



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

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

MINUTES

1. **CALL TO ORDER** March 6, 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**

City Council Present

Jim Chiles, Mayor
Rebecca Minick, Place 1
Bo Bowman, Place 2
Chris Sheffield, Place 3
Bob Clark, Place 4
David Cohen, Place 5

City Staff Present

Tim Patek, City Administrator
Nathan Glaiser, Assistant City Administrator/Director
of Development Services
Tammy Heller, City Secretary
Richard Shaver, Director of Parks and Recreation
Michele Woods, Tourism Director
Paul Wendland, City Attorney

3. **INVOCATION**

Jim Denham, Chapel in the Hills

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.

Greg McBride, spoke in support of the food trailer that is on the agenda for a temporary structure this evening. Mr. McBride also spoke in support of the WPDD that will be considered this evening.

6. **CONSENT AGENDA**

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

- 6.1. Consider approval of the February 20, 2025 City Council meeting minutes. (*Tammy Heller, City Secretary*)
- 6.2. Consider the appointment of Will Rothell to fill a vacancy on the Hotel Occupancy Tax Advisory Committee. (*Rebecca Minnick, Mayor Pro Tem*)

7. **CITY STAFF REPORT**

- 7.1. Tourism Director Report regarding, but not limited to, Hotel Occupancy Tax Collections, programs/events and other projects. (*Michele Woods, Tourism Director*)

This item was considered after item 8.1.

Michele Woods, Director of Tourism, provided a report on the following:

- 1. Hometown Holiday Launch
- 2. New Welcome Center Development
- 3. Year to Date HOT Revenue - up 13.5% on average over last year
- 4. Visitor Statistics - 267K visitor days since October 1
- 5. Website enhancements, community engagement, monthly newsletter launch, advertising & outreach, email list compilation and short-term rental compliance
- 6. HOT Grant updates
- 7. Feasibility studies regarding a seasonal ice skating rink
- 8. Wimberley Strong Memorial Concert sponsorship and ticket sales information

Mrs. Woods answered questions by the council regarding visitor numbers, the monthly newsletters, and compliance concerns with short-term rentals.

- 7.2. Parks Director Report regarding, but not limited to, programs/events and maintenance projects. (*Richard Shaver, Parks Director*)

Richard Shaver, Director of Parks and Recreation, provided the following updates:

- 1. The City of Wimberley officially received the "Bird City" Designation.
- 2. 2025 Swim Season reservations opened March 1st
- 3. 2025 Summer Camp reservations opened February 1st
- 4. The Texas Parks and Recreation Society hosts regional and state conferences and at the regional conference the City was recognized with four photography awards. At the State conference, Ryan Zizzo from the Parks Maintenance department competed in the Parks Maintenance Rodeo and won 4th place in the Backpack Blower Obstacle Course.
- 5. The Community Center recently received upgrades to its audio/visual equipment along with cosmetic upgrades to meeting rooms.
- 6. The Sponsorship Program is in its second year and these help support large special events. Currently, there are nearly \$20,000 in sponsorship this year.

Mr. Shaver answered questions posed by the Council regarding reservations, trail projects, activity outreach to citizens, and ticket sales to the Flood Remembrance concert.

8. **DISCUSSION AND POSSIBLE ACTION**

- 8.1.** Discuss and consider possible action regarding an elevated walkway at the Patsy Glenn Refuge. *(Richard Shaver, Parks Director)*

Richard Shaver, Director of Parks and Recreation, stated this project was initially approved as a budget amendment in the previous fiscal year. However, due to unforeseen circumstances, the Wimberley Birding Society was unable to initiate the project at that time. The group is now requesting funding once again to construct an elevated platform at the Patsy Glenn Refuge.

Members of the birding society provided a brief presentation of the project, which is a small boardwalk bridge over the trail where water typically overflows.

Upon completion of discussion, a motion was made by Council Member Bowman, seconded by Council Member Cohen, to approve funding for the elevated walkway at the Patsy Glenn Refuge, as presented. The motion carried (5-0).

