



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

HISTORIC PRESERVATION TOWNHALL CITY COUNCIL MEETING

WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS

221 STILLWATER, WIMBERLEY, TEXAS 78676

MONDAY, APRIL 24, 2023 - 5:00 PM

MINUTES

1. CALL TO ORDER April 24, 2023, at 5:00 PM

Mayor Pro Tem Rebecca Minnick called the Townhall Meeting to order at 5:00 p.m.

2. CALL OF ROLL

Council Members Present:

Rebecca Minnick, Mayor Pro Tem
Chris Sheffield, Place 2
Jim Chiles, Place 4
David Cohen, Place 5

Staff Members Present:

Tim Patek, City Administrator
Tammy Heller, City Secretary
Nathan Glaiser, Director of Planning & Public Works
Leanne Kirby, Director of Tourism

Council Members Not Present:

Gina Fulkerson, Mayor
Teresa Shell, Place 2

3. PRESENTATION

Ellis Mumford-Russell, of Post Oak Preservation Solutions, provided a presentation including the timeline, district boundaries, historic tax credits, historic review process, and design guidelines.

Upon completion of the presentation, comments were heard from the council and citizens in attendance. Council Member Cohen inquired about federal and state tax credits. He also expressed concern about restrictions on property owners within the district. Consultants provided an explanation that a review would be required, and it is not to restrict property owners, but to protect those in the district and to help maintain the character of Wimberley.

Council Member Sheffield commented that there are actions that would not trigger an application, but stated there would still be design guidelines to follow.

Mayor Pro Tem Minnick inquired about the tax credits and asked about buildings where the age may not be known. Ms. Mumford-Russell stated they have created age estimates of all buildings based off their research. Mayor Pro Tem Minnick asked about tax credits for partially destroyed buildings. Ms. Mumford-Russell stated new construction is not eligible for tax credits. Mayor Pro Tem Minnick also inquired about the use of Hotel Occupancy Tax for historical use. The consultants did state that the Hotel Occupancy Tax can be utilized for historical preservation.

Chloe Glasscock inquired about tax credits and asked if this reflects the cost increase of historical materials. The consultants stated this is in a reimbursement of 25% for state credit and 20% for federal tax credit and a

minimum must be spent on rehabilitation. She inquired about the Architectural Review Board and who serves on this board. The consultants stated this would be the Planning and Zoning Commission of Wimberley. Ms. Glasscock inquired about historical boundaries and how it was decided. The consultants stated the boundary is focused on historic buildings in a concentrated area and that is typically the historical district boundary.

Steve Klepfer, expressed support but wants to know what it may look like in the future and if people want to own property in the historic district. He inquired about hybrid buildings in the district and provided updates on the district boundaries. The consultants will ensure that district boundary lines will follow property lines and will provide an updated map.

Consultants spoke on legislation that prohibits municipalities from regulating building materials, but noted that there are exceptions in a historic district. However, the guidelines in the City of Wimberley design guidelines are not as restrictive and speak generically about products/building materials.

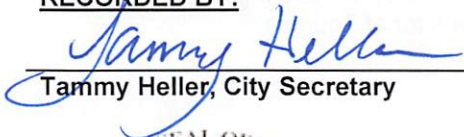
There was discussion related to this review process coming to the Council after the Planning and Zoning Commission consideration. Consultants stated this does make the process more timely and costly for applicants. However, this is something that can be determined and discussed at a later date.

- 3.1. Observe and participate in a town hall meeting hosted by Post Oak Preservation related to the historic preservation project for downtown Wimberley.

4. ADJOURNMENT

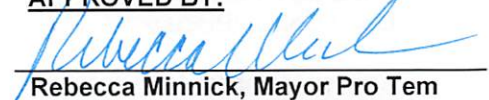
With no objection, Mayor Pro Tem Minnick adjourned the workshop agenda at 6:17 p.m.

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



Rebecca Minnick, Mayor Pro Tem

