



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 5, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the meeting to order at 6:00 PM on Thursday, March 5, 2026.

2. CALL OF ROLL

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

3. INVOCATION

Scott Tidwell from Fellowship of the Crossroads provided the invocation.

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

The Pledge of Allegiance and Texas flag salute were recited.

5. PROCLAMATIONS/RECOGNITIONS

5.1. Proclamation of the City of Wimberley, Texas proclaiming March 2026 as "Red Cross Month."

Mayor Chiles read the proclamation declaring March 2026 as American Red Cross Month, recognizing the humanitarian mission and community partnerships of the Red Cross in Wimberley and Hays County. The proclamation highlighted the Red Cross's commitment to increasing community resiliency through partnerships and hyper-local organizations providing essential services before, during, and after disasters.

Alyssa Ramirez from the Red Cross accepted the proclamation, expressing appreciation for the council's support and noting that their team and community partners are available to help support Wimberley in both good times and difficult situations. She emphasized their commitment to making Wimberley more resilient through continued collaboration.

Scott Tidwell added context about the community adaptation program's significant contributions to Hays County and Wimberley over the past couple of years. He noted that the Red Cross had purchased and donated two mobile disaster feeding units and equipment to

Fellowship of the Crossroads for use in Wimberley and Hays County, along with many other behind-the-scenes contributions that would benefit the area for years to come.

6. PROCLAMATIONS/RECOGNITIONS

No citizens signed up to speak.

7. CONSENT AGENDA

7.1. Consider approval of Minutes from the February 19, 2026 Regular City Council Meeting.

Council Member Cohen moved to accept and approve the consent agenda as presented. Council Member Bowman seconded. The motion passed unanimously (4-0).

8. DISCUSSION AND POSSIBLE ACTION

8.1. Discuss and consider possible action on a Hotel Occupancy Tax (HOT) Grant request from the Wimberley Lion's Club in the amount of \$4,000 to support paid digital marketing efforts promoting Wimberley Market Days as a regional tourism event.

Michele Woods, Director of Tourism, presented the Lions Club's HOT grant request for \$4,000, which would amount to \$400 per month for the 10 months they host Market Days. The funds would be spent on advertising specifically aimed at reaching regional visitors outside the Wimberley area and encouraging overnight stays rather than just local day traffic.

Woods explained that the Hotel Occupancy Tax Advisory Committee (HOTAC) had reviewed the marketing plan and found it to be very good, with goals to expand outreach to an out-of-town audience. She presented a new scoring framework that HOTAC is implementing to provide a backbone for their decision-making process. This request scored very high in all categories, leading HOTAC to recommend funding the entire \$4,000 requested amount.

Woods noted that HOTAC is implementing new requirements for HOT grant recipients, including adding links to the Visit Wimberley website and incorporating verbiage encouraging overnight stays, such as "stay a little longer" and "come for the weekend." The Lion's Club was extremely amenable to these changes and had already implemented them.

The advertising strategy involves digital media and social media advertising, specifically targeting people outside of a 200-mile radius of Wimberley to truly target out-of-town visitors who would likely be spending the night.

Council Member Minnick moved to approve the grant for Wimberley Lions Club for \$4,000 as presented. Council Member Bowman seconded. The motion passed unanimously (4-0).

8.2. Discuss and consider possible action on a Hotel Occupancy Tax (HOT) Grant application submitted by ALS Texas in the amount of \$5,000 for marketing expenses associated with the Ride to defeat ALS event.

Woods presented the second HOT grant from ALS Texas for \$5,000 in marketing expenses for the Ride to Defeat ALS event. This is the second year the event will be held in Wimberley, taking place March 21, 2026, with about 200 participants expected. The organization has expressed a strong desire to make this a staple event in Wimberley year after year.

Woods explained that HOTAC had been working with event representative Tricia Ward for several months, providing her with a list of lodging partners and promotional codes to encourage overnight stays. Ward had already successfully secured numerous stays at Wimberley Inn and was personally staying at the Caboose.

While HOTAC found the organization and event very strong and wanted to form a partnership to keep the event in Wimberley, they had concerns about justifying the full \$5,000 request based on potential HOT fund recapture. Woods outlined their analysis: if 200 rooms were rented at an average rate of \$185 with a 7% tax, which would generate approximately \$2,600 in HOT recapture. Based on this math and logic, HOTAC recommended approving the grant of up to \$2,500.

However, Council Member Rebecca Minnick advocated supporting the full \$5,000 request, noting that HOT funds have very narrow allowable uses and that this directly fits those purposes. She emphasized the personal connection to ALS, mentioning that former council member Christine Burns' husband Jim suffers from ALS. The Burns family participated in the ride and have raised significant funds.

Tricia Ward from the ALS Association spoke about the astronomical costs of ALS - over \$200,000 per year uninsured per person - and noted that the ALS Association covers what they can of those costs. She mentioned that veterans are 3-5 times more likely to develop ALS, and life expectancy for someone with ALS is typically 2-5 years.

