



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 18, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the Regular City Council meeting to order at 6:00 PM on Thursday, December 18, 2025, at Wimberley City Hall.

2. CALL OF ROLL

City Secretary Tammy Heller called the roll. Present were: Mayor Jim Chiles, Council Member Place 1 Rebecca Minnick, Council Member Place 2 Bo Bowman, Council Member Place 3 Chris Sheffield, Council Member Place 4 Bob Clark, and Council Member Place 5 David Cohen.

3. INVOCATION

Scott Tidwell from Fellowship of the Crossroads led the invocation.

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Jim Chiles led the Pledge of Allegiance and the Salute to the Texas Flag.

Following the pledges, the Mayor presented a proclamation honoring Fire Chief Carol Czichos for his more than five decades of service to the Wimberley community. The proclamation outlined Chief Czichos' extensive career with the Wimberley Fire Department, his contributions as a qualified swift water rescue trainer, his service as deputy county fire marshal, and his leadership during numerous significant incidents including the catastrophic 2015 Blanco River flood. December 31, 2025, was designated as "Fire Chief Carol Czichos Day" in honor of his retirement and extraordinary service to the community.

5. CITIZENS COMMUNICATIONS

Mayor Jim Chiles noted there were no citizens signed up to speak.

6. CONSENT AGENDA

6.1 Consider approval of minutes from the December 4, 2025 Regular City Council Meeting.

6.2 Consider approval of the October 2025 Revenue and Expenditure Report for the City of Wimberley.

Council Member Sheffield moved to approve the consent agenda. Council Member Clark seconded the motion. The motion passed unanimously (5-0).

7. PRESENTATION AND POSSIBLE ACTION

7.1 Receive a presentation from Langford Community Management Services (LCMS) on the General Land Office Resilient Communities Program (GLO-RCP) Comprehensive Plan's final draft, discuss, and provide direction, if necessary.

Jerry from Langford Community Management Services presented an update on the Resilient Communities Program process. She introduced Tim Jenkins, their chief planner, Nick Dornak and David Baker, who worked on the One Water Study.

Tim Jenkins highlighted feedback received from the Planning and Zoning Commission, including discussions about the Junction mixed-use district, affordable housing options for younger residents, the Wimberley Valley Cultural District, and connectivity and sidewalk planning. He noted they were developing a conceptual plan for a trails and pathway system to connect downtown with surrounding areas, which would include opportunities for public art displays.

Nick Dornak and David Baker presented the One Water study, which they described as approximately 90% complete. They emphasized the urgency of water conservation efforts given the challenges at Jacob's Well, which has had 495 days of zero flow since 2022, representing nearly a 90% reduction in flow. The study includes goals to reduce water consumption from 130 gallons per capita per day to 110 gallons, and to source 15-25% of total water demand from rainwater harvesting and reuse.

The presenters explained that the study provides a roadmap with implementation priorities to guide the city's efforts toward sustainable water management. They noted the study aligns land use with water availability through conservation-based development approaches.

Council Member Minnick emphasized the importance of creating a document that could inspire surrounding communities, as Wimberley is looked to for water solutions and innovation. The presenters agreed, noting that while the plan is specifically for Wimberley, the collaborative approach recognizes water issues extend beyond city limits.

Ms. Conrado announced that the public comment period for the plan would open in early January, with a town hall showcase planned for January 29, 2026, from 4:00 PM to 7:00 PM at the Community Center.

8. DISCUSSION AND POSSIBLE ACTION

8.1 Receive an update on the Downtown Ranch Road 12 Sidewalk Project.

Ryan Bell provided an update on the Ranch Road 12 Sidewalk Project, which is currently under design. The city received a 30% design submittal earlier in the year, which was also submitted to TxDOT. The project scope includes continuous sidewalk on the south and west side of Ranch Road 12, with spots of sidewalk along the north and east side of the road, and a pedestrian crossing with a beacon.

Mr. Bell explained that TxDOT had commented that there would be a gap along the north and west side if there was not a continuous sidewalk. However, installing a continuous sidewalk would disrupt existing head-in parking using the right of way. After discussions with TxDOT, the city clarified they wanted to proceed with the design as originally scoped.

The design team is now focusing on completing the 60% submittal, anticipated in January, with a September letting date for the project. Construction would likely begin in early 2027, with a 2-4 month timeline between bidding and the start of construction.

Council Member Minnick inquired about the hawk beacon location, which Mr. Bell confirmed would be just north of Blue Heron Run/Oldham Street connection. She asked about the possibility of adding a second hawk beacon, but Mr. Bell noted they cost approximately \$500,000-\$600,000 each and would require an engineering study to justify.

