



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING

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

THURSDAY, SEPTEMBER 5, 2024 - 6:00 PM

AGENDA

1. **CALL TO ORDER** September 5, 2024, at 6:00 PM
2. **CALL OF ROLL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**
5. **PROCLAMATIONS/RECOGNITIONS**
 - 5.1. A proclamation of the City of Wimberley, Texas proclaiming September 16-22, 2024 as "Constitution Week".
 - 5.2. A proclamation of the City of Wimberley, Texas proclaiming the month of September 2024 as "Pride Month".
6. **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.
7. **CONSENT AGENDA**
 - 7.1. Consider approval of minutes from the August 15, 2024 Regular City Council Meeting. (*Tammy Heller, City Secretary*)
8. **PUBLIC HEARINGS AND POSSIBLE ACTION**
 - 8.1. Hold a Public Hearing and consider possible action on Ordinance 2024-18, approving an application for a Conditional Use Permit (CUP-24-004) to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 108 Little Ranches, Wimberley, TX. (*Nathan Glaiser, Director of Planning and*

Public Works)

- 8.2. Hold a Public Hearing and consider possible action on Ordinance 2024-19, to amend Ordinance 2008-042, which designated real property located at 111 and 107 West Spoke Hill, as a Wimberley Planned Development District (WPDD) and consider an application for a Zoning Amendment (ZA-24-003) that amends this WPDD. (*Nathan Glaiser, Director of Planning and Public Works*)
- 8.3. Hold a Public Hearing and consider possible action on Ordinance 2024-20, approving an application for a Conditional Use Permit (CUP-24-005) to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 13615 Ranch Road 12, Wimberley, TX. (*Nathan Glaiser, Director of Planning and Public Works*)
- 8.4. Hold a Public Hearing, to solicit comments from citizens and other interested parties, on the fiscal year budget beginning October 1, 2024 and ending September 30, 2025. (*Tim Patek, City Administrator*)

9. DISCUSSION AND POSSIBLE ACTION

- 9.1. Discuss and consider action on Resolution No. 11-2024, adopting the City of Wimberley Fiscal Year 2024-2025 Budget. (*Tim Patek, City Administrator*)
- 9.2. Discuss and consider action on Ordinance 2024-17, amending the city's master fee schedule; repealing any ordinance or parts of ordinances in direct conflict with the master fee schedule ordinance; providing for severability; proper notice and meeting; and providing an effective date. (*Tim Patek, City Administrator*)
- 9.3. Discuss and consider action regarding the City of Wimberley's proposed goals and priorities for Fiscal Year 2025. (*Tim Patek, City Administrator*)
- 9.4. Discuss and consider action on Resolution No. 12-2024, authorizing the award of administrative/project delivery service provider contract(s) for the 2025-2026 Texas Community Development Block Grant Fund Project. (*Tim Patek, City Administrator*)
- 9.5. Discuss and consider possible action to select an engineering consultant for engineering services for the Ranch Road 12 Sidwalk Project. (*Tim Patek, City Administrator*)

10. CITY COUNCIL REPORTS

- 10.1. Announcements
- 10.2. Future Agenda Items

11. ADJOURNMENT

EXECUTIVE SESSION NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code, on Friday, August 30, 2024 by 12:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Tammy Heller, City Secretary

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Tammy Heller at (512) 648-2403 two business days in advance of the meeting for appropriate arrangements.



City of Wimberley



Proclamation

THE STATE OF TEXAS §
COUNTY OF HAYS §
CITY OF WIMBERLEY §

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2024, marks the two hundred and thirty-seventh anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week,

NOW, THEREFORE I, Jim Chiles, by virtue of the authority vested in me as Mayor of the City of Wimberley in the county of Hays, do hereby proclaim the week of **September 17 through September 23** as

Constitution Week

AND ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this 5th day of September of the year of our Lord two thousand twenty-four.



CITY OF WIMBERLEY

James T. Chiles, Mayor

City of Wimberley



Proclamation

THE STATE OF TEXAS §
COUNTY OF HAYS §
CITY OF WIMBERLEY §

“PRIDE MONTH”

WHEREAS, lesbian, gay, bisexual, transgender, queer/questioning, plus other sexual orientations or gender identity (LGBTQ+) citizens within Wimberley are a vital part of many fields and professions that contribute to our vibrant community; and

WHEREAS, all people are born free and equal in dignity and fundamental human rights, and no one should live in fear of persecution or violence arising from sexual orientation or gender identity; and

WHEREAS, while the tireless dedication of advocates and allies has led to increased support of LGBTQ+ rights by most Americans and the passage of the Matthew Shepard and James Byrd Jr. Hate Crimes Prevention Act of 2009, the need for community education and awareness remains vital to eradicate ongoing discrimination and prejudice; and

WHEREAS, Texan LGBTQ+ advocates like Phyllis Randolph Frye, who became the country’s first openly transgender judge in 2010, have been recognized as national leaders in overturning hateful ordinances at a time when anti-transgender hostility was openly aggressive; and

WHEREAS, according to the American Psychological Association, “attempts to force people to conform with rigid gender identities can be harmful to their mental health and well-being”; and

WHEREAS, according to the Centers for Disease Control and Prevention, LGBTQ teens in Texas are at significantly higher risk of considering suicide, and research shows that being accepted by family and friends can protect LGBTQ youth from suicidal thoughts and behaviors; and

WHEREAS, the success of our community as a whole is largely measured by how we teach and nurture our children, and it is imperative that young people, regardless of sexual orientation or gender identity, feel valued, safe, empowered, and supported by their peers, educators, and community leaders; and

WHEREAS, celebrating Pride Month creates an opportunity to engage in dialogue and ultimately build alliances and understanding; and

WHEREAS, the City of Wimberley acknowledges that inclusion is vital to achieve true unity, and we are thus committed to promoting visibility, dignity, and equality for all LGBTQ+ people in our community.

NOW THEREFORE, I Jim Chiles by virtue of the authority vested in me as Mayor of the City of Wimberley in the County of Hays, do hereby proclaim September 2024 as

“PRIDE MONTH”

AND invite everyone to reflect on ways we all can live and work together with a commitment to cultivate respect, compassion and understanding within our beloved community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the seal of Wimberley, Texas, this the 5th day of September, 2024.



CITY OF WIMBERLEY

James T. Chiles, Mayor



AGENDA ITEM:	1. Consider approval of minutes from the August 15, 2024 Regular City Council Meeting. <i>(Tammy Heller, City Secretary)</i>
SUBMITTED BY:	
DATE SUBMITTED:	08/20/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

- 08-15-2024 Regular Meeting Minutes



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING

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

THURSDAY, AUGUST 15, 2024 - 6:00 PM

MINUTES

1. CALL TO ORDER August 15, 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

Council Members Present:

Jim Chiles, Mayor
Rebecca Minnick, Place 1
Bo Bowman, Place 2
Chris Sheffield, Place 3
Bob Clark, Place 4

Staff Present:

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

Council Members Absent:

David Cohen, Place 5

3. INVOCATION

Scott Tidwell, Fellowship of the Crossroads

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Jim Chiles led the assembly in the pledges of allegiance.

5. CITIZENS COMMUNICATIONS

Marilynn Moore, spoke on behalf of Claire Billingsley and the tenants of the Dobie House. She stated Ms. Billingsley has been a resident of Wimberley for more than 50 years and is the owner of the Dobie House located on Old Kyle Road. The concern she expressed was about the noise from the business, Willow Lake, which is next door to the Dobie House. She also expressed concern, that at the time of application, Willow Lake did not apply for a concert venue with a large outdoor stage.

Michael Moore, nephew of Claire Billingsley, read a letter from Carolyn Tabor, a counselor at the Dobie House. The letter expressed concern about the noise from Willow Lake.

Michelle Moore, niece of Claire Billingsley, read a letter from Amy Lyles, a counselor at the Dobie House. The letter expressed concern about the noise from Willow Lake. It also addressed parking concerns and infringing on other businesses.

Gary Barchfield, spoke on Hunter's Night Out, which is scheduled for October 19, 2024. He is requesting a temporary structure permit for this event. This item will be considered on this agenda.

6. CONSENT AGENDA

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

- 6.1.** Consider approval of the following meeting minutes:
 - 1. August 1, 2024 Budget Workshop Meeting Minutes
 - 2. August 1, 2024 Regular Meeting Minutes
(*Tammy Heller, City Secretary*)
- 6.2.** Consider approval of the June 2024 Revenue and Expenditure Report for the City of Wimberley.
(*Tim Patek, City Administrator*)

7. PRESENTATION AND POSSIBLE ACTION

- 7.1.** Receive a presentation and consider possible action regarding a recommendation from the WimberleyArts.org Public Arts Committee on a mural design for the Old Kyle Road Crosswalk.
(*Leanne Kirby, Tourism Director*)

Leanne Kirby, Tourism Director, introduced Don Minnick of WimberleyArts.org to provide a presentation on the mural design for the Old Kyle Road Crosswalk. Mr. Minnick expressed his appreciation for the Hotel Occupancy Tax Funds that were approved recently that will assist with this project. He spoke about the number of entries submitted for the haiku poems that had been stamped onto the sidewalk near the Old Kyle Crosswalk. The remaining portion of this project is the request to paint a mural on the crosswalk. Nancy Elliot spoke about the proposed mural and provided information regarding her credentials, as well as the other artist, Sharon Carter. She explained the various elements of the proposed mural, entitled "Living in harmony with nature". Mr. Minnick, stated crosswalk art is a way to promote people to utilize the crosswalk and make a piece of art that is interactive. He also noted they will work with the engineer and the city to ensure proper traffic management while this artwork is completed.

The Council expressed their interest and excitement in this project. A motion was made by Council Member Minnick, seconded by Council Member Sheffield, to approve the recommendation made by the WimberleyArts.org Public Arts Committee for the mural design for the Old Kyle Road Crosswalk. The motion carried unanimously (4-0).

- 7.2.** Receive an update from Langford Community Management Services (LCMS) on the Comprehensive Master Plan. (*Tim Patek, City Administrator*)

Tim Patek, City Administrator, introduced Tim Jenkins, Senior Planner for Langford Community Management Services to provide an update on the Comprehensive Master Plan. Mr. Jenkins provided information on how the current city plans will be integrated into the Resilient Communities Program. He highlighted the project plan, community/stakeholder engagement, and the base studies and assessments. He stated a preliminary plan will be submitted to the Council in Spring 2025. The next steps in the process will be community planning and an online engagement platform, which will include plan production, annexes (zoning, capital improvement plan, additional studies, i.e), and closeout of services.

Mr. Jenkins continued the presentation with information that was provided at the second stakeholder meeting, including demographics, density, and the current land use plan and floodplain.

Questions were posed about additional studies that may be included, age demographics of the city, and next steps in the process.

8. DISCUSSION AND POSSIBLE ACTION

- 8.1.** Discuss and consider possible action regarding a request to permit a temporary structure on property located at 13620 Ranch Road 12, Wimberley, Texas. (*Nathan Glaiser, Director of Planning & Public Works*)

Nathan Glaiser, Director of Planning and Public Works, provided a presentation on a request for a temporary structure at 13620 Ranch Road 12. This request is for a food truck downtown in the small greenspace/parking area near Fair Dinkum Coffee and Delta Blues Hair Studio. The proposed space has two existing picnic tables to be utilized and multiple parking spaces. The applicants provided information on their plans and operating hours and stated restroom facilities would be provided by Fair Dinkum Coffee Shop. The food truck will sell pizza by the slice and whole pizzas for pickup. They are permitted by the Hays County Health Department. They are requesting a permit to operate at this location from September 1st to December 1st.

A motion was made by Council Member Sheffield seconded by Council Member Bowman to approve the request to permit a temporary structure at 13701 Ranch Road 12, as presented. The motion carried unanimously (4-0).

- 8.2.** Discuss and consider possible action regarding a request to permit a temporary structure on property located at 14711 Ranch Road 12, Wimberley. (*Nathan Glaiser, Planning & Public Works Director*)

Nathan Glaiser, Director of Planning and Public Works, provided a presentation on a request for a temporary structure at 14711 Ranch Road 12. This application is for a tent to be set up in the parking lot of St. Mary's Catholic Church, for the Knights of Columbus' annual "Hunter's Night Out" event.

Upon completion of discussion, a motion was made by Council Member Sheffield seconded by Council Member Bowman to approve the request to permit a temporary structure at 13701 Ranch Road 12, as presented. The motion carried unanimously (4-0).

- 8.3.** Hold a discussion regarding the preliminary Fiscal Year 2024-2025 Budget and Proposed Fee Schedule. (Tim Patek, City Administrator)

Tim Patek, City Administrator, provided the preliminary Fiscal Year 2024-2025 Budget and Proposed fee schedule. He stated there have been no changes since the last Budget Workshop. Mr. Patek expressed his appreciation to the Council and staff for their work on preparing this budget. It was noted a public hearing and adoption of the budget will be held at the next meeting.

9. CITY COUNCIL REPORTS

- 9.1.** Announcements

1. Tim Patek, spoke about the repairs that are needed at the Wastewater Lift Station.
2. City Attorney, spoke about the upcoming Hog Wild (Municipal Training) Seminar scheduled for September 13th.

- 9.2.** Future Agenda Items

None at this time.

10. ADJOURNMENT

A motion was made by Council Member Minnick, seconded by Council Member Sheffield to adjourn the regular meeting at 7:07 p.m. The motion carried unanimously (4-0).

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Jim Chiles, Mayor





AGENDA ITEM:	CUP-24-004 – Short Term Rental 2
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	7/17/2024
MEETING DATE:	8/29/2024 (P&Z) / 9/5/2024 (City Council)

REPORT

ITEM

The applicant, Hoots Hideaway LLC (James R. Salter owner), has requested a Conditional Use Permit to allow for the operation of a short-term rental 2 (vacation rental) on property located at 108 Little Ranches, Wimberley. The property is 1.106 acres and zoned Single-Family Residential 2. The building on the property is a duplex with a STR2 being proposed in each unit. They are requesting a maximum of 12 guests. There is available parking on the property.

PROPERTY INFORMATION

Property Description

Applicant(s):	Hoots Hideaway LLC c/o James R. Salter
Property Address:	108 Little Ranches
Property Owner:	Hoots Hideaway LLC
Legal Description:	K's Addition, Lot 1A, Acres 1.106
Property Size:	1.106 Acres
Existing Use of Property:	Vacant – a building permit is issued for construction of the duplex
Existing Zoning:	R2
Shared Infrastructure	None
Request:	STR2
Planning Area:	I
Overlay District:	None

Surrounding Property:

Frontage:	Little Ranches
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Surrounding Zoning & Land Use	Current Zoning:			Existing Land Use:	
	North of Property			Duplex	
	South of Property	RA		Single Family	

East of Property

RA

Residential
Single Family
Residential
Single Family
Residential

West of Property

RA

COMMENTS

Staff has not received any comments from citizens as of 8/21/2024.

RECOMMENDATION

Planning and Zoning voted unanimously to recommend approval of this application.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 8/9/2024
Published Legal Notice (Wimberley View): 8/15/2024

ATTACHMENT/S

- Application





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): ☐ _____

Applicant: Hoots Hideaway LLC c/o James R. Salter

Mailing Address: 100 Hoots Holler City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

OWNER'S INFORMATION

Property Owner: Hoots Hideaway, LLC

Mailing Address: 100 Hoots Holler City: Wimberley State: TX Zip: 78676

Phone: [REDACTED]

PROJECT SITE ADDRESS: 108 Little Ranches Rd

Legal description: K's Addition, Lot 1A, Acres 1.106

Total Acreage or Square Footage: 1.106 acres Deed recorded in: Hays, Vol 7, Pg 383

Hays CAD Parcel ID R- 88236 Planning Area: _____ Zoning: R2

Is property located in an overlay district? ☐ Yes ☒ No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: STR 2

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: Pedernales Electric Cooperative (PEC)

Water provider or Private Well: Wimberley Water Corp

Wastewater Service or Septic Permit No. Septic Permit 2022-25

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

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CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☒ Complete "Conditional Use Permit Application"
- ☒ Metes and bounds description and/or survey exhibit
- ☒ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- ☒ Copy of the Original Deed(s)
- ☒ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☐ Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____

Date: 7/17/2024

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ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

OWNER: Hoots Hideaway, LLC c/o James R. Salter

LOCATION OF PROPERTY: 108 Little Ranches Rd.

LEGAL DESCRIPTION: K's Addition, Lot 1A, Acres 1.106

PLANNING AREA: _____ PRESENT ZONING: R2

EXISTING USE: Duplex

HOMEOWNERS ASSOCIATION CONTACT INFO: N/A

SHARED FACILITIES (RIVER PARK, POOL, ETC.): None

PROPERTY IN FLOODPLAIN? ☐ YES ☒ NO

GATED COMMUNITY OR PRIVATE STREET? ☐ YES ☒ NO

USE TO BE GRANTED: _____ *Bed & Breakfast* OR ☒ *Vacation Rental*

NEW CONSTRUCTION: (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional "Hill Country" design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules, and regulations.

COMPATIBILITY TO NEARBY AREAS: The facilities on the property will always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. 6 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 12 guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional "Hill Country" design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

NUMBER OF BEDROOMS: 6 **PROPOSED MAXIMUM OCCUPANCY:** 12 guests.

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OCCUPANT REGULATIONS AND GUIDELINES: Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests.

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

WATERFRONT USAGE: (Applicable if guests have water access) Guests may only use the _____ River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason.

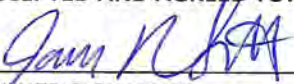
PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on to owner any complaints received and at owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall actively always supervise and manage the property that it is used as a bed and breakfast facility.

MISCELLANEOUS: Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be always maintained in good condition.

REVOCATION: The cup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

OWNER COMPLIANCE: Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules, and regulations.