Minnick stressed that while she didn't want to discount HOTAC's work, the city would likely recoup additional funds through sales tax from people eating and shopping in Wimberley during the event. City Administrator Tim Patek confirmed they had adequate funds in the HOT budget and could make budget amendments if needed.

Council Member Minnick moved to approve the grant to the ALS Association in the amount of \$5,000 as presented. Council Member Bowman seconded. The motion passed unanimously (4-0).

8.3. Discuss and consider possible action on Resolution 03-2026, approving the award to the selected engineering service provider for grant pre-application, application, and project implementation services for the City of Wimberley's 2025-2026 Texas Community Development Block Grant Fund Program, funded and administered by the Texas Department of Agriculture.

City Administrator Tim Patek explained that the city had put out a Request for Qualifications (RFQ) for engineering services for the TxCDBG grant and received seven responses. A committee consisting of the Mayor, Mayor Pro Tem, City Administrator, and Assistant City Administrator reviewed and graded the submissions separately, then came together to make their decision. It was overwhelming to select Gilpin Engineering as the firm to move forward with these engineering services.

Patek reminded the council that this is a grant for road improvements in a low-to-moderate income area that has been targeted. Due to the process timeline, the grant will not go into effect until next year, with implementation in 2027.

Minnick noted that while there were big companies that bid on the project, including some from as far away as the Permian Basin and Lufkin, the local relationship with Gilpin was valuable since the city calls them regularly and they have consistently done excellent work.

Ryan from Gilpin Engineering acknowledged that while he had been involved with similar grants, he hadn't personally handled the day-to-day grant management. He noted that these federal grants often have compliance requirements and surveys that can come up unexpectedly.

The discussion confirmed this is a federal grant specifically for roads in areas with low-to-moderate income residents. Wimberley has one area that qualifies - the Cliffside area, including Lange Road, Rockwood Drive, Jewel Lane, Dobie, and Glenwood roads. Some of these roads are not even paved currently and are in very poor condition.

The grant is for \$750,000 with the city required to contribute 5% matching funds, which wouldn't be needed until next year when the project begins.

Council Member Bowman moved to approve Resolution 03-2026, as presented, approving Gilpin Engineering as the engineering firm for the TxCDBG program. Council Member Cohen seconded. The motion passed unanimously (4-0).

8.4. Discuss and consider possible action on Resolution No. 04-2026, designating authorized signatories in matters pertaining to the Texas Community Development Block Grant (TxCDBG) Program administered by the Texas Department of Agriculture.

Patek explained this is simply a requirement for obtaining the grant, designating himself, the Mayor, and Mayor Pro Tem as the authorized signatories for grant-related documents. This is purely administrative in nature.

Council Member Clark moved to approve Resolution 04-2026 designating the authorized signatures, as presented, pertaining to the TxCDBG Program. Council Member Cohen seconded. The motion passed unanimously (4-0).

8.5. Discuss and consider possible action on Resolution 05-2026, extending a temporary moratorium on the acceptance, processing, and approval of applications for short-term rentals requiring a conditional use permit.

Mayor Pro Tem Rebecca Minnick explained that the city has been convening a Short-Term Rental (STR) committee with members from Planning and Zoning, which recommended the moratorium while evaluating zoning and related issues. The committee has developed recommendations but wants to finalize them properly.

According to the city attorney, moratoriums can only last a maximum of 120 days - they cannot implement a permanent moratorium. Minnick proposed extending the moratorium for another 120 days, though she and Assistant City Administrator Glaiser believe the work will likely be completed within the next 30-60 days.

Minnick noted that while there are limitations on what the city can legally do (they cannot simply ban all STRs), they are working with attorneys to ensure any regulations are both legal and beneficial to the community. She observed that the free market has been working to some extent, as there haven't been many STR applications this past year.

However, the committee learned that in Fredericksburg, about 30% of properties inside city limits are vacation rentals, which has significantly impacted the community in terms of full-time residents, schools, and general weekday activity. Wimberley wants to be proactive in managing this issue.

The moratorium can be cancelled at any time once the recommendations are presented and approved. If tweaking is needed, the extended timeframe provides flexibility. Minnick expects to present recommendations sometime in April.

Council Member Minnick moved to extend the temporary moratorium for 120 days on the acceptance, processing, and approval of applications for short-term rentals requiring a conditional use permit as presented. Council Member Clark seconded. The motion passed unanimously (4-0).

8.6. Discuss and consider possible action on an updated purchasing policy for the City of Wimberley.

Patek explained this was housekeeping on the purchasing policy. One major change was updating the request for proposals threshold from \$50,000 to \$100,000 based on state legislation - the city is now only required to go out for RFPs for purchases over \$100,000, though they can still choose to do so for smaller amounts.

Additional language was added regarding travel, mileage, and other reimbursements to ensure more due diligence by city staff and representatives when traveling out of town.

Minnick expressed concern about raising the threshold to \$100,000, noting that given Wimberley's budget size, even \$50,000 is a significant expenditure. She preferred evaluating larger purchases on an individual basis. Patek assured her they would be happy to bring items to council for review regardless of the threshold.

