

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Minutes of Joint Special Meeting of the City Council and
Planning and Zoning Commission
October 18, 2016 at 6:00 p.m.

City Council and Planning and Zoning Commission joint meeting called to order at 6:00 p.m. by Mayor Mac McCullough.

Council Members Present: Mayor Mac McCullough and Councilmembers Craig Fore, Sally Trapp, Gary Barchfeld, and John White. Councilmember Bob Dussler was absent.

Planning & Zoning Commission Members Present: Chair John Urban, Commissioners Austin Weeks, Natalie Meeks (arrived at 6:02 p.m.), Charles Savino, Rebecca McCullough, and John Espinoza. Commissioner Gail Pigg was absent.

Staff Present: City Administrator Don Ferguson

1. Presentation of Overview of Short-Term Rental Review Project. *(Place Four Councilmember Gary Barchfeld)*

Councilmember Barchfeld advised that tonight's meeting is to allow public input from short-term rental property owners. He stated reservation/leasing agents will have an opportunity to speak at a future meeting.

2. Presentation of Overview of Short-Term Rental Industry and Local Regulations. *(City Administrator)*

City Administrator Ferguson provided an overview of the short-term rental industry, including:

- Definitions of the two types of short-term rentals, which are vacation rentals and bed and breakfasts, and differences between the two types
- Significant role of short-term rentals on the local economy and City revenues
- Approximately 66 short-term rentals currently exist in the City, including a breakdown of vacation rentals versus bed and breakfasts, and grandfathered status of some existing rentals
- Twenty-six percent (26%) of short-term rentals are located on Flite Acres Road
- Thirty-one percent (31%) of short-term rentals are located along or near the Blanco River or Cypress Creek
- Remaining short-term rentals are scattered throughout City
- Short-term rentals require approval of a Conditional Use Permit (CUP) or grandfathered status (pre-existing, non-conforming use)
- CUPs as zoning actions that "go with" the subject property, regardless of changes in ownership

- Compliance issues such as enforcing CUP conditions and complaint procedures
- Commonly expressed complaints regarding rental activities included:
 - Increased traffic on neighborhood streets, some of which are privately owned and maintained
 - Increased parking on streets and in yards
 - Noise (particularly along the Blanco River) and in limited cases, excessive alcohol consumption/drug use
 - Foul language by some renters
 - Some fear adverse impact on surrounding property values from short-term rentals
 - Absentee landlords and property managers are not always responsive to complaints and concerns
 - Renters show lack of respect for property rights of adjacent owners
 - Trespassing by renters unfamiliar with surroundings
 - Short-term rentals located in some areas where prohibited by deed restrictions
 - Failure of realtors to disclose existence of short-term rentals to clients in some cases
 - Trash left by renters
 - Renters unaware of surroundings in the event of flooding
 - Discharge of fireworks/firearms by renters
 - Lewd activities by some renters
 - Lack of adequate notification regarding proposed short-term rentals
 - Objections to short-term rentals as commercial businesses in residentially-zoned neighborhoods

City Administrator Ferguson reviewed the public hearing process to date and upcoming meetings intended to provide input on what types of modifications might be needed to the City's short-term rental regulations and procedures. Suggested regulatory changes offered to date include the following:

- Modification of CUP application to include written certification of adjacent property notification, deed restriction acknowledgement statement, etc. (City Administrator Ferguson explained that the City cannot consider deed restrictions in decision-making process, but the City would not be prohibited from having applicants check a box showing that they have researched their deed restrictions.)
- Regular performance reviews with notification of such performance reviews provided to adjacent property owners
- Require realtor disclosure of existence of short-term rentals
- Require fencing/vegetative barriers on short-term rental properties
- Prohibition of outdoor speakers/lights
- Establish minimum age requirements for renters
- Establish defined "day" guest policy
- Grandfather requirements should be "tightened"

3. Public Hearing

Hold a public hearing to gather input relating to the operation of short-term rental facilities from those who own short-term rental properties.

Councilmember Barchfeld outlined procedures for speakers and opened the public hearing.

Buttercup Hill Scenic Cabins owner Glenda Carruthers, whose bed and breakfast is located at 901 Buttercup Lane, spoke of her three adults-only rental cabins and amenities that have been in operation for about two and one-half years. She noted that she cannot vote on any positions as she is located in the City's extra territorial jurisdiction (ETJ), but said "yet you can tax me." She said this upsets her greatly and referred to "taxation without representation." Mrs. Carruthers spoke of her 23 years as a Wimberley resident and her family's history. She stated the cabins are very secluded and spoke of other nearby vacation rentals, which said do allow families with children. Mrs. Carruthers felt that families and children may occasionally get loud on weekends, but the noise was minimal and did not bother her. She said that people who complain about short-term rentals can call the police and asked whether reports have been filed. She noted that her guests seek quiet and privacy. She questioned complaints on other vacation rentals alleging lewd acts in a hot tub and too many cars and wondered how neighbors could see such activities unless they trespassed or went to the fence line and looked through vegetation. She also questioned why the subject complaining neighbors did not call the police. Mrs. Carruthers asked if the City would really want to shut down short-term rental lodging and lose the support of visitors who frequent local businesses. She spoke of her facility's rules and regulations and said owners are not going to let renters destroy their properties and they want people to keep coming back.