ACCEPTED AND AGREED TO:


OWNER SIGNATURE

James R. Salter, Managing Member

PRINT NAME

7/17/2024
DATE

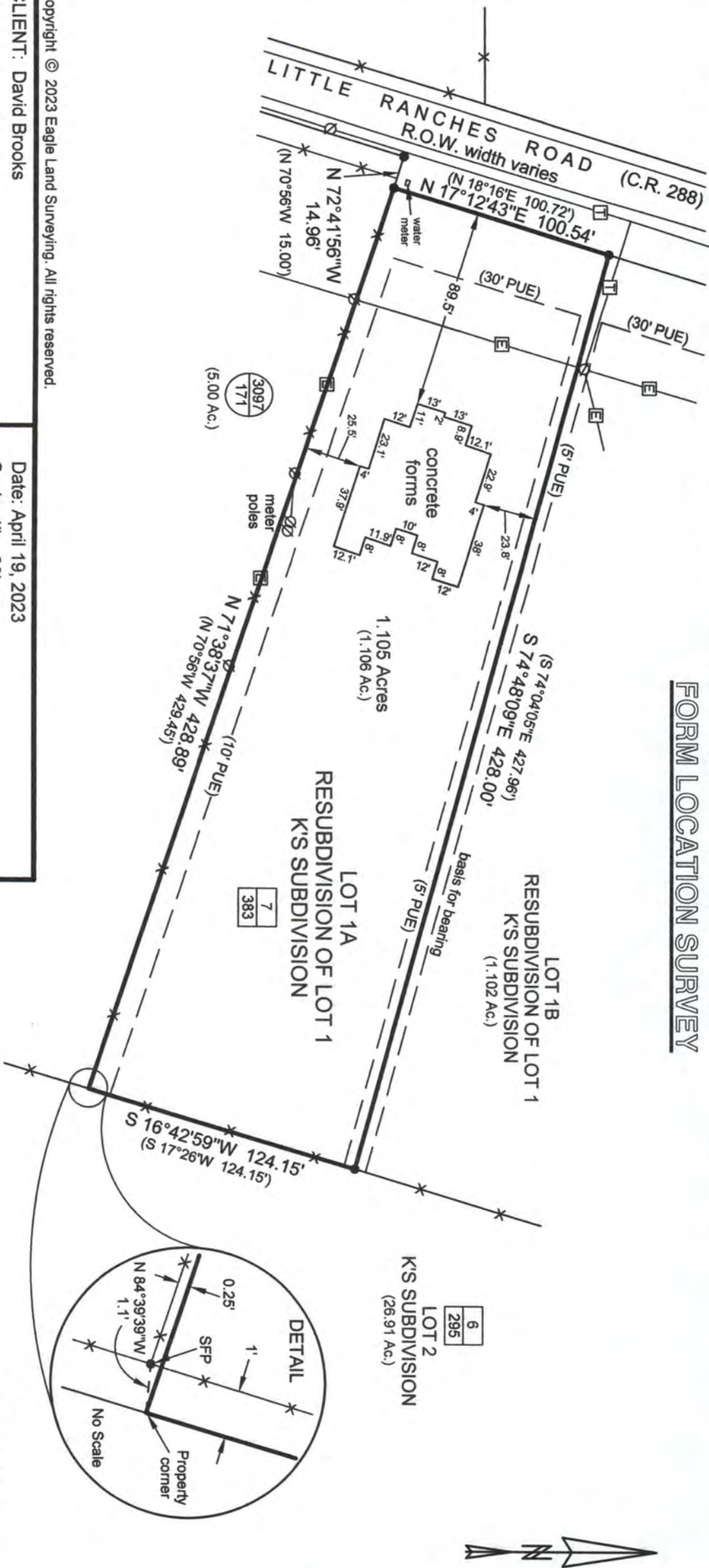
OWNER SIGNATURE

PRINT NAME

DATE

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FORM LOCATION SURVEY



Copyright © 2023 Eagle Land Surveying. All rights reserved.

CLIENT: David Brooks

Date: April 19, 2023

Scale: 1" = 60'

Job No.: 23-021 cb

LEGAL DESCRIPTION: All of Lot 1A, RESUBDIVISION OF LOT 1 K'S SUBDIVISION, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Page 383, Plat Records of Hays County, Texas.

This survey was produced without the benefit of a current title report, therefore certain easements may exist that were not apparent on the ground and are not shown hereon.

ADDRESS: 108 Little Ranches Road, Wimberley, Texas 78676

EAGLE LAND SURVEYING
(512) 847-1079

P.O. Box 2264 Wimberley, TX, 78676

I hereby certify that this plat represents a survey made upon the ground under my supervision, on April 19, 2023, and that there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #100793300.



1AKS2.ZAK

Vol. 100793300
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Page 1 = Hays County Plat Records



Drawings Prepared By:
Maloney Services
832.257.4619
maloneyservices@yahoo.com

PROJECT TITLE

DUPLEX DRAWINGS

108 LITTLE RANCHES
ROAD
WIMBERLEY, TX.
78676

A PROJECT FOR
BLANCO RIVER DESIGN CO.

07-17-2024 PERMIT DRAWINGS

PROJECT NO: 12192022

DRAWN BY: MJM

CHECKED BY : D.B.

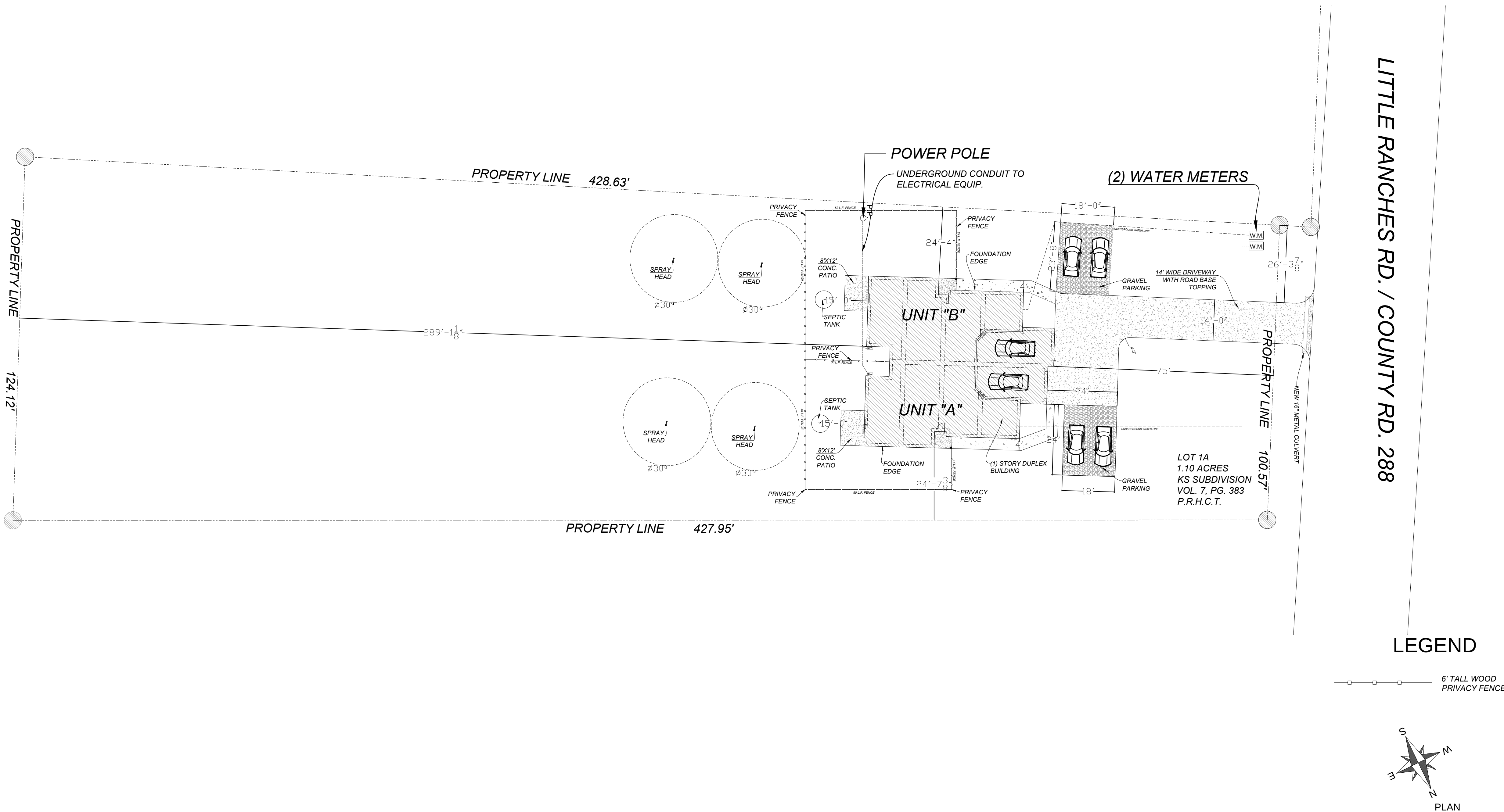
MALONEY SERVICES L.L.C. 2024. THIS OFFICE ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE OWNERS AND BUILDERS RESPONSIBILITY FOR FOLLOWING MATERIAL AND MANUFACTURERS INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHIC AREA IN WHICH THIS PROJECT IS TO BE CONSTRUCTED.

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-1



SITE PLAN

SCALE: 1" = 20'-0"

01

ORDINANCE NO. 2024-18

AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SHORT-TERM RENTAL TWO (VACATION RENTAL) AT 108 LITTLE RANCHES ROAD, WIMBERLEY, TX; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING

WHEREAS, an application for a Conditional Use Permit (“CUP”) has been filed by Hoots Hideaway LLC (“Applicant”) to allow for operation of a short-term rental one at 108 Little Ranches Road, Wimberley, Texas; and

WHEREAS, this request is consistent with other properties located within areas zoned Single-Family Residential 2; and

WHEREAS, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

WHEREAS, the City Council conducted a public hearing on the CUP wherein public comment was received and considered on the application; and

WHEREAS, the City Council finds that the requested use of the subject property is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

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

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

ARTICLE II. APPROVAL - TERMS

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Hoots Hideaway LLC (“Applicant”) on real property located at 108 Little Ranches, Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Single-Family Residential 2, Wimberley, Hays County, Texas.

ARTICLE III. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

ARTICLE IV. REPEALER

City of Wimberley, Texas

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

ARTICLE V. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE VI. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City of Wimberley City Council on the 5th day of September 2024 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
Jim Chiles, Mayor

ATTEST:

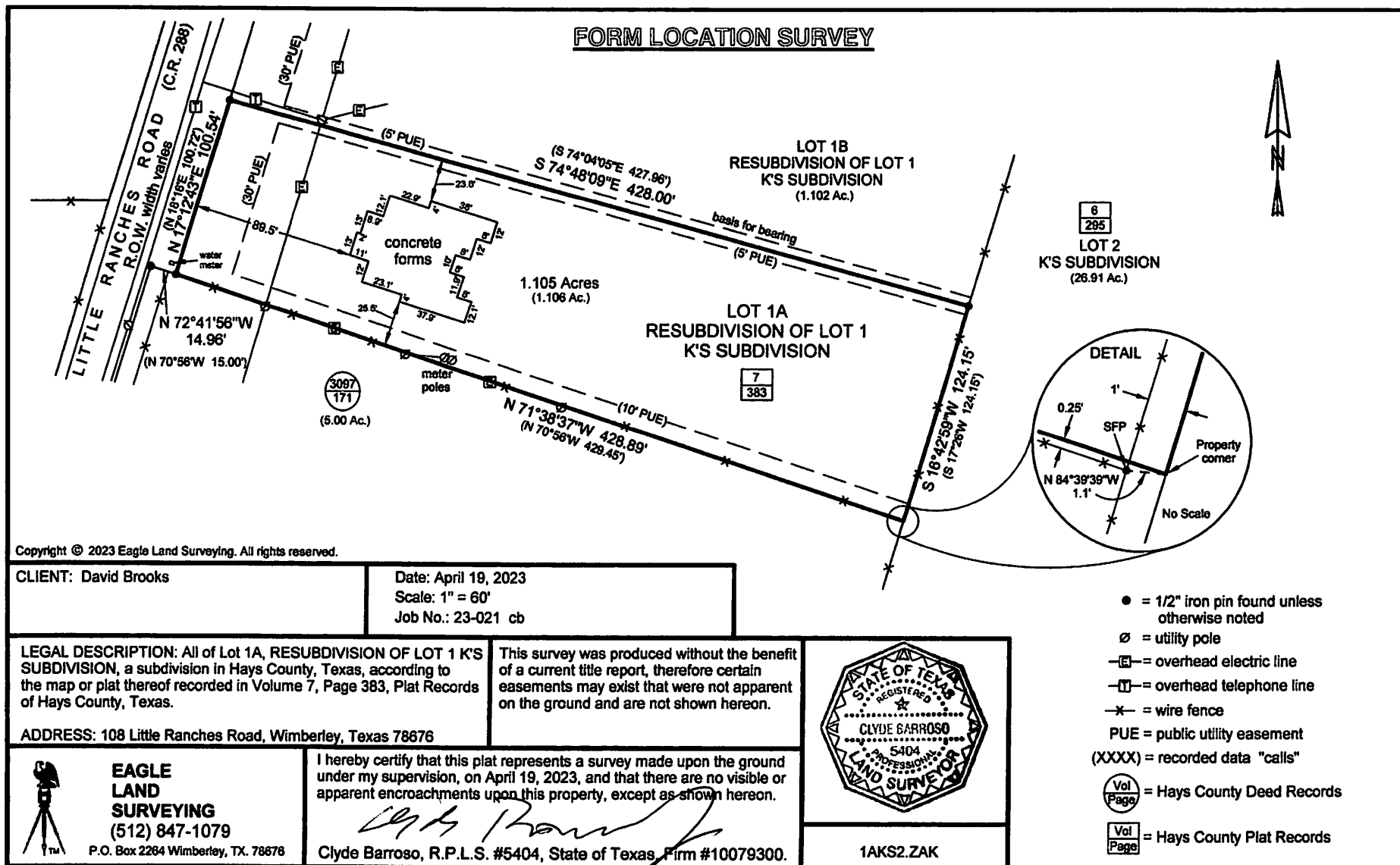
Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney



Exhibit A





Drawings Prepared By:
Maloney Services
823.257.4618
maloney@maloney.com

PROJECT TITLE

DUPLEX DRAWINGS

108 LITTLE RANCHES ROAD
WIMBERLEY, TX.
78676

A PROJECT FOR
BLANCO RIVER DESIGN CO.

07-17-2024 PERMIT DRAWINGS

PROJECT NO: 12182027

DRAWN BY: MJM

CHECKED BY: D.B.

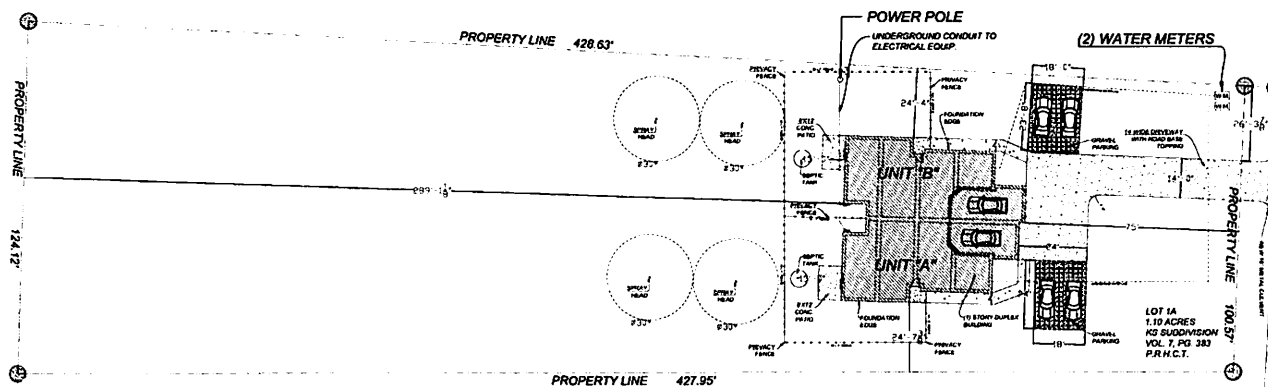
MALONEY SERVICES, L.L.C. SOY. THIS OFFICE ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE OWNER'S AND BUILDER'S RESPONSIBILITY FOR FOLLOWING MATERIALS AND MANUFACTURER'S INSTRUCTIONS AND USING RECOMMENDED STANDARDS FOR EACH TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHIC AREA IN WHICH THIS PROJECT IS TO BE CONSTRUCTED.

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-1



LITTLE RANCHES RD. / COUNTY RD. 288

LEGEND

0' 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' 32' 33' 34' 35' 36' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100'



SCALE: 1" = 20'-0"

SITE PLAN



AGENDA ITEM:	ZA-24-003 – Amend WPDD
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	7/19/2024
MEETING DATE:	8/29/2024 (P&Z) - 9/5/2024(City Council)

REPORT

ITEM

The applicants, Sheldon and Sienna Ginn, have requested an amendment to their existing Wimberley Planned Development District (WPDD) for property located at 107 & 111 W Spoke Hill, Wimberley, Texas 78676. The existing WPDD includes multiuse commercial and residential in the front half of the property and multi-family residential in the back half of the property. This amendment would change the number dwelling units in the back lot of the property (Spoke Hill, Section 1, Lot 5A-1). Currently, Lot 5A-1 is developed per the existing WPDD with one duplex and one detached dwelling unit. The applicants are proposing another dwelling unit be added with a detached garage. This would be the total number of dwelling units on the 5.47 acres lot to 4. The land use of the front lot would not be changed.

Please see the new proposed site plan and the exhibit of proposed amendments.

Attachments: Application

PROPERTY INFORMATION

Property Description

Applicant(s):	Sheldon and Sienna Ginn
Property Address:	107 and 111 W Spoke Hill
Property Owner:	Sheldon and Sienna Ginn
Legal Description:	Spoke Hill, Section 1 Lot 5A-1
Property Size:	Lot 5A-1 = 5.47 acres Lot 5A-1 = 2 acres
Existing Use of Property:	Lot 5A-1 = Multifamily Lot 5A-2 = Commercial/residential
Existing Zoning:	WPDD with RA base zoning
Planning Area:	I
Overlay District:	Entrance Corridor

Utilities

Water: Private Wells

Wastewater: Individual on-site sewage facilities

Electricity: Pedernales Electric Corporation

Surrounding Property:

Frontage: W Spoke Hill

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	RA	Residential
	South of Property	R1-WPDD	Commercial
	East of Property	RA	Commercial
	West of Property	R1	Commercial

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200’): 8/9/2024
Published Legal Notice (Wimberley View): 8/15/2024

PUBLIC COMMENTS

There is currently no written opposition to this request. There is one letter of support from a neighbor.

RECOMMENDATION

Planning and Zoning voted unanimously to recommend approval of this application.

Staff recommends approval of this request with deference given to the neighbors most impacted by the proposed development.

Support from the comprehensive plan:

“Residential uses should be encouraged throughout the City, including mixed-use areas such as the city center, and a wide variety of housing choices should be available to residents. Development adjacent to residential uses should be evaluated in terms of its compatibility to residential areas.”

