



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 20, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the Regular City Council Meeting to order on Thursday, November 20, 2025, at 6:00 PM.

2. CALL OF ROLL

City Secretary Tammy Heller conducted roll call. Present were Mayor Jim Chiles, Place 1 Rebecca Minnick, Place 2 Bo Bowman, Place 3 Chris Sheffield, Place 4 Bob Clark, and Place 5 David Cohen. A quorum was established.

3. INVOCATION

Scott Tidwell of the Fellowship of the Crossroads provided the invocation.

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

The Pledge of Allegiance and the Texas Pledge were led by the Council.

5. PROCLAMATIONS/RECOGNITIONS

5.1 A proclamation of the City of Wimberley, Texas recognizing November 20, 2025 as "Ian and Sage Summer - Lego Masters Day."

Mayor Chiles read a proclamation recognizing Ian and Sage Summers, a brother and sister duo from Wimberley, who won season 5 of the Fox television competition show, Lego Masters. The proclamation highlighted their exceptional creativity, teamwork, and ingenuity. Their winning build, "Zzz Wizard," will be displayed at Legoland New York. As the youngest winners in the show's history, they received \$100,000 and the Lego trophy. The Mayor proclaimed November 20, 2025, "Ian and Sage Summers Day" in recognition of their accomplishments and their inspiration to others to pursue their dreams and talents. The Council took a photo with the proclamation recipients.

6. CITIZENS COMMUNICATIONS

No citizens signed up to speak.

7. CONSENT AGENDA

7.1 Consider approval of minutes from the November 6, 2025 Regular City Council Meeting.

7.2 Consider approval of the September 2025 Revenue and Expenditure Report for the City of Wimberley.

Council Member Cohen moved to approve the consent agenda as presented. Council Member Bowman seconded the motion. The motion passed unanimously (5-0).

8. PUBLIC HEARINGS AND POSSIBLE ACTION

8.1 Hold a public hearing and consider action on Ordinance 2025-22, regarding an application for a Wimberley Planned Development District (ZA-25-003) with base zoning of Public Facilities (PF), on a property located at 200 Texan Boulevard, Wimberley.

Councilmember Bowman recused himself due to his employment with the school district.

Nathan Glaiser, ACA/Director of Development Services, presented the application for a Wimberley Planned Development District with base zoning of Public Facilities for the Wimberley ISD's Danforth Campus and Scudder Campus. The proposal includes a new multi-purpose educational auditorium with supporting parking, a band hall addition and renovations at Danforth Junior High, a new shaded multi-purpose activity center, and improvements to Texan Stadium.

Mr. Glaiser explained that most properties included in this request are already zoned public facilities, except for a northwest property currently zoned commercial, which would revert to public facilities if approved. The applicant requested a general 10-foot setback from all property lines, height adjustments (50 feet for the educational auditorium, 25 feet for the band hall, and 65 feet for the shaded multi-purpose activity center), and increases to the maximum building footprint (150,000 square feet) and impervious cover (70% of net site area). The Planning and Zoning Commission unanimously approved the request.

Mayor Chiles opened the public hearing at 6:11 PM. With no one wishing to speak, the public hearing was closed at 6:12 PM.

During Council discussion, a question was posed regarding drainage plans given the 70% impervious cover. Mr. Glaiser explained that the applicant would need to go through the standard site development permit process, which includes city review of drainage requirements.

Rachel Toronjo from O'Connell Robertson, the architecture and engineering firm working with the district, explained the height requirements. She noted that the fly loft for the stage requires height to accommodate scenery, and the activity center needs height for athletics and band practice. She also confirmed that rainwater collection storage tanks would be included but are not visible in the renderings presented. Construction is scheduled to begin in June 2026 and run through summer 2027, with some work continuing into early 2028. The auditorium will seat 600 people.

Council Member Minnick moved to approve the planned development district with base zoning of public facilities on the property located at 200 Texan Boulevard as presented. Council Member Cohen seconded the motion. The motion passed unanimously (4-0, with Council Member Bowman recusing).

