



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING

WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676

THURSDAY, JANUARY 18, 2024 - 6:00 PM

MINUTES

1. CALL TO ORDER January 18, 2024, at 6:00 PM

Mayor Gina Fulkerson called the Regular Meeting to order at 6:00 p.m.

2. CALL OF ROLL

City Council Present:

Gina Fulkerson, Mayor
Rebecca Minnick, Place 1
Teresa Shell, Place 2
Chris Sheffield, Place 3
Jim Chiles, Place 4
David Cohen, Place 5

City Staff Present:

Tim Patek, City Administrator
Tammy Heller, City Secretary
Nathan Glaiser, Director of Planning & Public Works
Richard Shaver, Director of Parks and Recreation
Leanne Kirby, Tourism Director
Clarissa Rodriguez, City Attorney

3. INVOCATION

Scott Tidwell, Fellowship of the Crossroads

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Fulkerson led the pledges of allegiance.

5. CITIZENS COMMUNICATIONS

William Johnston, 13709 Ranch Road 12, Wimberley, spoke about the article he had published in the Wimberley View on Thursday, January 18, 2024. He expressed his concern about the Historic District and stated he did not consent to the inclusion of his property within the district. He inquired about the property evaluation that is stated within the Historic District Ordinance and feels inclusion in the district should be by consent of the property owner.

6. CONSENT AGENDA

A motion was made by Council Member Cohen, seconded by Council Member Chiles to approve the consent agenda. The motion carried unanimously (5-0).

- 6.1. Consider approval of Minutes from the January 4, 2024 Regular City Council Meeting. (*City Secretary, Tammy Heller*)

- 6.2. Consider approval of the December 2023 Revenue and Expenditure Report for the City of Wimberley. *(City Administrator, Tim Patek)*

7. PRESENTATION AND POSSIBLE ACTION

- 7.1. Receive a presentation from a member of the Point-In-Time Committee related to homelessness in Hays County. *(Rebecca Minnick, Place 1)*

Rebecca Minnick, introduced Nancy Heintz, Homeless Coalition of Hays County Co-Chair, and Stephanie Norris, Hays CISD Homeless Liaison. Ms. Heintz stated the Homeless Coalition of Hays County consists of organizations, individuals and leaders interested in preventing and ending homelessness. They also facilitate collaboration among community stakeholders, lead the local annual Point-in-Time (PIT) Count directed by the Texas Homeless Network (THN). She stated THN is the lead agency for the Balance of State Continuum of Care which covers 215 counties. They develop system level responses and coordinate local community strategies that help prevent and end homelessness and increase housing stability. They also coordinate the annual PIT count for the counties.

Ms. Heintz provided the numbers of sheltered and un-sheltered people in Hays County that were identified over the past five years during the annual PIT count. The U.S. Department of Housing and Urban Development require an annual PIT Count as this helps illustrate trends over time in homelessness and provides insight into the effectiveness of a community's housing programs and homelessness services.

Ms. Norris spoke on the McKinney Vento Report for all schools in Hays County which identifies the number of students county wide that live in a hotel/motel, in a shelter or transitional housing, are unsheltered or live with other families.

Ms. Heintz stated this initiative is collaborative planning in Hays County with key partners. She would like to see a representative from the local entities within Hays County to participate in a round table to discuss this issue and create a collective response to homelessness. Ms. Heintz stated they would be in contact and would return to a meeting in March or April to deliver the results of the count.

- 7.2. Receive a presentation and consider possible action regarding the City of Wimberley's Quarterly Investment Report for the 1st Quarter of Fiscal Year 2024.

Tim Patek, City Administrator, presented the investment report for the 1st Quarter of Fiscal Year 2024. He stated some of the Blue Hole funds were placed in a 6-month CD to gain additional interest, and he plans on doing the same with funds from the Hotel Occupancy Tax Fund. Upon completion of the presentation, a motion was made by Council Member Chiles, seconded by Council Member Minnick, to approve the quarterly investment report as presented. The motion carried unanimously (5-0).

