



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

MINUTES

1. CALL TO ORDER

September 5, 2024, at 6:00 PM

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

2. CALL OF ROLL

City Council Members Present:

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

City Staff Present:

Tim Patek, City Administrator
Tammy Heller, City Secretary
Nathan Glaiser, Planning and Public Works Director
Charlie Zech, City Attorney

City Council Members Absent:

David Cohen, Place 5

3. INVOCATION

A moment of silence was observed.

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Chiles led the pledges of allegiance.

5. PROCLAMATIONS/RECOGNITIONS

- 5.1. A proclamation of the City of Wimberley, Texas proclaiming September 16-22, 2024 as "Constitution Week".

Mayor Chiles read a proclamation recognizing September 16-22, 2024 as "Constitution Week". Cherie Dawson, member of the Daughters of the American Revolution, received the proclamation.

- 5.2. A proclamation of the City of Wimberley, Texas proclaiming the month of September 2024 as "Pride Month".

Mayor Chiles read a proclamation recognizing September as "Pride Month". Rachel Giles, committee member of the Pride March Event made comments and received the proclamation.

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.

No citizen comments this evening.

7. CONSENT AGENDA

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

- 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*)

Nathan Glaiser, Director of Planning and Public Works, gave a brief presentation regarding case CUP-24-004, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 108 Little Ranches, Wimberley, Texas. No opposition or comments were received regarding this case. Planning and Zoning

Mayor Chiles opened the public hearing at 6:17 p.m. There being no comments, Mayor Chiles closed the public hearing at 6:18 p.m.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Sheffield to approve Ordinance 2023-18 (CUP-24-004) an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 108 Little Ranches, Wimberley, Texas. The motion carried unanimously (4-0).

- 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*)

Nathan Glaiser, Director of Planning and Public Works, gave a brief presentation regarding case ZA-24-003, an application for a Zoning Amendment to amend the Wimberley Planned Development District located at 111 and 107 West Spoke Hill, Wimberley, Texas. Mr. Glaiser explained the request to replace the previous concept plan and replace it with a new plan. Two letters of support were submitted and one that wanted to ensure...

Mayor Chiles opened the public hearing at 6:21 p.m. Nathan Glaiser read the letters of support from Austin Weeks and James Manning and the letter from Michael Teslar (Spelling) into the record. Sienna Ginn, the

applicant, spoke in support and answered any questions presented by the City Council. There being no further comments, Mayor Chiles closed the public hearing at 6:27 p.m.

Council asked that staff do their due diligence to ensure proper set backs for septic in relation to the adjoining neighbor's well.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Bowman to approve Ordinance 2024-19 (case ZA-24-003), an application for a Zoning Amendment to amend the Wimberley Planned Development District located at 111 and 107 West Spoke Hill, Wimberley, Texas. The motion carried unanimously (4-0).

- 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*)

Nathan Glaiser, Director of Planning and Public Works, gave a brief presentation regarding case CUP-24-005, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 13615 Ranch Road 12, Wimberley, Texas, known as the Tree House.

Mayor Chiles opened the public hearing at 6:29 p.m. Michael Alexander, the applicant, spoke in support and answered any questions presented by the City Council. There being no further comments, Mayor Chiles closed the public hearing at 6:31 p.m.

Upon completion of discussion, a motion was made by Council Member Bowman, seconded by Council Member Sheffield to approve Ordinance 2024-20 (CUP-24-005), an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 13615 Ranch Road 12, Wimberley, Texas. The motion carried unanimously (4-0).

- 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*)

Tim Patek, City Administrator, provided a brief update on the Fiscal Year 2025 budget. He stated the budget in the packet this evening was unchanged from the last budget workshop. Mr. Patek presented a balanced General Fund budget of \$2,103,300 for FY2025. Mr. Patek also presented a balanced budget for the Blue Hole Fund, Wastewater Fund, and Hotel Occupancy Fund. Mayor Chiles opened the Public Hearing at 6:43 p.m. There being no comments, the Public Hearing was closed at 6:45 p.m.

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*)

A motion was made by Council Member Bowman, seconded by Council Member Clark to approve Resolution No. 11-2024, adopting the Fiscal Year 2024-2025 Budget. Monique Kingsbury, a resident of Wimberley, inquired about the Road Maintenance Budget.

Upon completion of discussion, a roll call vote was taken: Rebecca Minnick (Aye), Bo Bowman (Aye), Chris Sheffield (Aye), and Bob Clark (Aye). The motion to approve carried unanimously (David Cohen, Absent).

- 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*)

Tim Patek, City Administrator, presented the proposed master fee schedule update that was discussed at the previous budget workshops and noted there have been no changes. A motion was made by Council Member Sheffield, seconded by Council Member Minnick to approve Ordinance 2024-17, amending the city's master fee schedule. The motion carried unanimously (4-0).

9.3. Discuss and consider action regarding the City of Wimberley's proposed goals and priorities for Fiscal Year 2025. *(Tim Patek, City Administrator)*

Tim Patek, City Administrator, stated the proposed goals and priorities were discussed at the Goal Setting meeting held in June. He noted that staff has already begun working on some of these projects.

A motion was made by Council Member Clark, seconded by Council Member Sheffield, to approve the FY 2025 goals and priorities as presented. The motion carried unanimously (4-0).

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)*

Tim Patek, City Administrator, provided an update regarding the Texas Community Development Block Grant Fund Project and introduced Margaret Hardin of GrantWorks. Ms. Hardin answered questions presented by the City Council regarding potential project areas for this grant. Ms. Hardin explained the scoring for Phase I of the application process and next steps.

A motion was made by Council Member Sheffield, seconded by Council Member Minnick, to approve Resolution 12-2024, selecting GrantWorks as the administrative/project delivery service provider for the 2025/2026 Texas Community Development Block Grant Fund Project. The motion carried unanimously (4-0).

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)*

Tim Patek, City Administrator, introduced Ryan Bell with Gilpin Engineering to discuss the Ranch Road 12 Sidwalk Project contract for engineering consulting services. A representative from HDR was in attendance and answered questions posed by the City Council regarding time frame for engineering and construction.

Upon completion of discussion, a motion was made by Council Member Clark, seconded by Council Member Bowman, to approve a contract with HDR as the engineering consultant for engineering services for the Ranch Road 12 Sidwalk Project. The motion carried unanimously (4-0).

10. CITY COUNCIL REPORTS

10.1. Announcements

Tammy Heller, City Secretary, provided the upcoming meeting and event schedule for September 2024:

1. September 13th - Hog Wild Government Conference
2. September 14th - Library 50th Anniversary and Grand Opening
3. September 18th - State of the City
4. September 19th - Next Regular City Council Meeting
5. September 21st - Pride Parade

Council Member Bowman, expressed appreciation for the work being done in the park.

Tim Patek, City Administrator, stated the Visit Wimberley Welcome Center is nearing completion, the lift station repairs have been completed, and the Square paving project is complete, except the lights that still need to be installed.

10.2. Future Agenda Items

11. **ADJOURNMENT**

A motion was made by Council Member Sheffield, seconded by Council Member Minnick to adjourn the regular meeting at 6:53 p.m. The motion carried unanimously (4-0).

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Jim Chiles, Mayor