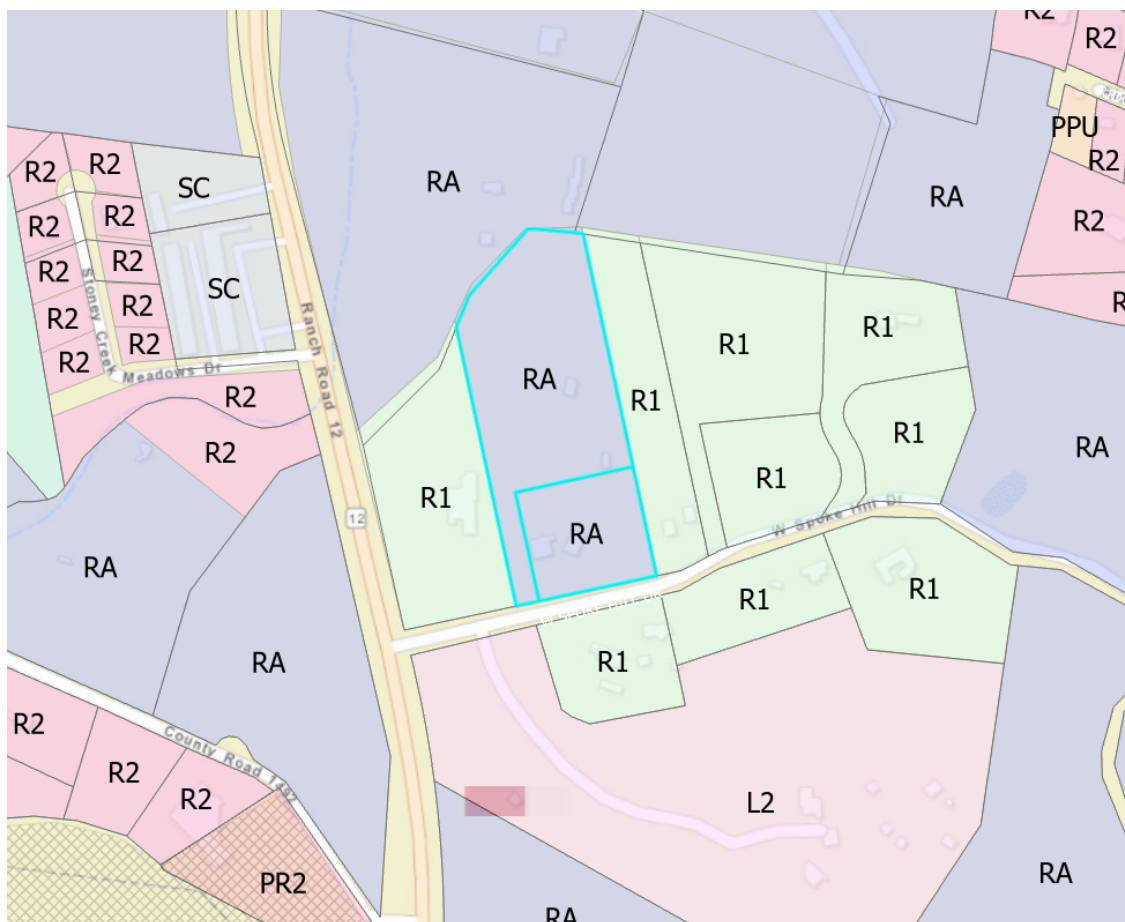
Staff feels that allowing for this type of detached multi-family housing succeeds in giving more housing choices to the residents of the City.

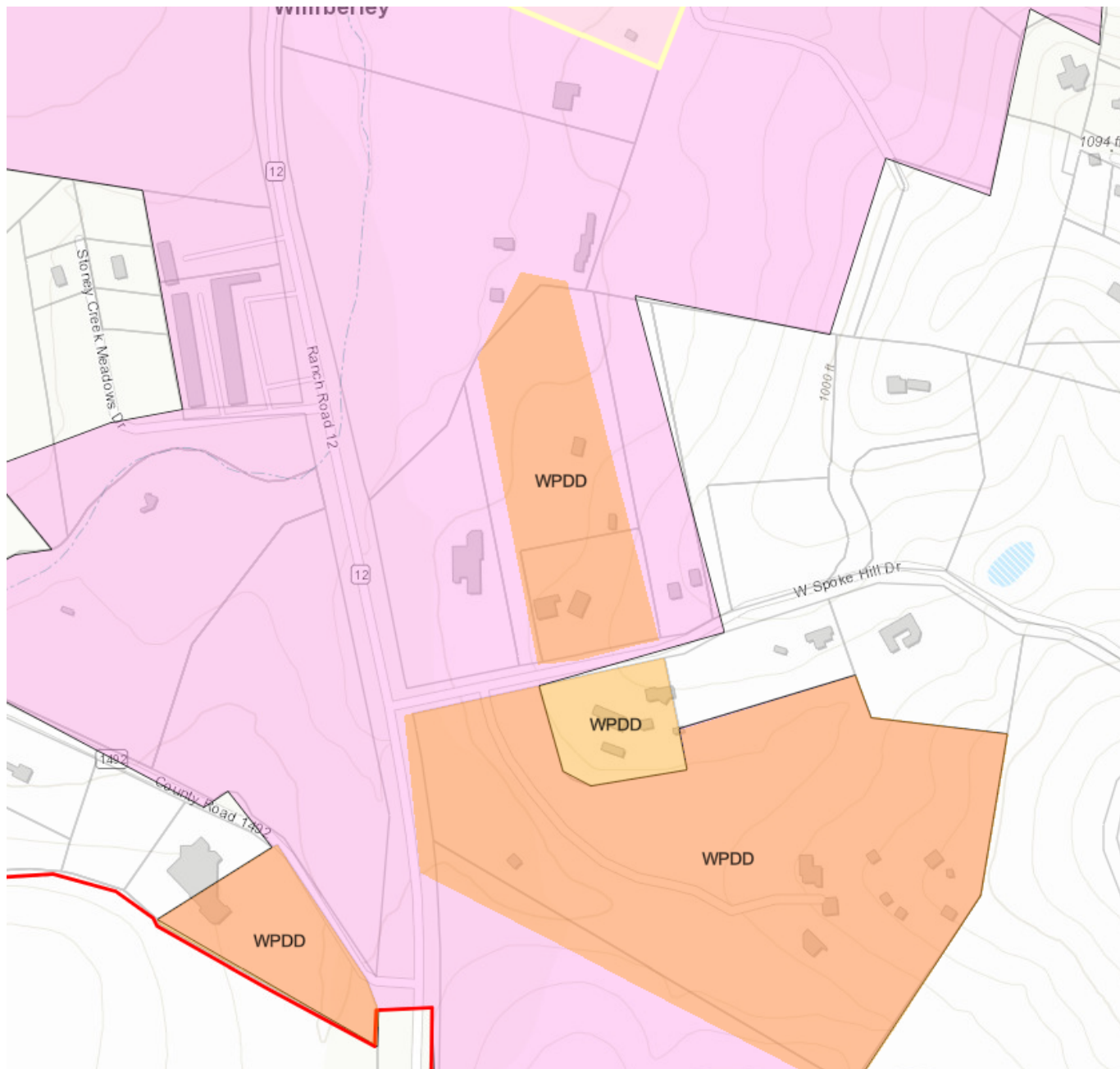
Criteria for Consideration

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole;

- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings;
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of that vacant land unavailable for development;
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;
- e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;
- f. Any other factors which will substantially affect the public health, safety, morals, or general welfare; and
- g. Whether granting the request furthers the land use objectives and principles adopted by the city.

ZONING MAP





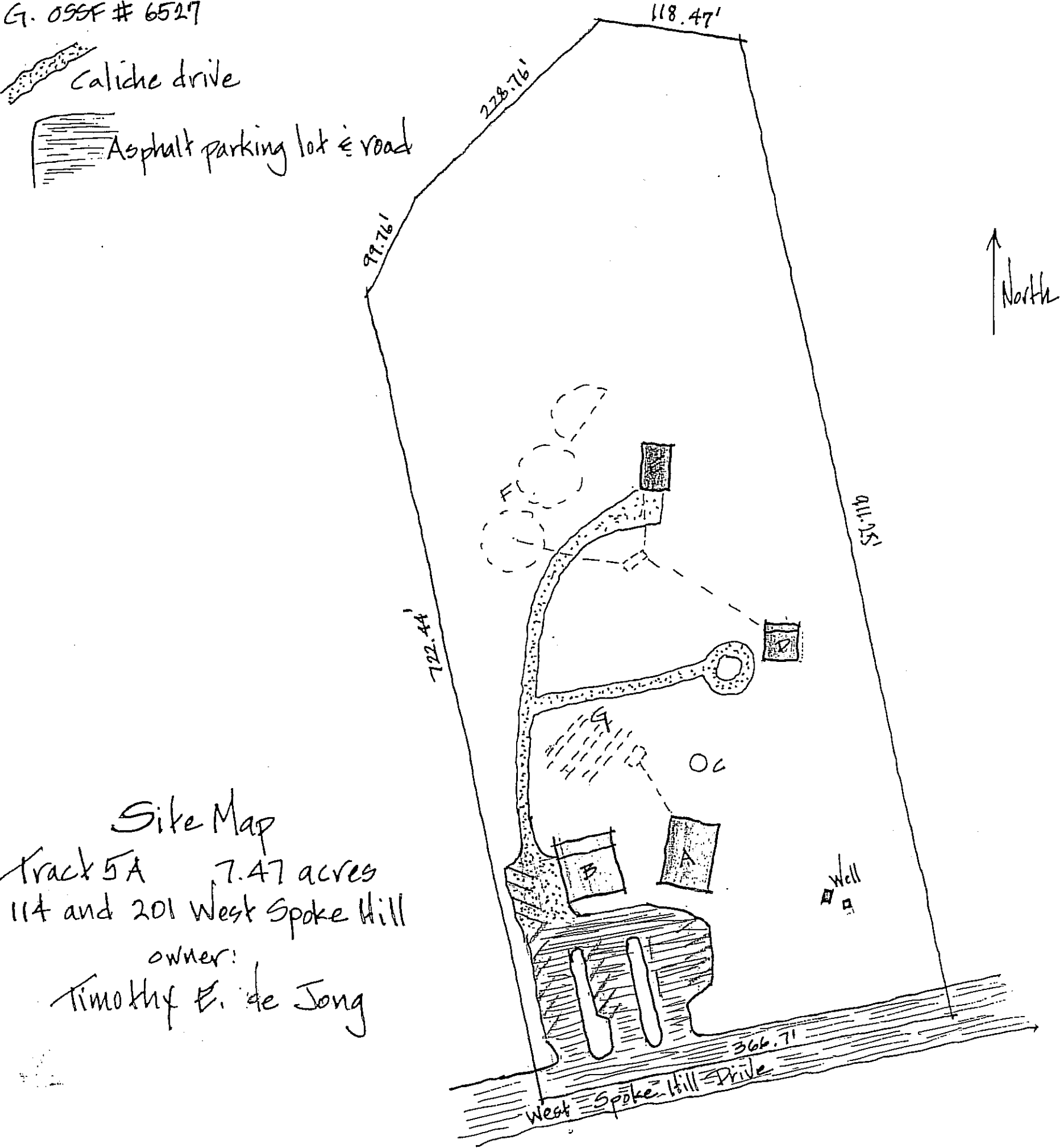
Existing Conccent Plan from 2008

Legend

- A. Showroom/Office 2400 SF
- B. Shop/Warehouse 1800 SF (enclosed)
800 SF (covered porch)
- C. 23000 gallon rainwater collection tank
- D. Residence 600 SF
- E. Duplex 1728 SF
- F. OSSF # 1196
- G. OSSF # 6527

Caliche drive

Asphalt parking lot & road



Site Map

Track 5A 7.47 acres
114 and 201 West Spoke Hill

owner:
Timothy E. de Jong

Proposed Concept plan
with additional residence



REVISIONS		
NO.	DATE	DESCRIPTION

New Residence
for
SPOKE HILL SECTION 1, LOT 5A1
107 W. SPOKE HILL DRIVE
WIMBERLEY, TEXAS 78676

KAD
K ARCH DESIGNS
2203 LAKEVILLE DRIVE
KINGWOOD, TEXAS 77399
(O) 832.527.9564
KARCHDESIGNS.NET

A-2.1
OF
07

DEVELOPMENT PLAN

DATE: JUNE 3, 2024

Proposed amendments to design standards

Exhibit “E”

Amend to all prior Exhibits/Add the following:

- 1) Add 1586SF Primary Residence(house plans attached)
- 2) Add allowance for a future detached garage
- 3) New site plan attached

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, AMENDING ORDINANCE 2008-042 WHICH DESIGNATED REAL PROPERTY LOCATED AT 111 AND 107 WEST SPOKE HILL, WIMBERLEY, HAYS COUNTY, TEXAS, AS A WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING OF RESIDENTIAL ACREAGE (RA) AND IMPOSED CERTAIN CONDITIONS, IN ORDER TO REVISE THE CONCEPT PLAN AND CERTAIN DEVELOPMENT REGULATIONS RELATING TO NUMBER OF BUILDINGS AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, Chapter 211 of Vernon's Local Government Code empowers the City Council of the City of Wimberley to enact zoning regulations and provides for their administration, enforcement and amendment, and

WHEREAS, the regulations established by the Wimberley Code of Ordinances Article 9.03 (Zoning), as amended, (the "Code") are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and;

WHEREAS, the City Council of the City of Wimberley has complied with all notice of public hearing as required by the Code and State law; and

WHEREAS, in keeping with the spirit and objectives of the area, the City Council has given due consideration to all components of said proposed zoning change and the recommendations of the Planning and Zoning Commission concerning recommended requirements, conditions and safeguards necessary to protect adjoining property; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City Council has determined that approximately 7.47 acres of land known as Lot 5A-1 and Lot 5A-2, Spoke Hill Section 1 Subdivision, Wimberley, Hays County, Texas, according to the plat thereof recorded in Hays County Plat Records, more commonly known as 111 and 107 W. Spoke Hill, Wimberley, Hays County, Texas, should be amended as described, and such amendments are consistent with established City policy and is in the public interest, subject to the conditions stated herein; and to be constructed in accordance with these approved amendments, as listed in Article II, which is hereby made a part of this ordinance.

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

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

ARTICLE II. AMENDMENT

THAT Ordinance No. 2008-42, which designated real property located at 111 and 107 W. Spoke Hill, Wimberley, Hays County, Texas, as a Wimberley Planned Development District (WPDD) is hereby amended as follows:

1. Revised Concept Plan. The Concept Plan, attached to Ordinance No. 2008-42 as Exhibit “A” shall be replaced with the revised Concept Plan attached as Exhibit “A” in this ordinance.
2. Revised Design Standards. The Design Standards, attached to Ordinance No. 2008-42 as Exhibit “B” shall be revised as follows:
 - a. Section 4 shall be revised to read: “A showroom/residence and shop/warehouse (two commercial buildings) exist on the site along with one (1) single family residence and one (1) residential duplex. Further development consists of one (1) additional residence and detached garage.”
 - b. Section 14 shall be amended to add section (f) stating: An additional residence and detached garage shall be permitted.

ARTICLE IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

ARTICLE V. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses,

sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE VI. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City of Wimberley City Council on the 5th day of September 2024 by a vote of __ (Ayes) and __ (Nays) and __ (Abstain).

CITY OF WIMBERLEY

By: _____
Jim Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney



Exhibit A - Revised Concept Plan



REVISIONS		
NO.	DATE	DESCRIPTION

New Residence
for
SPOKE HILL SECTION 1, LOT 5A1
107 W. SPOKE HILL DRIVE
WIMBERLEY, TEXAS 78676

KAD
K ARCH DESIGNS
2203 LAKEVILLE DRIVE
KINGWOOD, TEXAS 77399
(O) 832.527.9564
KARCHDESIGNS.NET

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DEVELOPMENT PLAN

DATE: JUNE 3, 2024

EXHIBIT "B"

REVISED Design Standards **Revisions in red.**

The Property described in Ordinance No. 2008- 013 for Case No. ZA-08-004, shall be subject to the following Design Standards:

1. The current existing uses and structures are as follows and in the current dimensions and as further described on the Concept Plan:
 - (a) Showroom/residence
 - (b) shop/warehouse
 - (c) residence, for public rental use
 - (d) duplex, for public rental use
 - (e) driveways
2. In addition to the currently existing uses and structures as described above and on the Concept Plan, the uses permitted in Residential Acreage (RA), the base zoning district, the following additional uses shall be permitted:
 - (a) The production, sale, distribution, instruction, and/or repair of art, craft, furniture, clothing, jewelry, lapidary, music, musical instruments, antiques, bicycles, computers, software, garden tools, garden accessories, herbs, flowers, natural food, and other similar products, specifically excluding automobiles, motorcycles, recreational vehicles, and any other items requiring internal combustion engines.
 - (b) Magazine, newspaper, video, audio, or other similar production, sale and distribution
 - (c) Administrative and Professional Offices
 - (d) Arts and Crafts Sales and Instruction
 - (e) Business Support Services
 - (f) Communication services: Limited
 - (g) Cultural Exhibits: Limited
 - (h) Custom Manufacturing
 - (i) Medical Services: Limited
 - (j) Personal Services: Limited
 - (k) Repair Services: Consumer
 - (l) Research Services: Limited
 - (m) Religion assembly

All of the uses mentioned above are defined in the Village of Wimberley Zoning Ordinance and Exhibit "D" of this ordinance, however the applicability of the definitions and regulations may be subject to the regulations in effect, in the event of the loss of nonconforming status of the use or the structure in accordance with the Code.

A change from an existing use to one of the permitted uses listed above would be

subject to the availability of parking spaces and all other Code requirements incumbent upon that use.

2. Telecommunication towers, antennas, or broadcast towers taller than 30' are expressly prohibited on the subject property. Activities concerning automobiles, motorcycles, recreational vehicles and any other items requiring internal combustion engines are also prohibited.
3. Development shall not in any instance exceed 50% of impervious cover on the site. Existing buildings and structures on site have a total impervious surface of 7,500 square feet while the roads and parking areas have a total impervious surface of 25,815 square feet.
4. A showroom/residence and shop/warehouse (two commercial buildings) exist on the site along with one (1) single family residence and one (1) residential duplex. Further development consist of one (1) additional residence and detached garage.
7. There are a total of 25 parking spaces on site.
8. The subject property shall be serviced by a private well and rainwater collection system with a capacity of 23,000 gallons.
9. The subject property shall be serviced by a properly permitted On-site Wastewater Treatment System.
10. Areas set aside for landscaping and preservation of existing plant material on the Concept Plan shall be developed according to the Commercial landscape regulation in the City Code. Emphasis shall be placed on the use of native, drought tolerant plantings. A band of native vegetation 10 feet wide shall be maintained on the sides and rear of the subject property. A 25-foot set back of native vegetation shall be maintained along the front of the property. Blocks of cedar and oak trees shall be maintained on the perimeter of the subject property as borders and breaks inside the property.
10. There shall be no outdoor lighting other than lights on buildings in scones or fixtures. All lighting shall comply with the Village of Wimberley Comprehensive Lighting Ordinance.
11. In the event of future development, permanent and construction phase drainage plans shall be provided and are subject to review and approval by the Village of Wimberley.
12. All existing signage is to remain. Any new, future signage shall fully comply with the Village of Wimberley Sign Ordinance.

13. Open storage or placement of materials, commodities or equipment and machinery, including motor vehicles and trailers, shall be within the building setback and shall comply with the Village of Wimberley Zoning Ordinance.
14. The following standards are the maximum permitted standards for the development and construction of buildings on the Property, and as further detailed on the Concept plan:
- (a) No structure on the subject property shall be more than two (2) stories and not more than 28 feet with a flat roof or 35 feet with a pitched roof as defined by the Code.
 - (b) The maximum building footprint for the showroom/residence shall be 2,400 square feet, 1,800 square feet for the enclosed portion of the shop/warehouse, 800 square feet for the covered porch of the shop/warehouse, 600 square feet for the single family residence and 1,728 square feet for the residential duplex.
 - (c) The maximum build out impervious cover and building coverage shall not exceed 50 percent.
 - (d) The exterior of all buildings shall be a stucco, stone, metal or a like material.
 - (e) The roofing material of all structures shall be metal or a like material.
 - (f) **One additional residence with detached garage shall be permitted.**
15. All future construction shall require that , a site plan be submitted for review and approval by the Village of Wimberley prior to construction on any improvements detailed on the Concept Plan. A site plan is a detailed engineered development plan consisting of a map or maps and all necessary accompanying narrative and supporting documents to completely define the development to occur on the site.
16. All future construction shall require that, a Development Plan must be submitted prior to the issuance of building permits that is based on the Concept Plan and Design Standards; however, minor revisions may be necessary to the Concept Plan and Design Standards contained herein due to unforeseen reasons. City staff is authorized to administratively approve minor modifications to the Concept Plan and Design Standards so long as the Concept Plan is in substantial conformity with the Design Standards herein and provided such modifications would not otherwise result in a violation of the City's Code of Ordinances. "Minor Modifications" are defined as:

- (A) adjustments of no more than 100 feet to the location or configuration of roadways, sidewalks, utilities, parking areas, buildings, landscape features, (including plants and trees,) ponds and any other improvements depicted on the Concept Plan;
- (B) adjustments of no more than five percent (5%) in building square footage of any individual building to be constructed as part of the project as compared to such building's initial square footage shown on the Concept Plan; provided no such change may be administratively approved if the change would cause the project to exceed the limitations on impervious cover, height or floor area;
- (C) a reduction in size of parking lot areas or structured parking garages;
- (D) adjustments of no more than ten percent (10%) of the total square footage of any landscape areas as compared to the square footage shown and approved on the concept plan, site plan or landscape plan;
- (E) so long as the changes referenced above do not cause an increase in the impervious cover approved for the project;
- (F) allowance for slight enlargement or shifting of easements;
- (G) addition or relocation of private or franchise utility easements;
- (H) correction of bearings or distances;
- (I) correction of minor labeling errors, addition of erroneously omitted informational items and labels;
- (J) modification of a plat note that does not amend the covenants and restrictions;
- (K) and other similar modifications as determined by the City Administrator.

