



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MAY 7, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the Regular City Council Meeting to order on Thursday, May 7, 2026, at 6:00 PM..

2. CALL OF ROLL

City Secretary Tammy Heller called the roll.

Present: Mayor Jim Chiles, Place 1 Council Member Rebecca Minnick, Place 2 Council Member Bo Bowman, Place 3 Council Member Chris Sheffield, Place 4 Council Member Bob Clark, Place 5 Council Member David Cohen **Absent:** None

A quorum was established.

3. INVOCATION

The invocation was delivered by Scott Tidwell of the Fellowship of the Crossroads.

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

The Pledge of Allegiance and the Salute to the Texas Flag were recited.

5. CITIZENS COMMUNICATIONS

No citizens signed up to speak.

6. CONSENT AGENDA

6.1 Consider approval of minutes from the April 9, 2026 Joint City Council/Planning and Zoning Commission Workshop Meeting and the April 16, 2026 Regular City Council Meeting.

6.2 Consider the nomination by Place Two Council Member Bo Bowman approving the appointment of Ken Strange to fill a vacancy on the Hotel Occupancy Tax Advisory Committee.

Motion to approve the consent agenda as presented was made by Council Member Cohen and seconded by Council Member Clark. The motion carried 5-0.

7. PRESENTATION AND POSSIBLE ACTION

7.1. Presentation and possible action regarding the City of Wimberley, annual Financial and Compliance Report for the Fiscal Year ending September 30, 2025

Keith Nefendorf of Nefendorf & Blocker, P.C. presented the annual financial and compliance audit for the fiscal year ending September 30, 2025.

Audit Opinion: The City received an unqualified (clean) opinion, the best possible outcome.

Financial Highlights (GASB 34 Government-Wide Statements): Total assets were \$22,731,038 and total liabilities were \$5,941,377, resulting in a net position of \$16,813,726, an improvement of approximately \$800,000 over the prior year. Total revenues were \$4,871,056 and total expenses were \$4,155,994, producing a net income of \$715,062. The City also recorded a net pension asset of \$13,350 under TMRS, the first time the City has been on the asset side, at 101.54% funded.

Fund Financial Statements: Total fund balances were \$3,700,069. The General Fund balance was approximately \$2,300,000, which Mr. Nefendorf described as an excellent level for a city of this size. The General Fund showed a positive net change of \$175,830. Other fund balances showed positive changes in the Blue Hole Parkland Fund approximately \$96,000 and Hotel Occupancy Tax Fund approximately \$37,000.

Water and Sewer Fund: Operating income was \$36,716; however, after investment earnings and interest expense, there was a net deficit of \$41,312 for the year.

Compliance — Significant Deficiencies: Two significant deficiencies were noted. First, the city had claimed the same invoices under both the TxDOT sidewalk improvement grant and ARPA funds, which is not permissible as federal funds cannot be used to match other federal funds. City Administrator Patek explained that this was an error and that he would bring forward a budget amendment in June to correct the allocation, moving those expenditures to the ARPA fund for use on road improvements, with the sidewalk project funded through the General Fund capital projects budget. Second, accounts payable were not properly accrued at fiscal year-end on the modified accrual basis.

Recommendations for Improvement: Mr. Nefendorf highlighted three operational recommendations: (1) bank reconciliations need to be cleaned up, as a large volume of outstanding reconciling items are netting near zero but remain unresolved; (2) utility fund revenues should be recorded on the accrual basis, capturing bills sent at fiscal year-end as revenue in the correct year; and (3) credit card fee reporting should be simplified by routing all credit card transactions through a single account before allocating to funds, rather than

recording directly by fund, which creates burdensome manual journal entries. City Administrator Patek indicated he would follow up with staff and the city's accountant on the credit card process

Motion to accept the audit as presented was made by Council Member Bowman and seconded by Council Member Cohen. The motion carried 5-0.

7.2. Receive a presentation from the Homeless Coalition of Hays County on the 2025 Point-in-Time Count

This item was taken out of agenda order, prior to Item 7.1.

Nancy Heintz and Elva Gonzalez, with the Homeless Coalition of Hays County presented the results of the 2026 Point-in-Time (PIT) Count.

They explained the structure and purpose of the count, which is mandated by HUD and conducted simultaneously across the country during the third week of January. Volunteers participated across Hays County, with two teams operating in Wimberley. The count captures individuals in two categories: unsheltered (those in places not meant for human habitation) and sheltered (those in emergency shelter or transitional housing). Hays County's only emergency shelter is the Hays Caldwell Women's Shelter.