9. CITY STAFF REPORT

9.1 Receive the FY2025 Annual Parks Report.

Erica Flocke, Interim Parks Director, presented the FY2025 Annual Parks Report. She highlighted several achievements, including:

- Blue Hole Nature Center receiving \$3 million in funding from the 2020 Hays County Parks Bond
- The Memorial Day flood anniversary benefit concert sold over 300 tickets and had 19 sponsors
- The Bird City Texas certification
- Five awards from the Texas Recreation and Park Society Central Region
- A successful LCRA Steps Forward Day to repaint handrails at Old Baldy

Ms. Flocke reported that the Parks Department's website had 4.1 million total interactions and 273,000 unique visitors. Blue Hole Regional Park sold over 68,000 half-day passes generating \$628,999 in gross revenue, plus 402 season passes bringing in an additional \$45,000. Merchandise sales peaked at \$58,000.

She noted that weather events affected operations at Blue Hole, as flooding occurred during every major holiday weekend (Memorial Day, Fourth of July, and Labor Day). She highlighted that visitors came from across the United States and 17 other countries.

The Community Center had approximately 15,000 visitors from May through September. Programs like Zumba were very popular with over 1,500 attendees this year, while other programs such as belly dancing were discontinued due to low attendance.

Ms. Flocke discussed ongoing projects including the Martha Knies playground replacement, Blue Hole Nature Center design, Oak Park stage and vendor stalls, an aquatic feasibility study, and trail wayfinding improvements.

She reviewed the financial reports, noting that the Community Center generated about \$74,000 in revenue against \$254,000 in expenses, creating a subsidy of approximately \$180,000. The Parks Department generated over \$1 million in revenue (not including a \$271,929 TPWD grant reimbursement) and had expenses of \$954,885.

Council Members asked questions about the firefly population, international visitors, customer counter technology, and concerns about accessibility related to increased entrance fees. Ms. Flocke explained that Wimberley residents' fees had not increased and remained at \$2 per person for local nights, which are very popular and often reach the 280-person capacity.

10. DISCUSSION AND POSSIBLE ACTION

10.1 Discuss and consider possible action on a Professional Services Agreement with Lake Flato for the construction of the Blue Hole Nature Center.

Ms. Flocke presented the Professional Services Agreement with Lake Flato for the Blue Hole Nature Center. She noted that the Parks Board had recommended removing LEED certification to save approximately \$66,000, reducing the total contract cost to \$894,740, with additional owner expenses of \$21,040, for a total of \$915,780.

Garrett Jones from Lake Flato explained that while they are removing the LEED certification process, they will still design to LEED standards and produce a sustainable project. He noted the certification is primarily a marketing tool that requires extensive documentation and removing it saves money without compromising the ecological design.

Garrett clarified that the contract covers design services, construction oversight, and all associated engineering costs, but not the actual construction. The construction budget target is \$4 million from the bond funding.

Tim Patek, City Administrator, noted that approval of this agreement is needed to access the \$3 million in Hays County funding for the project.

Council Member Cohen moved to approve the professional services agreement with Lake Flato for construction of the Blue Hole Nature Center. Council Member Clark seconded the motion. The motion passed unanimously (5-0).

10.2 Discuss and consider possible action regarding the spray field at Blue Hole Park.

Ms. Flocke presented information about a decommissioned spray field at Blue Hole Park that has been fenced off since its installation in 1987. The Parks Board unanimously recommended removing the fence and seeding the area with a native prairie mix to restore it for wildlife habitat and potential trail connectivity through the area.

Mr. Patek added that they would not remove the underground irrigation system but would till the surface and replant native species. Council Member Cohen expressed interest in planting milkweed to encourage butterflies, and Ms. Flocke confirmed this would be part of the native seed mix from Native American Seed Company.

Council Member Sheffield moved to remove the fence and reclaim the site as presented. Council Member Bowman seconded the motion. The motion passed unanimously (5-0).

