



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JUNE 18, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the Regular City Council Meeting to order on Thursday, June 18, 2026, at 6:00 PM.

2. CALL OF ROLL

City Secretary Tammy Heller called the roll call.

Present: Mayor Jim Chiles, Place 1 Rebecca Minnick, Place 2 Anne Ulfelder, Place 3 Chris Sheffield, Place 4 Sam Werner, Place 5 David Cohen **Absent:** None

A quorum was present.

3. INVOCATION

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

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

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

5. CITIZENS COMMUNICATIONS

No citizens signed up to speak.

6. PROCLAMATIONS/RECOGNITIONS

6.1. A proclamation recognizing "40 years of Crafting with Love" by the Wimberley Senior Citizens Craft Shop.

Mayor Chiles read aloud a proclamation honoring the Wimberley Senior Citizens Craft Shop on the occasion of its 40th anniversary. The proclamation recognized the shop's establishment in 1986, its contributions to the character of Wimberley Square, the dedication of its volunteers and artisans, and the continued service of member Marvin Carson, noted as being over 90 years of age and still actively involved. The proclamation also noted an upcoming chamber mixer, open house, and mural dedication scheduled for June 25, 2026, at 116 Wimberley Square. A representative of the craft shop briefly expressed gratitude to the city and the community.

7. CONSENT AGENDA

7.1 Consider approval of minutes from the June 4, 2026 Regular City Council meeting.

7.2 Approval of the April 2026 Revenue and Expenditure Report for the City of Wimberley.

Motion to approve the Consent Agenda as presented was made by Council Member Sheffield and seconded by Council Member Cohen. The motion carried unanimously, 5-0.

8. PUBLIC HEARINGS AND POSSIBLE ACTION

8.1. Hold a public hearing and consider action on Ordinance 2026-03, regarding amendments to Chapter 9, Article 9.03 - Zoning, Division 7 - Administration and Enforcement, for purposes of updating the rules regarding the notice requirements associated with the amendment of zoning regulations and districts for compliance with State Law.

Nathan Glaiser, ACA/Director of Development Services, presented Ordinance 2026-03, explaining that it brings the City's zoning code into compliance with House Bill 24, a new state law governing zoning notification requirements. The ordinance replaces existing notification language with statutory text and introduces the concept of a "comprehensive zoning change," defined as either a citywide repeal and re-adoption of zoning regulations, or a zoning change that results in more residential housing density. Under the new law, cities undertaking a comprehensive zoning change that results in more residential housing density are no longer required to mail individual notification letters to every property owner in the city. Additionally, the threshold for a valid property owner protest—which triggers a supermajority council vote—was increased from 20 percent to 60 percent of the land area within 200 feet for zoning changes that result in increased residential density.

Council members asked clarifying questions about the practical implications of the higher protest threshold, particularly whether it would make it easier to rezone a large tract from low to higher density. Mr. Glaiser confirmed that the 60 percent threshold applies to land area, not the number of neighboring property owners, and acknowledged the threshold is significantly harder to meet than the prior 20 percent standard. Council members noted that density-increasing rezoning requests are rare in Wimberley given the lack of infrastructure, including the absence of a centralized sewer system. The consensus was that while the change represents a state-level policy shift, its practical effect on Wimberley would be minimal. The ordinance was characterized as a compliance measure.

The public hearing was opened at 6:11 PM. No members of the public signed up to speak. The public hearing was closed at 6:12 PM.

Motion to approve Ordinance 2026-03 regarding amendments to Chapter 9, Article 9.03, Division 7 as presented was made by Council Member Sheffield and seconded by Council Member Ulfelder. The motion carried unanimously, 5-0.

8.2. Hold a public hearing and consider action on Ordinance 2026-04, regarding the repeal of Article 4.04 Temporary Structures and adding Mobile Food Vendors and Mobile Food Courts to Chapter 9 of the City Code of Ordinances.

Mr. Glaiser presented Ordinance 2026-04, explaining that recent state legislation has removed the authority of local governments to issue permits for mobile food vendors (food trucks) through local processes. Previously, the City used its temporary structure ordinance to regulate and permit food trucks, requiring vendors to present to the City Council for approval. That process must be eliminated under the new law, and all food truck permitting is now handled at the state level. The ordinance repeals Article 4.04 without replacing it with a new local permitting mechanism at this time.

Mr. Glaiser clarified that the City retains the ability to enforce its zoning regulations with respect to food trucks. Food trucks will only be permitted to operate in commercially zoned areas where restaurants are an allowed use, not in residential zones. Hays County will continue to conduct health and safety inspections and will require vendors to display a valid state permit. Mr. Glaiser noted he had coordinated with Hays County, which is also preparing for the transition.