The presenters shared data on the number of sheltered and unsheltered individuals, the demographics of those survey, and individuals among special populations, such as survivors of domestic violence, those with mental illness, those with substance abuse disorder, and chronically homeless individuals. They also presented data on school-age homeless youth under the McKinney-Vento Act, which uses a broader definition of homelessness than the HUD PIT count, including children who are doubled up, living in motels, or in transitional housing. Wimberley ISD reported 11 students meeting the McKinney-Vento definition: 5 in pre-K through 5th grade (all doubled up), 2 in 6th through 8th grade, 3 in 9th through 12th grade, and 1 in shelter or transitional housing. Hays County-wide totals were 87 (Hays CISD), 35 (Dripping Springs ISD), 11 (Wimberley ISD), and 105 (San Marcos ISD).

Council Member Minnick expressed concern about the Wimberley figure relative to the size of the community. Ms. Heinz acknowledged that all these numbers are concerning, noting that the doubled-up category represents housing instability that affects student performance. Ms. Gonzalez added that double-up families are typically moving frequently among relatives and friends, making stability difficult.

Ms. Heinz encouraged the Council to consider allocating social services funding in the city budget, noting that organizations such as Barnabas Connection and Saint Vincent de Paul are already experiencing increased demand for rental and utility assistance. City Administrator Tim Patek noted that the city does have a community services funding line item in the budget that has been underutilized and encouraged service providers to request those funds.

Council Member Cohen asked about the doubled-up classification for adults versus children. Ms. Heinz explained that HUD applies different standards to adults, who are considered self-

sufficient if they have a place to sleep, whereas HUD treats any housing instability for children as qualifying homelessness under McKinney-Vento.

The presenters invited Council members to attend Homeless Coalition meetings, held the second Wednesday of each month (excluding June and July), and offered to provide the full raw data report upon request.

8. DISCUSSION AND POSSIBLE ACTION

8.1. Discuss and consider possible action regarding a request for a Temporary Structure permit to operate a mobile food truck at 14200 Ranch Road 12, Wimberley

Nathan Glaiser, Assistant City Administrator/Director of Development Services presented a request for a one-year Temporary Structure permit for Hayes County Hamburgers y Más, a mobile food truck to be located in front of Blanco Brew Coffee at 14200 Ranch Road 12. This truck replaces the previous Saucy Brothers Tacos permit, which had expired. The applicant will utilize Blanco Brew's existing restroom facilities, parking, and utility hookups. The property owner is aware of and has agreed to the arrangement, though the application form had inadvertently indicated otherwise. Mr. Glaiser noted that under forthcoming food truck regulations expected to be adopted in June, future operators would only need to register with the city rather than seek a permit.

Motion to approve the request for a Temporary Structure permit at 14200 Ranch Road 12 as presented was made by Council Member Minnick and seconded by Council Member Bowman. The motion carried 5-0.

8.2. Discuss and consider possible action regarding a request for a Temporary Structure permit to operate a mobile food truck at 14306 Ranch Road 12, Wimberley, TX

Mr. Glaiser presented a request for a one-year Temporary Structure permit for a wings-focused food truck at 14306 Ranch Road 12, at the Y Shopping Center location where Kelly's Barbecue and Rosita's food truck are already operating. The new truck would displace Rosita's to an adjacent space, resulting in three total food trucks at the property. The property has more than 100 parking spaces and restroom access through the co-located laundromat. Mr. Glaiser noted that the property is under relatively new ownership and has been undergoing electrical and plumbing upgrades. Discussion arose regarding a future conditional use permit process for food courts (properties with more than one truck) which Mr. Glaiser indicated would be brought forward in June ahead of new state rules taking effect July 1.

Motion to approve the request for a Temporary Structure permit at 14306 Ranch Road 12 as presented was made by Council Member Cohen and seconded by Council Member Clark. The motion carried 5-0.

8.3. Discuss and consider approval of Resolution No. 06-2026, authorizing Hays County to advance a redesign of the Old Kyle Road Improvements

This item was taken out of agenda order, immediately following the Homeless Coalition presentation. City Administrator Patek introduced the item, and Aaron Jones, Carlos Lopez, and Darren McDaniel presented the details.

The original design for Old Kyle Road improvements had been developed around a large live oak tree in the road's path that has since died. Hays County proposes to redesign the alignment to proceed straight through the location of the now-dead tree, which would save approximately \$125,000 in right-of-way acquisition costs (over 6,000 square feet), preserve an estimated four to seven additional trees along the corridor, and avoid impacting a nearby business sign. The redesign will require updated environmental clearance under NEPA due to the federal (CAMPO) funding involved, resulting in an approximate six-month schedule delay and shifting the construction start date to July 2027. CAMPO has granted a one-year extension on the funding timeline. Mr. McDaniel confirmed that the project retains its bike lane, which was essential for the CAMPO grant ranking.

