



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JANUARY 16, 2025 - 6:00 PM

MINUTES

1. **CALL TO ORDER** January 16, 2025, 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
Chris Sheffield, Place 3
Bob Clark, Place 4
David Cohen, Place 5

Staff Members Present:

Tim Patek, City Administrator
Nathan Glaiser, ACM/Director of Development
Services
Tammy Heller, City Secretary
Clarissa Rodriguez, Attorney
Tate Saunders, Attorney

Council Members Absent:

Bo Bowman, Place 2

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. **PROCLAMATIONS/RECOGNITIONS**

- 5.1. Proclamation of the City of Wimberley, Texas proclaiming January 20, 2025 as "Martin Luther King, Jr. Day."

Mayor Chiles read a proclamation recognizing January 20, 2025 as Martin Luther King Jr. Day.

6. **CITIZENS COMMUNICATIONS**

No citizen comments this evening.

7. CONSENT AGENDA

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

- 7.1.** Consider approval of the following minutes:
1. December 19, 2024 Regular City Council Meeting
 2. January 7, 2025 Old Cypress Creek Facade Tour

- 7.2.** Approval of the November 2024 Revenue and Expenditure Report for the City of Wimberley. (*Tim Patek, City Administrator*)

8. PRESENTATION AND POSSIBLE ACTION

- 8.1.** Receive an update from Assistant Fire Chief Robbins of the Wimberley Fire Rescue. (Tim Patek, City Administrator)

Tim Patek, City Administrator introduced Assistant Fire Chief Robbins of the Wimberley Fire Rescue and ESD #4. Chief Robbins, provided a presentation that included the organizations purpose, their emergency response numbers, their incident percentages compared to the national average, training requirements, and the goals for 2025. Chief Robbins expressed his appreciation to the community, Mayor and Council for their continued support of the Fire Department and Emergency Service District.

Chief Robbins responded to questions posed by the council regarding the last ISO rating, career opportunities for high school students, medical response needs in our community, the number of brush fire response calls last year, response to the King Feed fire, and evacuation plans for the community in an emergency situation.

Council expressed their appreciation to Chief Robbins and the entire department.

- 8.2.** Receive an update and consider possible action regarding the "Ride to Defeat ALS" event. (Nathan Glaiser, ACM/Director of Development Services)

Nathan Glaiser, ACA/Director of Development Services introduced Trisha Ward, Manager of Development for the ALS Association. Ms. Ward provided an update on the upcoming "Ride to Defeat ALS" that will take place on March 22, 2025 at Willow Lake Watering Hole and Mercantile. She spoke on the services the ALS Organization provides to patients. She stated that cyclist will ride in multiple routes through Wimberley and the route map was displayed for council and included in the packet. Council expressed their support for the ride.

- 8.3.** Receive an update from Gilpin Engineering on the TxDOT Alternative Grant Program - Downtown Sidewalk Project. (Tim Patek, City Administrator)

Tim Patek, introduced Ryan Bell of Gilpin Engineering. Mr. Gilpin provided an update on the Downtown Sidewalk Project, including the scope and fee of the project. A recommendation was made last year for an engineering contract with HDR, and after several meetings the scope and fee has been developed. Mr. Bell introduced representative from HDR and stated they are here for any technical questions.

Mr. Bell responded to questions regarding the factors related to the increased cost to the original budget, the possibility for revisions at the intersection of Ranch Road 12 and Blue Heron concurrently with this project, and the list of exclusions within the agreement. Upon completion of discussion council considered item 10.1 relating to the professional services agreement.

9. DISCUSSION

- 9.1.** Discuss the demolition of the Cypress Creek Café Façade at 320 Wimberley Square and the permitting process for future development at that location. (Nathan Glaiser, ACM/Director of Development Services)

Nathan Glaiser, stated a demolition permit was issued by City Staff for the demolition of the Cypress Creek Cafe facade at 320 Wimberley Square. The façade was all that was left standing after the Cypress Creek Café burned down in 2017. A demolition permit was applied for by the new owner of the property and was submitted with two reports from two separate structural engineers stating that the structure is unsafe and in danger of collapse. City Staff contacted ATS, the firm the City uses for building plan reviews and inspections, to provide an independent report. The ATS report agreed with the structural engineers' reports finding the structure to be in imminent danger of collapse in its current condition. Because of the immediate threat to public safety, staff issued the demolition permit.