- 8.2.** Consider approval of a diligence funding agreement with Hays County for the Blue Hole Nature Center in conjunction with the Hays County 2020 Parks Bond Fund. *(Richard Shaver, Parks Director)*

Richard Shaver, Director of Parks and Recreation, provided information to the Council regarding this funding agreement that stems from the 2020 Hays County Parks Bond, through which the Blue Hole Nature Center project was selected to receive funding. Hays County has allocated \$3 million to the City of Wimberley. Park staff intend to leverage this allocation as matching funds for grant applications and public-private partnerships to secure the remaining \$1,536,425 needed to complete the total project budget of \$4,536,425.

Mr. Shaver answered questions posed by the Council related to concept plans, budgeting, location of the building, water re-use, and meeting spaces within the facility.

Mr. Shaver noted the Due Diligence Funding Agreement and the concept plans developed in 2020 are included in the packet. Upon execution of this agreement, the city will issue a Request for Proposals (RFP) for an architectural firm to refine the concept plans to align with Wimberley's current needs in 2025 and ensure the project is construction ready. The selected firm will also oversee project management throughout the construction phase.

Mr. Shaver noted this initiative represents a transformative step forward for Wimberley Parks and Recreation. By investing in this project, the city is not only enhancing our community's access to nature and recreation but also ensuring that future generations can experience the beauty and ecological richness of Wimberley. The Blue Hole Nature Center will serve as a cornerstone for environmental education, conservation, and outdoor engagement, strengthening our community's connection to the land. With this progress, Wimberley is poised to lead the way in thoughtful, sustainable recreation development, shaping a legacy that will benefit our residents for years to come.

Upon completion of discussion, a motion was made by Council Member Sheffield, seconded by Council Member Cohen, to approve the diligence funding agreement with Hays County for the Blue Hole Nature Center, as presented. The motion carried unanimously (5-0).

- 8.3.** Discuss and consider possible action regarding a request to permit a temporary structure located at 110 Old Kyle Road, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*

Nathan Glaiser, ACA/Director of Development Services, provided information on the renewal request for a temporary structure located at the Willow Creek Watering Hole located at 110 Old Kyle Road. Mr. Glaiser stated there are plans in the works to get them hooked up to utilities, but no changes at this time. This is just a renewal of their food truck at this time.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Clark, to approve the request for a temporary structure at 110 Old Kyle Road, as presented. The motion carried unanimously (5-0).

- 8.4.** Discuss and consider possible action on Ordinance 2025-05, regarding case ZA-25-001, an application for a Wimberley Planned Development District on property located at 320 Wimberley Square, Wimberley, TX, 78676. (*Nathan Glaiser, ACA/Director of Development Services*)

Nathan Glaiser, ACA/Director of Development Services, provided information on the modified design standards that were discussed by a committee consisting of himself, the Mayor, Mayor Pro Tem, City Administrator, PZC Vice Chair, Developer, Architect, David Baker, and a water consultant.

Mr. Glaiser presented the following additional development regulations that were added during these discussions:

Water Conservation Requirements

- A. Property owners shall submit a water conservation plan to the City of Wimberley detailing measures to be implemented to meet the 40% reduction requirement.
- B. The property shall implement measures to achieve a minimum reduction of 40% in potable water consumption compared to baseline usage as determined by industry standards according to TCEQ.
- C. Conservation measures may include, but are not limited to:
 - 1. Installation of water-efficient fixtures and appliances meeting or exceeding EPA WaterSense standards.
 - 2. Utilize TCEQ-approved alternative water supplies such as rainwater, air-conditioning condensate, or graywater to fulfill non-drinking water quality demands, including but not limited to, landscape irrigation, decorative water features, pool, cooling tower make-up water, indoor toilet flushing or other TCEQ approved alternative water uses.
 - 3. Adoption of rainwater harvesting and storage systems.
 - 4. Regular maintenance and repair of leaks in plumbing and irrigation systems.
 - 5. Use of water-efficient cooling and heating systems in commercial and industrial buildings.

Compliance and Monitoring

- A. Property owners shall submit an onsite water management plan that outlines how the water systems will be maintained, monitored, and water savings recorded.

Council posed comments and questions regarding water storage capacity, revisions to the design standards that will help with sustainability concerns, public access, and stormwater drainage.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Bowman, to approve Ordinance 2025-05, regarding the application for a WPDD at 320 Wimberley Square, as presented. The motion carried unanimously (5-0).