Council members expressed some frustration with the degree of state preemption but acknowledged the City had no alternative but to comply. Questions were also raised about future regulation of food truck density and concentrations. Mr. Glaiser indicated that the City's existing parking and zoning ordinances remain in effect and that further regulations addressing food truck clustering may be considered in a future agenda item.

The public hearing was opened at 6:16 PM. No members of the public signed up to speak. The public hearing was closed at 6:17 PM.

Motion to comply with state law and approve Ordinance 2026-04 as presented was made by Council Member Cohen and seconded by Council Member Minnick. The motion carried unanimously, 5-0.

8.3. Hold a public hearing and consider action regarding amendments to Article 9.03 - Zoning, of the City of Wimberley Code of Ordinances, related to Short-Term Rentals by amending certain regulations.

Mr. Glaiser advised the Council that he was requesting additional time before bringing the short-term rental zoning amendments forward for a vote. While Council direction on the amendments was established at the May 21, 2026 meeting based on the Short-Term Rental Committee's recommendations, subsequent consultation with the City Attorney's office revealed that formal notification letters must be sent to every property owner in the affected

zoning districts, as well as every property owner within 200 feet of those districts—which amounts to the entire city. That process had not yet been completed. Mr. Glaiser indicated that the item would return for action in August 2026, allowing for a full 60-day public comment period and time to properly prepare the ordinance and notifications. He noted that the proposed amendments had been covered on the front page of the Wimberley View and that a Planning and Zoning public hearing held the prior week drew no public comment.

The public hearing was opened at 6:20 PM. No members of the public signed up to speak. The public hearing was closed at 6:21 PM. No action was taken.

9. DISCUSSION AND POSSIBLE ACTION

9.1. Hold a discussion and provide direction on a request for voluntary annexation into the Wimberley City Limits for approximately two acres out of Lot 22 Green Acres Subdivision, adjacent to 215 Leveritts Loop, Wimberley.

Mr. Glaiser presented a request by Wimberley resident Courtney Mecklenburg, who was present at the meeting. Ms. Mecklenburg's property on Leveritts Loop is within the city limits, and she is considering purchasing approximately two acres from an adjacent neighbor whose property lies in the city's ETJ, within the Green Acres Subdivision. She would like to incorporate those two acres into her homestead by bringing them into the city limits through a voluntary annexation. The property is currently undeveloped and has no independent road access; it is accessible only through Ms. Mecklenburg's lot.

Mr. Glaiser explained that the process would require the City and the property owner to enter into a service agreement, the applicant to obtain a survey, and subsequent steps to replat and rezone the combined parcel. The purpose of the agenda item was to gauge Council's willingness to proceed before those steps and associated costs were initiated.

Council members discussed potential city service obligations. It was established that the property would not generate road maintenance obligations, as it would be absorbed into Ms. Mecklenburg's existing lot with no new public road access. Water service would fall under Wimberley Water's jurisdiction, not the City's. There would be no new services required of the City at this time, and any future development would be subject to applicable city regulations. Council members were also provided a map from the packet to review the parcel's location and boundaries relative to the two subdivisions. The Council indicated its general support for the annexation proceeding to the next steps.

No formal action was required at this stage; Council direction was given to staff to proceed.

9.2. Discuss and consider possible action on Resolution No. 09-2026, extending a temporary moratorium on the acceptance, processing, and approval of applications for short-term rentals requiring a conditional use permit; providing legislative findings, and purpose; definitions; scope; duration; city workplan; severability; and effective date; and confirming open meeting compliance.

Mr. Glaiser presented Resolution No. 09-2026, requesting a 90-day extension of the existing temporary moratorium on short-term rental (STR) conditional use permit (CUP) applications.

The extension would provide sufficient runway to complete the STR ordinance amendment process and bring the final ordinance before Council in August, including time to account for the regularly scheduled meeting that will be skipped in July. Mr. Glaiser noted that while no formal backlog of CUP applications exists, he has received inquiries from realtors representing buyers and sellers who are waiting to understand whether CUP eligibility will be available under the amended regulations. Staff indicated that applicants with larger acreage properties would likely qualify under the expected new rules, while those in R-2 and R-3 zoning districts should anticipate not being eligible to apply.

Motion to approve Resolution No. 09-2026, that extends the temporary moratorium on the acceptance, processing, and approval of applications for short-term rentals requiring a conditional use permit as presented was made by Council Member Minnick and seconded by Council Member Cohen. The motion carried unanimously, 5-0.

