately two miles to the east of the City of Fredericksburg (Sec. 551.072).

12. BUSINESS ITEM
    The City Council will reconvene into Regular Session upon the conclusion of the Executive Session; the City Council may take action on any item posted in Executive Session, as necessary.

13. ADJOURN
    This is to certify that I, Shelley Goodwin, posted this Agenda at 2:30 p.m. on July 29, 2020, at the entrance and on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

    Shelley Goodwin, TRMC
    City Secretary
The City of Fredericksburg City Council met in a regular session on Monday, July 20, 2020, at 6:00 p.m. This meeting was held remotely via Zoom Teleconferencing, and in-person attendance was not available. Members of the public attended the meeting remotely by web or telephone via Zoom Teleconferencing. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members Present on the Teleconferencing:
Mayor Gary Neffendorf
Councilmember Charlie Kiehne
Councilmember Tom Musselman
Councilmember Polly Rickert
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
Lynn Bizzell, Fire Chief
Steve Wetz, Police Chief
Brian Jordan, Development Services Director
Russell Immel, Information Technology Director
Andrea Schmidt, Parks Department Director
Lea Feuge, Public Information Officer
Kelli Offer, Gillespie County Health Department Director
Laura Hollenbeck, Finance Director
Kris Kneese, Assistant Director of Public Works and Utilities
Garrett Bonn, Assistant Engineer
Jennifer Krupa, Special Events Coordinator
Shelley Goodwin, City Secretary

1. CALL TO ORDER
Mayor Neffendorf called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, July 20, 2020, via Zoom Teleconference. Mayor Neffendorf announced a quorum of the City Council present.

2. UPDATE ON CORONAVIRUS (COVID-19) PANDEMIC
Lynn Bizzell, Fire Chief, reported as of 7-20-2020 at 4 p.m.:

<table>
<thead>
<tr>
<th>World</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>14,348,858 Positive Cases</td>
<td>3,761,362 Positive Cases</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Texas Positive Cases</th>
<th>Texas Total Deaths</th>
<th>Texas Active Cases</th>
<th>Texas Recovered Cases</th>
<th>Texas Hospitalized</th>
<th>Texas Counties</th>
</tr>
</thead>
<tbody>
<tr>
<td>332,434</td>
<td>4,000</td>
<td>154,632</td>
<td>177,800</td>
<td>10,569</td>
<td>250 out of 254</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Region 8 Total Cases</th>
<th>Region 8 Deaths</th>
<th>Region 8 Active Cases</th>
<th>Region 8 Counties</th>
<th>Region 8 Pending investigation cases</th>
<th>Region 8 Probable cases</th>
</tr>
</thead>
<tbody>
<tr>
<td>43,268</td>
<td>378</td>
<td>27,706</td>
<td>28 out of 28</td>
<td>1984</td>
<td>786</td>
</tr>
</tbody>
</table>

He reviewed the importance of watching the hospitalizations and the effects large increase in patients could have on Hill Country Memorial Hospital. He also stated the City and Hill Country Memorial Hospital have worked on a new reporting system that shows more up to date numbers for Gillespie County:

- 88 active cases
- 35 potential cases
- 40 new cases within 24 hours due to testing results
- 5 patients in ICU

He also reviewed the counts of surrounding counties:

- Gillespie County 132
- Mason County 38
- Llano County 60
- Blanco County 76
- Kerr County 275
- Kendall County 151
- Burnet County 331

He reminded everyone of the symptoms of the virus and to continue:

- Social distancing
- Wearing masks
- Good hygiene
- Stay home when sick
- Wipe down offices and home
- Use hand sanitizers

He also noted the next Drive Through Testing.
• July 26, 2020, testing will occur at the EMS Building on Friendship, from 8 a.m.-4 p.m. To sign up for testing, you will have to wait for July 25th and can sign up at http://www.texas.curativeinc.com/.

3. EMPLOYEE RECOGNITIONS
Kent Myers, City Manager, stated he received the following:
• An email on Officer Clem Castillo regarding his professionalism and courtesy during a traffic stop.
• An email on Anna Hudson, Historic Preservation Officer, regarding her helpfulness and professionalism while assisting through the Historic Preservation Board.

4. PUBLIC COMMENTS
Mayor Neffendorf reviewed the different ways the public could provide comments. He stated the City received one citizen sign up for verbal comments, two written citizen comments, and the staff will get back with the citizen who provided comments.

Timothy Riley spoke regarding the Path to Future; he encouraged everyone to read the 97-page booklet. He also encouraged everyone to attend the City Council Budget Workshop on July 22, 2020, at 4 p.m.

5. 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:
   i. June 24, 2020, Emergency Meeting
   ii. July 6, 2020, Regular Meeting

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to approve the correction of the City Council Minutes for June 24, 2020, Emergency Meeting July 6, 2020, Regular Meeting. On roll call vote:

- Councilmember Musselman  aye
- Mayor Neffendorf  aye
- Councilmember Kiehne  aye
- Councilmember Rickert  aye
- Councilmember Watson  aye

The motion carried unanimously.

6. PUBLIC HEARING
A. Hold Public Hearing to receive comments for or against #Z 2010 requested by the City of Fredericksburg, to change the Land Use from Low Density Residential, to Commercial, and change the Zoning from R1, Single Family Residential, to C-1.5, Medium Commercial at 525 Friendship Lane.

Brian Jordan, Development Services Director, reviewed the history of this request. He stated this property happens to fall in the transition area along Friendship Lane between commercial uses to the West and the residentially zoned area to the East. He also noted this Land Use change would extend the commercially designated property to the East along Friendship Lane and reduce the Low-Density designation. He also stated this property is zoned R-1, Single-Family Residential, and is the only remaining tract zoned along the south side of Friendship Lane.
**Motion:** A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to go into the Public Hearing at 6:26 p.m. The City Council voted five (5) for, and none (0) opposed.

Timothy Riley stated he agreed with Councilmember Musselman’s letter in the Agenda Packet. He believes there is a better use for this property.

Mayor Neffendorf asked if anyone wished to speak. No one did.

**Motion:** A motion was made by Councilmember Musselman, seconded by Councilmember Kiehne, to go out of the Public Hearing and back into the regular session at 6:34 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

7. **RESOLUTION**
   
   A. Consider approval of Resolution 2020-12R establishing a Temporary Moratorium on holding special events and other gatherings on the City’s Market Square (“Marktplatz”) Park; and providing for an effective date.

Jennifer Krupa, Special Events Coordinator, reviewed the history of holding special events since the pandemic began. She stated since the latest Governor's Order related to gathering and the Mayor's approval needed; many private venues are also requesting the Mayor approve their events. She reviewed the process currently being used for the Mayor's approval but feels a moratorium would simplify and eliminate confusion.

Mayor Neffendorf reviewed the Governor’s Order (GA28) and the role he has in following this Order. He stated he also wanted the City Council to have a say in making a clear statement regarding special events on City property and large gatherings.

Kent Myers, City Manager, reviewed the differences between a special event and public gathering.

Daniel Jones, City Attorney, reviewed the Special Events Ordinance and how it becomes a special event that has to be permitted.

The City Council discussed the proposed temporary Moratorium dates and the events that would be affected. They also discussed the affect a Moratorium would have on the City and other private facilities.

Al Carr, Mesquite Art Festival, reviewed the process they will use to help protect visitors and artists. He also noted the difficulties in counting the visitors since it is open to the public.