- 8.5.** Discuss and consider approval of Resolution 01-2025, accepting an easement for a tract of land known as ID# R109088, legal description South River Unit 1, Stillwater Road, Abstract S7961-South River Unit 1, Wimberley, Hays County, Texas, owned by SRC Property Owners Association. (*Tim Patek, City Administrator*)

Tim Patek, provided information to the Council regarding an easement for property known as Stillwater Street. He stated that Tracey B. Dean, Director of the SRC Property Owner's Association, approached the city about donating, to the City, the easement of Tract #1 – South River Unit 1 Stillwater Road, an approximately 1.90-acre tract, which is known as Stillwater Street. Mr. Dean paid all taxes associated with this property/street and all documentation is now ready for council consideration and acceptance. He stated that Mr. Dean is in attendance for any questions.

Mr. Dean stated he attempted to donate this property to previous councils, but it never occurred.

Upon completion of discussion, a motion was made by Council Member Cohen, seconded by Council Member Bowman, to approve Resolution 01-2025, accepting the donation easement of Stillwater Street, as presented. The motion carried unanimously (5-0).

- 8.6.** Discussion and possible action related to the selection of roads that will receive improvements in FY

2025. (Tim Patek, City Administrator)

This item was considered prior to Item 8.3.

Ryan Bell, with Gilpin Engineering, presented five potential road projects that were identified with the assistance of City staff and feedback from the community to receive improvements this budget year. After presenting an update on Masonic Lodge, Oak Drive, Hillview Road, Mesa Drive, and River Road (Segment 1), Mr. Bell responded to questions and comments from the council.

A comment was made that repaving on Oak Drive was supposed to be completed when the sewer was installed, and since this didn't occur at that time, there is a need to complete it. She also inquired about thicker asphalt on Mesa Drive due to large garbage trucks in cul-de-sacs.

Mr. Bell and Mr. Patek responded to questions regarding the amount in the road budget, budget surplus, other roads that have a poor Paving Condition Index (PCI) and potential cost savings for completing roads that are in proximity to one another, such as Mesa Drive and Hillview Road.

Upon completion of discussion, Masonic Lodge and Oak Drive were selected as the roads to go out for bid for this Fiscal Year. Staff will bring back a road maintenance list after the FY2025-2026 budget is approved to allow council to select additional roads that will receive the next round of improvements.

A motion was made by Council Member Cohen, seconded by Council Member Bowman, to solicit bids for Masonic Lodge and Oak Drive. The motion carried unanimously (5-0).

- 8.7.** Discuss and consider possible action regarding Ordinance 2025-07, declaring unopposed candidates in the May 3, 2025 General Election elected to office; canceling the General Election; providing for severability, conflicting provisions, governing law, proper notice and open meetings, and an effective date. (Tammy Heller, City Secretary)

Tammy Heller, City Secretary, declared all candidates were unopposed during the filing period for the May 3, 2025 General Election. This ordinance cancels the election. She noted that the certification of unopposed candidates was presented to the Mayor and Council, and is included in the packet. The three candidates (Minnick, Sheffield, Cohen) cannot assume office for their new term before the regular canvassing period that would have taken place for the General Election. The official canvass is Tuesday, May 13th at 5:30PM. The certificates of election will be presented at that time.

A motion was made by Council Member Clark, seconded by Council Member Bowman, to approve Ordinance 2025-07, as presented. The motion carried unanimously (5-0).

9. CITY COUNCIL REPORTS

9.1. Announcements

1. Emergency Responders Appreciation Luncheon: March 13th 11:30AM-1:30PM
2. Visit Wimberley Welcome Center - Grand Opening: March 13th 4:00PM-6:00PM
3. The City Administrator will be on vacation from March 24-28, 2025.
4. 2325 Sidewalk Update provided by Mayor Chiles
5. Council Member Bo Bowman will miss the next City Council meeting.
6. The City Administrator will meet with a TxDOT representative regarding the paving of Ranch Road 12 from the Community Center to the Bridge.

9.2. Future Agenda Items

1. An update on the Old Kyle Road Project will be on a future agenda (Date TBD)
2. An update, from Langford Community Management Services (LCMS), on the Resilient Communities Program (RCP) - Comprehensive Master Plan will be on the March 20th agenda

10. ADJOURNMENT

A motion was made by Council Member Cohen, seconded by Council Member Clark to adjourn the meeting at 7:36 p.m.

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Jim Chiles, Mayor