8. PUBLIC HEARINGS AND POSSIBLE ACTION

- 8.1. Hold a public hearing and consider possible action on Ordinance 2024-01, an application for a Conditional Use Permit (CUP-23-018), to install a transmitter tower at 111 Old Kyle Rd, Wimberley, Texas. *(Nathan Glaiser, Director of Planning and Public Works)*

Nathan Glaiser, Director of Planning and Public Works, provided a presentation regarding an application for a Conditional Use Permit (CUP) for a transmitter tower at 111 Old Kyle Road, Wimberley, Texas. Mr. Glaiser provided the site plan, current zoning classification, and acreage of the property. The Planning and Zoning Commission considered this item at their last meeting and approved upon the following conditions being met: the tower must be limited to 47 feet, the tower will be taken down if the radio station ceases broadcasting, and amendments to article 4.10 must be made.

Council Member Chiles inquired about the location of the tower and Mayor Fulkerson addressed the need for additional conditions. Mr. Glaiser stated the location for the tower would be on the back portion of the property and stated a CUP would still be required if others wanted to erect a tower and this would come before the council. Mr. Glaiser stated a code amendment would be presented to the Council to allow a facility

involved in the broadcast of emergency communications to be exempt from setbacks and height restrictions.

Mayor Fulkerson opened the Public Hearing at 6:47 p.m.

Brach Thomas, of the Wimberley Valley Radio Station, spoke about the need and use of this tower. He stated the station will no longer have to rely on the internet as this will create more reliability during emergency broadcasts. He addressed concerns about potential fall zones and the weight of the tower. They will continue working closely with the engineers for the duration of the project.

There being no further comments, the Mayor closed the Public Hearing at 6:51 p.m.

Upon completion of discussion, a motion was made by Council Member Cohen seconded by Council Member Sheffield to approve Ordinance 2024-01, as presented with the following conditions: 1. The CUP shall be conditioned on City Council approval of an amendment to Article 4.10 (Antenna Facilities), allowing for an exemption from the maximum height requirements for antenna facilities. 2. The tower will be limited to 50 feet. 3. The tower will be taken down if the radio station ceases broadcasting. The motion to approve with conditions, was approved unanimously (5-0).

- 8.2.** Hold a public hearing and consider possible action on Ordinance 2024-02, an application for a Conditional Use Permit (CUP-23-019), to allow for the operation of a Vacation Rental (STR2) at 105 A & B, Old Kyle Road, Wimberley, TX. (Nathan Glaiser, Director of Planning and Public Works)

Nathan Glaiser, Director of Planning and Public Works, provided a presentation regarding an application for a Conditional Use Permit (CUP) that would allow for the operation of a Vacation Rental (STR2) at 105 A & B Old Kyle Road, Wimberley Texas. Mr. Glaiser provided the site plan, current zoning classification, and acreage of the property. The Planning and Zoning Commission considered this item at their last meeting and voted unanimously to approve this CUP application.

Mayor Fulkerson opened the Public Hearing at 6:57 p.m.

Russ Whisler, applicant, spoke about this property and stated his goal and vision is to share this property with guests. He provided some history of the building and stated it is located within the Historic District.

There being no further comments, the Mayor closed the Public Hearing at 7:01 p.m.

Council Member Minnick expressed her support and said this is a less obtrusive option than a bar and thinks the downtown vacation rental is a great use of the property.

Upon completion of discussion, a motion was made by Council Member Sheffield, seconded by Council Member Chiles to approve Ordinance 2024-02, as presented. The motion carried unanimously (5-0).

- 8.3.** Hold a public hearing and consider possible action on Ordinance 2024-03, that amends section E (Preface) of the Historic District Guidelines regarding the review process of certain property alterations. (Nathan Glaiser, Director of Planning & Public Works)

Nathan Glaiser, Director of Planning and Public Works, provided a presentation on a potential amendment to the Historic District Guidelines. This would allow certain property alterations to be granted a Certificate Of Appropriateness (COA) administratively. The proposed recommendation is to allow staff to administratively approve fences, signs and television and portable electronics and to remove the requirement of a COA for portable heaters.

Council Member Minnick and Council Member Shell recused themselves from discussion due to the proximity of their property to the Historic District.

Mr. Glaiser stated Chapter 4.6 of the Historic District Design Guidelines gives guidance for fences and Chapter 7 for signs. Staff believes that administrative approval of these two alterations will expedite permitting while still ensuring compliance. The Planning and Zoning Commission voted unanimously to

recommend approval of these changes.

Mayor Fulkerson opened the Public Hearing at 7:16 p.m. There being no comments, the Mayor closed the Public Hearing at 7:17 p.m.