**Motion:** A motion was made by Councilmember Musselman, seconded by Mayor Neffendorf, to approve Resolution 2020-12R establishing a Temporary Moratorium from August 1, 2020, to November 1, 2020, on holding special events and other gatherings on the City’s Market Square (“Marktplatz”) Park and providing for an effective date (approval of Section 1 a. and discuss Section 1 b. was part of Agenda Item 8. E.). On roll call vote:

- Councilmember Musselman  aye
- Mayor Neffendorf  aye
- Councilmember Kiehne  nay
Councilmember Rickert  nay
Councilmember Watson  aye

The motion carried 3 to 2.

**Motion:** A motion was made by Councilmember Musselman, seconded by Councilmember Watson, to establish a Temporary Moratorium on outdoor gathering in excess of 75 people except those set out in Governor’s Executive Order GA-28 paragraph 1, 2, or 4; Moratorium to begin on August 1, 2020 and end on November 1, 2020 (Resolution 2020-12R, Section 1. b). On roll call vote:

- Councilmember Musselman  aye
- Mayor Neffendorf  aye
- Councilmember Kiehne  nay
- Councilmember Rickert  nay
- Councilmember Watson  aye

The motion carried 3 to 2.

### 8. OTHER ACTION ITEMS AND UPDATES

A. **Consider the approval of #Z 2010 requested by the City of Fredericksburg for 525 Friendship Lane:**
   
   i. **Change in the Land Use from Low Density Residential, to Commercial, and**

   **Motion:** A motion was made by Councilmember Kiehne, seconded by Councilmember Watson, to approve the change in the Land Use from Low Density Residential, to Commercial. On roll call vote:

   - Councilmember Musselman  nay
   - Mayor Neffendorf  aye
   - Councilmember Kiehne  aye
   - Councilmember Rickert  aye
   - Councilmember Watson  aye

   The motion carried 4 to 1.

   ii. **Change the Zoning from R1, Single Family Residential, to C-1.5, Medium Commercial**

   **Motion:** A motion was made by Councilmember Kiehne, seconded by Councilmember Watson, to approve the change in the Land Use from Low Density Residential, to Commercial. On roll call vote:

   - Councilmember Musselman  nay
   - Mayor Neffendorf  aye
   - Councilmember Kiehne  aye
   - Councilmember Rickert  aye
   - Councilmember Watson  aye

   The motion carried 4-1.

B. **Consider amending the Water and Sewer Agreement with Boot Ranch to swap 37 acres (known as Muncey tract).**

Kris Kneese, Assistant Director of Public Works and Utilities, stated Boot Ranch has requested the City amend the Water and Sewer Service Agreement to swap approximately 37 acres. He noted that
the land swap is for 37 acres inside the Utility Service Area for approximately 37 acres outside the service area, known as the Muncey Tract. He noted Boot Ranch is not requesting any additional equivalent dwelling units (EDU) or Water and Wastewater demand as part of this Amendment. He also updated the City Council on the measures Boot Ranch Staff is doing to monitor water usage and conserve water.

Kent Myers, City Manager, reviewed the items Boot Ranch paid for, and the water cost their residents pay and prepaid all their impact fees. He reviewed the net revenue the City receives for Water and Wastewater from Boot Ranch after expenses:

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>$116,000</td>
</tr>
<tr>
<td>2018</td>
<td>$125,000</td>
</tr>
<tr>
<td>2019</td>
<td>$217,000</td>
</tr>
</tbody>
</table>

Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities, stated Boot Ranch is not requesting additional EDUs. He also stated Sensus has caught high water usage, and we have notified Boot Ranch, and they are working hard with their residents to conserve water.

The City Council discussed the infrastructure policy for new developments and the revenue that comes from Boot Ranch.

**Motion:** A motion was made by Councilmember Rickert, seconded by Mayor Neffendorf, to approve the change in the Land Use from Low Density Residential, to Commercial and to include a statement on the plat regarding adding no addition EDU. On roll call vote:

- Councilmember Musselman: nay
- Mayor Neffendorf: aye
- Councilmember Kiehne: nay
- Councilmember Rickert: aye
- Councilmember Watson: aye

The motion carried 3 to 2.

**C. Consider awarding the construction contract for the HWY 290 East Water Line Project to QRO Mex Construction Co. Inc. in the amount of $4,356,531.00.**

Kris Kneese, Assistant Director of Public Works and Utilities, stated the City Council approved the sale of Water Revenue Bonds to Design and Construction Water Infrastructure Projects in November 2018. The construction of the HWY 290 East Water Line Project is one of these projects. He noted the new Water Transmission Main will be constructed from the City’s Knauth Pump Station (currently under construction) along HWY 290 East approximately 5 miles connecting to an existing water line at the University Center. He reviewed the Project Bid documents, bid process, and the Bid Tabulation Spreadsheet. He also stated the staff recommends the award bid to QRO Mex Construction Co. Inc. for $4,356,531.00.

The City Council discussed the Project, bids, and the Revenue Bonds. They also discussed the next phase of the Project.

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Rickert, to approve the change in the Land Use from Low Density Residential, to Commercial. On roll call vote:

- Councilmember Musselman: aye
Mayor Neffendorf aye
Councilmember Kiehne aye
Councilmember Rickert aye
Councilmember Watson aye

The motion carried unanimously.

D. Consider, discuss, and take appropriate action regarding upcoming special events:

i. Fair Parade (August 21, 2020)

Jennifer Krupa, Special Events Coordinator, reviewed the application submitted by the Gillespie County Fair Association.

Pam Gage, Gillespie County Fair Association, reviewed the parade layout and precautions they are making this year to adhere to the CDC Guidelines.

The City Council discussed the ability to control the crowds and gatherings of groups more than 10. And the safety to the residents and visitors during the parade.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Musselman, to deny the request to have the County Fair Parade on Friday, August 21, 2020. On roll call vote:

Councilmember Musselman aye
Mayor Neffendorf aye
Councilmember Kiehne nay
Councilmember Rickert aye
Councilmember Watson aye

The motion carried 4 to 1.

ii. Mesquite Arts Festival (October 9, 10, and 11, 2020)

This item was no longer necessary due to Agenda Item # 7.A.

E. Consider, discuss, and take appropriate action regarding continued operation of City facilities during the COVID-19 recovery period.

Jennifer Krupa, Special Events Coordinator, reviewed the requirements in the Governor’s Order related to indoor capacity. She also reviewed the reservations for other City facilities during the Moratorium timeframe.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Musselman, to establish a Temporary Moratorium on holding events on City facilities; Moratorium to begin on August 1, 2020, and end on November 1, 2020. On roll call vote:

Councilmember Musselman aye
Mayor Neffendorf aye
Councilmember Kiehne aye
Councilmember Rickert nay
Councilmember Watson aye

The motion carried 4 to 1.

Kent Myers, City Manager, stated all other City facilities are open, and staff does not recommend any closures; the Park's usage is not as high as usual due to the heat.
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities, reported the golf course activities are going smoothly. He reviewed the precautions Touchstone are taking to protect their golfers and workers.

F. Consider, discuss, and take appropriate action regarding a November 3, 2020 General Election Update.

Daniel Jones, City Attorney, and Shelley Goodwin, City Secretary, provided a PowerPoint with updates on November 3, 2020, General Election, COVID-19, Ballot by Mail, and additional expenses.

9. CITY MANAGER’S REPORT
   A. Budget Update
   Kent Myers, City Manager, reviewed the Budget process and upcoming Workshops:
   - General Fund on Wednesday, July 22, 2020, at 4 p.m.
   - Enterprise Fund on Wednesday, July 28, 2020, at 4 p.m.
   - City/County Joint Budget Meeting on Monday, August 3, 2020, at 8:30 a.m.

   B. August Public Meetings
   Kent Myers, City Manager, stated with a large number of positive cases in Gillespie County, the City Council needs to decide if they want to continue to use Zoom.

