



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING

WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS

221 STILLWATER, WIMBERLEY, TEXAS 78676

THURSDAY, NOVEMBER 21, 2024 - 6:00 PM

MINUTES

1. CALL TO ORDER November 21, 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
David Cohen, Place 5

Staff Members Present:

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

3. INVOCATION

Kevin Schubert, St. Stephen's Episcopal

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Chiles led the pledges of allegiance.

5. CITIZENS COMMUNICATIONS

Gary Wellborn, spoke about Wagon Wheel, and the need for repairs on this road. He spoke about potential changes for the future for Wimberley and stated any potential tax increase should be directed to the right place. He expressed support of a tax, but suggested implementation of a 5-year program and a smaller amount of money than the proposed bond amount discussed at the townhall meeting.

6. PROCLAMATIONS/RECOGNITIONS

- 6.1. Presentation of a Community Excellence Award presented by the Wimberley Mayor and City Council.

Mayor Pro Tem Minnick, provided the history of the Wimberley View Newspaper and stated how fortunate the Wimberley Valley is to have a paper that effectively reports news, highlights milestones and records events, large and small, throughout our community. She expressed her gratitude to everyone that contributes to the publication of our paper.

Mayor Chiles and the City Council presented the community excellence award to the Wimberley View in recognition of their initiative and talent in reporting and highlighting what is important in our community. Teresa Kendrick, Editor of the Wimberley View and Dalton Sweat, Publisher of the Wimberley View accepted the award.

7. CONSENT AGENDA

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

- 7.1. Consider approval of Minutes from the following meetings:
 - 1. November 7, 2024 - Regular Meeting
 - 2. November 13, 2024 - Townhall Meeting
- 7.2. Approval of September 2024 Revenue and Expenditure Report for the City of Wimberley. (*Tim Patek, City Administrator*)

8. PUBLIC HEARINGS AND POSSIBLE ACTION

- 8.1. Hold a public hearing and consider approval of Ordinance 2024-22, an application for a Conditional Use Permit (CUP-24-007), to allow for the sale of beer and wine for on-premise and off-premise consumption at 13615 Ranch Road 12, Wimberley, TX. (*Nathan Glaiser, Director of Planning & Public Works*)

Nathan Glaiser, Director of Planning and Public Works, provided a presentation regarding a Conditional Use Permit to allow for the sale of beer and wine for on-premise and off-premise consumption at 13615 Ranch Road 12, Wimberley Texas. This property was previously operated as a retail business called "The Tree House". The new owner plans to open a wine shop where customers can order a glass of wine to sample and then purchase a bottle to take home. This "Tasting Room" use is not a defined use within the City's Zoning Code. However, it is closely related to conditional uses that are already available in C1 Zoning. This item was properly notified, and no comments have been received. The site plan was presented, and additional parking spots will be added to accommodate the requirements of this space. The Planning and Zoning Commission reviewed this application at their meeting last week and unanimously voted to recommend approval.

Genevieve Guy, applicant, responded to a question posed by the Council related to the separate building located on the property. The applicant stated she is only renting the first floor of the Tree House property.

Mayor Chiles opened the Public Hearing at 6:16 p.m. There being no comments, the Public Hearing was closed at 6:17 p.m.

Council Member Minnick expressed concern about the sidewalk and the blind corner at Ranch Road 12 and Blue Heron. She also brought to attention the parking spaces that will be created and believes it is preferable that people enter the property from Ranch Road 12 to park and then exit onto Blue Heron.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Sheffield, to approve Ordinance 2024-22, an application for a Condition Use Permit (CUP-24-007), as presented. The motion carried unanimously (5-0).

9. DISCUSSION AND POSSIBLE ACTION

- 9.1. Discuss and consider possible action regarding a request to permit a temporary structure located at 13701 Ranch Road 12, Wimberley, Texas.

Nathan Glaiser, Director of Planning and Public Works, stated this is a renewal request for the previously approved "Neon Armadillo" food trailer located at 13701 Ranch Road 12. This is next to the "Junk Gypsy" retail store. The applicants have made a change to the site plan. They propose locating the trailer behind the building instead of its original location near the parking lot. Mr. Glaiser provided the site plan for review.

Mayor Chiles asked about their property on FM 32, and when construction would be complete. The applicant stated July 4, 2025, is the expected date.

A motion was made by Council Member Bowman, seconded by Council Member Cohen, to approve the Temporary Structure Permit located at 13701 Ranch Road 12, as presented. The motion carried unanimously (5-0).