The policy clarifies that anything over \$25,000 still requires council approval, and the state change was designed to help cities deal with rising prices by reducing the administrative burden of the RFP process for smaller expenditures.

Council Member Bowman moved to accept the changes to the purchasing policy as presented. Council Member Minnick seconded. The motion passed unanimously (4-0).

8.7. Discuss and consider possible action regarding Ordinance 2026-02, declaring unopposed candidates in the May 2, 2026 General Election elected to office; canceling the General Election.

City Secretary Tammy Heller explained this is a standard procedure the city has followed in previous years when candidates run unopposed. All three candidates were unopposed: Mayor Jim Chiles, Anne Ulfelder in Place 2, and Sam Werner in Place 4. The swearing-in and oath of office will take place on May 11th, with calendar invites already sent. The new terms will officially begin at the second meeting in May.

This ordinance is required to officially cancel the election. Heller noted that canceling the election saves the city approximately \$6,500 that was budgeted for election expenses.

Council Member Cohen moved to approve Ordinance 2026-02, as presented, declaring the May 2, 2026 election be canceled. Council Member Bowman seconded. The motion passed unanimously (4-0).

8.8. Discussion and possible action related to the selection of roads that will receive improvements in Fiscal Year 2026.

City Administrator Patek explained that staff had listened to council and staff feedback and conducted field visits with Public Works Manager Damien Grimaldi to reassess previously requested road areas. Patek, Glaiser, and Grimaldi examined roads in the Paradise Hills area that were marked as high priority and found that some areas weren't as bad as initially thought, with some spots potentially manageable within Damien's regular budget.

The consensus recommendation focused on Valley Drive and Climbing Way, which staff felt would have the biggest impact for the most people, as opposed to smaller roads with less usage.

Engineer Ryan Bell provided updated cost estimates with the full \$500,000 budget now available (the previously set-aside \$37,500 for the block grant match was no longer needed since that project moved to next year). The recommended segment would run from Upper Blanco Drive (closest to Highway 12) through Southern Blanco, then up Climbing Way to Brinkley, avoiding the concrete low-water crossing. This segment was estimated at \$488,000.

An additional segment from Highway 12 to the beginning of the main segment at Blanco was estimated at \$151,000. Bell suggested using a base bid approach for the \$488,000 segment with the expectation it would come in within budget and include the second segment as a bid alternate to see if both could be accomplished if prices came in favorably.

Council members confirmed the grant funding; with Minnick seeking assurance they were confident about receiving it. Patek expressed strong confidence, noting the required preliminary steps wouldn't be requested if the grant wasn't likely to be awarded.

The discussion confirmed these are among the highest-priority roads in the city's assessment, with Valley Drive being one of the highest-ticket items. Bell explained that the road improvements would be conventional mill-and-overlay projects going down 2-3 inches, with a percentage of area set aside for deeper pothole treatment (8 inches deep) where needed.

Council Member Cohen inquired about provisions for addressing potholes on other roads like Blanco Drive. Patek confirmed there's \$75,000 in the maintenance budget for such work, and Damien can address specific problem areas as budget allows. Citizens can submit requests directly via the city website.

Council Member Bowman expressed support for the plan, noting it addresses another significant road stretch. He raised concerns about County Road 1492, noting edge deterioration that, while not requiring full resurfacing currently, was becoming worrisome.

The discussion included the impact of trash trucks on road surfaces, with recent damage on Savage and River Road being addressed through TDS for potential reimbursement. The city tries to coordinate bidding with Dripping Springs to achieve better pricing through combined projects.

Staff confirmed they plan to go out to bid in April or May with construction during summer when school is out, and there's approximately 10% contingency built into the cost estimates.

Council Member Bowman moved to select Climbing Way/Valley Drive to Brinkley Drive to be put out for bidding, including an alternate bid for Valley Drive, from Ranch Road 12 to Blanco Drive. Council Member Cohen seconded. The motion passed unanimously (4-0).

9. CITY COUNCIL REPORTS

9.1. Announcements

Minnick announced that the Wimberley View newspaper, which is moving out of their building, had offered the city a map of Wimberley from before incorporation. She had accepted it on behalf of the city, and it may have already been delivered to City Hall. The poster is framed and will be cleaned up and displayed once received.

Patek reminded everyone about the Emergency Responder Appreciation Lunch on March 12th from 11:30 AM to 1:30 PM at the Precinct 3 office, hosted by the Knights of Columbus, with all city personnel welcome to attend.

He also announced the Emergency Preparedness Fair on March 28th from 9:00 AM to 12:00 PM at the VFW fairgrounds.

Patek announced the Spring Cleanup event for Saturday, April 11th at the parking lot across from Market Days, encouraging people to come early. The event will include a shredding truck, metal collection, and TDS dumpsters for other disposal needs.

10. ADJOURNMENT


Council Member Cohen moved to adjourn. Council Member Bowman seconded. The motion passed unanimously (4-0). The meeting was adjourned at 6:50 p.m..

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



James T. Chiles, Mayor

