



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING

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

THURSDAY, MAY 16, 2024 - 6:00 PM

MINUTES

1. CALL TO ORDER May 16, 2024, at 6:00 PM

Mayor Jim Chiles called the regular meeting of the City Council to order at 6:00 p.m.

2. CALL OF ROLL

City Council Members Present:

Jim Chiles, Mayor
Rebecca Minnick, Place 1
Bo Bowman, Place 2
Chris Sheffield, Place 3
Bob Clark, Place 4
David Cohen, Place 5 - Arrived after roll call at 6:14 p.m.

City Staff Present:

Tim Patek, City Administrator
Tammy Heller, City Secretary
Nathan Glaiser, Director of Planning & Public Works
Richard Shaver, Director of Parks
Leanne Kirby, Tourism Director
Evan Fry, City Attorney

3. INVOCATION

Scott Tidwell, Fellowship of the Crossroads

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Chiles led the pledges of allegiance.

5. CITIZENS COMMUNICATIONS

The City Council welcomes comments from citizens at regular meetings. Citizens wishing to speak must sign up prior to the meeting being called to order. We abide by the Texas Open Meetings Act, so council members are allowed only to speak about items posted on the agenda. All other inquiries will be forwarded to staff and may be placed on a future agenda for discussion. Speakers will have one opportunity to speak during the time period, and they must observe the three-minute time limit. After you state your name, staff will start the timer and you have 3 minutes to speak. We will endeavor to ensure that meetings are conducted in a courteous manner, and in an atmosphere free of defamation, intimidation, personal affronts, profanity, or threats of violence.

No citizen comments this evening.

6. CONSENT AGENDA

A motion was made by Council Member Minnick, seconded by Council Member Sheffield to approve the consent agenda. The motion carried unanimously (4-0). (Cohen absent for vote)

- 6.1. Consider approval of the following minutes:
 1. May 2, 2024 Regular City Council Meeting
 2. May 10, 2024 - Special Canvass Meeting
(Tammy Heller, City Secretary)
- 6.2. Consider the approval of Council Member Chris Sheffield's appointment of Rachel Buchanan to the Parks and Recreation Advisory Board. (Chris Sheffield, Place 3)
- 6.3. Consider approval of the April 2024 Revenue and Expenditure Report for the City of Wimberley.
(Tim Patek, City Administrator)

7. PUBLIC HEARINGS AND POSSIBLE ACTION

- 7.1. Hold a public hearing and consider possible action on Ordinance 2024-12, an application for a Conditional Use Permit (CUP-24-002) to allow for the operation of a Short-Term Rental 1 (STR1) at 1604 Little Ranches Road, Wimberley, TX. (Nathan Glaiser, Director of Planning & Public Works)

Nathan Glaiser, Director of Planning and Public Works, provided a presentation on a request for a Conditional Use Permit (CUP) to allow for the operation of a Short-Term Rental 1 (STR1) at 1604 Little Ranches Road. The property is 3 acres and zoned Rural Residential 1. There are two buildings on the property, a main residence and a guest house. The applicants are requesting a short-term rental unit in the guest house while they occupy the main house. They are requesting a maximum of 6 guests and there is available parking on the property. There have been no comments received from citizens as of May 13. Planning and Zoning voted unanimously (7-0) to approve this application and proper notification was sent out.

Mayor Chiles opened the Public Hearing at 6:06 p.m. There being no comments, the Mayor closed the Public Hearing at 6:07 p.m.

Russ Whisler, applicant, responded to the question regarding his intent to occupy the house, and he stated they would remain in the house and this would only be rented on weekends or during vacations.

Upon completion of discussion, a motion was made by Council Member Sheffield, seconded by Council Member Bowman to approve Ordinance 2024-12, as presented. The motion carried unanimously (4-0). (Cohen absent for vote)

8. DISCUSSION AND POSSIBLE ACTION

- 8.1. Discuss and consider possible action regarding a request to permit a temporary structure located at 101 Rhodes Lane, Wimberley, Texas. (Applicant: Laura Perkins - Schoolyard Dogs)

Nathan Glaiser, Director of Planning and Public Works, provided a presentation on a request to permit a temporary structure located at 101 Rhodes Lane. The applicant, Laura Perkins, has requested to place a temporary structure (food truck) at a property located at 101 Rhodes Lane. The structure is "Schoolyard Dogs", a converted school bus food truck. They are requesting placement of the food truck on May 30, 2024,

and have not determined an end date. They have permission from Wimberley Gardens to use their restrooms for employees and customers. They have permission from the property owner, Allison Shwabe, who is set to close on the property on 5/30/2024. Wimberley Shaved Ice is also located on this property. The food truck will be served with electricity by PEC.

Laura Perkins, applicant, spoke of the project and stated this is a fully furnished food truck, that was purchased three years ago. This was in the interest of starting something that her two disabled son's would be able to work at and a non-profit was created called "Schoolyard Dogs". This business will hire and train adults with intellectual and developmental disabilities from the Wimberley Valley to prepare and sell food to the public. She also spoke on the "Schoolyard Farms" program, a partnership with the Wimberley Independent School District that helps support the life skills programs, and they assist with raising crops and quail, and selling eggs, produce and other food items. The operating hours of "Schoolyard Dogs" will be Thursday-Sunday from 11:00 a.m - 3:00 p.m. and once staffing is complete these hours will be extended. At the conclusion of her presentation, a strategic plan and stickers were provided for the council members.