- 9.2.** Discuss and consider possible action related to an Interlocal Agreement between Hays County and the City of Wimberley for floodplain administration and environmental health services. *(Nathan Glaiser, Director of Development Services)*

Nathan Glaiser, Director of Planning and Development Services, stated this Interlocal Agreement aims to renew the existing agreement with Hays County with some minor changes. These include the removal of the on-site sewage facilities (OSSF), as the county has jurisdiction over OSSF for the City. It is not necessary to have it outlined in our interlocal agreement. There is added language allowing the County to perform health inspections of daycare and foster facilities, and language that allows the County to conduct its Mosquito Surveillance program within our city limits.

A motion was made by Council Member Minnick, seconded by Council Member Bowman, to approve the Interlocal Agreement between Hays County and the City of Wimberley for floodplain administration and environmental health services, as presented. The motion carried unanimously (5-0).

- 9.3.** Discuss and consider approval of Resolution No. 15-2024, supporting the Hays County Application for the Capital Area Metropolitan Planning Organization (CAMPO) 2024 Transportation Alternatives Set-Aside Program Funding for the Old Kyle Road Project. *(Tim Patek, City Administrator)*

Tim Patek, City Administrator, stated this is a funding application to submit to the Capital Area Metropolitan Planning Organization (CAMPO) for the Old Kyle Road Multimodal Improvements Project.

Carlos Lopez, of HNTB, stated they are assisting Hays County in developing a funding application to submit to CAMPO for the Old Kyle Road Improvement Project. This is a resolution of support that is required through the CAMPO application. Mr. Lopez stated this is additional funding, but the project is fully funded through the Hays County Bond.

Mr. Lopez responded to questions posed by the City Council regarding where money from the Bond would be spent should CAMPO provide additional funding through this process, the possibility of including the Oldham Road extension within this project funding, the engineering completion of Old Kyle Road, and the total amount that can be provided to applicants through this process.

Upon completion of discussion, a motion was made by Council Member Cohen, seconded by Council Member Sheffield, to approve Resolution No. 15-2024, supporting the Hays County application for the CAMPO Transportation Alternatives Set-Aside Program Funding for the Old Kyle Road Project, as presented. The motion carried unanimously (5-0).

10. CITY STAFF REPORT

- 10.1.** Parks Director Annual Report. *(Richard Shaver, Director of Parks and Recreation)*

Richard Shaver, Director of Park, provided the Fiscal Year 2024 Annual Report. This report included the Parks mission statement, Parks leadership, Parks Board members, Park Programs, Park Events, Park Operations, and the Financial Reports for the Parks. The complete report is on file in the Parks Department and City Secretary's Office.

A question was posed regarding playground improvements. Mr. Shaver stated there is discussion on renovating the Martha Knies playground, but no repairs are scheduled for the Blue Hole playground.

The council expressed their appreciation to Mr. Shaver and the entire Parks and Community Center Staff for all their work and dedication to the community.

11. EXECUTIVE SESSION

- 11.1. Executive Session pursuant to Texas Government Code, Section 551.072 (Real Property) to discuss and consider purchase of property for parkland acquisition.

Mayor Chiles adjourned into Executive Session at 6:48 p.m.

12. OPEN SESSION

- 12.1. Discussion and possible action resulting from Executive Session.

Mayor Chiles reconvened into regular session at 7:09 p.m. and stated there was no action taken.

13. CITY COUNCIL REPORTS

- 13.1. Announcements

1. City Offices will be closed next Wednesday--Friday for the Thanksgiving holiday.
2. Hometown Holidays/Christmas Tree Lighting - Saturday, November 30th at 7:00PM (Parade begins at 6:00PM)

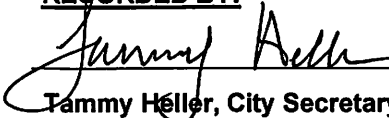
- 13.2. Future Agenda Items

A follow-up on the Road Maintenance Townhall is scheduled for the December 5th City Council meeting.

14. ADJOURNMENT

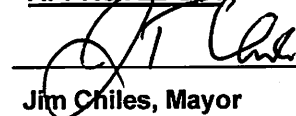
A motion was made by Council Member Cohen, seconded by Council Member Bowman, to adjourn the regular meeting at 7:11 p.m. The motion carried unanimously (5-0).

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



Jim Chiles, Mayor