9.3. Discuss and consider action on a social services funding request made by the Society of St. Vincent de Paul.

City Administrator Tim Patek presented a letter from Betty Martin on behalf of the Society of St. Vincent de Paul requesting \$2,000 in city social services funding. Mr. Patek noted that the City maintains a City Council line item specifically for social services funding, from which \$1,000 had previously been granted to CARTS. If the \$2,000 request were approved, approximately \$7,000 would remain in the line item for the fiscal year.

Council members reviewed the organization's first-quarter 2026 expenditure report, which reflected over \$23,000 spent on direct assistance including food cards, gas cards, utility bills, and housing support for Wimberley-area residents. Council Member Minnick noted that the City provides no direct social services and that this fund serves as the mechanism for supporting outside agencies that do. A member noted that the City also indirectly supports Barnabas Connection through AED device coverage.

Motion to approve the \$2,000 donation to the Society of St. Vincent de Paul was made by Council Member Cohen and seconded by Council Member Werner. The motion carried unanimously, 5-0.

9.4. Consider approval of Resolution No. 10-2026, authorizing an amendment to the 2025/2026 Operating Budget (Budget Amendment #1), providing for the transfer of funds from the Blue Hole - Unobligated Fund Balance to Account Number 200-52-6794 (Capital Outlay and Improvements Fund) and providing an effective date.

Mr. Patek presented Resolution No. 10-2026, requesting a transfer of \$250,000 from the Blue Hole Unobligated Fund Balance to the Capital Outlay and Improvements Fund account to cover the purchase of new playground equipment for Martha Knies Community Park. The City had received a \$50,000 donation toward the equipment, and half the purchase price had already been paid. The Parks Board and Friends of Wimberley Parks are also planning a brick paver fundraiser, anticipated to launch in August 2026, to help offset costs. Equipment installation is expected in September or October 2026. Council members expressed enthusiasm for the new playground design, describing it as significantly more distinctive than a standard installation.

Motion to approve the transfer of funds as described in Resolution No. 10-2026 was made by Council Member Cohen and seconded by Council Member Minnick. The motion carried unanimously, 5-0.

9.5. Consider approval of Resolution No. 11-2026, authorizing an amendment to the 2025/2026 Operating Budget (Budget Amendment #2), providing for the transfer of funds from the Blue Hole - Unobligated Fund Balance to Account Number 200-52-6370 (Contract Services) and providing an effective date.

Mr. Patek presented Resolution No. 11-2026, requesting a budget transfer to fund the aquatics facility feasibility study. The transfer amount of \$58,000 would come from the Blue Hole Unobligated Fund Balance. Mr. Patek noted that the study, which builds upon substantial stakeholder input already gathered during the parks master plan process including over 400 surveys, is expected to be completed by September or October 2026. The study will present the Council with approximately three potential locations for a pool facility within the city, along with cost projections for construction and operations under various scenarios—indoor, outdoor, seasonal, or year-round—and will evaluate potential partnership opportunities with entities such as Hays County, Woodcreek, or the YMCA.

Council Member Ulfelder, as a newer council member, asked whether a location had been identified. Mr. Patek confirmed that the study would provide location options. A question was posed regarding the timeline for a draft; Mr. Patek indicated September through November depending on the consultant's progress, noting the contract is a fixed fee with no risk of cost overruns.

Motion to approve Resolution No. 11-2026 authorizing the transfer of funds as stated was made by Council Member Sheffield and seconded by Council Member Cohen. The motion carried unanimously, 5-0.

9.6. Consider approval of Resolution No. 12-2026, authorizing an amendment to the 2025/2026 Operating Budget (Budget Amendment #3), providing for the transfer of funds from the Blue Hole - Unobligated Fund Balance to Account Number 200-52-6500 (Grant Services) and providing an effective date.

Mr. Patek presented Resolution No. 12-2026, requesting a transfer of \$864,740 from the Blue Hole Unobligated Fund Balance to the Grant Services account to cover architectural fees for the Wimberley Nature Center project. The City has already received \$250,000 from Hays County and has submitted a contract to the County requesting the remaining \$2,750,000. The City also received \$750,000 from Texas Parks and Wildlife through an outdoor recreation grant, and is preparing a \$1,500,000 indoor grant application due in August 2026. Mr. Patek expressed confidence in the grant application given the City's success in securing the first award. The project design has been significantly scaled back from an original four-building concept to a single building to manage costs and feasibility. Total project cost is anticipated to be approximately \$4,000,000. Construction bid is expected in summer 2027, and an additional environmental study budgeted at approximately \$30,000 will be required in the next fiscal year budget.