Major revisions, such as obvious reconfiguration of lot lines or easements, relocation of driveways or access easements or fire lanes, and relocation or addition or deletion of any public improvement, including corresponding easement, substantial relocation or reconfiguration of building layout which have the effect of redesigning the project shall necessitate resubmission and reapproval of the Concept Plan as a "revised concept plan" and shall be considered a new project for the purpose of determining applicable regulations.

The procedures for such re-approval shall be the same as for a concept plan, and such re-approval shall constitute a new project thus necessitating submission of a new application form, payment of new fees, and other requirements.

EXHIBIT "C"

Metes and Bounds Description

EXHIBIT "D"

Permitted Use Definitions (§ 155.005 DEFINITIONS)

ADMINISTRATIVE AND PROFESSIONAL OFFICE. Offices of firms or organizations providing professional and executive management or administrative services. Typical uses include advertising agencies, law offices, real estate offices, architectural and engineering offices, financial institutions, and corporate offices.

ARTS AND CRAFTS SALES OR INSTRUCTIONS: Establishments or places of business engaged in the large scale manufacture and sales of arts and crafts or teaching the production of arts and crafts. This does not include home crafts which have no on-site sales outlet. Typical uses include glass blowing, pottery making, and metal sculpting.

BUSINESS SUPPORT SERVICES. Establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms, rather than individuals, and where the storage of goods or equipment other than as samples or as necessary for daily operation is prohibited. Typical uses include secretarial services, telephone answering services, blueprint services, and reproduction services.

COMMUNICATIONS SERVICES: LIMITED. Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms but excluding those classified as major impact services and utilities. Typical uses include television or radio studios, and telecommunication service centers.

CULTURAL EXHIBITS: LIMITED. Museum-like preservation and exhibition of objects of artistic, cultural, scientific interest, and gallery exhibition of works of art for study and pleasure which accommodate 100 participants or less. Typical uses include aquariums, art galleries, museums, planetariums, and observatories.

CUSTOM MANUFACTURING. Establishments engaged in the contract manufacture, assembly, or processing of products and goods with all operations and processes entirely within an enclosed structure, requiring no outdoor industrial wastewater treatment system, and producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke, or dust associated with the industrial operation. There is no outdoor storage of raw materials and products. Typical uses include cabinet shop, clothing manufacturing, electronic equipment assembly and manufacturing, furniture upholstering, engraving plant, instrument and meter manufacture, optical goods manufacture, photographic equipment manufacture.

MEDICAL SERVICES: LIMITED. Establishments primarily engaged in the provision of personal health services including prevention, diagnosis, and treatment or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services. Typical uses include medical offices, dental offices, dental laboratories, clinics, or health maintenance organizations, but not including any sales facilities, hospitals, convalescent centers, or nursing homes.

PERSONAL SERVICES: LIMITED. Establishments primarily engaged in the provision of informational, instructional, and personal improvements and similar services which are able to be located in an office-type building. Typical uses include photography studios, travel agencies, automobile driving schools, reducing salons, dancing and music academies, and classrooms for business schools.

REPAIR SERVICES: CONSUMER. Establishments primarily engaged in the provision of repair services to individuals and households rather than to firms. Typical uses include appliance repair, apparel repair, musical instrument repair, electrical repair, shoe repair, plumbing repair, and jewelry repair shops.

RESEARCH SERVICES: LIMITED. Administrative offices plus research facilities of a technical or scientific nature which are located within a completely enclosed building. There is no product manufacturing and no outside storage, display, or activity. Typical uses include electronics or medical research facilities, product testing laboratory, or a pharmaceutical laboratory.

RELIGIOUS ASSEMBLY. A use customarily associated with a building where persons regularly assemble for religious worship and incidental educational and social activities. It includes churches, rectors, temples, and accessory buildings and uses, including the on-site housing of ministers, rabbis, priests, nuns, and similar staff personnel, and is maintained and controlled by a religious body organized to sustain public worship

RESIDENTIAL. Uses which include dwelling units that are free-standing and structurally separated buildings used exclusively for residential purposes.



AGENDA ITEM:	CUP-24-005 – Short Term Rental 2
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	7/17/2024
MEETING DATE:	8/29/2024 (P&Z) / 9/5/2024 (City Council)

REPORT

ITEM

The applicant, Big Bluestem Holdings LLC, has requested a Conditional Use Permit to allow for the operation of a short-term rental 2 (vacation rental) on property located at 13615 Ranch Road 12, Wimberley. The property is .23 acres and zoned Commercial Low Impact 1. The building on the property was previously “The Tree House”, a retail shop. They are requesting a maximum of 8 guests. There is City sewer at this property.

PROPERTY INFORMATION

Property Description

Applicant(s):	Big Bluestem Holdings, LLC
Property Address:	13615 Ranch Road 12
Property Owner:	Big Bluestem Holdings, LLC
Legal Description:	.23 Acres of Land out of the Amasa Turner Survey A461
Property Size:	.23 Acres
Existing Use of Property:	Unoccupied now, previously was retail
Existing Zoning:	C1
Shared Infrastructure	None
Request:	STR2
Planning Area:	III
Overlay District:	City Center

Surrounding Property:

Frontage:	Ranch Road 12
------------------	---------------

	Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use		
North of Property	C1	Commercial
South of Property	PR1	Lodging

East of Property
West of Property

C1
C2

Commercial
Commercial

COMMENTS

Staff has not received any comments from citizens as of 8/22/2024.

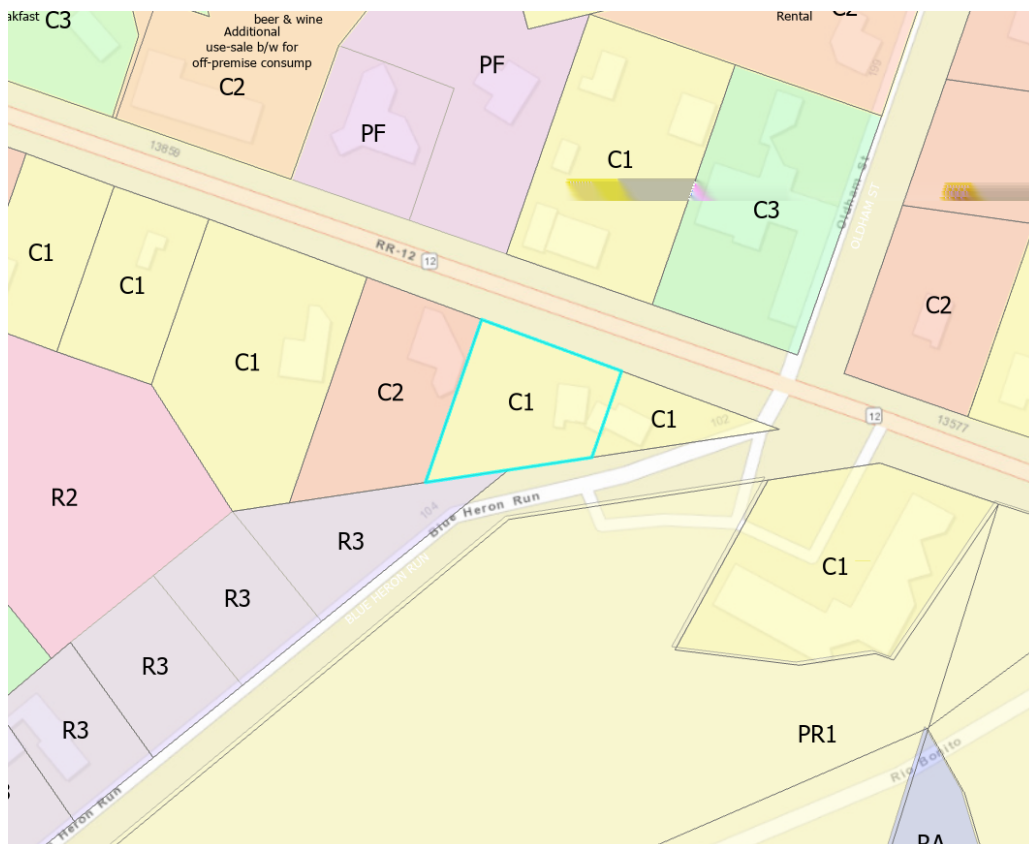
RECOMMENDATION

Planning and Zoning voted unanimously to recommend approval of this application.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 8/9/2024
Published Legal Notice (Wimberley View): 8/15/2024

Map





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): ☐ _____

Applicant: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

OWNER'S INFORMATION

Property Owner: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT SITE ADDRESS: _____

Legal description: _____

Total Acreage or Square Footage: _____ Deed recorded in: _____

Hays CAD Parcel ID R- _____ Planning Area: _____ Zoning: _____

Is property located in an overlay district? ☐ Yes ☐ No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: _____

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: _____

Water provider or Private Well: _____

Wastewater Service or Septic Permit No. _____

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☐ Complete "Conditional Use Permit Application"
- ☐ Metes and bounds description and/or survey exhibit
- ☐ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- ☐ Copy of the Original Deed(s)
- ☐ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☐ Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____ **Date:** _____

ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

OWNER: _____

LOCATION OF PROPERTY: _____

LEGAL DESCRIPTION: _____

PLANNING AREA: _____ PRESENT ZONING: _____

EXISTING USE: _____

HOMEOWNERS ASSOCIATION CONTACT INFO: _____

SHARED FACILITIES (RIVER PARK, POOL, ETC.): _____

PROPERTY IN FLOODPLAIN? ☐ YES ☐ NO

GATED COMMUNITY OR PRIVATE STREET? ☐ YES ☐ NO

USE TO BE GRANTED: _____ **Bed & Breakfast** OR _____ **Vacation Rental**

NEW CONSTRUCTION: (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional “Hill Country” design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules, and regulations.

COMPATIBILITY TO NEARBY AREAS: The facilities on the property will always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. _____ Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of _____ guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional “Hill Country” design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

NUMBER OF BEDROOMS: _____ **PROPOSED MAXIMUM OCCUPANCY:** _____ guests.

Forms & Applications October 2021 3

OCCUPANT REGULATIONS AND GUIDELINES: Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests.

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

WATERFRONT USAGE: (Applicable if guests have water access) Guests may only use the _____ River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason.

PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on to owner any complaints received and at owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall actively always supervise and manage the property that it is used as a bed and breakfast facility.

MISCELLANEOUS: Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be always maintained in good condition.

REVOCATION: The cup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

OWNER COMPLIANCE: Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules, and regulations.

ACCEPTED AND AGREED TO:

OWNER SIGNATURE

PRINT NAME

DATE

OWNER SIGNATURE

PRINT NAME

DATE



ADDRESS:
13615 Ranch Road 12

APPEARS TO BE VESTED IN:
VCD Centurion Discretionary Trust
Vol. 427B, Pg. 549, OPRHCT

FLOOD PLAIN NOTE: (FOR N
NOT FOR CONSTRUCTION. PER

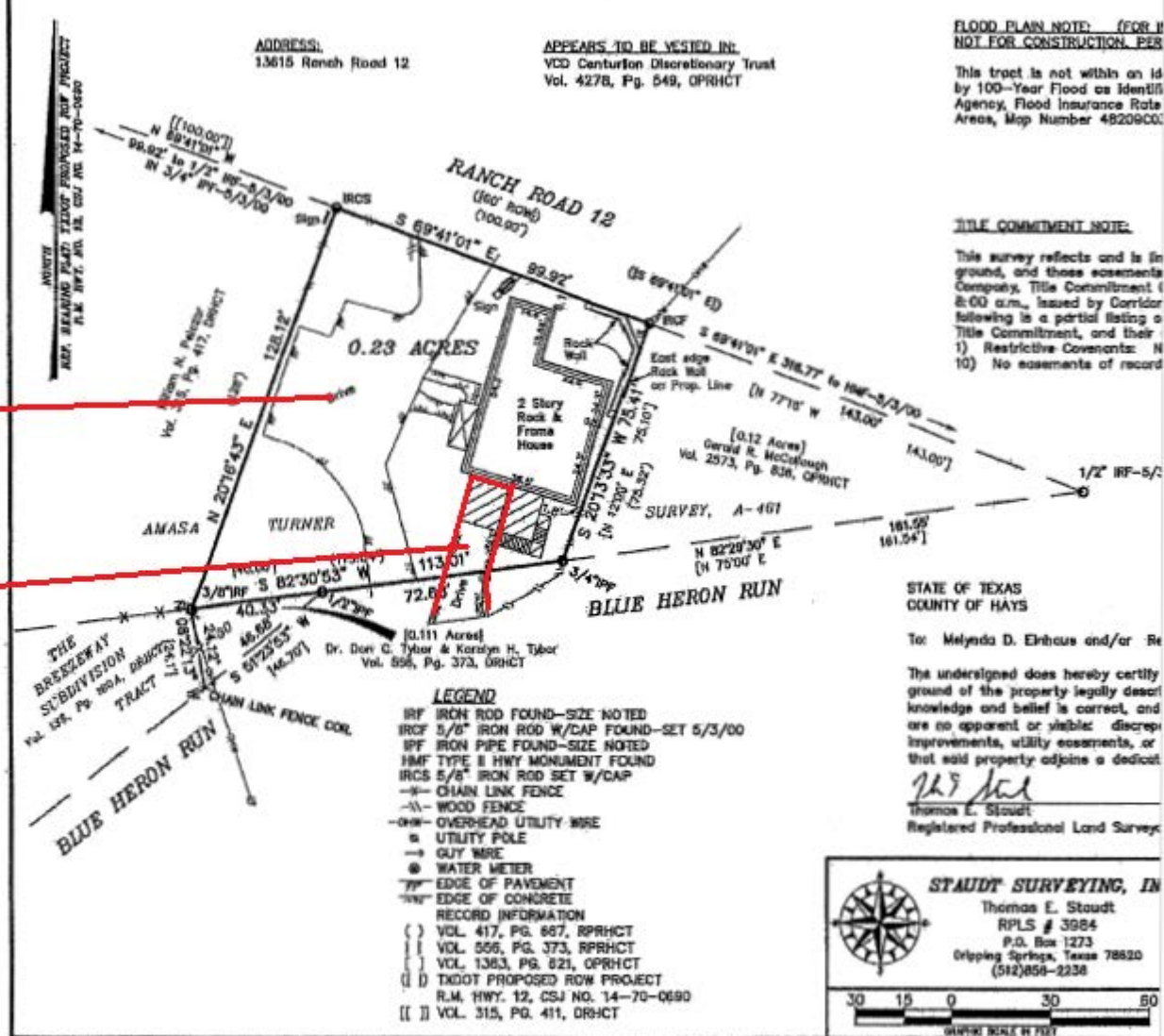
This tract is not within an id
by 100-Year Flood as Identifi
Agency, Flood Insurance Rate
Areas, Map Number 48209C01

TITLE COMMITMENT NOTE:

This survey reflects and is in
ground, and those easements
Company, Title Commitment (I
2:00 a.m., issued by Corridor
following is a partial listing o
Title Commitment, and their:
1) Restrictive Covenants: N
10) No easements of record

Parking Area

Driveway /
Carport for
Offstreet Parking



X 900

ORDINANCE NO. 2024-20

AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SHORT-TERM RENTAL TWO (VACATION RENTAL) AT 13615 RANCH ROAD 12, WIMBERLEY, TX; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING

WHEREAS, an application for a Conditional Use Permit (“CUP”) has been filed by Big Bluestem Holdings LLC (“Applicant”) to allow for operation of a short-term rental one at 13615 Ranch Road 12, Wimberley, Texas; and

WHEREAS, this request is consistent with other properties located within areas zoned Rural Residential 1; and

WHEREAS, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

WHEREAS, the City Council conducted a public hearing on the CUP wherein public comment was received and considered on the application; and

WHEREAS, the City Council finds that the requested use of the subject property is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

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

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

ARTICLE II. APPROVAL - TERMS

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Big Bluestem Holdings LLC (“Applicant”) on real property located at 108 Little Ranches, Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Commercial Low Impact 1, Wimberley, Hays County, Texas.