Council Member Minnick inquired about the treatment of stormwater runoff from a 30-inch drainage pipe discharging near the creek. Mr. McDaniel indicated the design team is working to confirm whether a rock filter dam or similar treatment measure is in place and committed to providing a definitive answer to the City Administrator. Brief discussion also addressed the intersection with Oldham Road and traffic flow, with the Council affirming that the one-way configuration and bike lane should be preserved.

Motion to approve Resolution No. 06-2026 authorizing Hays County to advance the redesign of the Old Kyle Road Improvements as presented was made by Council Member Sheffield and seconded by Council Member Minnick. The motion carried 5-0.

8.4. Discuss and consider approval of Resolution No. 07-2026, authorizing submission of an application to the Texas Water Development Board under the Water Supply and Infrastructure Grant Program (WSIG) established under House 500, 89th Legislature

City Administrator Patek and Council Member Sheffield explained that this resolution authorizes the City of Wimberley to serve as a municipal partner in a grant application to the Texas Water Development Board under the newly established Water Supply and Infrastructure Grant Program. The program allows for up to \$10,000,000 in funding for land conservation and watershed protection. Partner organizations, including the Watershed Association, Hill Country Conservancy, and the Nature Conservancy, will handle the grant writing and application process entirely; the City bears no cost and receives no direct monetary benefit. The benefit to the City is watershed protection, as the grant funds would be used to acquire conservation properties with direct relevance to local aquifer recharge areas. The City's participation as a named municipal partner is required for the application to proceed. The City of Woodcreek was unable to serve as the partner entity because it does not own water infrastructure.

Motion to approve Resolution No. 07-2026 authorizing submission of an application to the Texas Water Development Board under the Water Supply and Infrastructure Grant Program as established under House 500, 89th Legislature as presented was made by Council Member Minnick and seconded by Council Member Cohen. The motion carried 5-0.

8.5. Discuss and consider a first amendment to the Interlocal Agreement (ILA) between Hays County, City of Wimberley, City of Woodcreek, The Watershed Association, and Texas State University regarding implementation of the Blanco Cypress Watershed Protection Plan (BCWPP)

City Administrator Patek presented a first amendment to the existing Interlocal Agreement for the Blanco Cypress Watershed Protection Plan. The amendment adjusts the agreement to reflect the Watershed Association's commitment to contribute \$20,000 toward the salary of a position to be hired under the plan. The original three-year ILA, which includes a \$20,000 annual pledge from the City of Wimberley, was noted as expiring in fiscal year 2027, at which time the agreement will need to come back before the Council for renewal.

Motion to approve the First Amendment to the Interlocal Agreement for implementation of the Blanco Cypress Watershed Protection Plan was made by Council Member Cohen and seconded by Council Member Sheffield. The motion carried 5-0.

9. CITY COUNCIL REPORTS

9.1. Announcements

Mayor Chiles reported that he had been contacted by Bruce Levinson, who relayed interest from Randall Lavender, owner of Texas Health and Racquet Clubs, in potentially developing a swimming facility in the Wimberley area. Mayor Chiles indicated he had connected Mr. Lavender with City Administrator Patek and would also put him in contact with the team conducting the ongoing aquatic study. Mr. Patek reminded the Council and public that a survey related to the aquatic facility study was still active and urged broad participation, noting over 300 responses were received on the first day. Mayor Chiles also reported that approximately 30 to 35 area mayors, convened as an informal regional group, were preparing to sign a joint proclamation drafted by Blanco Mayor, expressing a commitment to working together on shared concerns, particularly around water policy and growth, in order to present a more unified voice to the Legislature.

9.2. Future Agenda Items

No specific future agenda items were formally raised.

City Secretary Tammy Heller advised that a special meeting would be held on Monday, May 11, 2026 at 5:30 PM for the oath and swearing-in of newly elected Council members, and that the current Council would convene to call that meeting to order. The first full meeting of the new Council composition was noted as May 21, 2026.

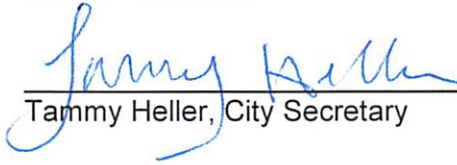
The Council recognized the departing service of Place 2 Council Member Bo Bowman and Place 4 Council Member Bob Clark, who were nearing the end of their terms. Council Member Minnick and Mayor Chiles offered warm remarks on behalf of the Council, acknowledging both members' positive contributions and collegial spirit. Council members were presented with plaques and restaurant gift cards in recognition of their service.

The departure of City Attorney Esther Pena was also acknowledged. She announced she had accepted a position with the Texas Education Agency. The Council expressed appreciation for her service and extended best wishes.

10. ADJOURNMENT

Motion to adjourn was made by Council Member Cohen, seconded by Mayor Chiles. The meeting was adjourned at 7:32 PM.

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



James T. Chiles, Mayor