   The City Council agreed by consensus to continue to hold City Council Zoom Meeting through August.

   C. COVID-19 Task Force
   Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities, reported the COVID-19 Recovery Task Force at their meeting held on Tuesday, July 14, 2020, they discussed:
   - Businesses are struggling with employees testing positive and coming to work.
   - Stakeholder Reports
   - Lodging survey
   - Hospital issues
   He also reported the Task Force Committee would like to know if the City Council has additional direction or tasks they want to be addressed. He also noted Dr. Partin has been working on contracting tracing volunteers and a contract tracing project.

10. ITEMS FOR FUTURE AGENDA
    Kent Myers, City Manager, reviewed the Future Agenda Items.

11. COUNCIL COMMENTS
    No City Council Comments were provided.

12. EXECUTIVE SESSION
    The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.072 (Deliberations about Real Property):
    A. Consider and discuss the purchase, exchange, lease, or value of real property, located in the vicinity of US 290 E at the Pedernales River crossing, approximately two miles to the east of the City of Fredericksburg (Sec. 551.072).
Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kiehne, to go out of Regular Session into Executive Session at 8:40 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Rickert, seconded by Councilmember Watson, to go out of Executive Session into Regular Session at 8:49 p.m. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

13. ADJOURN
Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to adjourn the Monday, July 20, 2020, City Council Regular Meeting at 8:50 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

________________________
Gary Neffendorf
Mayor

________________________
Shelley Goodwin, TRMC
City Secretary
CITY COUNCIL MEMO

DATE: August 3, 2020

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Consider an Ordinance to Change the Land Use Plan from Low Density Residential to Commercial, and a change in zoning from R-1, Single Family Residential to C-1.5 Medium Commercial on approximately 10 acres located at 525 Friendship Lane.

Summary:
The subject property consists of approximately 10 acres of land located on the south side of Friendship Lane and is undeveloped and the home previously located on the property was removed recently. Surrounding land uses include vacant undeveloped property on all sides and surrounding property is zoned R-1A to the south and east, PF Public Facilities to the north, and C-1.5 to the west. The Land Use Plan identifies the subject property as Low Density Residential, property to the south as Low Density Residential, property to the north as Public/Semi-Public and property to the west as Commercial. Property to the west was changed to C-1.5 Medium Commercial and a Conditional Use Permit for an Indoor Sports and Recreation facility in February of 2020.

Recommendation:
The Planning and Zoning Commission voted unanimously to recommend approval of these changes and the City Council voted 4-1 in favor of this change on July 20, 2020. Approval of the Ordinances is recommended.
Background / Analysis:

Attachments:

Ordinances

Department Approval

City Manager Approval

City Attorney Approval
ORDINANCE NO. 2020-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO ALL OF GERMAN EMIGRATION COMPANY OUTLOT NO. 23 AND A FRACTIONAL PART OF OUTLOT NO. 16, AS RECORDED IN THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-1.5 MEDIUM COMMERCIAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been initiated by the Planning and Zoning Commission of the City of Fredericksburg, Texas, to change the present zoning district of said property in the City of Fredericksburg, Texas, from R-1 Single Family Residential to C-1.5 Medium Commercial; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, totaling 10.03 acres of land, more or less, BEING all of Outlot No.
23 and a fractional part of Outlot 16, as said Outlots are shown on the map or plat of Fredericksburg, Texas and Environs by the German Emigration Company, in the Deed Records of Gillespie County, Texas, and as more particularly described in a Warranty Deed, found of record in instrument number 20190875 in the Deed Records of Gillespie County, Texas, and said tracts being more particularly shown and designated on the map attached hereto as Exhibit “A”, are hereby rezoned and designated as C-1.5 Medium Commercial.

Section 2. That all references in the City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the ____ day of _______________, 20____.

____________________________
Gary Neffendorf, Mayor
City of Fredericksburg, Texas

ATTEST:

____________________________
Shelley Goodwin, City Secretary, TRMC

APPROVED AS TO FORM:

____________________________
Daniel Jones, City Attorney
ORDINANCE NO. 2020-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING A CHANGE IN THE COMPREHENSIVE PLAN OF THE CITY OF FREDERICKSBURG; SPECIFICALLY IN THE LAND USE MAP AND COMPREHENSIVE PLAN AS TO ALL OF GERMAN EMIGRATION COMPANY OUTLOT NO. 23 AND A FRACTIONAL PART OF OUTLOT NO. 16, AS RECORDED IN THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, upon adoption of the Comprehensive Plan for the City of Fredericksburg, the City Council recognized, as is required by such Plan, that such Plan is not static but must be re-evaluated in terms of physical, environmental, social, economic and public value factors which have occurred since the adoption of the Plan; and

WHEREAS, the Planning and Zoning Commission of the City of Fredericksburg has re-evaluated such Plan and has recommended that such Plan be changed, and that the Land Use Plan be amended to reflect such changes in land use; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council have been duly noticed and held regarding such proposed change as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the City Council has specifically found, following the public hearing, that such change is consistent with the objectives of the Comprehensive Plan of the City of Fredericksburg and that it would be in the best interests of the public that such change be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That the Comprehensive Plan of the City of Fredericksburg is hereby amended to incorporate the certain change to the Land Use Plan as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, totaling 10.03 acres of land, more or less, BEING all of Outlot No. 23 and a fractional part of Outlot 16, as said Outlots are shown on the map or plat of Fredericksburg, Texas and Environ by the German Emigration Company, in the Deed Records of Gillespie County, Texas, and as more particularly described in a Warranty Deed,
found of record in instrument number 20190875 in the Deed Records of Gillespie County, Texas, and said tracts being more particularly shown and designated on the map attached hereto as Exhibit “A”, are hereby designated as Commercial.

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Comprehensive Plan or to the Land Use Map shall henceforth refer to such as are amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the ____ day of ________________, 20____.

__________________________
Gary Neffendorf, Mayor
City of Fredericksburg, Texas

ATTEST:

__________________________
Shelley Goodwin, City Secretary, TRMC

APPROVED AS TO FORM:

__________________________
Daniel Jones, City Attorney
CITY COUNCIL MEMO

DATE: August 3, 2020
TO: Mayor and City Council
FROM: Brian Jordan, AICP
SUBJECT: Board Appointments

Summary:

Board appointments are due for the Planning and Zoning Commission, Historic Review Board and Board of Adjustment. Anna Hudson, Historic Preservation Officer, has included information regarding the Historic Review Board in her Memorandum for the Annual Report.

For Planning and Zoning Commission, terms are expiring for Tim Dooley and Jim Jarreau, and a replacement for Polly Rickert will be required. We have received an email from both Tim and Jim that they are willing to serve another term. As for a replacement for Ms. Rickert, we have received an email from Travis Neal and Jeff Lawrence that they would like to be considered for a position on the Planning and Zoning Commission. They are both serving on the Board of Adjustments. We have also received applications from Mr. Devin Mullen and Ms. Ashley Hunter to serve on the commission.

For Board of Adjustment, the term is expiring for Jeff Lawrence and we need to fill one vacancy for an alternate position. As stated previously, Mr. Lawrence has indicated his willingness to serve another term, or be considered for Planning and Zoning Commission. Mr. Travis Neal has also indicated he will serve another term, or would be interested in being considered for the Planning and Zoning Commission.