ARTICLE III. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

ARTICLE IV. REPEALER

City of Wimberley, Texas

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

ARTICLE V. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE VI. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City of Wimberley City Council on the 5th day of September 2024 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
Jim Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary

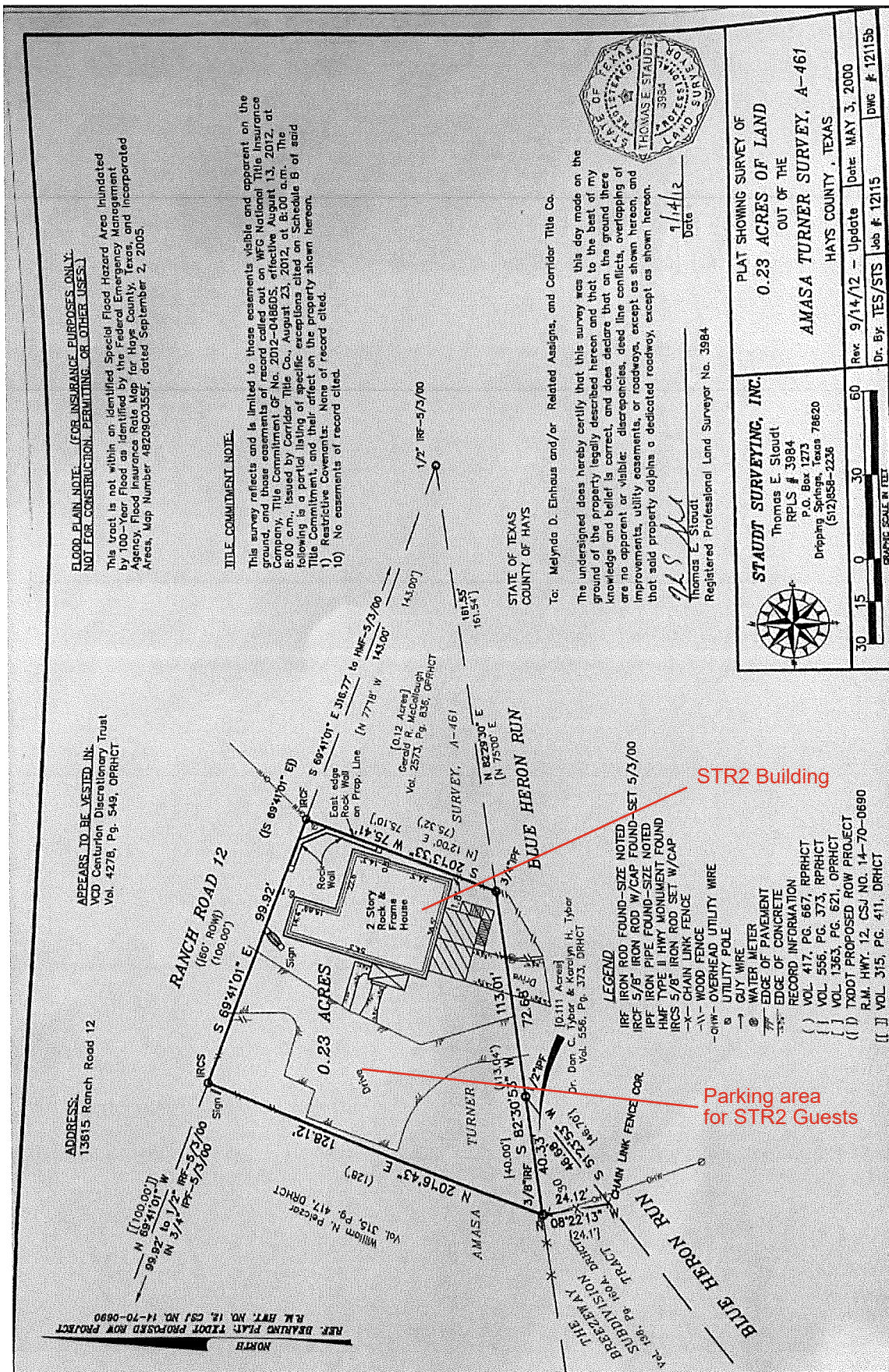
APPROVED AS TO FORM:

City Attorney



Exhibit A

Exhibit-A-1





AGENDA ITEM:	4. Hold a Public Hearing, to solicit comments from citizens and other interested parties, on the fiscal year budget beginning October 1, 2024 and ending September 30, 2025. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	Tim Patek
DATE SUBMITTED:	07/17/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is a Public Hearing to allow an additional opportunity for citizens to speak on the budget. The following meetings were held on the Fiscal Year 2025 budget:

July 18 - Budget Workshop

August 1 - Budget Workshop

August 15 - Regular Meeting (Discussion Item)

September 5 - Public Hearing

September 5 - Resolution to consider adoption of the budget

REQUESTED ACTION

Discussion

FINANCIAL

STAFF RECOMMENDATION

additional opportunity for citizens to speak

ATTACHMENT/S

None



AGENDA ITEM:	1. Discuss and consider action on Resolution No. 11-2024, adopting the City of Wimberley Fiscal Year 2024-2025 Budget. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	
DATE SUBMITTED:	07/17/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is the Resolution that adopts the FY2024-2025 Fiscal Year Budget.

REQUESTED ACTION

Motion
Resolution

FINANCIAL

STAFF RECOMMENDATION

Adopt budget as presented

ATTACHMENT/S

1. Res. 11-2024 - Budget Adoption
2. Budget Working Document (v.3) - FINAL

RESOLUTION NO. 11-2024

A RESOLUTION OF THE CITY OF WIMBERLEY, TEXAS ADOPTING THE CITY OF WIMBERLEY BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.

WHEREAS, the proposed budget for the City of Wimberley, Texas (the “City”) has been filed with the City Secretary in accordance with Section 102.005 of the Texas Local Government Code; and

WHEREAS, following notice and a public hearing on the proposed budget, the City Council of the City has made changes in the budget that it considers to be in the best interest of the citizens; and

WHEREAS, the City Council of the City now desires to approve the budget and to provide for the filing of the approved budget with the City Secretary;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS, THAT:

Section 1. The Budget attached hereto as Exhibit “A” and incorporated herein by reference is approved.

Section 2. The City Secretary is directed to file the approved budget in the City offices

Section 3. Any amendment of the approved budget must be evidenced by resolution, a copy of which will be filed with the City Secretary.

This resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this 5th day of September 2024.

The City of Wimberley, Texas.

James T. Chiles Mayor

ATTEST:

Tammy Heller, City Secretary



EXHIBIT “A”

City of Wimberley, Texas

FISCAL YEAR 2024 ANNUAL BUDGET

MAYOR

James T. Chiles

MAYOR PRO-TEM, PLACE 1

Rebecca Minnick

COUNCIL MEMBER, PLACE 4

Robert Clark

COUNCIL MEMBER, PLACE 2

William H. “Bo” Bowman

COUNCIL MEMBER, PLACE 5

David Cohen

COUNCIL MEMBER, PLACE 3

Chris Sheffield

CITY ADMINISTRATOR

Tim Patek

CITY SECRETARY

Tammy Heller

In 2019, the Council approved an Ordinance authorizing the issuance of \$5,255,000 in combination general obligation and revenue refunding bonds (Series 2019) to fund construction of the Central Wimberley Wastewater Project. In 2021, the Council approved an Ordinance authorizing the issuance of \$824,000 in a tax note (Series 2021) to fund the purchase of land and fund infrastructure projects. In 2023, the Council approved an Ordinance authorizing the issuance of \$909,000 in a Hotel Occupancy Tax Revenue Bond, Series 2023, to fund the purchase of property at 280 Old Kyle Road. These referenced ordinances established an ad valorem tax to fund the debt service requirements on the Notes. At this time, rather than utilize the authorized ad valorem tax to fund the required debt service, the City Council approved the use of existing City revenues to meet the City's debt obligation. That said, the FY 2024 Annual Budget raises no ad valorem tax revenues. Prior to the City Council's August 19, 2013, action, which authorized the issuance and sale of \$650,000 in Combination Tax and Surplus Revenue Anticipation Notes (Series 2013) to fund the planning and design of a Central Wimberley Wastewater System, the City of Wimberley did not have an established ad valorem tax.

CITY COUNCIL RECORD VOTE (SEPTEMBER 5, 2024)

FOR: Rebecca Minnick, William H. “Bo” Bowman, Chris Sheffield, Robert Clark

AGAINST: None

ABSENT: David Cohen

CITY OF WIMBERLEY GENERAL FUND
FY2024 BUDGET (v.3)

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Revenues					
<u>Tax Revenue</u>					
100-15-5120	General Sales & Use Tax	1,546,017.71	1,435,000.00	1,276,669.92	1,513,000.00
100-15-5131	Mixed Beverage Tax	87,002.75	60,000.00	75,424.87	80,000.00
100-15-5171	Franchise Tax	306,862.21	255,000.00	325,173.67	300,000.00
	Subtotal	1,939,882.67	1,750,000.00	1,677,268.46	1,893,000.00
<u>License & Permit Fees</u>					
100-15-5211	Beer & Wine Permits	4,010.00	3000.00	8,035.00	7,000.00
100-15-5212	Food Permits	11,885.00	13000.00	0.00	0.00
100-15-5213	Septic Permits	14,320.00	10000.00	2,225.00	0.00
100-15-5219	Sign Permits	1,085.00	1000.00	815.00	1,000.00
100-15-5221	Building Permits	34,533.85	28250.00	53,638.73	35,000.00
100-15-5621	Short-Term Rental	975.00	0.00	0.00	0.00
	Subtotal	66,808.85	55,250.00	64,713.73	43,000.00
<u>Service Fees</u>					
100-15-5410	CC Convenience Fees	64.34	0.00	0.00	0.00
100-15-5413	Zoning	23,582.50	12000.00	12,233.80	12,000.00
100-15-5414	Subdivision Fees	1,288.25	2700.00	1,706.60	2,000.00
100-15-5415	Copies	0.00	0.00	0.00	0.00
100-15-5416	Building Inspections	29,832.95	25000.00	32,550.00	25,000.00
100-15-5417	Bldg Plan Reviews	15,166.31	10000.00	18,008.25	12,000.00
100-15-5475	WCC Facility Rentals	16,828.10	0.00	0.00	0.00
	Subtotal	86,762.45	49,700.00	64,498.65	51,000.00
<u>Court Costs, Fees & Charges</u>					
100-15-5411	Court Costs	0.00	0.00	0.00	0.00
	Subtotal	0.00	0.00	0.00	0.00
<u>Facility Rental Fees</u>					
100-51-5475	WCC Facility Rentals	38,088.75	35,000.00	55,718.09	60,300.00
100-51-5476	Special Events	3,810.00	0.00	17,988.14	15,000.00
	Subtotal	41,898.75	35,000.00	73,706.23	75,300.00
<u>Other Income</u>					
100-15-5340	Grant Funds	326,533.47	0.00	64,401.09	0.00
100-15-5476	Special Events	0.00	0.00	0.00	0.00
100-15-5611	Interest Revenues	18,093.38	2000.00	36,990.03	40,000.00
100-15-5620	Parking Lot Lease	0.00	0.00	0.00	0.00
100-15-5630	Restroom Revenue	0.00	0.00	0.00	0.00
100-15-5701	Other/Misc	29,819.18	1000.00	607.00	1,000.00
100-15-5799	Operating Transfer In	1,314.81	0.00	66,669.47	0.00
100-15-5900	Designated Funds	0.00	0.00	0.00	0.00
100-15-5901	FEMA Designated Funds	0.00	0.00	0.00	0.00
100-15-5903	CARES ACT - Designated Funds	0.00	0.00	0.00	0.00
100-15-5904	Insurance Proceeds	0.00	0.00	54,459.80	0.00
100-15-7919	Insurance Proceeds - Winter Storm Damage	0.00	0.00	0.00	0.00
100-30-7913	Proceeds from Right-to-Use Leases	0.00	0.00	0.00	0.00
	Subtotal	375,760.84	3,000.00	223,127.39	41,000.00
Total Revenues		2,511,113.56	1,892,950.00	2,103,314.46	2,103,300.00

CITY OF WIMBERLEY GENERAL FUND
FY2024 BUDGET (v.3)

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Expenditures					
Administration					
	<u>Personnel Services</u>				
100-15-6100	Salaries & Wages Part-Time	0.00	0.00	0.00	0.00
100-15-6105	Salaries & Wages Full-Time	286,723.46	287,000.00	243,243.52	300,000.00
100-15-6210	Benefits - Health/Dental/Vision/Life	22,581.85	31,500.00	19,127.20	31,500.00
100-15-6220	Payroll Taxes	21,503.30	21,700.00	19,105.81	23,000.00
100-15-6230	TMRS Contribution	18,413.49	18,700.00	15,083.45	15,000.00
100-15-6250	Unemployment Compensation	38.25	300.00	351.00	400.00
100-15-6251	Workers Compensation	0.00	750.00	0.00	1,300.00
	Subtotal	349,260.35	359,950.00	296,910.98	371,200.00
	<u>Supplies & Maintenance</u>				
100-15-6410	Utilities	15,115.38	18,000.00	16,285.90	18,000.00
100-15-6430	Bldg Repairs/Maintenance	3,979.35	3,000.00	191.73	3,000.00
100-15-6433	Equipment Maintenance	0.00	0.00	0.00	0.00
100-15-6442	Water Cooler	820.20	0.00	0.00	0.00
100-15-6521	Security System	749.75	0.00	0.00	0.00
100-15-6610	General Operating Supplies	3,368.41	4,500.00	752.19	4,500.00
100-15-6660	Office Supplies	2,034.91	3,000.00	1,236.27	3,000.00
100-15-6791	Capital Outlay - Technology	0.00	3,000.00	0.00	3,000.00
100-15-6792	Capital Outlay - Other	4,314.40	10,000.00	0.00	10,000.00
100-15-6796	Capital Outlay - Winter Storm	0.00	0.00	0.00	0.00
100-15-6903	COVID-19	0.00	0.00	0.00	0.00
	Subtotal	30,382.40	41,500.00	18,466.09	41,500.00
	<u>Other Services & Charges</u>				
100-15-6270	Annual/Assoc Dues	3,253.52	4,500.00	3,890.87	4,500.00
100-15-6340	Technology Consultant	9,359.72	11,000.00	1,468.75	11,000.00
100-15-6370	Contract Services	19,240.06	35,000.00	5,533.21	35,000.00
100-15-6390	Miscellaneous	0.00	0.00	0.00	0.00
100-15-6411	Telephones	5,280.34	0.00	50.87	0.00
100-15-6420	Office Cleaning	6,756.25	7,000.00	5,750.00	8,000.00
100-15-6441	Storage Rent	1,000.00	0.00	0.00	0.00
100-15-6443	Equipment Rent/ Right-To-Use Lease	9,077.64	9,500.00	6,872.78	9,500.00
100-15-6444	Parking Lot Lease	0.00	0.00	0.00	0.00
100-15-6500	Grant Expenditures	318,061.09	0.00	60,000.00	0.00
100-15-6520	Insurance	31,041.90	35,000.00	45,132.92	50,000.00
100-15-6531	Public Notices	5,577.22	7,000.00	3,566.59	7,000.00
100-15-6532	Office Tech/Software	64,451.00	60,000.00	78,126.87	60,000.00
100-15-6540	Advertising	0.00	0.00	0.00	500.00
100-15-6551	Printing	346.88	300.00	0.00	500.00
100-15-6552	Copies	0.00	0.00	0.00	0.00
100-15-6562	CC Processing Fees	4,752.62	0.00	0.00	0.00
100-15-6569	Vehicle Allowance/Moving Exp	10,300.00	15,600.00	13,000.00	15,600.00
100-15-6570	Travel	664.88	5,000.00	2,639.62	6,000.00
100-15-6571	Mileage	0.00	1,000.00	817.40	2,000.00
100-15-6572	Training	4,199.23	5,000.00	3,392.33	6,000.00
100-15-6581	Refunds	825.00	2,000.00	2,039.00	2,000.00
100-15-6589	Records Management	2,657.00	2,600.00	2,339.83	2,000.00
100-15-6651	Postage	1,331.41	1,500.00	777.54	2,700.00
100-15-6700	Bad Debt Expense	0.00	0.00	0.00	0.00

CITY OF WIMBERLEY GENERAL FUND
FY2024 BUDGET (v.3)

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
100-15-6701	Interest and Sinking Transfer Out (Oak Drive)	123,974.20	124,000.00	3,883.35	125,000.00
100-15-6990	Operating Transfer Out	0.00	0.00	0.00	0.00
	Subtotal	622,149.96	326,000.00	239,281.93	347,300.00
	Total Administration	1,001,792.71	727,450.00	554,659.00	760,000.00
Legal					
	<u>Other Services & Charges</u>				
100-16-6350	Legal	54,612.72	80,000.00	58,731.39	80,000.00
	Subtotal	54,612.72	80,000.00	58,731.39	80,000.00
	Total Legal	54,612.72	80,000.00	58,731.39	80,000.00
Council/Board					
	<u>Other Services & Charges</u>				
100-17-6320	Financial (Contract Svs)	25,268.75	17000.00	23,150.00	25,000.00
100-17-6330	Audit	24,685.00	25000.00	37,093.90	40,000.00
100-17-6340	Technology Consultant	0.00	0.00	0.00	0.00
100-17-6382	Social Services Support	0.00	5000.00	0.00	5,000.00
100-17-6533	Public Information	0.00	0.00	0.00	0.00
100-17-6541	Public Relations/Receptions	7,717.77	8000.00	12,275.06	12,000.00
100-17-6572	Training	6,688.47	8000.00	7,664.28	9,000.00
100-17-6590	Elections	0.00	6500.00	1,317.92	6,000.00
100-17-6591	Planning	14,100.00	15000.00	0.00	6,000.00
100-17-6595	Code Revisions	19,000.00	15000.00	0.00	6,000.00
	Subtotal	97,459.99	99,500.00	81,501.16	109,000.00
	Total Council/Board	97,459.99	99,500.00	81,501.16	109,000.00
Building					
	<u>Other Services & Charges</u>				
100-18-6360	Contract Inspections	47,815.67	35,000.00	43,056.25	40,000.00
100-18-6582	Site Plan Reviews	8,887.50	10,000.00	2,325.00	10,000.00
	Subtotal	56,703.17	45,000.00	45,381.25	50,000.00
	Total Building	56,703.17	45,000.00	45,381.25	50,000.00
Public Safety					
	<u>Personnel Services</u>				
100-21-6170	Public Safety Salaries	0.00	0.00	0.00	0.00
100-21-6210	Benefits - Health/Dental/Vision/Life	0.00	0.00	0.00	0.00
100-21-6220	Payroll Taxes	0.00	0.00	0.00	0.00
100-21-6230	TMRS Contribution	0.00	0.00	0.00	0.00
100-21-6250	Unemployment Compensation	0.00	0.00	0.00	0.00
100-21-6251	Workers Compensation	0.00	0.00	0.00	0.00
	Subtotal	0.00	0.00	0.00	0.00
	<u>Supplies and Maintenance</u>				
100-21-6431	Vehicle Maint/Insurance	0.00	0.00	0.00	0.00
100-21-6583	Fuel	0.00	0.00	0.00	0.00
100-21-6610	General Operating Supplies	0.00	0.00	0.00	0.00
	Subtotal	0.00	0.00	0.00	0.00
	<u>Other Services & Charges</u>				
100-21-6370	Contract Services	240.00	5,000.00	0.00	0.00
100-21-6371	Sanitarian (Contract Labor)	60,000.00	60,000.00	35,000.00	36,000.00
100-21-6373	Animal Control	0.00	6,000.00	12,000.00	6,000.00

**CITY OF WIMBERLEY GENERAL FUND
FY2024 BUDGET (v.3)**

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
100-21-6375	Safety - Traffic Direction	24,285.00	30,000.00	23,350.39	30,000.00
100-21-6572	Training	0.00	0.00	0.00	0.00
100-21-6574	Event Services	0.00	0.00	0.00	0.00
100-21-6794	Capital Outlay - Equipmt/Other	0.00	0.00	0.00	0.00
	Subtotal	84,525.00	101,000.00	70,350.39	72,000.00
	Total Public Safety	84,525.00	101,000.00	70,350.39	72,000.00

Municipal Court

Supplies & Maintenance

100-25-6610	General Operating Supplies	0.00	0.00	0.00	0.00
100-25-6791	Capital Outlay - Technology	0.00	0.00	0.00	0.00
	Subtotal	0.00	0.00	0.00	0.00

Other Services & Charges

100-25-6270	Annual/Assoc Dues	0.00	0.00	0.00	0.00
100-25-6380	MC Judge (Contract Labor)	333.33	0.00	0.00	0.00
100-25-6381	City Prosecutor	0.00	0.00	0.00	0.00
100-25-6532	Office Tech/Software	0.00	0.00	0.00	0.00
100-25-6570	Travel	0.00	0.00	0.00	0.00
100-25-6572	Training	0.00	0.00	0.00	0.00
100-25-6651	Postage	0.00	0.00	0.00	0.00
	Subtotal	333.33	0.00	0.00	0.00
	Total Municipal Court	333.33	0.00	0.00	0.00