Upon completion of discussion, a motion was made by Council Member Cohen, seconded by Council Member Chiles to approve Ordinance 2024-03, as presented. The motion carried by a vote of 3-0-2 with Council Members Minnick and Shell recusing.

9. DISCUSSION AND POSSIBLE ACTION

9.1. Discuss and consider action related to various park projects. (*Parks Director, Richard Shaver*)

Richard Shaver, Director of Parks, updated the Council on the following park projects:

1. Removing and replacing the sand in the volleyball court due to the increased programming opportunities.
2. Trail Signage project, which includes a new park trail map, trail markers, and wayfinding signage.
3. Shade Canopy at Oak Park, which will be beneficial to the seating area.
4. Updated signs throughout the Park Area

Mr. Shaver stated budget amendments, if necessary, will be brought forward at a future date to complete these projects. No action is needed this evening, but the council expressed their support of all of these projects and look forward to seeing these move forward. They requested any items requiring a budget amendment be brought back for formal approval.

10. CITY STAFF REPORT

10.1. Parks Director Report regarding, but not limited to, programs/events and maintenance projects. (*Richard Shaver, Parks Director*)

Richard Shaver, Director of Parks and Recreation, provided the following updates:

1. Parks Master Plan - Wimberley Parks and Recreation Advisory Board and staff continue to work on update to the Parks Master Plan. A complete final draft should be ready to present to the Council in February.
2. New Software System - The Parks department has implemented a new software system and corresponding website. The system, Fareharbor, has been live since October 1st and the reviews have been great. The new website is set to go live on Monday and will be fully integrated with the reservation system, creating an optimal flow from content to bookings.
3. New Hires - 2 new Program Coordinators and a new Customer Service Representative.
4. Action Guide - This year, instead of doing 2 guides (spring and fall), staff will create a complete calendar year of programs, activities, and special events. Some highlights include a Wimberley Adult Sport League, a Parks and Rec showcase event in February, an Easter Egg hunt and 5K, a year-long arts initiative called "Arts and Rec", a 6-week sustainability workshop, a Valentine's Day dinner and dance, and "Camp NO KIDS" – a one-day large-scale summer camp for adults.
5. The new 2024 annual sponsorship program. There are already 6 sponsors at the \$1,000 mark and several businesses, organizations, and others interested in pursuing a partnership in the future.
6. Blue Hole Regional Park Hike and Bike Trail Improvement project - Staff met with City Engineers on Wednesday, and they have put together an updated request for proposal (RFP). The RFP will be published this month with a due date in late February.

10.2. Tourism Director Report regarding, but not limited to, 2024 Solar Eclipse, Hotel Occupancy Tax Collections, programs/events and other projects. (*Tourism Director, Leanne Kirby*)

Leanne Kirby, Tourism Director, provided her quarterly report (October-December 2023) including community engagement, events, marketing, website optimization, email campaigns and social media highlights.

Ms. Kirby highlighted information on the eclipse and stated the website [VisitWimberleytx.org](https://www.visitwimberleytx.org) will be a good source of information and will continue to be updated. The Solar Eclipse is scheduled for April 8, 2024, with a full 2 minutes and 2 seconds of totality expected. Ms. Kirby stated this event would bring a huge influx of

people, and she highlighted some of the steps her and staff are taking to ensure safety for all residents and visitors. She expressed her appreciation to the council for their approval to close Old Kyle Road and the downtown square from April 6-8. This will allow for a more walkable area with pedestrian safety being a main priority. She stated food trucks, picnic tables, a first aid tent, live music and a merchandise tent would be located on Old Kyle Road. In the downtown square, picnic tables, live music and a merchandise tent will be set up. The main viewing area for the City will be at the Blue Hole Park Soccer Fields. She highlighted the resident and business guides which are found on the website and will be posted on social media as the event nears. Ms. Kirby provided information on parking, transportation, and portable toilet locations for the event.

Upon completion of the presentation, the Council expressed their appreciation for all the hard work that has been put into the eclipse initiative.

11. CITY COUNCIL REPORTS

11.1. Announcements

No announcements this evening.

11.2. Future Agenda Items

No items were added.

12. ADJOURNMENT

A motion was made by Council Member Cohen, seconded by Council Member Chiles, to adjourn the regular meeting at 8:12 p.m. The motion carried unanimously (5-0).

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Gina V. Fulkerson, Mayor