10.3 Discuss and consider possible action regarding the leveled treatment area at Blue Hole.

Ms. Flocke presented information about another area at Blue Hole Park that had been clear-cut and leveled years ago for a planned wastewater treatment plant that was never built. The area, located where the county line meets the hike and bike trail, has erosion control fencing that has been in place for years to prevent sediment runoff into a nearby creek.

Ms. Flocke explained that the Parks Board had not made a motion on this item yet and wanted her to bring it back with more information. She proposed rehabilitating the area by bringing in native hay and soil to build up the humus layer, as the area is currently mostly

bare caliche road base with some grasses. She suggested connecting trails around it and adding educational signage about ecological succession.

A question was asked if a retaining wall might be needed, and Ms. Flocke indicated that cedar log erosion control could be a more natural alternative to the current fencing. She noted that the area had been used as a staging area for the trails project and still has decomposed granite stored there that Parks staff occasionally uses for trail maintenance.

Council Member Minnick moved to approve the action as discussed on the level treatment area to bring it back to life as presented. Council Member Cohen seconded the motion. The motion passed unanimously (5-0).

Council Member Minnick suggested taking pictures and doing a press release about the rehabilitation work to inform the public about these improvements.

10.4 Discuss and consider possible action related to Blue Hole Trail Wayfinding Signage.

Ms. Flocke presented a plan to improve trail signage at Blue Hole Regional Park, noting that the current trail system is confusing. The proposed plan designates specific trails with color codes and symbols (for accessibility and color-blind visitors). The markers would be placed at trail intersections and key access points, with approximately 45 markers planned throughout the system.

Ms. Flocke explained that they decided to use colors and symbols rather than names because many trail segments already have honorary names through the Friends group's donation program, which could cause confusion. The Parks Department already has cedar posts for the project and plans to route and paint the signs in-house.

Council Member Cohen asked about distance markers, and Ms. Flocke noted they had decided against including distances because there's no single direction for the trails, but they could reconsider this. She mentioned that the project would likely be completed during the winter when digging post holes is easier.

Council Member Sheffield moved to approve the Blue Hole Trail Wayfinding Signage plan as presented. Council Member Bowman seconded the motion. The motion passed unanimously (5-0).

11. CITY COUNCIL REPORTS

11.1 Announcements

Tammy Heller, City Secretary, announced that the city parade and tree lighting would take place on Saturday, November 29th after the Thanksgiving holiday. The parade will start at Lions Park at 6 PM, with council members meeting at Oak Park at 4:45 PM. She also noted that city offices would be closed November 26th, 27th, and 28th, with the next council meeting scheduled for December 4th.

Council Member Cohen reported that he attended the Hays County Health Department Advisory Board meeting, which elected a vice chair and will meet four times a year. He recommended getting a flu shot, as the southern hemisphere experienced a severe flu season this year.

Council Member Minnick mentioned that he serves on the mental health committee, which is currently restructuring.

Tim Patek noted that Erica Flocke is doing a great job as interim Parks Director and that they are looking at ways to reduce expenses in the Parks Department and Community Center. He also reported that the county is looking into installing a weather alert system at Jacobs Well with a siren that would reach about three-quarters of a mile.

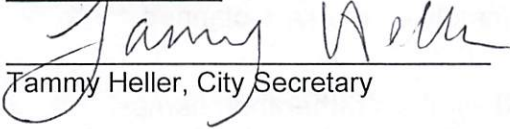
11.2 Future Agenda Items

Council Member Minnick expressed interest in learning more about potential sirens along the river. City Administrator Patek stated he will reach out to the County to get an update on a future agenda.

12. ADJOURNMENT

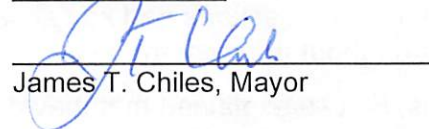
Council Member Cohen made a motion to adjourn, seconded by Council Member Clark. The meeting was adjourned at 7:27 PM.

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



James T. Chiles, Mayor