For the Historic Review Board, terms are expiring from regular members Richard Laughlin, Sharon Joseph, and Jessica Davis. These three were inadvertently re-appointed in 2019 when in reality their 3 year terms end in 2020. To rectify the mistake made last year, staff recommends they are re-appointed for new 3-year terms starting in 2020. These three members have
expressed an interest in continuing to serve. Mrs. Karen Oestreich has served on the HRB off and on since the creation of the board in the 1980s. She would like to step down from the HRB as she is currently serving the City with membership on the 175th Committee and Marktplatz Redevelopment Committee. Staff thanks her for her decades of service to protecting the historic integrity of Fredericksburg. She will need to be replaced. Mr. Penick has had difficulty meeting the attendance requirement because of family medical issues and the sole use of ZOOM webinars for the last 4 months. He has spoken to staff about his desire to remain on the HRB and will make it a priority to adjust to the online meeting platform.

Staff has received seven applications from prospective members. Karen’s vacancy will leave just two women on the 10 member board. The appointment will be for an alternate position that will expire in 2022.

**Recommendation:**

Staff recommends the City Council consider all individuals for re-appointment and discuss new members to serve on the various boards and commissions. An Executive Session item has been scheduled for this meeting to discuss this matter.

---

**Background / Analysis:**

It is our normal policy that members attend a minimum of 75% of the meetings. As you can see from the attendance report, we have a few members who do not meet this requirement. We would recommend that the Council visit with those members below the threshold for attendance to encourage them to attend the meetings.

**Attachments:**

Attendance Record, emails and applications.

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**Department Approval**

**City Manager Approval**

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521
RESOLUTION 2020-13R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, APPOINTING INDIVIDUALS TO FILL VACANCIES IN THE MEMBERSHIP OF THE CITY'S PLANNING AND ZONING COMMISSION, HISTORIC REVIEW BOARD, AND ZONING BOARD OF ADJUSTMENT.

WHEREAS, the City's Planning and Zoning Commission, Historic Review Board, and Zoning Board of Adjustment (collectively "City Boards and Commission") have one or more vacancies, due to resignation of a member and/or the expiration of a member's term; and

WHEREAS, it is essential to appoint individuals to the City Boards and Commission who are objective, knowledgeable, and that possess the relevant experience and qualifications established by law; and

WHEREAS, it is prudent to quickly fill any vacancies on the City Boards and Commission, to maximize opportunities for a quorum and efficiency in conducting City business.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. The City Council hereby appoints the following individuals as members of the City Boards and Commission, as follows:

i. Name, Board or Commission position appointed to, date that term expires
ii. Name, Board or Commission position appointed to, date that term expires
iii. Name, Board or Commission position appointed to, date that term expires
iv. Continue as needed...

Section 2. Severability. In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional.

Section 3. Effective Date. This Resolution shall be effective upon its passage.
PASSED AND APPROVED on this the ___ day of _____________, 20____.

__________________________
Gary Neffendorf, Mayor
City of Fredericksburg, Texas

ATTEST:

__________________________
Shelley Goodwin, TRMC, City Secretary
Members

Planning & Zoning Commission is elected by City Council and members are appointed for 2 year terms.

Janice Menking, Chairman - July 2021
Brenda Segner, Vice-Chairman - July 2021
Steve Thomas, Member - July 2021
Chris Kaiser, Member - July 2021
Daryl Whitworth, Member - July 2021
Jill Tabor, Member - July 2021
Jim Jarreau, Member - July 2020
Polly Rickert, Member - July 2020
Tim Dooley, Member - July 2020
Board of Adjustment

Members

Jim McAfee - Term Expires July 2021
Donnie Finn - Term Expires July 2021
Cynthia Scroggins - Term Expires July 2021
Jeff Lawrence - Term Expires July 2020
Marcus Vidrine - Term Expires July 2021

Alternate:
Travis Neal - Term Expires July 2021
Yes, I would like to continue to serve, if you think my contributions are still relevant.

Jim

On Tue, Jul 14, 2020 at 8:04 AM Brian Jordan <bjordan@fbgtx.org> wrote:

Jim,

Any thoughts on serving another term with P&Z?

Brian

Jim and Tim,

First of all, thank you both for your time and effort serving on the Planning and Zoning Commission.

Both of you are up for re-appointment. Please provide me with a response to this email if you would be interested in serving another term.
Brian Jordan

From: Dooley's 5-10 & 25 C Store, Inc. <dooleys5-10@austin.rr.com>
Sent: Friday, July 10, 2020 11:27 AM
To: Brian Jordan
Subject: Re: P&Z Appointment

Brain:

I would appreciate the opportunity to continue to serve on the Planning and Zoning Commission.

Tim Dooley

From: Brian Jordan
Sent: Friday, July 10, 2020 10:04 AM
To: 
Cc: Shelby Collier
Subject: P&Z Appointment

Jim and Tim,

First of all, thank you both for your time and effort serving on the Planning and Zoning Commission.

Both of you are up for re-appointment. Please provide me with a response to this email if you would be interested in serving another term.

Thanks,

Brian Jordan, AICP, RLA
Director of Development Services

City of Fredericksburg
126 W. Main Street
830-997-7521
Email: bjordan@fbgtx.org
Brian Jordan

From:
Sent: Friday, July 10, 2020 2:42 PM
To: Brian Jordan
Cc: Shelby Collier
Subject: RE: Board of Adjustment

Thanks Brian. I will serve again for another term. If something opens on Planning & Zoning now or in the future, I'd be interested in that as well.

Thanks,
Jeff

From: Brian Jordan <bjordan@fbgtx.org>
Sent: Friday, July 10, 2020 10:08 AM
To: Jeff Lawrence
Cc: Shelby Collier <scollier@fbgtx.org>
Subject: Board of Adjustment

Jeff,

First of all, thank you for your service on the Board of Adjustment.

You are up for re-appointment to the board. If you are interested in serving another term on the board, please provide me with a response to this email.

Many thanks,

Brian Jordan, AICP, RLA
Director of Development Services

City of Fredericksburg
126 W. Main Street
830-997-7521
Email: bjordan@fbgtx.org
Brian Jordan

From: TRAVIS NEAL <travis@nealrealtor.com>
Sent: Tuesday, June 16, 2020 4:31 PM
To: Brian Jordan
Subject: Planning and zoning

I would like to be considered for the opening for Planning and Zoning. I really enjoy Zoning Board of Adjustments and am just looking to continue to serve in a way that I feel best fits my abilities and interests.

TRAVIS NEAL
mobile: (210) 827-9580
web: www.NealRealtor.com
email: Travis@NealRealtor.com

Texas law requires that we provide you information on brokerage services, which you can read at the link below: Information About Brokerage Services
City of Fredericksburg
Application for Consideration of Appointment

Board / Commission / Committee You Are Applying For:
Planning and Zoning, Historic Review Board
and Zoning Board of Adjustment

Name: Devlin S. Mueller  Date: 5/21/2020

Home Address: 401 Fulton Street  (520) 285-1711

Mailing Address: Same  (229) 459-7711

Fax Number: —  E-mail Address: —

Employer: Horne Carr Logistics Commander  Bly Ranfordburg, Albany, GA 31704

Occupation: Logistics Officer

Are you a qualified voter of the City of Fredericksburg?  Yes  No
Are you a City of Fredericksburg resident?  Yes  No  How Long? 2 months

So the council may know more about you, please complete the following:

Education: Bachelor of Science in Agriculture (1999) Winthrop

Volunteer Experience / Community Service: Volunteer and Bluebird Child Development (2019) and Cub Scouts of America (2017-2020)

Areas of Interest: Surveying, Restoration, Historic board, young, horticulture, forestry, and agriculture

Please specify membership on any other governmental or community board/commission/committee:
None at this time

Please provide a brief narrative outlining your reasons for seeking appointment to a board or commission.
(Resume or additional information may be attached.)

I am a fan of history and preservation, having studied at the Chippendale School of Furniture in Portland, and as officer in The Marine Corps, I am interested in preparing for the future and ensure the successful use of resources.