The council expressed their support and thinks this will be a great addition to the community.

Upon completion of discussion a motion was made by Council Member Sheffield, seconded by Council Member Bowman to approve the request for a temporary structure located at 101 Rhodes Lane, as presented. The motion carried unanimously (4-0). (Cohen absent from a vote)

8.2. Discuss and consider possible action regarding a request to permit a temporary structure located at 13701 Ranch Road 12, Wimberley, Texas. (*Applicant: Kendra Scott, LLC*)

Nathan Glaiser, Director of Planning and Public Works, provided a presentation on a request for a temporary structure at a property located at 13701 Ranch Road 12. The applicant and property owner, Molly Bowen, has submitted an application requesting the placement of a temporary structure at a property located at 13701 Ranch Road 12. The structure is described as a tiny home retail mobile shop. They are requesting the temporary structure be placed from June 1, 2024 to August 31, 2024. The structure will be served with electricity by PEC.

Molly Bowen, property owner and applicant, discussed the proposed business. She stated this is a request for a tiny home structure on the property that will be a Kendra Scott pop-up, that will illustrate her yellow-rose vintage collection. She also stated that Junk Gypsies would be occupying the White Building at the front of the property soon. She would like to have a temporary structure request for a food trailer on the next agenda. Ms. Bowen noted there are plans for a pea-gravel path to connect public parking over to Ranch Road 12.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Bowman to approve the request for a temporary structure at 13701 Ranch Road, as presented. The motion carried unanimously (5-0).

8.3. Discuss and consider possible action on Resolution No. 07-2024, designating authorized signatories for contractual and financial documents pertaining to the Community Development Block Grant Mitigation (CDBG-MIT) Resilient Communities Program through the General Land Office. (*Tammy Heller, City Secretary*)

Tammy Heller, City Secretary, stated approval of this resolution would remove Mayor Fulkerson and designate Mayor Jim Chiles as a signatory for contractual documents for the General Land Office CDBG-MIT Resilient Communities Program (Comprehensive Master Plan). Once executed, the Resolution and signatory form will be submitted to the General Land Office.

A motion was made by Council Member Cohen, seconded by Council Member Sheffield to approve Resolution 07-2024, as presented. The motion carried unanimously (5-0)

8.4. Discuss and consider co-sponsoring the VFW fireworks display and concert on July 4, 2024. (*Tim Patek, City Administrator*)

Mayor Chiles, the City Administrator, Tim Patek and Mayor Rasco of Woodcreek met with a representative of

the VFW regarding the July 4 Rodeo. The VFW is requesting funding from both the City of Wimberley and City of Woodcreek for a firework display and concert on the rodeo grounds on the evening of July 4th.

The council expressed their support of this event. A motion was made by Council Member Cohen, seconded by Council Member Clark to co-sponsor the VFW Fireworks display and concert on July 4, 2024. The motion carried unanimously (5-0).

- 8.5.** Discuss and consider possible action to schedule the FY2025 Goals & Visioning Workshop. (*Tim Patek, City Administrator*)

Tammy Heller, City Secretary, stated the Goals and Visioning session is scheduled for June 17 at the Bell House Inn from 9:00 a.m. to 3:00 p.m. Council expressed their support of this date and location for the FY2025 Goals and Visioning Workshop.

9. CITY STAFF REPORT

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

Leanne Kirby, Tourism Director, introduced herself and provided information on Visit Wimberley. She provided information on Hotel Occupancy Tax and the use of those funds, key achievements this quarter, collaborative partnerships, community engagement, market day and Wimberley Square data, events in the community, and the remodel process of the Visit Wimberley Welcome Center.

Upon completion of the presentation, questions were posed on eligibility for the HOT grant and application deadline for these grants. Ms. Kirby stated an application would need to be made to determine eligibility, but there are no deadlines to apply.

- 9.2.** 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 Parks and Recreation quarterly report. He stated the Parks Board approved the Parks Master Plan and this will come before the City Council at the next meeting.

Mr. Shaver highlighted revenue, expenses, maintenance and projects happening in the parks. He provided the following information:

1. The Blue Hoke Hike and Bike Trail repair will begin soon
2. Oak Park Shade Canopy is expected to be completed in late June.
3. Martha Knies Projects are ongoing
4. Programs and Events - Nature Camp, Summer Camp, Wimberley Film Festival in June, adult sports leagues, yoga class,
5. Operations are fully staffed this year for summer camp
6. Fair Harbor software is in use and has received many compliments from users.

10. CITY COUNCIL REPORTS

- 10.1.** Announcements

The following announcements were made:

1. The next City Council Meeting is June 6, 2024.
2. The City Administrator apologized for his tardiness, as he was at a training session and, due to traffic, was unable to arrive on time.

10.2. Future Agenda Items

The following items were added to a future agenda:

1. Board Appointments
2. Discussion on Road Rating

11. ADJOURNMENT

A motion was made by Council Member Cohen, seconded by Council Member Sheffield to adjourn the regular meeting at 6:57 p.m. The motion carried unanimously (5-0).

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Jim Chiles, Mayor