Public Works

Personnel Services

100-30-6100	Salaries & Wages Part-Time	0.00	0.00	0.00	6,000.00
100-30-6105	Salaries & Wages Full-Time	156,680.10	182,000.00	153,383.65	194,000.00
100-30-6210	Benefits - Health/Dental/Vision/Life	25,171.31	31,500.00	26,695.61	31,500.00
100-30-6220	Payroll Taxes	12,038.96	13,400.00	11,948.28	15,000.00
100-30-6230	TMRS Contribution	9,702.20	11,500.00	9,292.41	10,000.00
100-30-6250	Unemployment Compensation	27.00	400.00	351.00	400.00
100-30-6251	Workers Compensation	0.00	1,000.00	0.00	5,000.00
	Subtotal	203,619.57	239,800.00	201,670.95	261,900.00

Supplies & Maintenance

100-30-6431	Vehicle Maint/Insurance	7,772.28	2,000.00	167.82	2,000.00
100-30-6583	Fuel	4,365.39	4,500.00	3,601.39	5,000.00
100-30-6610	General Operating Supplies	4,236.31	2,500.00	6,317.16	3,000.00
100-30-6612	Tools	539.10	500.00	289.99	500.00
	Subtotal	16,913.08	9,500.00	10,376.36	10,500.00

Other Services & Charges

100-30-6270	Annual/Assoc Dues	241.00	250.00	0.00	500.00
100-30-6370	Contract Services	7,061.31	35,000.00	27,588.78	25,000.00
100-30-6443	Equipment Rent/Right-To-Use Lease	0.00	6,000.00	4,725.90	6,000.00
100-30-6532	Office Tech/Software	2,140.62	12,000.00	5,278.30	9,000.00
100-30-6569	Vehicle Allowance	0.00	4,800.00	4,000.00	4,800.00
100-30-6570	Travel	122.58	1,500.00	668.28	2,500.00
100-30-6571	Mileage	0.00	300.00	312.55	500.00
100-30-6572	Training	1,940.57	3,000.00	335.77	4,000.00
100-30-6760	Right-to-Use Lease Assets	0.00	0.00	0.00	0.00
100-30-6794	Capital Outlay - Equipment/Other	2,513.12	0.00	0.00	2,500.00
100-30-6911	Right-to-Use Lease Principal	0.00	0.00	0.00	0.00

**CITY OF WIMBERLEY GENERAL FUND
FY2024 BUDGET (v.3)**

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
100-30-6911	Right-to-Use Lease Interest	0.00	0.00	0.00	0.00
	Subtotal	14,019.20	62,850.00	42,909.58	54,800.00
	Total Public Works	234,551.85	312,150.00	254,956.89	327,200.00
Public Works - Roads					
	<u>Supplies & Maintenance</u>				
100-31-6432	Road Maintenance	36,676.15	80,000.00	112,963.64	75,000.00
100-31-6433	Equipment Maintenance	253.00	500.00	415.01	1,000.00
100-31-6584	Mowing/Trimming	1,041.72	3,000.00	1,850.00	3,000.00
100-31-6611	Signs/Barricades	4,367.89	3,000.00	3,259.32	5,000.00
	Subtotal	42,338.76	86,500.00	118,487.97	84,000.00
	<u>Other Services & Charges</u>				
100-31-6370	Contract Services	66,005.00	0.00	0.00	0.00
100-31-6372	Survey Services	0.00	0.00	0.00	0.00
100-31-6470	Engineering - Roads	39,600.00	15,000.00	34,675.00	30,000.00
100-31-6792	Capital Outlay - Fish Weir	0.00	20,000.00	0.00	20,000.00
100-31-6795	Capital Outlay - Roads	0.00	200,000.00	0.00	300,000.00
	Subtotal	105,605.00	235,000.00	34,675.00	350,000.00
	Total Public Works - Roads	147,943.76	321,500.00	153,162.97	434,000.00
Public Works - Water/Wastewater					
	<u>Supplies & Maintenance</u>				
100-33-6586	Quality Testing WW	1,923.00	2,000.00	0.00	2,000.00
100-33-6588	Public Restroom WW	14,821.82	0.00	0.00	0.00
	Subtotal	16,744.82	2,000.00	0.00	2,000.00
	<u>Other Services & Charges</u>				
100-33-6561	State Sanitations Fees	0.00	0.00	0.00	0.00
100-33-6793	Capital Outlay - RR Trailer	0.00	0.00	0.00	0.00
	Subtotal	0.00			
	Total Public Works-Water/Wastewater	16,744.82	2,000.00	0.00	2,000.00
Community Center					
	<u>Personnel Services</u>				
100-51-6100	Salaries & Wages Part-Time	19,365.66	39,000.00	34,560.01	21,000.00
100-51-6105	Salaries & Wages Full-Time	56,093.71	55,000.00	46,339.20	104,000.00
100-51-6210	Benefits - Health/Dental/Vision/Life	8,644.87	10,500.00	8,871.96	21,000.00
100-51-6220	Payroll Taxes	5,347.16	7,800.00	6,188.83	10,000.00
100-51-6230	TMRS Contribution	3,200.51	3,700.00	2,759.16	5,000.00
100-51-6250	Unemployment Compensation	41.30	200.00	439.97	500.00
100-51-6251	Workers Compensation	0.00	3,500.00	0.00	7,000.00
	Subtotal	92,693.21	119,700.00	99,159.13	168,500.00
	<u>Supplies & Maintenance</u>				
100-51-6410	Utilities	24,264.51	24,000.00	20,834.79	26,000.00
100-51-6430	Bldg Repairs/Maintenance	18,214.74	20,000.00	10,381.50	20,000.00
100-51-6443	Equipment Rent/Right-To Use Lease	0.00	1,500.00	0.00	0.00
100-51-6521	Security System	1,115.73	0.00	0.00	0.00
100-51-6610	General Operating Supplies	6,331.34	4,000.00	2,977.88	5,000.00
100-51-6660	Office Supplies	920.41	300.00	325.66	500.00
100-51-6797	Capital Outlay - Facilities	10,225.00	10,000.00	4,234.35	10,000.00
	Subtotal	61,071.73	59,800.00	38,754.18	61,500.00

**CITY OF WIMBERLEY GENERAL FUND
FY2024 BUDGET (v.3)**

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
<u>Other Services & Charges</u>					
100-51-6270	Annual/Assoc Dues	274.87	200.00	239.87	500.00
100-51-6370	Contract Services	1,795.00	500.00	2,671.00	2,000.00
100-51-6411	Telephones	2,600.77	0.00	0.00	0.00
100-51-6532	Office Tech/Software	3,469.92	2,000.00	4,111.44	2,000.00
100-51-6540	Advertising	709.00	2,500.00	1,205.23	3,000.00
100-51-6541	Public Relations/Receptions	0.00	0.00	0.00	0.00
100-51-6551	Printing	0.00	100.00	0.00	0.00
100-51-6562	CC Processing Fees	0.00	0.00	1,163.73	0.00
100-51-6616	Programs	2,302.78	10,000.00	10,766.65	15,000.00
100-51-6651	Postage	0.00	50.00	0.00	100.00
100-51-6794	Capital Outlay - Equipment/Other	3,305.91	0.00	0.00	7,000.00
	Subtotal	14,458.25	15,350.00	20,157.92	29,600.00
	Total Community Center	168,223.19	194,850.00	158,071.23	259,600.00
<u>Parks</u>					
<u>Supplies & Maintenance</u>					
100-52-6410	Utilities	5,794.24	5,000.00	1,739.76	6,000.00
100-52-6430	Bldg Repairs/Maintenance	1,400.44	2,500.00	247.78	1,500.00
100-52-6585	Nature Trail/Old Baldy	914.65	1,000.00	1,100.55	1,000.00
100-52-6610	General Operating Supplies	819.40	1,000.00	0.00	1,000.00
	Subtotal	8,928.73	9,500.00	3,088.09	9,500.00
	Total Parks	8,928.73	9,500.00	3,088.09	9,500.00
Total Expenditures		1,871,819.27	1,892,950.00	1,379,902.37	2,103,300.00
Total Revenues		2,511,113.56	1,892,950.00	2,103,314.46	2,103,300.00
Excess (Deficit)		639,294.29	0.00	723,412.09	0.00

CITY OF WIMBERLEY BLUE HOLE FUND
FY2024 BUDGET (v.3)

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Revenues					
	<u>Tax Revenue</u>				
200-52-5472	Reservations / Gate Fees	588,012.00	555,000.00	470,283.06	580,000.00
200-52-5474	Facility Rentals	22,770.00	30,000.00	25,900.88	30,000.00
200-52-5476	Special Events	68,599.00	150,000.00	99,505.34	150,000.00
200-52-5479	Vending / Merchandise	16,978.81	9,000.00	18,074.07	50,000.00
	Subtotal	696,359.81	744,000.00	613,763.35	810,000.00
	<u>Interest</u>				
200-52-5611	Interest Revenues	7,238.95	900.00	29,468.93	28,000.00
	Subtotal	7,238.95	900.00	29,468.93	28,000.00
	<u>Other Income</u>				
200-52-5701	Other/Misc	(1,601.90)	6,000.00	10,115.00	15,000.00
200-52-5799	Operating Transfer In	410,415.78	0.00	0.00	0.00
200-52-5900	Designated Funds	7,100.00	0.00	3,610.00	0.00
200-52-7913	Proceeds from Right-to-Use Leases	0.00	0.00	0.00	0.00
	Subtotal	415,913.88	6,000.00	13,725.00	15,000.00
	Total Revenues	1,119,512.64	750,900.00	656,957.28	853,000.00
Expenditures					
Parks					
	<u>Personnel Services</u>				
200-52-6100	Salaries & Wages Part-Time	180,923.55	160,000.00	129,886.23	126,000.00
200-52-6102	Overtime Pay	11.25	0.00	0.00	0.00
200-52-6105	Salaries & Wages Full-Time	244,723.51	309,000.00	256,351.33	381,000.00
200-52-6210	Health Care	36,380.83	63,000.00	41,908.86	73,500.00
200-52-6220	Payroll Taxes	32,071.68	24,000.00	30,480.50	39,000.00
200-52-6230	TMRS Contribution	15,987.85	20,500.00	15,527.97	18,500.00
200-52-6250	Unemployment Compensation	213.88	1,000.00	2,142.50	1,000.00
200-52-6251	Workers Compensation	0.00	11,400.00	0.00	19,000.00
	Subtotal	510,312.55	588,900.00	476,297.39	658,000.00
	<u>Supplies and Maintenance</u>				
200-52-6374	Contract Services	34,346.01	40,000.00	36,011.41	40,000.00
200-52-6390	Miscellaneous / Merchandise	0.00	0.00	0.00	20,000.00
200-52-6410	Utilities	10,745.52	12,600.00	14,886.65	15,000.00
200-52-6431	Vehicle Maint/Insurance	7,775.16	2,000.00	15.99	2,000.00
200-52-6433	Equipment Maintenance	1,958.88	7,000.00	1,973.76	7,000.00
200-52-6584	Mowing/Trimming	110.00	0.00	0.00	0.00
200-52-6610	General Operating Supplies	34,198.06	28,000.00	42,854.32	26,000.00
200-52-6613	Materials	3,221.70	5,000.00	6,950.27	5,000.00
200-52-6615	Bldg & Maint Supplies	2,537.81	3,500.00	2,295.73	4,000.00
200-52-6616	Programs	20,802.98	24,000.00	31,749.35	25,600.00
200-52-6660	Office Supplies	900.01	1,000.00	653.44	1,000.00
200-52-6760	Right-to-Use Lease Assets	0.00	0.00	0.00	0.00
	Subtotal	116,596.13	123,100.00	137,390.92	145,600.00

CITY OF WIMBERLEY BLUE HOLE FUND
FY2024 BUDGET (v.3)

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
<u>Other Service & Charges</u>					
200-52-6411	Telephones	3,748.22	0.00	0.00	0.00
200-52-6443	Equipment Rent/Right-To-Use Lease	2,947.25	11,500.00	6,450.93	11,500.00
200-52-6532	Office Tech/Software	10,879.29	12,000.00	5,471.16	10,000.00
200-52-6562	BH CC Processing Fees	7,761.52	500.00	15,669.73	10,000.00
200-52-6569	Vehicle Allowance	0.00	4,800.00	4,000.00	4,800.00
200-52-6570	Travel	3,975.23	2,000.00	3,503.23	3,000.00
200-52-6571	Mileage	516.81	1,000.00	464.81	2,000.00
200-52-6572	Training	5,155.00	3,000.00	3,476.94	4,000.00
200-52-6581	Refunds	10,044.00	1,000.00	1,075.00	1,000.00
200-52-6583	Fuel	2,845.65	3,000.00	2,418.77	3,000.00
200-52-6651	Postage	10.55	100.00	12.45	100.00
200-52-6794	Capital Outlay - Equipmt/Other	150,848.84	0.00	101,958.71	0.00
200-52-6805	Capital Outlay - Land	410,415.78	0.00	0.00	0.00
200-52-6911	Right-to-Use Lease Assets	0.00	0.00	0.00	0.00
200-52-6912	Right-to-Use Lease Principal	0.00	0.00	0.00	0.00
200-52-6990	Operating Transfer Out	1,314.81	0.00	0.00	0.00
Subtotal		610,462.95	38,900.00	144,501.73	49,400.00
Total Parks Expenditures		1,237,371.63	750,900.00	758,190.04	853,000.00
Total Expenditures		750,900.00	750,900.00	758,190.04	853,000.00
Total Revenue		1,119,512.64	750,900.00	656,957.28	853,000.00
Excess (Deficit)		368,612.64	0.00	(101,232.76)	0.00

CITY OF WIMBERLEY WASTEWATER FUND
FY2024 BUDGET (v.3)

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Revenues					
	<u>Charges for Service</u>				
202-04-5400	WW Service Fee	422,960.31	377,000.00	348,734.97	405,000.00
	Subtotal	422,960.31	377,000.00	348,734.97	405,000.00
	<u>Interest</u>				
202-04-5611	Interest Revenues	134.55	500.00	3,141.09	1,000.00
	Subtotal	134.55	500.00	3,141.09	1,000.00
	<u>Other Income</u>				
202-04-5340	Grant Funds	0.00	0.00	0.00	0.00
202-04-5420	WW Penalties	681.52	500.00	1,973.21	1,000.00
202-04-5799	Operating Transfer In	314,992.15	0.00	0.00	0.00
	Subtotal	315,673.67	500.00	1,973.21	1,000.00
	Total Revenues	738,768.53	378,000.00	353,849.27	407,000.00
Expenditures					
Wastewater					
	<u>Supplies & Maintenance</u>				
202-04-6370	Contract Services	65,755.53	70,000.00	92,141.17	90,000.00
202-04-6390	Miscellaneous	0.00	0.00	0.00	0.00
202-04-6410	Utilities	50,776.00	50,000.00	51,548.16	55,000.00
202-04-6411	Telephones	0.00	0.00	0.00	0.00
202-04-6433	Equipment Maintenance	0.00	0.00	0.00	10,000.00
202-04-6589	Records Management	0.00	0.00	0.00	0.00
202-04-6610	General Operating Supplies	15,741.13	10,000.00	1,832.57	5,000.00
	Subtotal	132,272.66	130,000.00	145,521.90	160,000.00
	<u>Other Services & Charges</u>				
202-04-6270	Annual/Assoc Dues	0.00	0.00	0.00	0.00
202-04-6532	Office Tech/Software	0.00	5,000.00	0.00	0.00
202-04-6701	Interest and Sinking Transfer Out	0.00	243,000.00	41,475.50	247,000.00
202-04-6792	Capital Outlay - Other	0.00	0.00	0.00	0.00
202-04-6799	Project Manager	0.00	0.00	0.00	0.00
202-04-6800	Depreciation	0.00	0.00	0.00	0.00
202-04-6900	Wastewater Debt Service - Prin	0.00	0.00	0.00	0.00
202-04-6901	Wastewater Debt Service - Int	84,087.00	0.00	0.00	0.00
202-04-6990	Operating Transfer Out	160,000.00	0.00	0.00	0.00
	Subtotal	244,087.00	248,000.00	41,475.50	247,000.00
	Total Wastewater Expenditures	376,359.66	378,000.00	186,997.40	407,000.00
Total Expenditures		376,359.66	378,000.00	186,997.40	407,000.00
Total Revenue		738,768.53	378,000.00	353,849.27	407,000.00
Excess (Deficit)		362,408.87	0.00	166,851.87	0.00

CITY OF WIMBERLEY HOTEL OCCUPANCY TAX FUND
FY2024 BUDGET (v.3)

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Revenues					
	<u>Tax Revenue</u>				
205-15-5132	Hotel Occupancy Tax	758,794.30	725,000.00	534,366.76	750,000.00
205-15-5611	Interest Revenues	3,485.58	2,000.00	18,963.67	23,000.00
205-15-5479	Vending / Merchandise	0.00	0.00	15,727.33	
205-15-7915	Revenue Bond Proceeds	909,000.00	0.00	0.00	0.00
	Subtotal	1,671,279.88	727,000.00	569,057.76	773,000.00
	Total Revenues	1,671,279.88	727,000.00	569,057.76	773,000.00
Expenditures					
Administration					
	<u>Personnel Services</u>				
205-15-6100	Salaries & Wages Part-Time	0.00	15,000.00	10,458.75	4,000.00
205-15-6105	Salaries & Wages Full-Time	0.00	70,000.00	59,038.45	119,000.00
205-15-6135	S & W - Hot	48,913.22	0.00	0.00	0.00
205-15-6210	Health Care	7,122.47	10,500.00	8,719.15	21,000.00
205-15-6220	Payroll Taxes	3,729.44	5,500.00	4,467.69	9,200.00
205-15-6230	TMRS Contribution	3,115.64	4,600.00	3,633.75	6,000.00
205-15-6250	Unemployment Compensation	6.75	100.00	117.00	300.00
205-15-6251	Workers Compensation	0.00	200.00	0.00	500.00
	Subtotal	62,887.52	105,900.00	86,434.79	160,000.00
	<u>Tourism Expenditures</u>				
205-15-6300	Hotel Occupancy Tax	(0.01)	0.00	0.00	0.00
205-15-6311	Hotel Occupancy Tax General Projects	106,654.60	54,000.00	23,176.27	74,600.00
205-15-6573	Transportation Shuttle	0.00	0.00	0.00	0.00
205-15-6973	Special Events	765.00	40,000	38,808.36	30,000.00
205-15-6974	Special Events Equipment	0.00	10,000.00	10,395.94	10,000.00
205-15-6975	Wayfinding Signage	0.00	22,000.00	11,995.10	20,000.00
205-15-6977	Lease Agreement	1,050.00	0.00	0.00	0.00
	Subtotal	108,469.59	126,000.00	84,375.67	134,600.00
	<u>Other Services & Charges</u>				
205-15-6270	Annual/Assoc Dues	13,266.25	9,000.00	7,459.75	14,000.00
205-15-6370	Contract Services	42,456.02	91,000.00	37,444.97	91,000.00
205-15-6532	Office Tech/Software	0.00	2,000.00	3,878.29	3,000.00
205-15-6540	Advertising	77,323.90	103,000.00	57,912.54	105,000.00
205-15-6541	Public Relations/Receptions	0.00	1,000.00	588.94	1,000.00
205-15-6551	Printing	5,929.81	20,000.00	10,368.96	20,000.00
205-15-6569	Vehicle Allowance	3,600.00	4,800.00	4,000.00	5,400.00
205-15-6570	Travel	4,657.03	4,000.00	2,108.96	6,000.00
205-15-6572	Training	3,960.07	5,000.00	2,279.00	6,000.00
205-15-6592	HOT Disbursements	7,320.00	50,000.00	44,819.39	50,000.00
	Subtotal	158,513.08	289,800.00	170,860.80	301,400.00
	<u>Supplies & Maintenance</u>				
205-15-6374	Contract Services	27,139.44	0.00	0.00	0.00
205-15-6390	Miscellaneous	0.00	0.00	1,854.33	0.00
205-15-6410	Utilities	0.00	5,000.00	3,557.42	5,000.00
205-15-6430	Bldg Repairs/Maintenance	0.00	5,000.00	1,141.38	5,000.00
205-15-6443	Equipment Rent/Right-To-Use Lease	0.00	1,000.00	936.43	1,000.00
205-15-6610	General Operating Supplies	3,162.76	2,000.00	620.87	2,000.00
205-15-6651	Postage	0.00	100.00	0.00	1,000.00

