



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, DECEMBER 5, 2024 - 6:00 PM

MINUTES

1. **CALL TO ORDER**

December 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**

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 Development
Services/Assistant City Administrator
Charlie Zech, City Attorney

3. **INVOCATION**

Susan Rang, Wimberley United Methodist Church

4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**

Mayor Chiles led the pledges of allegiance.

5. **CITIZENS COMMUNICATIONS**

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

No citizen comments this evening.

6. **CONSENT AGENDA**

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

- 6.1. Consider approval of Minutes from the November 21, 2024 Regular City Council Meeting. (*City Secretary, Tammy Heller*)

7. PRESENTATION AND POSSIBLE ACTION

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

Jerri Conrado, of Langford Community Management Services (LCMS), presented an update on the Comprehensive Master Plan timeline and schedule of activities. She noted the Texas General Land Office has extended the deadline for completion of this project from 24 months to 30 months. Ms. Conrado outlined the milestones and activities that have occurred throughout the process and future pending activities to finalize this project.

Tim Jenkins, of Langford Community Management Services (LCMS), provided information on the components of the comprehensive master plan, including land use and future development, transportation, housing, economic development, public facilities and infrastructure, natural resource protection, historic properties and cultural resources. He also spoke about the One Water study that will be included in the plan.

Questions were posed regarding future updates to the plan once adopted, zoning and code revisions, and an upcoming timeline. Ms. Conrado and Mr. Jenkins stated there will be training for city staff and assistance will be provided from the staff at LCMS when updates and additional information is needed on the plan.

Mayor and council expressed their appreciation to the LCMS staff for their work on this project.

8. DISCUSSION AND POSSIBLE ACTION

- 8.1. Discuss and consider possible action on Ordinance 2024-23, amending Chapter 4, Article 4.05 - Flood Damage Prevention Ordinance. (*Nathan Glaiser, Director of Planning & Public Works*)

This item was considered after item 8.3.

Nathan Glaiser, Director of Planning & Public Works, provided an update regarding the Flood Damage Prevention Ordinance and stated adoption this evening would formally adopt the updated Federal Emergency Management Agency (FEMA) flood maps and incorporate it into our Ordinance, effective February 17, 2025. Mr. Glaiser discussed the proposed amendments, stated they are inline with those of the County and answered questions posed by the City Council related to non-compliant properties and flood insurance.

A motion was made by Council Member Minnick, seconded by Council Member Clark, to approve Ordinance 2024-23, that amends Chapter 4, Article 4.05 - Flood Damage Prevention, as presented. The motion carried unanimously (5-0).

- 8.2. Consider possible action on Resolution No. 16-2024, authorizing an amendment to the 2024/2025 operating budget (Budget Amendment No. 1), providing for the transfer of funds from the General Tax Fund - Unobligated Fund Balance to Account 100-15-6105 (Salaries & Wages Full-Time) and 100-30-6105 (Salaries and Wages Full-Time) and providing an effective date. (*Tim Patek, City Administrator*)

Tim Patek, City Administrator, reminded council of the discussion held during his evaluation relating to the re-organization and promotion of Nathan Glaiser to the Development Services Director/Assistant City Administrator position. He also noted the Tourism Department would be under his leadership. Mr. Patek also stated there was an approved increase to the City Administrator's salary previously, and this reflects that

change.

Mr. Patek noted that Nathan Glaiser is going through the Certified Public Manager (CPM) program, with one class remaining.

A motion was made by Council Member Sheffield, seconded by Council Member Bowman, to approve Resolution No. 16-2024 (Budget Amendment No. 1), as presented. The motion carried unanimously (5-0).

- 8.3.** Consider possible action on Resolution No. 17-2024, authorizing an amendment to the 2024/2025 operating budget (Budget Amendment No. 2), providing for the transfer of funds from the General Tax Fund Unobligated Fund Balance to account 100-31-6432 (Roads-Roads Maintenance) and providing an effective date. *(Tim Patek, City Administrator)*

This item was considered immediately after item 7.1.

Tim Patek, City Administrator, stated the City of Wimberley did not budget funds in the 2024/2025 Operating Budget for expenses related to the Ranch Road 12/FM 3237 intersection improvement project. He stated an interlocal agreement was executed by the previous administration in 2021 and these expenses were not initially included. If approved, these funds will be taken from the General Tax Fund – Unobligated Fund Balance in the amount of \$15,659.01.

Mr. Patek introduced Senior Project Manager, Victor Vargas and Commissioner Lon Shell to answer any questions the Council may have related to these expenses.

Mr. Vargas, stated there were increased costs due to some items that were not included in the original contract price. In 2019, when the project went out for bid, the City's financial responsibility was \$2,500, (\$500/ manhole). He also noted the increased costs are related to items that were not in the original agreement, including pipes for waterlines at FM3237, mobilization of the contractor, and barricades for the project. He noted the original amount was an estimate based on pre-construction estimates and the agreement does indicate that once an actual bid cost is received, the responsibility of cost would be adjusted.

Commissioner Lon Shell provided background on this project and stated it was developed by Hays County on a TxDOT facility. Once it was identified, the city had utilities on the TxDOT right-of-way, the entity's utility department is responsible for relocation of utilities to accommodate for these improvements. He apologized for the time it took to complete this project and, unfortunately, this extended timeline could increase costs.

Upon completion of discussion, a motion was made by Council Member Sheffield, seconded by Council Member Minnick, to approve Resolution No. 17-2024 (Budget Amendment No. 2), as presented. The motion carried unanimously (5-0).

- 8.4.** Discuss and consider action related to the November 13, 2024, Community Townhall meeting. *(Tim Patek, City Administrator)*

No action was taken this evening, but the council requested this item be brought forward at the next meeting to continue discussion. The council did discuss the need for further review of other funding options for roads based on some of the comments received at the townhall meeting in November.

9. CITY COUNCIL REPORTS

9.1. Announcements

None this evening.

9.2. Future Agenda Items

Discussion related to the November 13, 2024, Community Townhall Meeting will be added to the next agenda.

10. ADJOURNMENT

A motion was made by Council Member Sheffield, seconded by Council Member Cohen, to adjourn the regular meeting at 7:16 p.m. The motion carried unanimously (5-0).

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Jim Chiles, Mayor