Council Member Minnick also raised concerns about the dips at pull-in parking areas that require extra acceleration when pulling out into traffic. Mr. Bell indicated they could look into addressing that issue.

8.2 Receive a presentation from the Director of Tourism, following a recommendation from the Hotel Occupancy Tax (HOT) Advisory Committee, on the disbursement of HOT funds and consider action on a reimbursement grant agreement between the City of Wimberley and Jen Ober with Vacation Wimberley.

This item was pulled by request of the applicant to be discussed at a future agenda.

8.3 Discuss and consider possible action regarding a Temporary Structure Application to place a food trailer at 110 Old Kyle Road Wimberley, TX.

Nathan Glaiser, ACA/Director of Development Services, presented a request from Willow Lake for approval of a food trailer at 110 Old Kyle Road. He explained the establishment currently has one food trailer, and this would be a second one, placed in front of the building facing out. The trailer, Tooks Comfort Food LLC, would be self-contained.

Mr. Glaiser noted that the owner had provided a letter confirming that the food truck's operating hours would coincide with the bar's hours to ensure access to restroom facilities, which is also a Hays County requirement.

Council Member Minnick raised questions about how many food trailers constitute a food trailer court, noting that this is in the downtown area. Mr. Glaiser acknowledged that the city's zoning code doesn't specifically address food trailer courts and suggested it might be something to consider adding as a conditional use permit in the future.

Council Member Sheffield moved to approve the temporary structure application for a food trailer at 110 Old Kyle Road as presented. Council Member Cohen seconded the motion. The motion passed unanimously (5-0).

8.4 Discuss and consider possible action on Resolution No. 09-2025, expressing support and participating in Hays County Master Drainage Plan through the Texas Water Development Board Flood Infrastructure Fund Flood Management Evaluation Program.

Mayor Chiles explained that the resolution expressed the City's support for Hays County's efforts to develop a Master Drainage Plan through the Texas Water Development Board's Flood Infrastructure Fund program. He noted that the county requested the city's support for this initiative.

Council Member Bowman moved to support Resolution 09-2025, expressing support and participation for the Hays County Master Drainage Plan. Council Member Clark seconded the motion. The motion passed unanimously (5-0).

8.5 Discuss and consider possible action to update the Emergency Operations Plan.

City Administrator Tim Patek presented updates to the Emergency Operations Plan, explaining they were primarily housekeeping changes including updated phone numbers and contacts. He noted they had consulted with Scott Tidwell, who reviewed the plan and provided feedback. The Baptist Church was removed as an emergency site and replaced with the VFW as the designated location on that side of the river.

Council Member Minnick suggested establishing a regular schedule for reviewing the plan, and Mr. Patek agreed it would be good to review it every year or two.

Council Member Minnick moved to update the emergency operations plan as presented. Council Member Sheffield seconded the motion. The motion passed unanimously (5-0).

8.6 Discuss and consider possible action on a legal analysis concerning the City's potential liability related to imperfections in public roadways.

The Council moved into Executive Session at 6:58 PM to discuss this item and receive legal advice. Upon returning from Executive Session at 7:23 p.m., Mayor Jim Chiles noted there was no action or discussion to vote upon regarding this matter.

9. CITY COUNCIL REPORTS

9.1 Announcements

City Secretary Tammy Heller announced that city offices would be closed from December 24-26, 2025, for the Christmas holiday, and January 1, 2026, for the New Year's holiday. She also mentioned the upcoming Polar Bear Plunge and 5K on January 3, 2026.

Council Member Bowman noted he would be participating in the Polar Bear Plunge for the first time.

Council Member Cohen mentioned the successful Wimberley Community Chorus concert held the previous weekend, which had packed houses both days and received substantial donations.

City Administrator Tim Patek reminded everyone that the next regular City Council meeting would be on January 15, 2026, rather than January 1, due to the holiday.

9.2 Future Agenda Items

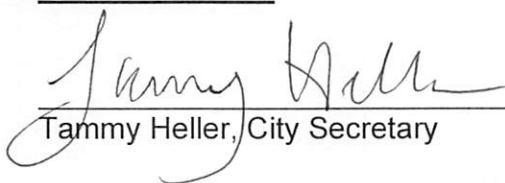
No items were added.

10. ADJOURNMENT

Council Member Cohen moved to adjourn. Council Member Clark seconded the motion. The motion passed unanimously (5-0).

The meeting adjourned at 7:26 PM.

RECORDED BY:


Tammy Heller, City Secretary

APPROVED BY:


James T. Chiles, Mayor