Signature: Devlin S. Mueller  Date: 5/21/2020

Please return the completed form to the City Manager’s office for processing. Your application will be kept on file for 12 months.
City of Fredericksburg
Application for Consideration of Appointment

Board / Commission / Committee You Are Applying For: (Check all that may apply)
☐ Planning & Zoning ☐ Historic Review Board ☐ Board of Adjustment
☐ G.C Economic Development Commission ☐ City/County Health Board
☐ Other ____________________________

Name: MS ASHLEY M HUNTER Date: 28/APRIL/2020
(Titl e) (Fir e) (M.I.) (Las t)

Home Address: 806 SUNSET STREET 214.801.3164 cell
(Street) (Home Phone Number)

Mailing Address: POB 1702, AUSTIN, TEXAS 78767-1702 512.827.9896
(Street or Post Office Box #) (Business Phone Number)

Fax Number: ____________________________ E-mail Address: ____________________________

Employer: HM KISK GROUP POB 1702 AUSTIN, TEXAS 78767-1702
(Name / Address)

Occupation: INSURANCE UNDERWRITER

Are you a qualified voter of the City of Fredericksburg? X Yes ____ No

Are you a City of Fredericksburg resident? X Yes ____ No How Long? 3 MONTHS

So the council may know more about you, please complete the following:

Education: EMERITUS COLLEGE OF LA MBA - TEXAS A&M

Volunteer Experience (Community Service): TEXAS WALL STREET WOMEN
WATER STREET CLUB, PROFESSIONAL LIABILITY UNDERWRITERS SOCIETY

Areas of Interest: COMMUNITY DEVELOPMENT, ARTS & MUSIC IN THE COMMUNITY.

Please specify membership on any other governmental or community board/commission/committee:

I currently serve as a gubernatorial appointee for the Motor Vehicle Crime Prevention Authority.

Please provide a brief narrative outlining your reasons for seeking appointment to a board or commission.
(Resume or additional information may be attached.)

I believe that it is important to be an active member of my community and State and for that reason it is important to serve.

Signature ____________________________ Date: ________________

Please return the completed form to the City Manager’s office for processing. Your application will be kept on file for 12 months.
Ashley M Hunter  
Managing Director  
HM Risk Group

Ashley M. Hunter is the Managing Director of HM Risk Group, an international insurance, reinsurance and risk management firm.

Prior to founding HM Risk Group, Ashley worked in various claims and underwriting management positions for State Farm Insurance Companies and AIG Insurance Company. In her role as Managing Director of HM Risk Group, Ashley has assisted many startups and corporations with alternative risk transfer schemes and reinsurance placement globally. Under Ashley's leadership, HM Risk Group has become a leader in the development of niche insurance products for the sharing and assistive reproductive technology industry. In addition to working with industry leaders, HM Risk Group has been instrumental in the creation and development of policy forms for several multinational insurance companies. Ashley frequently contributes on risk and the implications on emerging markets to many global publications.

Ashley is an active member of Professional Liability Underwriting Society, Women in Private Equity and The Waters Street Club. Ashley currently serves as a Director for Affordable Central Texas, a Trustee for Zach Theatre and a gubernatorial appointee for Motor Vehicle Crime Prevention Authority.

Ashley has a BM in Music Theory and Composition from Centenary College of Louisiana and a MBA in Finance from Texas A&M University.

Ashley is also an accomplished concert violinist.
City of Fredericksburg
Application for Consideration of Appointment

Board / Commission / Committee You Are Applying For: (Check all that may apply)
☐ Planning & Zoning  ☐ Historic Review Board  ☐ Board of Adjustment
☐ G.C. Economic Development Commission  ☐ City/County Health Board
☐ Other

Name: Sharon Armstrong  Date: 7/24/2020

Home Address: 119 Stone Forest  830.998.6262

Mailing Address: 116 E Austin St. FBG 78624  830.990.8708

Fax Number: E-mail Address: Sharon.remaxtx@gmail.com

Employer: RE/MAX Town & Country

Occupation: Real Estate Agent

Are you a qualified voter of the City of Fredericksburg?  X Yes  No

Are you a City of Fredericksburg resident?  X Yes  No  How Long?  6 years

So the council may know more about you, please complete the following:

See attached

Education:  See attached

Volunteer Experience / Community Service:  See attached

Areas of Interest:  See attached

Please specify membership on any other governmental or community board/commission/committee:

See attached

Please provide a brief narrative outlining your reasons for seeking appointment to a board or commission.

(Resume or additional information may be attached.)

See attached

Sharon Armstrong  7/24/2020
Signature  Date

Please return the completed form to the City Manager’s office for processing. Your application will be kept on file for 12 months.

126 West Main Street, Fredericksburg, TX 78624  830/997-7521  830/997-1861 (Fax)  www.fbtx.org
City of Fredericksburg
Application for Consideration of Appointment

Board / Commission / Committee You Are Applying For: (Check all that may apply)
- Planning & Zoning
- Historic Review Board
- Board of Adjustment
- G.C. Economic Development Commission
- City/County Health Board
- Other

Name: Dr. CLINT R. BEICKER  Date: 7/16/2020

Home Address: 140 Stone CYN  830 305 3333

Mailing Address:

Fax Number: 830 - 997 - 0301  E-mail Address:

Employer: Texas Hill Country Orthopedics & Sports Medicine

Occupation: Orthopedic Surgeon

Are you a qualified voter of the City of Fredericksburg?  X Yes  No

Are you a City of Fredericksburg resident?  X Yes  No  How Long?  5 years

So the council may know more about you, please complete the following:

Education: B.S. Architectural Engineering, M.D. @ U.T. Houston Medical School

Volunteer Experience / Community Service: I have done many different philanthropic activities through my local church, the hospital, and other non-profits in town.

Areas of Interest: Architectural & Historical Design/Preservation

Please specify membership on any other governmental or community board/commission/committee:

None

Please provide a brief narrative outlining your reasons for seeking appointment to a board or commission.

With my background in Architectural Engineering, I have an interest in historical preservation & structure. I would love to help put more in my community and see this as a wonderful opportunity for me to serve the PBS people.

Signature: [Signature]
Date: 7/16/2020

Please return the completed form to the City Manager's office for processing. Your application will be kept on file for 12 months.

126 West Main Street  Fredericksburg, TX 78624  830/997-7521  830/997-1861 (Fax)  www.fecity.gov
City of Fredericksburg
Application for Consideration of Appointment

Board / Commission / Committee You Are Applying For: (Check all that may apply)
☐ Planning & Zoning  ☑ Historic Review Board  ☐ Board of Adjustment
☐ G.C. Economic Development Commission  ☐ City-County Health Board
☐ Other

Name: Dr. Frederick A. Hammersen
Date: 25 July 2020

Home Address: 808 Kimberly Ln, Fredericksburg, TX 830-957-4364

Mailing Address: Same

Fax Number: N/A

Employer: Renovo

Occupation: (Internship course/seminar at TTU at HCS)  

Are you a qualified voter of the City of Fredericksburg? ☑ Yes ☐ No

Are you a City of Fredericksburg resident? ☑ Yes ☐ No  How Long: 18 months (Plus 1974-2022, retired service in the Army)

So the council may know more about you, please complete the following:

Education: Ph.D., M.S., M.A., B.A.

Volunteer Experience: Community Service, Former PTA President, Former Senator

Window on West, GCMS Home Tour (2019)

Areas of Interest: History, Architecture

Please specify membership on any other governmental or community board/commission/committee: None

Please provide a brief narrative outlining your reasons for seeking appointment to a board or commission.