The Historic Preservation Overlay District allows for administrative approval of demolition in situations where safety is a concern. The new owners will be required to get all the appropriate permits needed to rebuild on the property. The new owner is planning to develop a Wimberley Planned Development District (WPDD) and this will require recommendation for approval by the Planning and Zoning Commission and final approval by the City Council.

The owner would also have to receive a certificate of appropriateness permit from the Planning and Zoning Commission where the design of the new structure will be reviewed for consistency with the Historic Preservation Overlay District's design guidelines.

Mr. Glaiser responded to questions and comments regarding timeline for this process, remaining debris, and renderings of the proposed project.

10. DISCUSSION AND POSSIBLE ACTION

- 10.1.** Discuss and consider possible action on a Professional Services Agreement with HDR for the design of the downtown sidewalk project. (*Tim Patek, City Administrator*)

City Council considered this agreement after, Ryan Bell's discussion on item 8.3 of the agenda.

A motion was made by Council Member Minnick, seconded by Council Member Cohen to accept the approval of a Professional Services agreement with HDR for the design of the downtown sidewalk project, as presented. The motion carried unanimously (4-0).

- 10.2.** Discuss and consider possible action regarding the City of Wimberley's Quarterly Investment Report for the first quarter of Fiscal Year 2025. (*Tim Patek, City Administrator*)

Tim Patek, City Administrator, presented the investment report for the first Quarter of Fiscal Year 2025. Mr. Patek stated there is a decrease in the Blue Hole fund due to the trails project, but this will be reimbursed by the Texas Parks and Wildlife Department grant.

Upon completion of the presentation, a motion was made by Council Member Sheffield, seconded by Council Member Clark, to accept the quarterly investment report for the first quarter of 2025, as presented. The motion carried unanimously (4-0).

- 10.3.** Discuss and consider possible action regarding a Contract for Election Services with the Hays County Elections Administrator to conduct the May 3, 2025 General Election for the City of Wimberley. (*Tammy Heller, City Secretary*)

Tammy Heller, City Secretary stated this is the annual contract between the City of Wimberley and the Elections Administrator of Hays County for election services in 2025. This agreement outlines the services that will be provided by the Elections Administrator and is unchanged from previous years. Mrs. Heller stated the Ordinance calling for the election will be considered at the February 6, 2025, City Council Meeting, to adhere to the recommended and statutory deadline for ordering the election.

A question was posed regarding signage requirements at the community center and Mrs. Heller stated a policy was adopted in November to implement sign requirements, including the number and size of signage allowed.

A motion was made by Council Member Minnick, seconded by Council Member Sheffield, to approve the Election Services Contract as presented. The motion carried unanimously (4-0).

10.4. Discuss and consider possible action regarding a Joint Election Agreement between Hays County and the City of Wimberley. *(Tammy Heller, City Secretary)*

Tammy Heller, stated this is the Joint Election Agreement between the City of Wimberley and Hays County that is required in addition to the Contract for Election Services, because Hays County is a part of the Texas Countywide Polling Place Program. Mrs. Heller stated these vote centers allow Hays County voters to choose from any polling place, within the county, to cast their vote during early voting and on Election Day. All elections held in Hays County are considered joint. Mrs. Heller noted there is a cost sharing formula included in the agreement, and the city receives a financial benefit by entering into a joint agreement. The City will only be charged based on the number registered voters in the upcoming May 3, 2025 General Election.

Upon completion of discussion a motion was made by Council Member Sheffield, seconded by Council Member Clark, to approve the Joint Election Agreement, as presented. The motion carried unanimously (4-0).

11. CITY COUNCIL REPORTS

11.1. Announcements

1. City offices closed Monday, January 20th for MLK Jr. Day
2. City Secretary will be out of office for a training on January 23rd and 24th
3. Next City Council meeting is scheduled for February 6, 2025

11.2. Future Agenda Items

Mr. Patek stated an item will brought to council at a future meeting related to code enforcement violations.

12. ADJOURNMENT

Mayor Chiles adjourned the regular meeting at 7:05 p.m.

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Jim Chiles, Mayor