**CITY OF WIMBERLEY HOTEL OCCUPANCY TAX FUND
FY2024 BUDGET (v.3)**

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
205-15-6660	Office Supplies	778.85	2,000.00	820.18	2,000.00
205-15-6701	Interest and Sinking Transfer Out (Old Kyle Rd)	0.00	132,000.00	131,119.41	131,000.00
205-15-6791	Capital Outlay - Technology	1,950.96	0.00	0.00	0.00
205-15-6792	Capital Outlay - Other	4,985.40	58,200.00	88,184.75	30,000.00
205-15-6805	Capital Outlay - Land	410,415.79	0.00	0.00	0.00
205-15-6902	Bond Issue Costs	59,000.00	0.00	0.00	0.00
205-15-6990	Operating Trasfer Out	410,415.78	0.00	0.00	0.00
	Subtotal	917,848.98	205,300.00	228,234.77	177,000.00
	Total Hotel Occupancy Tax Fund Expenditures	1,247,719.17	727,000.00	569,906.03	773,000.00
Total Expenditures		1,247,719.17	727,000.00	569,906.03	773,000.00
Total Revenue		1,671,279.88	727,000.00	569,057.76	773,000.00
Excess (Deficit)		423,560.71	0.00	(848.27)	0.00

**CITY OF WIMBERLEY CAPITAL PROJECTS FUND
FY2024 BUDGET (v.3)**

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Revenues					
	<u>Transfer In</u>				
300-30-5799	Operating Transfer In	0.00	0.00	0.00	0.00
	Subtotal	0.00	0.00	0.00	0.00
	Total	0.00	0.00	0.00	0.00
Expenditures					
	<u>Capital Outlay</u>				
300-30-6795	Capital Outlay - Roads	193,506.86	0.00	0.00	0.00
300-30-6801	Capital Outlay - Oak Drive Project	10,493.68	0.00	58,401.35	0.00
	Subtotal	204,000.54	0.00	58,401.35	0.00
	Total Capital Projects	204,000.54	0.00	58,401.35	0.00
Total Expenditures		204,000.54	0.00	58,401.35	0.00
Total Revenue		0.00	0.00	0.00	0.00
Excess (Deficit)		(204,000.54)	0.00	(58,401.35)	0.00

**CITY OF WIMBERLEY INTEREST SINKING FUND
FY2024 BUDGET (v.3)**

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Revenues					
<u>General Fund</u>					
400-10-6702	I&S General Fund Transfer In		124,000.00	3,883.35	125,000.00
	Subtotal	0.00	124,000.00	3,883.35	125,000.00
<u>Wastewater Fund</u>					
400-10-6703	I&S Waste Water Transfer In		243,000.00	41,475.50	247,000.00
	Subtotal	0.00	243,000.00	41,475.50	247,000.00
Total Revenues		0.00	367,000.00	45,358.85	372,000.00
Expenditures					
I&S Payments					
<u>Tax Note 2021 Debt Service</u>					
400-10-6701	I&S Transfer Out	0.00	0.00	0.00	0.00
400-10-6704	Tax Note Series 2021 Debt Service Principal	115,000.00	116,000.00	0.00	118,000.00
400-10-6705	Tax Note Series 2021 Debt Service Interest	8,974.20	8,000.00	3,883.35	7,000.00
	Subtotal	123,974.20	124,000.00	3,883.35	125,000.00
<u>Wastewater Debt Service</u>					
400-10-6900	Wastewater Debt Service - Prin	0.00	160,000.00	0.00	165,000.00
400-10-6901	Wastewater Debt Service - Int	0.00	83,000.00	41,475.50	82,000.00
	Subtotal	0.00	243,000.00	41,475.50	247,000.00
Total Wastewater		123,974.20	367,000.00	45,358.85	372,000.00
Total Expenditures		123,974.20	367,000.00	45,358.85	372,000.00
Total Revenue		0.00	367,000.00	45,358.85	372,000.00
Excess (Deficit)		(123,974.20)	0.00	0.00	0.00

**CITY OF WIMBERLEY PARKING SPACES CASH IN LIEU
FY2024 BUDGET (v.3)**

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Revenues					
	<u>Other Income</u>				
603-00-5611	Parking Spaces Cash In Lieu of	38,000.00	0.00	0.00	0.00
	Subtotal	38,000.00	0.00	0.00	0.00
	Total Revenues	38,000.00	0.00	0.00	0.00

CITY OF WIMBERLEY AMERICAN RESCUE PLAN FUND

FY2024 BUDGET (v.3)

Account #	Description	FY22-23 Actual	FY23-24 Adopted	Current YTD as of July 31	FY24-25 Proposed
Revenues					
	<u>FY 2024-25</u>				
605-05-5905	American Rescue Plan	0.00	50,000.00	0.00	323,811.00
605-05-5611	Interest Revenues	0.00	0.00	9,252.81	9,000.00
	Subtotal	0.00	50,000.00	9,252.81	332,811.00
	<u>FY 2024-25</u>				
605-05-5905	Fund Forward Balance	0.00	0.00	0.00	0.00
	Subtotal	0.00	0.00	0.00	0.00
	Total Revenues	0.00	50,000.00	9,252.81	332,811.00

Expenditures**American Rescue Plan**

	<u>Projects</u>				
605-05-6751	Outlay - Projects	33,319.36	50,000.00	20,349.58	332,811.00
605-05-6990	Operating Transfer Out	0.00	0.00	66,669.47	0.00
	Total	33,319.36	50,000.00	87,019.05	332,811.00



AGENDA ITEM:	2. Discuss and consider action on Ordinance 2024-17, amending the city's master fee schedule; repealing any ordinance or parts of ordinances in direct conflict with the master fee schedule ordinance; providing for severability; proper notice and meeting; and providing an effective date. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	Tammy Heller
DATE SUBMITTED:	07/17/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The fee schedule was adopted and codified in September 2023. This item amends some of the fees as outlined at the budget workshops in July and August.

REQUESTED ACTION

Motion
Ordinance

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Ord. 2024-17 Fee Schedule Ordinance Amendment
2. COW Fee Schedule 2024-2025

ORDINANCE NO. 2024-17

AN ORDINANCE AMENDING THE MASTER FEE SCHEDULE AS SET FORTH IN EXHIBIT “A” BY PROVIDING A COMPREHENSIVE LISTING OF CITY FEES; AMENDING CERTAIN FEES; REPEALING ANY ORDINANCE OR PARTS OF ORDINANCES IN DIRECT CONFLICT WITH THE MASTER FEE SCHEDULE ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wimberley has adopted fees by various means, actions and adoptions; and

WHEREAS, the City Council deems it appropriate to adopt an ordinance that clarifies, adjusts, and amends all fees into a Master Fee Schedule that is to be Appendix A of the City of Wimberley Code of Ordinances

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

ARTICLE I. FINDINGS OF FACT

The code of Ordinances of the City of Wimberley, Texas amends Appendix A, which shall read as set forth in Exhibit A.

ARTICLE II. REPEALER

All other ordinances of parts of ordinances in direct and clear conflict herewith are hereby repealed as they specifically relate to the subject matters of this chapter.

ARTICLE III. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE IV. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE V. PROPER NOTICE AND MEETING

City of Wimberley, Texas

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City of Wimberley City Council on the 5th day of September, 2024 by a vote of 4 (Ayes) and 0 (Nays) and 0 (Abstain).

CITY OF WIMBERLEY

By: _____
Jim Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary



APPROVED AS TO FORM:

City Attorney

APPENDIX A

CITY OF WIMBERLEY FEE SCHEDULE

ADMINISTRATIVE FEES

Reserved.

BUILDING REGULATIONS

Residential Building Permit Fees

	Current Fee	Proposed Fee
Application Fee	\$50.00	(applies to all permits)
Plan Review	\$75.00	
Inspections	\$55.00 per inspection and \$75 per re-inspection	
Building Permit Fees (does not include inspections or plan review)		
Single Family Residential and accessory dwelling units*.	\$40+	\$0.40/per sq. ft
Pools, Decks, Carports, Pole Barns, and other detached accessory structures.	\$40+	\$.30/per sq. ft
Other Permits (does not include inspections)		
Trade Permit (mechanical, electrical, plumbing)	\$40	
Floodplain Permit Fee	\$100	
Fence Permit	\$50	
Dish, Amateur Radio Antenna Permit Fee	\$25	
Demolition or Move Permit Fee	\$25	

*Includes any climate controlled enclosed structure that could be used for dwelling purposes

Site Development Permit Fees

	Current Fee	Proposed Fee
Pre-Application Meeting Fee (cost put towards application fee if application is filed within twelve (12) months)	\$200.00	
Application Fee	\$300.00	
Engineer Reimbursement	Set by contractor	

Commercial Building Permit Fees

	Current Fee	Proposed Fee
Pre-Application Meeting Fee (cost put towards permit fee if application is filed within twelve (12) months)	\$200.00	
Application Fee (applies to all permits)	\$50.00	
Building Plan Review	\$100/hr. (\$200 deposit)	
Inspections (New Structure, Remodel, Alterations to existing structure)	\$75.00 per inspection and \$100.00 per re-inspection	
Med-Gas (Commercial)	\$250.00 per inspection and \$275.00 per re-inspection	
Inspector's Consultation Fees	\$95.00 per hour, plus expenses	
Floodplain Permit Fee	\$150	
Sign Permit		
Up to 12 Sq. Feet	\$30.00	
Up to 16 Sq. Feet	\$40.00	
Up to 24 Sq. Feet	\$50.00	
Up to 32 Sq. Feet	\$65.00	
Up to 48 Sq. Feet	\$85.00	
Up to 64 Sq. Feet	\$120.00	
Temporary Structure Permit	\$50	
Certificate of Occupancy	\$0	
Permit Renewal/Extension	50% of building permit fee	

BUILDING PERMIT VALUATION FEE SCHEDULE	
Value of Construction	Fees
\$0.01 - \$15,000	\$60.00 for the first \$1,000 + \$5.00 for each additional thousand or fraction thereof, to and including \$15,000
\$15,001-\$50,000	\$130.00 for the first \$15,000 + \$4.00 for each additional thousand or fraction thereof, to and including \$50,000
\$50,001-\$100,000	\$270.00 for the first \$50,000 + \$3.50 for each additional thousand or fraction thereof, to and including \$100,000
\$100,001-\$500,000	\$445.00 for the first \$100,000 + \$2.75 for each additional thousand or fraction thereof, to and including \$500,000
\$500,001-\$1,000,000	\$1545.00 for the first \$500,000 + \$2.50 for each additional thousand or fraction thereof, to and including \$1,000,000

All valuations over \$1,000,000 shall be charged at the rate of 0.0028 times the total value

Fire Review & Inspections

	Current Fee	Proposed Fee
Fire Suppression Permit Application	\$50	
Fire Suppression Review and Inspections	Cost to be provided by 3 rd party contractor + 20% administration fee	

BUSINESS REGULATIONS

Alcoholic Beverage Fees

The schedule of fees published by the Texas Alcoholic Beverage Commission, as amended from time to time, are hereby adopted and approved. A copy shall be kept on file in the City Secretary's Office.

Other Business Regulation Permits

	Current Fee	Proposed Fee
Peddler Permit	N/A	
Tattoo & Body Piercing License Fee	N/A	
Liquid Waste Hauler	N/A	

Filming Permit Fees

	Current Fee	Proposed Fee
Film Application Fee	\$25.00	
Use of City Equipment & Personnel	N/A	N/A
Use of City-Owned Real Estate related to filming activities is listed as follows:		
	Current Fee	Proposed Fee
Activity	Cost Per Calendar Day (maximum of 12 hrs/day)	
Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area	\$500.00 per day	
Partial, non-disruptive use of a public building, park, right-of-way, or public area	\$250.00 per day	
Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking	\$50.00 per block, per day	

Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking	\$25.00 per block, per day	
Use of city parking lots, parking areas, and city streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles)	\$50.00 per block or lot, per day	

EMERGENCY SERVICES FEES

Emergency Services

	Current Fee	Proposed Fee
Special Event Firework Permit	\$25.00	

~~HEALTH AND SANITATION FEES~~

~~Food Establishment Permit~~

	Current Fee	Proposed Fee
Food Permit (based on # of Employees)		
1 – 15 Employees	\$200	
16 – 30 Employees	\$350	
31 + Employees	\$425	
Food Establishment Compliance Inspection (Inspection triggered by complaint)	\$100	
Food Establishment Compliance Re-Inspection	\$150	

~~Child/Adult Care, Church, and School Establishment Inspection Fee~~

Licensed # of Children	Fee w/o Food Prep (Current Fee)	Fee w/o Food Prep (Proposed Fee)	Fee w/Food Prep (Current Fee)	Fee w/Food Prep (Proposed Fee)
13 – 40	\$75.00		\$200	
41 – 100	\$150.00		\$300	
101 +	\$250.00		\$400	

~~Additional Health and Sanitation Fees~~

	Current Fee	Proposed Fee
Child/Adult Care Sanitation Inspection (Includes facilities with fewer than 13 children/adults)	\$150.00	

Mobile Food Unit	\$200	
Additional Mobile Food Units		
Seasonal Permit (valid for 6 months)	\$200	
Change of Business Name	\$100	
Establishment Plan Review	\$100	
Food Establishment Variance	\$125	
Plan Review & (2) Pre-Opening Inspections	\$350	
Each additional pre-opening inspections	\$150	
Special Event Food Vendor	\$50	
Annual Food Establishment Permit (Includes 2 inspections a year)	\$200-\$425	
Annual Establishment and Inspection Late Fee (Fee for all establishments paid (30) days or more past the due date of January 31 st) (December 31)	\$50/accrues every (30) days past the due date	

PLANNING AND DEVELOPMENT FEES

Planning, Zoning, and Subdivision Fees

		Current Fee	Proposed Fee
Floodplain Determination Letter		\$50	
Preliminary Plat		\$700 + \$100/acre	
Final Plat		\$500 + \$100/acre	
Amending Plat/Minor Plat/Replat/ Plat Vacation		\$600 + \$100/acre	
Waiver		\$600	
Tree Mitigation		\$100 per caliper inch or \$6,000 per acre	
Zoning Variance		\$600	
Board of Adjustment (BOA) Appeal Fee		\$200	
Zoning Determination Letter		\$50	
Conditional Use Permit		\$750	
Conditional Use Permit Amendment		\$750	
Zoning Change to:			
1	Single Family (SF)	\$550.00 + \$100.00/acre	
2	Multi-Family (MF)	\$675.00 + \$100.00/acre	
3	Commercial	\$850.00 + \$100.00/acre	
4	Industrial	\$850.00 + \$100.00/acre	
Wimberley Planned Development District (WPDD)		\$2,000.00 + \$100.00/acre	
WPDD Amendment		\$750.00	
Re-notification Fee		\$200.00	
Fee-in-lieu-of parking spaces (pursuant to section 9.03.181(g)): The first three spaces shall require payment of \$5,000.00 per space. The next two spaces shall require payment of \$6,500.00 per space. Any additional spaces (above five) require payment of \$8,000.00 per space.			
# of Parking Spaces Needed		Current Fee	Proposed Fee
1		\$5,000.00	
2		\$10,000.00	
3		\$15,000.00	
4		\$21,500.00	
5		\$28,000.00	
6		\$36,000.00	
7		\$44,000.00	
8		\$52,000.00	
9		\$60,000.00	
10		\$68,000.00	

Certificate of Appropriateness Fees

	Current Fee	Proposed Fee
Architect Review Fee	Cost to be provided by city architect or city's contract service provider	
Historic Preservation Officer (HPO) Review – (Minor Projects)	\$100.00	
Planning and Zoning Commission Review	\$150.00	

Reserved. Parkland Dedication – Fee Payment in Lieu (TBD)

	Current Fee	Proposed Fee
Residential		
Land Dedication	One (1) acre per 10 dwelling units	
Fee in Lieu of Land Dedication	\$2150 per dwelling unit	
Fee in Lieu of Improvements	\$1000 per dwelling unit	
Multi-Family		
Fee in Lieu of Land Dedication	\$2150 per dwelling unit	
Fee in Lieu of Improvements	\$1000 per dwelling unit	

Reserved. Municipal Utility District Fees (TBD)

PARKS, RECREATION, AND COMMUNITY CENTER FEES

Wimberley Community Center Rental Rates

Monday – Thursday Rental Rates

Meeting Room	Size (sq. ft.)	Capacity	Deposit	Local Gov't Entity	Resident	Non-Resident	Commercial
Cypress	432	40	\$100.00	\$0.00	\$20.00	\$30.00	\$45.00
Blanco	864	80	\$100.00	\$0.00	\$30.00	\$50.00	\$65.00
Johnson Hall	3960	350	\$300.00	\$0.00	\$95.00	\$130.00	\$180.00
Senior Lounge	1282	85	\$100.00	\$0.00	\$40.00	\$60.00	\$75.00
Art Gallery	Not Available for Public Reservation						
Kitchen			\$100.00	\$0.00			\$50.00
Refundable Deposit is due at the time of booking. Remainder of the event rental is due 30 days before the event. Non-Profit Rate – 25% off rental fee Minimum 3-hour rental							

Add-ons:

• Food & Beverage/ Kitchen - \$100 • Unlimited Ice - \$25 • 42in Television - \$20 • Projector & Screen - \$20	• Audio (mic & speaker system) (JH) - \$20 • Up-Lighting - \$5 each (10 total) • String Lights (JH) - \$50 • Coffee/Tea Service – (Meetings <50 only) \$50
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Friday – Sunday & Holidays Rental Rates

Meeting Room	Size (sq. ft.)	Capacity	Deposit	Local Gov't Entity	Resident	Non-Resident	Commercial
Cypress	432	40	\$100.00	\$0.00	\$25.00	\$40.00	\$50.00
Blanco	864	80	\$100.00	\$0.00	\$40.00	\$60.00	\$75.00
Johnson Hall	3960	350	\$300.00	\$0.00	\$120.00	\$200.00	\$250.00
Senior Lounge	1282	85	\$100.00	\$0.00	\$50.00	\$75.00	\$90.00
Art Gallery	Not Available for Public Reservation						

Kitchen			\$100.00	\$0.00			\$50.00
Refundable Deposit is due at the time of booking. Remainder of the event rental is due 30 days before the event. Non-Profit Rate – 25% off rental fee Minimum 3-hour rental							

Add-ons:

• Food & Beverage/ Kitchen - \$100 • Unlimited Ice - \$25 • 42in Television - \$20 • Projector & Screen - \$20	• Audio (mic & speaker system) (JH) - \$20 • Up-Lighting - \$5 each (10 total) • String Lights (JH) - \$50 • Coffee/Tea Service – (Meetings <50 only) \$50
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Park Facility Reservation/Use Fees and Deposits:

(1) Blue Hole Regional Park Facility Reservation Rates

FACILITY	FEES		*DEPOSIT REQUIRED
	Resident	Non-Resident	
Swimming Area	Weekday \$100/hour Weekend \$150/hour	Weekday \$125/hour Weekend \$200/hour	\$100.00
Pavilion	\$30/hour	\$60/hour	\$100.00
Amphitheater	\$20/hour	\$40/hour	\$100.00
Recreation Loop Picnic Area	\$20/hour	\$40/hour	\$100.00
Volleyball Court	\$5/hour	\$10/hour	\$0.00
Basketball Court	\$5/ hour	\$10/hour	\$0.00
Fire Pit	\$5/hour	\$10/hour	\$0.00
Add-ons – Tables & Chairs \$100.00 3-hour minimum on all rentals is required. All facilities are available until dark *Refundable Deposit <i>(please allow 10-14 days after the day of the event for your deposit to be refunded)</i>			

(2) Blue Hole Regional Park Wedding Reservation Rates

	WEEKDAY RESERVATIONS		
FACILITY	FEES		*DEPOSIT REQUIRED
	Resident	Non-Resident	
Swimming Area	Off-Season \$200/hour In-Season \$250/hour	Off-Season \$225/hour In-Season \$275/hour	\$100.00
Pavilion	\$200/hour	\$225/hour	\$100.00
Amphitheater	\$125/hour	\$150/hour	\$100.00
Overlook	\$75/hour	\$100/hour	\$100.00

	WEEKEND RESERVATIONS		
FACILITY	FEES		*DEPOSIT REQUIRED
	Resident	Non-Resident	
Swimming Area	Off-Season \$250/hour In-Season \$300/hour	Off-Season \$300/hour In-Season \$350/hour	\$100.00
Pavilion	\$250/hour	\$300/hour	\$100.00
Amphitheater	\$175/hour	\$225/hour	\$100.00
Overlook	\$100/hour	\$150/hour	\$100.00
Off-Season → October 1 st – April 30 th In-Season → May 1 st – September 30 th 3-hour minimum on all rentals is required. All facilities are available until dark \$100 discount available for combining 2 facilities *Refundable Deposit <i>(please allow 10-14 days after the day of the event for your deposit to be refunded)</i>			

(3) Martha Knies Community Park Facility Reservation Rates

	WEEKDAY RESERVATIONS		
FACILITY	FEES		*DEPOSIT REQUIRED
	Resident	Non-Resident	
Pavilion	\$30/hour	\$60/hour	\$100.00
Add-ons – Tables & Chairs \$100.00 3-hour minimum on all rentals is required. All facilities are available until dark *Refundable Deposit <i>(please allow 10-14 days after the day of the event for your deposit to be refunded)</i>			

(4) Oak Park Facility Reservation Rates

	WEEKDAY RESERVATIONS		
FACILITY	FEES		*DEPOSIT REQUIRED
	Resident	Non-Resident	
Park Lawn	\$30/hour	\$60/hour	\$100.00
Add-ons – Tables & Chairs \$100.00 3-hour minimum on all rentals is required. All facilities are available until dark *Refundable Deposit <i>(please allow 10-14 days after the day of the event for your deposit to be refunded)</i>			

(5) Blue Hole Nature Camp Rates

Rate Type	Session Price	Deposit	Total Weekly Price
Resident	\$100.00	\$50.00	\$150.00
Non-Resident	\$100.00	\$50.00	\$200.00
*CIT	\$25.00	\$50.00	\$75.00
Spring Break Camp	\$150.00	\$50.00	\$200.00

(5) Proposed Blue Hole Nature Camp Rates

Rate Type	Session Price	Deposit	Total Weekly Price
Resident	\$250.00	\$50.00	\$300.00
Non-Resident	\$300.00	\$50.00	\$350.00
*CIT	\$100.00	\$50.00	\$150.00
Spring Break Camp	\$150.00	\$50.00	\$200.00

(6) Wimberley Summer Camp Rates

Rate Type	Session Price	Deposit	Total Weekly Price
Resident	\$150.00	\$50.00	\$200.00
Non-Resident	\$200.00	\$50.00	\$250.00
*CIT	\$100.00	\$50.00	\$150.00

*Counselor In Training

All pricing is per registration per week.

All campers are required to be at least 6 years of age before the first day of camp and no older than 12 years of age.

*Counselor In Training Program must be no younger than 13 and no older than 15 years of age.

Cancellations & Refund Policy

- Cancellations must be received in writing.
- The cancellation policy is based on when we receive written notification.
- More than 30 days before the first day of camp – Full refund
- 7-30 days before the first day of camp- \$25 cancellation fee.
- less than 7 days before the first day of camp- No refund.
- Medical cancellations- A Full refund will be given when doctor's verification is presented prior to the start of camp.
- Full payment is due one week before the start of each camp session. If payment is not collected, your registration is subject to removal from camp without refund.
- No refunds will be administered due to weather conditions.
- Camp deposit is not transferable to different weeks and/or campers.
- If your camper will miss one or more days within the week, the City does not pro-rate the camp fee; nor will you get a refund for the days your camper missed.
- If the City decides to cancel camp due to extenuating circumstances including COVID-19 exposure full refunds will be issued.

(8) Blue Hole Day Passes

	Current Fee	Proposed Fee
Adult	\$12.00	
Youth	\$8.00	

Senior	\$8.00	
Military	\$8.00	
Wimberley Resident	\$6.00	
Wimberley Nights	\$2.00	

(9) Blue Hole Season Passes

	Current Fee	Proposed Fee
Adult	\$150.00	
Youth	\$125.00	
Senior	\$125.00	
Military	\$125.00	
Wimberley Resident	\$100.00	
Season Pass Replacement	\$10.00	

(10) Swimming Pass Add-Ons

	Current Fee	Proposed Fee
Picnic Tables	\$20.00	
Umbrellas	\$20.00	
Cabanas	\$0.00	\$100.00

(11) Film/ Photography Rates

	Current Fee	Proposed Fee
One Day	\$500.00	\$500.00
One Day Non-Profit	\$300.00	\$300.00
Two Day	\$1,000.00	\$1,000.00

UTILITY SERVICE FEES

Wastewater (Sewer) Connection Fees.

The following fees shall be charged:

- (a) Monthly base charge for residential wastewater services (3/4-inch line) \$50.00
- (b) Monthly base charge for residential wastewater services (3/4-inch multi-meter) \$67.00
- (c) Monthly base charge for commercial wastewater services shall be based on the following:

	Current Fee	Proposed Fee
¾-inch meter	\$73.70	
¾-inch multi-meter	\$110.55	
1-inch meter	\$184.25	
1.5-inch meter	\$368.50	
2-inch meter	\$589.60	
3-inch meter	\$1105.50	
4-inch meter	\$1842.50	

Monthly Volumetric Charge:

Category (per gallon)	Volume	Residential (per thousand)	Rates	Commercial (per thousand)	Rates
1	0—2,000	\$0.00		\$0.00	
2	2,001—4,000	\$3.60		\$9.08	
3	4,001—6,000	\$4.32		\$11.28	
4	6,001—8,000	\$5.18		\$14.85	
5	8,001—10,000	\$6.22		\$18.57	
6	10,001—15,000	\$7.46		\$24.13	
7	15,001—20,000	\$8.96		\$31.37	
8	20,001 +	\$10.75		\$40.78	

Additional Utility Service Fees

	Residential Fee	Commercial Fee
Connection Tap Fees	Cost estimate to be provided by city engineer or city's contract service provider; fee shall be equal to the total cost of installation, including materials, equipment, and labor	Must do their own wastewater tap by a licensed and bonded contractor.

	+ 15% administrative fee	
Additional Connection Taps	Cost estimate to be provided by city engineer or city's contract service provider; fee shall be equal to the total cost of installation, including materials, equipment, and labor	Must do their own wastewater tap by a licensed and bonded contractor.
Reconnection/Disconnection Fee	\$50.00	\$50.00
Returned Check Charge	\$30.00	\$30.00
Customer Deposit	\$150	\$250.00

Residential Wastewater Fees

	Current Fee	Proposed Fee
Application Fee	\$50.00	

Commercial Wastewater Fees

	Current Fee	Proposed Fee
Application Fee	\$50.00	

On-Site Sewage Facility (OSSF) Fees (REMOVE)

	Current Fee	Proposed Fee
Single-Family Residential (SFR) (Standard System) Permit Application Fee (includes up to 3 inspections)	\$575.00	
Single-Family Residential (SFR) (Engineered System)	\$625.00	
Commercial Engineered System	\$800.00	
TCEQ On-Site W/W Treatment Research (per permit) State/Council Fees added to ALL and each permit	\$10.00	
Amendment/Engineer Adjustment to OSSF		
Residential	\$250.00	
Commercial	\$450.00	

Re-Submission and/or Re-inspection Fees <i>Incomplete apps will be charged this fee</i>	\$200.00	
OSSF Certification	\$200.00	
Waiver/Variance Request	\$500.00	
Pre-Application Conference <i>(per hour, one hour minimum)</i>	\$100.00	



AGENDA ITEM:	3. Discuss and consider action regarding the City of Wimberley's proposed goals and priorities for Fiscal Year 2025. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	
DATE SUBMITTED:	08/20/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The City Council held their annual Goals & Visioning Workshop on June 17, 2024. At this time, council and staff had the opportunity to review previous goals and priorities for the City. This document reflects the proposed goals, as discussed during the workshop, for Fiscal Year 2025.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. 2024-2025 PROPOSED Goals

Mission Statement

The City of Wimberley is a livable, caring community focused on conserving our environmental assets, preserving our historical character, natural beauty and cultural traditions while providing outstanding city services.



Our Core Values:

They reflect the priorities of our citizens and the issues that are important to our community.

Quality of Life

- ❖ Environmental Responsibility & Sustainability
- ❖ Preservation of community's character
- ❖ Green Space
- ❖ Thoughtful, responsible resource management & development
- ❖ Cultural and Recreational resources for all citizens

Health & Safety

- ❖ Emergency Preparedness and Management Systems
- ❖ Public Mental & Physical Hhealth Communication and Support
- ❖ Pedestrian & traffic safety
- ❖ Safety & cleanliness of environmental resources

Sustainable Economy

- ❖ Water Quality and Availability
- ❖ Development & improvements consistent with our Quality-of-Life values
- ❖ Fiscal responsibility
- ❖ Maximize and diversify revenue sources
- ❖ Infrastructure stability and maintenance
- ❖ Affordable and inclusive housing for sufficient local employment

Relationships

- ❖ With our citizens and community at large
- ❖ With staff: Wimberley as an exemplary place to work
- ❖ Transparency and open communication with all stakeholders
- ❖ With non-profits, other cities, county, state & federal entities

PROPOSED GOALS FY2024-2025

1. Water Conservation Partnerships

(Quality of Life, Sustainable Economy, Health & Safety, Relationships)

Goal: Establish a comprehensive program to incentivize water conservation partnerships with key stakeholders, aiming to reduce water usage by 20% over the next two years through collaborative initiatives and innovative conservation strategies.

Owner: City Council

Specific: Develop and launch a program to incentivize water conservation partnerships with key stakeholders, including local businesses, community organizations, and residents. *(Examples: No pools in new construction, A/C condensation, rainwater collection, on-site water system, xeriscape, and no sprinkler systems)*

Measurable: Achieve a 20% reduction in water usage across the city within two years.

Achievable: Collaborate with stakeholders to implement water-saving technologies, educational campaigns, and incentive programs.

Relevant: This goal aligns with the city's commitment to sustainability and resource management.

Time-bound: Launch the program by September 2024 and achieve the 20% reduction in water usage by September 2026.

2. Youth Advisory Council

(Relationships, Quality of Life)

Owner: City Council/Parks Director

Specific: Develop a Youth Advisory Council consisting of 9th-12th graders to actively involve them in the government process of the City of Wimberley, aiming to expose and educate them on civic duties and governance.

Measurable: Recruit and onboard 15-20 students by December 2024, conduct monthly meetings, and have the council participate in at least three city council meetings and two community projects by June 2025.

Achievable: Partner with local schools and community organizations to promote the council, provide training sessions on civic engagement, and ensure consistent mentorship from city officials.

Relevant: This goal aligns with Wimberley's commitment to fostering civic responsibility and leadership among its youth, preparing future leaders who are knowledgeable and engaged in local governance.

Time-bound: Launch the Youth Advisory Council by September 2024, with the first meeting held in October 2024 and continuous activities and evaluations through June 2025.

3. Increase Alert System Subscribers

(Health & Safety, Relationships)

Goal: Add 1,000 new subscribers to the City of Wimberley Alert System, which informs citizens of important updates via text, by the end of the year.

Owner: City Secretary/City Council

Specific: Implement a targeted campaign to increase the number of subscribers to the City of Wimberley Alert System.

Measurable: Increase the number of subscribers by 1,000.

Achievable: Utilize social media, local events, include with required zoning notification letters, and partnerships with community organizations to promote the alert system and encourage sign-ups.

Relevant: This goal supports the city's commitment to keeping citizens informed and safe.

Time-bound: Achieve this increase by September 2025

4. Increase visibility of training opportunities for professional development and certifications for council members, staff, and board members.

(Quality of Life, Sustainable Economy, Health & Safety, Relationships)

Specific: Develop and implement a communication strategy to promote training programs and certification opportunities to all council members and staff.

Measurable: Achieve a 50% increase in the number of council members and staff who register for training programs and certifications within the next six months.

Achievable: Utilize existing communication channels such as email newsletters, and regular staff meetings to share information about training opportunities. Collaborate with department heads to identify and address any barriers to participation.

Relevant: Enhancing the professional skills and knowledge of council members and staff is crucial for the organization's growth, efficiency, and service quality.

Time-bound: Implement the communication strategy within one month and achieve the 50% increase in registrations within six months.

5. Improve the technology infrastructure at City Hall and Community Center by upgrading the projector, screens, sound system, and installing new electronic signage, ensuring the project is completed within budget and on time.

(Relationships, Sustainable Economy)

Specific: Upgrade the current projector, screens, sound system, and install new electronic signage to improve the overall experience for users and visitors at City Hall and Community Center.

Measurable: Complete the installation of the new technology.

Achievable: Work with reputable vendors to source and install the required equipment, ensuring the project is completed within budget and on time. Train staff on the new technology to maximize its use and effectiveness.

Relevant: Improving the technology infrastructure will enhance presentations, events, and communication within the community, contributing to a better user experience and increased community engagement.

Time-bound: Complete the technology enhancements within four months from the start date, ensuring all systems are fully operational and staff training is complete.

6. Update the City of Wimberley's website with additional FAQ information on Dark Sky, Water Conservation, Building Materials, and Permitting.

(Quality of Life, Health & Safety, Relationships)

Specific: Develop and publish comprehensive FAQ sections on the City of Wimberley's website covering Dark Sky regulations, Water Conservation guidelines, approved Building Materials, and Permitting processes.

Measurable: Increase the number of website visits to these new FAQ pages by 30% within six months of publication and reduce the number of related inquiries to the city offices by 20%.

Achievable: Collaborate with relevant city departments to gather accurate and detailed information. Utilize web development resources to create user-friendly FAQ sections, and promote the new pages through city newsletters, social media, and public announcements.

Relevant: Providing accessible and comprehensive information on these topics will enhance public understanding and compliance, reduce the workload on city staff, and support Wimberley's sustainability and regulatory goals.

Time-bound: Complete the updates and publish the new FAQ sections within three months, with promotional activities to follow immediately after publication. By TBD

7. Upgrade technology by installing charging stations, pushbutton crosswalks (*pending appropriate funding and approval of TxDOT*), and interactive kiosks. By September 2025, install charging stations, pushbutton crosswalks (*pending funding and approval*), and interactive kiosks in city facilities, ensuring full functionality within six months.

(Health & Safety, Sustainable Economy, Relationships)

Specific: Install 3 charging stations, 3 pushbutton crosswalks, and 2 interactive kiosks in designated park areas.

Measurable: Ensure all installations are completed and operational.

Achievable: Collaborate with vendors and city departments, and train park staff on the new technology.

Relevant: Enhance visitor experience, increase safety, and provide valuable information, aligning with the city's goals.

Time-bound: Complete all installations within six months of the start date.

8. Upgrade lighting for Dark Sky Compliance downtown and in the parking Lot. By December 31, 2025, install solar lighting downtown and at the Oak Drive Parking lot, ensuring full functionality within six months.

(Sustainable Economy, Quality of Life, Health & Safety)

Specific: Install lighting in designated locations downtown and at the Oak Drive parking lot.

Measurable: Ensure all installations are completed and operational.

Achievable: Collaborate with vendors and city departments, to ensure Dark Sky Compliance.

Relevant: Enhance visitor experience, increase safety, and comply with dark sky lighting, that aligns with the city's goals.

Time-bound: Complete all installations within six months from the start date.

Proposed: June 17, 2024

Approved: September 5, 2024



AGENDA ITEM:	4. Discuss and consider action on Resolution No. 12-2024, authorizing the award of administrative/project delivery service provider contract(s) for the 2025-2026 Texas Community Development Block Grant Fund Project. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	
DATE SUBMITTED:	08/19/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Michael Sledge of GrantWorks provided a presentation to the Council at the July 18th regular meeting. The city went out for proposals for application and administration for the Texas Community Development Grant Program for 2025/2026. This program is administered by the Texas Department of Agriculture.

The City received three proposals: GrantWorks, Langford Community Management Services (LCMS), and Public Management, Inc.

The recommendation is to select GrantWorks after the scoring of each proposal.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Res. 12-2024 - GrantWorks

RESOLUTION NO. 12-2024

**A RESOLUTION OF WIMBERLEY TEXAS, AUTHORIZING THE
AWARD OF ADMINISTRATIVE/PROJECT DELIVERY SERVICE
PROVIDER CONTRACT(S) FOR THE 2025-2026 TEXAS COMMUNITY
DEVELOPMENT BLOCK GRANT FUND PROJECT.**

WHEREAS, the 2025-2026 Texas Community Development Fund Program contract requires implementation by professionals experienced in completion of federally funded administrative services; and

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Proposals (RFP) process for administration/project delivery services has been completed in accordance with Texas CDBG requirements; and

WHEREAS, the proposals received by the due date have been reviewed to determine the most qualified and responsive providers for the professional service;

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
WIMBERLEY, TEXAS, THAT:**

Section 1

That GrantWorks be selected to provide TxCDBG application and project-related **administration/project delivery services** for the 2025-2026 Community Development Fund project.

Section 2

That any and all contracts or commitments made with the above-named service provider are dependent on the successful negotiation of a contract with the service provider.

This resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this 5th day of September 2024

The City of Wimberley, Texas

James T. Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary





AGENDA ITEM:	5. Discuss and consider possible action to select an engineering consultant for engineering services for the Ranch Road 12 Sidwalk Project. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	
DATE SUBMITTED:	08/20/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Ryan Bell, with Gilpin Engineering, will be here to present and make a recommendation on the selection of an engineering consultant for the Ranch Road 12 Sidewalk Project.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	1. Announcements
SUBMITTED BY:	
DATE SUBMITTED:	08/20/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	2. Future Agenda Items
SUBMITTED BY:	
DATE SUBMITTED:	08/20/2024
MEETING DATE:	September 5, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None