(Resume or additional information may be attached)

WANT TO GIVE BACK TO THE COMMUNITY AND CELEBRATE MY INTRIGUE IN KNOWLEDGE OF HISTORY AND ARCHITECTURE BY SERVING ON THE HRB.

Signature: Dr. Hammersen
Date 25 July 2020

Please return the completed form to the City Manager's office for processing. Your application will be kept on file for 12 months.

126 West Main Street, Fredericksburg, TX 78624  830/997-7521  830/997-8661 (Fax)  www.fbgtx.org
City of Fredericksburg
Application for Consideration of Appointment

Name: Joseph Shumate Date: 7/21/20

Home Address: 1018 N. Cherry Cell 505-379-0206
(Mailing Address: Same)

Fax Number: E-mail Address:

Employer: 

Occupation: Retired

Are you a qualified voter of the City of Fredericksburg? X Yes ___ No

Are you a City of Fredericksburg resident? X Yes ___ No

So the council may know more about you, please complete the following:

Education: Grade 15

Volunteer Experience / Community Service: Various professional / trade groups. Neighborhood associations member and officer.

Areas of Interest: Built environment construction and preservation. Trade education.

Please specify membership on any other governmental or community board/commission/committee:

N/A

Please provide a brief narrative outlining your reasons for seeking appointment to a board or commission. (Resume or additional information may be attached.)

Have been in construction for 50 years, many in renovation / restoration, from field to division management. Have worked with historic boards and the National Trust.

7/21/20

Signature

Please return the completed form to the City Manager’s office for processing. Your application will be kept on file for 12 months.

126 West Main Street, Fredericksburg, TX 78624. 830/997-7521. 830/997-1861 (Fax). www.fbtx.org
City of Fredericksburg
Application for Consideration of Appointment

Board / Commission / Committee You Are Applying For: (Check all that may apply)
☐ Planning & Zoning  ☑ Historic Review Board  ☐ Board of Adjustment
☐ G.C. Economic Development Commission  ☐ City/County Health Board
☐ Other

Name: Joe M. Salinas, Jr.  Date: 7/20/2020

Home Address: 603 Prickly Pear CT  830.739.1999

Mailing Address: P.O. Box 606  830.729.1999

Fax Number: 830.997.6217  E-mail Address: nixonroofing@yahoo.com

Employer: Nixon Roofing Inc.

Occupation: Owner/President

Are you a qualified voter of the City of Fredericksburg?  ☑ Yes  ☐ No

Are you a City of Fredericksburg resident?  ☑ Yes  ☐ No  How Long? Since 1974

So the council may know more about you, please complete the following:

Education: FBG High School Grad 1972

Volunteer Experience / Community Service: HCMH board, City of FBG, St Mary's Catholic Church

Areas of Interest: Historic Buildings

Please specify membership on any other governmental or community board/commission/committee:

HCMH Hospital Board 2 terms
St. Mary's Church - Old Church historic Restoration

Please provide a brief narrative outlining your reasons for seeking appointment to a board or commission.
(Resumé or additional information may be attached.)

Have a lot of knowledge on historic Buildings

Signature: Joe Salinas  Date: 7/20/2020

Please return the completed form to the City Manager's office for processing. Your application will be kept on file for 12 months.

126 West Main Street  Fredericksburg, TX 78624  830/997-7521  830/997-1861 (Fax)  www.fbtx.org
City of Fredericksburg
Application for Consideration of Appointment

Board / Commission / Committee You Are Applying For:

HISTORICAL REVIEW BOARD

Name: MAT M LINES
Date: JULY 17, 2020

Home Address: 106 EAST COURSE, $30 998 8 300

Fax Number: $98 260 $530
Employer: SELF - TANDEM BUILDING CORP

Occupation: BUILDER

Are you a qualified voter of the City of Fredericksburg? X Yes No
Are you a City of Fredericksburg resident? X Yes No How Long? 12 YEARS

So the council may know more about you, please complete the following:

Education: BACHELOR OF SCIENCE - BUILDING CONSTRUCTION - UNIVERSITY OF FLORIDA

Volunteer Experience / Community Service:
CITY OF FBG - PLANNING AND ZONING

Areas of Interest: HOME IMPROVEMENT - COMMUNITY - ARCHITECTURE - PARKS AND RECREATION

Please specify membership on any other governmental or community board/commission/committee:
CITY OF FBG - PLANNING AND ZONING
BOOT RANCH - HEAD OF ARCHITECTURAL REVIEW BOARD (2008 - 2012)

Please provide a brief narrative outlining your reasons for seeking appointment to a board or commission. [Resume or additional information may be attached.]

I ALREADY HAVE A LOT OF INTERACTION WITH THE ARB. I WOULD LIKE TO LEARN MORE ABOUT IT FROM GOALS TO OVERALL INTENT.

[Signature] 7/17/20

Please return the completed form to the City Manager’s office for processing. Your application will be kept on file for 12 months.
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CITY COUNCIL MEMO

DATE: August 3, 2020
TO: Mayor and City Council
FROM: Kris Kneese, P.E. - Assistant Director of Public Works and Utilities
SUBJECT: Change Order for Knauth Tank and Pump Station Project

Summary:
Change order for construction of Knauth Water Tank and Pump Station Project.

Recommendation:
City staff recommends approving the change orders to remove site work from the Knauth Water Tank Project and include it in the Knauth Pump Station Project equal to a net zero cost change to the City.

Background / Analysis:
The Knauth Water Tank Project's subcontractor, Keystone, is the general contractor for the Knauth Pump Station Project. Keystone has requested the site work be taken out of the Knauth Water Tank Project and be included in the Knauth Pump Station Project. This site work includes, crushed base limestone around the pump station, finish site grading and drainage improvements around the tank and pump station, and fencing around the tank and pump station.

Since the Knauth Water Tank is near completion and the Pump Station construction has just started, the timing for the site construction work is better fit to include in the Pump Station project.

The contractor for both projects have provided change orders. Preload, the water tank contractor, has provided a change order showing a decrease in contract amount equal to $72,528.00 for the Knauth Water
Tank Project. Keystone, the pump station contractor, has provided a change order showing an increase in contract amount equal to $72,528.00. The result of the change order is a net zero cost change to the City.

City Staff recommends approving the change orders to remove site work from the Knauth Water Tank Project and include it in the Knauth Pump Station Project equal to a net zero cost change to the City.

**Attachments:**

- Change Order No. 1 – Preload (Water Tank Contractor)
- Change Order No. 1 – Keystone (Pump Station Contractor)

---

**Department Approval**

**City Attorney Approval**

**City Manager Approval**
## Change Order

**Project**
Cross Mountain, North and Knauth 1.0
Million Gallon Storage Tanks – Knauth GST

**Owner**
City of Fredericksburg

**Contractor**
Preload LLC

**Construction Manager**
Sean Vorsteg (Preload LLC)

**Design Professional**
Ryan Ramsey (Freese and Nichols, Inc.)

<table>
<thead>
<tr>
<th>Change Order No.</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>7/21/2020</td>
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</table>

### Make the following modifications to the Contract Documents:

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Change Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CMR-009.1.</td>
<td>$-72,528.00</td>
</tr>
</tbody>
</table>

**Net Change in Contract Price this Change Order**

$-72,528.00

**Net Change in Contract Times this Change Order**

0 days

The compensation in this Change Order is the full, complete, and final compensation for all costs Contractor may incur because of or relating to this change whether said costs are known, unknown, foreseen, or unforeseen at this time, including without limitation, any cost for delay, extended overhead, ripple or impact cost, or any other effect on changed or unchanged Work because of this Change Order. The changes in Contract Times are the complete and final adjustments for impacts to the ability of Contractor to complete the Work within the Contract Times and are the only adjustments to which Contractor is entitled. All terms and provisions of the Contract Documents remain in effect except as specifically modified by this Change Order.