A question was posed regarding what would happen if the \$1,500,000 grant were not awarded. Mr. Patek indicated the City would explore fundraising and other avenues, and that the design, now scaled back considerably, has been committed to in its current form. A question was posed whether the architectural fee was fixed regardless of design changes; Mr. Patek confirmed the fee structure was capped as approved by the Parks Board and City Council.

Motion to approve Resolution No. 12-2026 authorizing the transfer of funds as stated was made by Council Member Ulfelder and seconded by Council Member Cohen. The motion carried unanimously, 5-0.

9.7. Consider approval of Resolution No. 13-2026, authorizing an amendment to the 2025/2026 Operating Budget (Budget Amendment #4), providing for the transfer of funds from the General Tax Fund Unobligated Fund Balance to Account Number 605-05-5905 (American Rescue Plan Fund) and providing an effective date. 56:23

Mr. Patek presented Resolution No. 13-2026, explaining that the City's audit identified that ARPA funds had been used for a sidewalk project in a manner that constituted impermissible double-dipping. To correct this, the City must return approximately \$218,000 to the ARPA fund from the General Tax Fund Unobligated Fund Balance, restoring the ARPA balance to a level sufficient to fund the planned road improvement projects for the current year, with remaining funds available for additional road work.

Motion to approve the transfer of funds from the General Tax Fund Unobligated Fund Balance to the American Rescue Plan Fund as presented in Resolution No. 13-2026 was made by Council Member Cohen and seconded by Council Member Sheffield. The motion carried unanimously, 5-0.

9.8. Consider approval of Resolution No. 14-2026, authorizing an amendment to the 2025/2026 Operating Budget (Budget Amendment #5), providing for the transfer of funds from the General Tax Fund - Unobligated Fund Balance to Account Number 100-15-6500 (Grant Expenditures) and providing an effective date.

Mr. Patek presented Resolution No. 14-2026, requesting a transfer from the General Tax Fund Unobligated Fund Balance to cover engineering costs related to the downtown sidewalk project administered through TxDOT. The project involves HDR Engineering, who is nearing 90 percent completion of design documents. The engineering services are structured as an 80/20 match, with the City paying costs upfront and TxDOT reimbursing 80 percent upon submission of receipts. The remaining balance to be covered from the general fund is \$13,113. The sidewalk project runs along the downtown corridor from the square to FM 3237, with partial coverage on one side due to existing straight-in parking configurations that preclude full sidewalk installation on that frontage. HDR's contract is understood to encompass both design and construction phase services, with TxDOT managing the construction bidding process.

Motion to approve Resolution No. 14-2026 authorizing the amendment as presented was made by Council Member Sheffield and seconded by Council Member Cohen. The motion carried unanimously, 5-0.

10. CITY COUNCIL REPORTS

10.1. Announcements

City Administrator Patek reported that bids for road paving were opened the same day and came in significantly under the engineer's estimate, resulting in a projected surplus of approximately \$250,000. The planned paving work covers Valley Drive and Climbing Way. Mr. Patek requested Council consensus to use the surplus funds to additionally bid out Blanco Drive and potentially River Bend Drive in the same project area, maximizing the mobilization efficiency of the current favorable bid. He proposed bringing both the current bid and the supplemental bid back to Council at the July 16, 2026 meeting. The Council indicated consensus to proceed.

City Secretary Heller announced that the July 4th parade will be held on Friday, July 3rd, with Council and staff meeting at City Hall by 8:30 AM to ride the float to Lions Park. She reminded all members that the next Regular City Council Meeting is scheduled for July 16, 2026, preceded by a budget workshop beginning at 4:00 PM. She also noted that information regarding the "Hog Wild" training event hosted by the City Attorney's office had been distributed and encouraged members to register. City Hall will be closed the following day, June 19, in observance of the Juneteenth holiday. She also noted a calendar invite was sent out for the State of the Water Luncheon next Wednesday.

Mayor Chiles reported that Keep Wimberley Beautiful will be performing trimming and cleanup of the downtown landscaping and the bridge walkway prior to the July 4th holiday, following a meeting between the Mayor, City Administrator Patek, and Keep Wimberley Beautiful representative Lin Weber. City staff will be available to assist with debris removal as needed.

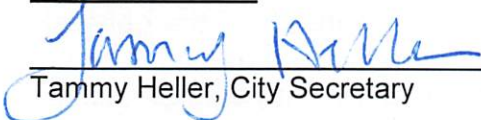
10.2. Future Agenda Items

No future agenda items were formally identified.

11. ADJOURNMENT

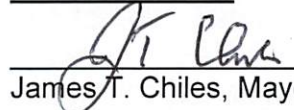
Mayor Chiles adjourned the meeting at 7:00 p.m..

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



James T. Chiles, Mayor