### Calculations

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>a. Original Contract Price</td>
<td>$4,920,800.00</td>
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<tr>
<td>b. Previously Approved Change Order/Contract Amendment Amount</td>
<td>$0</td>
</tr>
<tr>
<td>c. Adjusted Contract Price (a + b)</td>
<td>$4,920,800.00</td>
</tr>
<tr>
<td>d. Contract Amendment Amount</td>
<td>$-72,528.00</td>
</tr>
<tr>
<td>e. Revised Contract Price (c + d)</td>
<td>$4,848,272.00</td>
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<td>f. Percent Change in Contract Price to Date</td>
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<table>
<thead>
<tr>
<th>Substantial Completion Date</th>
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<th>Current</th>
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<td>9/7/2020</td>
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</table>

<table>
<thead>
<tr>
<th>Final Completion Date</th>
<th>Original</th>
<th>Previous</th>
<th>Current</th>
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<td>10/7/2020</td>
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### Recommendations

**Recommended by Design Professional**

<table>
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<tr>
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<th>Date</th>
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<tbody>
<tr>
<td>R_c Rasey</td>
<td>7/21/2020</td>
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</tbody>
</table>

**Recommended by Construction Manager**

<table>
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<tr>
<th>Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>R_c Rasey</td>
<td>7/21/2020</td>
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</table>

**Approved by Contractor**

<table>
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<th>Date</th>
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</table>

**Approved by Owner**

<table>
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<tr>
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<th>Date</th>
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<tbody>
<tr>
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# Contract Modification Request

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>Cross Mountain, North, and Knauth 1MG GST</th>
<th>PROJECT NUMBER</th>
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<tbody>
<tr>
<td>OWNER</td>
<td>City of Fredericksburg</td>
<td></td>
</tr>
<tr>
<td>BUILDER</td>
<td>Preload, LLC</td>
<td></td>
</tr>
<tr>
<td>DESIGNER</td>
<td>Freese and Nichols, Inc</td>
<td></td>
</tr>
<tr>
<td>CM</td>
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</table>

<table>
<thead>
<tr>
<th>CMR No.</th>
<th>CMR-009.1</th>
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<tr>
<td>CMR Description</td>
<td>Knauth Base and Fence Credits</td>
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<tr>
<td>Specification</td>
<td></td>
</tr>
<tr>
<td>Drawing / Detail</td>
<td></td>
</tr>
</tbody>
</table>

**NOTIFICATION BY BUILDER**

The Builder proposes to make the additions, modifications, or deletions to the Work described in the Contract Documents, as shown in Attachment and requests that you take the following action:

Issue a Change Order for performing the described change. Change in Contract amount is indicated in the attached detailed cost breakdown of labor, materials, equipment and all other costs associated with this change. Impacts on Contract Time are shown in the attached revised schedule.

<table>
<thead>
<tr>
<th>Cost Impact</th>
<th>$ -72,528.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time Impact</td>
<td>0 days</td>
</tr>
<tr>
<td>Attachment</td>
<td>CMR-009.1-KnauthBaseandFenceCredits-Sean Vorsteg-Pending.pdf</td>
</tr>
<tr>
<td>Submitted By</td>
<td>Sean Vorsteg</td>
</tr>
<tr>
<td>Date</td>
<td>06-26-2020</td>
</tr>
</tbody>
</table>
CONSTRUCTION MANAGER'S RESPONSE

We respond to your request as follows:

A Change Order will be issued based on the attached proposal.

Authorization to proceed with changes must be approved by the Owner through Change Order in accordance with the Contract Documents.

<table>
<thead>
<tr>
<th>Status</th>
<th>Recommended for Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action</td>
<td>Final Distribution</td>
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<tr>
<td>Comments</td>
<td></td>
</tr>
<tr>
<td>Attachments</td>
<td>CMR-009.1-KnauthBaseandFenceCredits-Sean Vorsteg-Pending.pdf</td>
</tr>
<tr>
<td>Response By</td>
<td>Ryan Ramsey</td>
</tr>
<tr>
<td>Date</td>
<td>07-13-2020</td>
</tr>
</tbody>
</table>
Prestressed Concrete Tanks

Mr. Ryan Ramsey, PE
Freese and Nichols, Inc.
10431 Morado Circle, Suite 300
Austin, TX 78759

Reference: Cross Mountain, North, and Knauth 1MG GST
City of Fredericksburg
Project Number: FRB18639
PCM 05A: Knauth Base and Fence Credits
Preload Contract No. 19PD119

July 13, 2020

Dear Mr. Ramsey:

Please find below our estimated cost breakdown to remove the following work:

Removal of approximately 845 LF of chain link fence and 2,6000 tons of base as discussed on-site during the review of RFI 11 – Knauth Final Grading held on site 5/4/20. PCM Credit includes removal the following scope items which are intended to match the change order items to be added to another contract (pump station project):

1. Permanent Fence for the entire site
2. Temporary Fence around the GST once necessary
3. Concrete Headwall and Culvert Installation
4. Site Grading and 12 inches of flex base as required
5. Re-seeding of disturbed areas
6. Replacement of front post at entrance to Knauth site.

Estimated Costs: Removal of Fence, Gate, and Base and Knauth Site, Addition of Temporary Fencing

Subcontractors costs (RE: Keystone's attached letter dated 5/27/20) $72,528.00

Total Credit of RCM 05A...$72,528.00

We project an additional zero (0) contract days will be required to remove this work after receipt of a fully executed change order.

If you have any questions, or require additional information, please feel free to contact me or Tim Halloran (631.741.8883).

Thank you,

Sean Vorsgtag
Project Engineer

Wire-Wrapped Prestressed Concrete Tanks
M: 443.812.2999 | F: 631.231.8881
Em: svorsgtag@preload.com
wwwpreload.com

Attachments:
1. Keystone Proposal dated 5/13/20 (PCM #5 Knauth Fence and Grate Credits.pdf)
### PCM #01
Add Site Base and Fence  
5/27/2020

<table>
<thead>
<tr>
<th>AREA</th>
<th>DETAILS</th>
<th>Manhours</th>
<th>Labor</th>
<th>Material</th>
<th>Subcontract</th>
<th>Equipment</th>
<th>Deduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add Base</td>
<td>2600 tons of base at $14.05/ton</td>
<td></td>
<td>$8,316</td>
<td>$36,530</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Add Fence and Gate</td>
<td>Arctic Fence</td>
<td></td>
<td></td>
<td></td>
<td>$27,682</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td>0</td>
<td>$8,316</td>
<td>$36,530</td>
<td>$0</td>
<td>$27,682</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTAL BASE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$72,528</td>
</tr>
<tr>
<td><strong>PCM TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$72,528</strong></td>
</tr>
</tbody>
</table>

This PCM includes:
1) Permanent Fence for the entire site
2) Temporary Fence around the GST once necessary
3) Concrete Headwall and Culvert Installation
4) Site grading and 12 inches of flex base as required
5) Re-seeding of disturbed areas
6) Replacement of front post at entrance to Kauth
ARCTIC FENCE INC.
2311 Rohde Road
Kyle, Texas 78640
1-512-398-9465

Name / Address
Bidding G.C.'s
Cross Mountain North and
Knauth 1.0 MG
Fredericksburg, TX 78624

Fax #
1-512-398-9468
arcticfence@hotmail.com

<table>
<thead>
<tr>
<th>P.O. No.</th>
<th>Rep</th>
<th>Terms Per Contract</th>
<th>Project Cross Mountain 1.0 MG</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Description</td>
<td>Qty</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Materials and installation of approx. 845 LF, 8' high galvanized chain link fence. Includes 1 - 12' wide double gate. DOES NOT include barbed wire.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>We exclude the following: Clearing, grading, mow strip, grounding, locks and paint / stain if any are required.</td>
<td></td>
</tr>
</tbody>
</table>

Estimator: Keith S. Ingalls
Cell: 512-217-7705

|          | Subtotal | $ |
|          | Sales Tax (0.0%) | $0.00 |
|          | Total | |

Date | Estimate #
8/28/2019 | 2909
# Change Order

**Project**
Water System Upgrade - Kauth Pump Station

**Owner**
City of Fredericksburg

**Contractor**
Keystone Construction

**Construction Manager**
Austin Atkins (Keystone Construction)

**Design Professional**
Daniel Stoutenburg (Freese and Nichols, Inc.)

## Change Order No. 1
**Date** 7/20/2020

### Make the following modifications to the Contract Documents:

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Change Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Addition of Site Base and Fence from Tank Contract see attached CMR-001.</td>
<td>$72,528.00</td>
</tr>
</tbody>
</table>

**Net Change in Contract Price this Change Order**
$72,528.00

**Net Change in Contract Times this Change Order**
0 days

The compensation in this Change Order is the full, complete, and final compensation for all costs Contractor may incur because of or relating to this change whether said costs are known, unknown, foreseen, or unforeseen at this time, including without limitation, any cost for delay, extended overhead, ripple or impact cost, or any other effect on changed or unchanged Work because of this Change Order. The changes in Contract Times are the complete and final adjustments for impacts to the ability of Contractor to complete the Work within the Contract Times and are the only adjustments to which Contractor is entitled. All terms and provisions of the Contract Documents remain in effect except as specifically modified by this Change Order.

| a. Original Contract Price | $3,960,750.00 |
| b. Previously Approved Change Order/Contract Amendment Amounts | $0 |
| c. Adjusted Contract Price (a + b) | $3,960,750.00 |
| d. Contract Amendment Amount | $72,528.00 |
| e. Revised Contract Price (c + d) | $4,033,278.00 |
| f. Percent Change in Contract Price to Date | 1.83% |

**Substantial Completion Date**
- **Original**
  - April 6, 2021
- **Previous**
  - April 6, 2021
- **Current**
  - April 6, 2021

**Final Completion Date**
- **Original**
  - June 6, 2021
- **Previous**
  - June 6, 2021
- **Current**
  - June 6, 2021

**Recommended by Design Professional**
- **Name**
  - [Signature]
- **Date**
  - July 20, 2020

**Recommended by Construction Manager**
- **Name**
  - [Signature]
- **Date**
  - July 20, 2020

**Recommended by Owner**
- **Name**
  - [Signature]
- **Date**
  - [Signature]
<table>
<thead>
<tr>
<th>AREA</th>
<th>DETAILS</th>
<th>Manhours</th>
<th>Labor</th>
<th>Material</th>
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<td>$0</td>
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<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
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<td>0</td>
<td>$8,316</td>
<td>$36,530</td>
<td>$27,682</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>TOTAL BASE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$72,528</strong></td>
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<tr>
<td><strong>PCM TOTAL</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$72,528</strong></td>
</tr>
</tbody>
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This PCM includes:
1) Permanent Fence for the entire site
2) Temporary Fence around the GST once necessary
3) Concrete Headwall and Culvert Installation
4) Site grading and 12 inches of flex base as required
5) Re-seeding of disturbed areas
6) Replacement of front post at entrance to Knauth
ARCTIC FENCE INC.  
2311 Rohde Road  
Kyle, Texas 78640  
1-512-398-9465

Estimate

<table>
<thead>
<tr>
<th>Date</th>
<th>Estimate #</th>
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<tbody>
<tr>
<td>8/28/2019</td>
<td>2909</td>
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</table>

Name / Address

Bidding G.C.'s  
Cross Mountain North and  
Kauth 1.0 MG  
Fredericksburg, TX 78624

Fax #

1-512-398-9468  
arcticfence@hotmail.com

<table>
<thead>
<tr>
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<th>Project</th>
<th>Description</th>
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<tbody>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Cross Mountain 1.0 MG</td>
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<td></td>
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<td>1</td>
<td>27,682.00</td>
</tr>
</tbody>
</table>

Estimator: Keith S. Ingalls  
Cell: 512-217-7705

Subtotal $  
Sales Tax (0.0%) $0.00  
Total $
Future Agenda Items
City Council
August 17, 2020
Regular Meeting

City Council = Red
3rd and 17th Regular Meetings @ 6p.m.

Special Mtgs 3rd @8:30 a.m., 12th @4p.m., and 24th TBA

Planning & Zoning = Green 8-5-2020 @ 5:30 p.m.

Historic Review Board = Purple 8-11-2020 @ 5:30 p.m.

Board of Adjustment = Blue 8-13-2020 @ 5:30 p.m.

City Events = Yellow
August 21, 2020 City Holiday

\[
\begin{array}{ccccccc}
\text{Sun} & \text{Mon} & \text{Tues} & \text{Wed} & \text{Thur} & \text{Fri} & \text{Sat} \\
1 & & & & & & \\
2 & 3 & 4 & 5 & 6 & 7 & 8 \\
9 & 10 & 11 & 12 & 13 & 14 & 15 \\
16 & 17 & 18 & 19 & 20 & 21 & 22 \\
23 & 24 & 25 & 26 & 27 & 28 & 29 \\
30 & 31 & & & & & \\
\end{array}
\]

Proclamation

Consent
1. 7-22-2020 City Council Workshop Meeting Minutes
2. 7-28-2020 City Council Workshop Minutes
3. 8-3-2020 City Council/County Joint Workshop Minutes
4. 8-3-2020 City Council Regular Meeting Minutes

Ordinances

Resolutions
1. TML Legislative Resolutions
2. Resolution approving Presiding Judges, Alternate Judges, setting hours, and locations.
3. Resolution approving Joint Election with Gillespie County for polling places.

Public Hearing
1. Z 2007 – 411 E. Main (Public hearing and approval of Conditional Use Permit)
2. Z-2011 – 206 N. Milam (Public hearing and approval of Conditional Use Permit)
3. Z 2012 - N. Bowie and W. Austin (Public hearing and approval changing zoning R1 to R2)

Approvals-Misc.
1. Windcrest Proration
3. Cost sharing Vineyard Oaks
5. Approval of RV Park Fees
6. Request to waive rental fee for Census

Presentations, Discussions and Updates:
1. COVID-19 Update

Executive Session
1. Bill Petmecky claim
September 8, 2020
Regular Meeting

City Council = Red
8th and 21st Regular Meetings @ 6p.m.
Special Mtgs 9th @ TBA
Planning & Zoning = Green 9-9-2020 @ 5:30 p.m.
Historic Review Board = Purple 9-15-2020 @ 5:30 p.m.
Board of Adjustment = Blue 9-17-2020 @ 5:30 p.m.
City Events = Yellow
September 8, 2020 City Holiday

<table>
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<th>Mon</th>
<th>Tues</th>
<th>Wed</th>
<th>Thur</th>
<th>Fri</th>
<th>Sat</th>
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<td>30</td>
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</tbody>
</table>

Proclamation

Consent
1. 8-12-2020 City Council Workshop Meeting Minutes
2. 8-24-2020 City Council Workshop Minutes
3. 8-17-2020 City Council Regular Meeting Minutes

Ordinances

Resolutions

Public Hearing
1

Approvals-Misc.
1. Windcrest Proration

Presentations, Discussions and Updates:
1. COVID-19 Update

Executive Session