Vacation rental owner Carole Boatner of 401 Rocky Springs spoke of her ownership history, love for Wimberley, and pride in her home, which is the original home on her street. She said the many of the complaints expressed at last week's meeting were not based on fact, but more on speculation and "what if" scenarios. Mrs. Boatner stated her facility is professionally managed and that guests must abide by the rules. She spoke of hosting an annual New Year's party each year for all of her neighbors, who were well aware that her home was used as a short-term rental. She stressed that no one has ever voiced a complaint or concern about rental activity and there are no records of any complaints to law enforcement. Mrs. Carruthers asked why one neighbor called the City recently when her septic alarm went off, rather than calling her directly. Mrs. Boatner noted that the City approved grandfathered status for her vacation rental and subsequently a neighbor succeeded in dividing the neighborhood on this issue and filed litigation against her and Mr. Boatner. She emphatically denied the referenced neighbor's assertion that the Boatners were serving liquor to guests. She spoke of her home as "better maintained and more aesthetic" than most of the others on her street and cited specific rental agreement rules. She noted there is a front porch camera, a 4-person maximum occupancy, prohibition on parties and pets, minimum renter age (25 years old), and management company-provided cleaning crew. Mrs. Boatner said they are not in violation of deed restrictions and pointed out that taking away short-term rentals takes income away from local businesses and the City. She noted that renters appreciate the quiet and privacy of a private home. She said the recent rage and panic over short-term rentals is unfounded, unsupported, and based primarily on irrational fear and myth. Mrs. Boatner asked that careful consideration be given before making adverse decisions, as short-term rental owners contribute by paying property taxes, collecting hotel occupancy taxes, and

sales tax collections from renters who spend money during their visit.

Bruce Boatner (husband of previous speaker, Carole Boatner) of 401 Rocky Springs echoed many of his wife's earlier comments regarding their history here and love for Wimberley, including the building of their home and pride in ownership. He was shocked by comments made at last week's meeting, in particular by neighbor he referred to as "Utah." He cited Utah's comments and pointed out inaccuracies such as the aforementioned allegation regarding liquor, and rebutted claims that trash was strewn in the street, frat parties were frequent, and foul language was used by renters. He said these are unsubstantiated allegations and read excerpts of written comments from his guests about the comfort, peace, and quiet of his beautiful home and surroundings. He cited these comments as indicative of the type of renters that stay in his rental and questioned why law enforcement was not called, if the complaints were severe enough to warrant such action.

Mary Sue Rabe of 110 River Bluff stated that she bought her property in 2008 as a family home, but due to a change in circumstances, now finds the need for rental income. She said in late 2013, a management company was hired to help, as the 5-plus acre property contains a 4-bedroom, 2-story home. She acknowledged that she knew of her deed restrictions, but noted that an adjacent property and another on her street had both been operating as rentals at least since 2008. As she feared losing money if forced to sell, Ms. Rabe stated that she chose the short-term rental option, but said there has been no rental activity for the last seventeen months because of the damage to her home in the 2015 Memorial Day weekend flood. Ms. Rabe stated she wants to comply with the City's CUP requirement and hoped that when she is able to rent again it will help her recoup some of her losses and benefit the City as well. She sympathized with homeowners having issues with short-term rentals, but felt having 3 lots (of about 3 acres each) between herself and the closest neighbor mitigates possible complaints. She noted there is ample parking on her property and no complaints of noise. Ms. Rabe felt her house is a great place for special events, such as families visiting for weddings. She believed that noise and parking regulations should be enforced and calling the police is the best remedy. Ms. Rabe closed by saying she did not buy this property as a rental, but would like to be able to rent it in order to be able to keep it.

Sharon Whipple, owner of Rock n Wood at 201 Panorama Drive stated over the past 5-6 years the most common comment in her guest book is that her home is a place of refuge and peace. She noted it is not on the river or creek and has never had a complaint or serious problem. She pointed out advantages of having short-term rentals including the ability to ask short-term renters to leave immediately in the event of problems and the need to keep the property in pristine condition. She said the City received no financial benefits from long-term renters and that it is not as easy to get rid of them, if there are problems. She felt that short-term rentals increase both the rental home and neighborhood home values, as well as being good for Wimberley businesses. She compared use of privately owned/maintained roads by long-term renters versus short-term renters and felt long-term renters create more traffic, citing problems with the number of cars and teenaged drivers. Ms. Whipple noted that homes in her neighborhood are on 5-acre tracts, which lessens the impact on neighbors. She hoped that a few bad experiences or a few problematic neighbors will not affect short-term rentals that draw people to stay and shop in Wimberley. She said vacation rentals maintain our small-town feel and provide income for the City, the owners, the restaurants, and shopkeepers.

Councilmember Barchfeld called for a brief recess at this time (6:55 p.m.), reconvened at 7:00 p.m., and resumed receiving public comments from speakers.

Councilmember Barchfeld spoke with local reservation agent Terrie Bursiel, who advised she would not be speaking at tonight's meeting, however; wished to have written correspondence from owners read by Councilmember Sally Trapp.

Lisa Risoli of 310 Summit Loop spoke of her ownership history and of her professional background in the cities of Bellaire and Houston. She provided information on her now-revoked grandfathered status and disputed the maximum occupancy limit placed in her conditional use permit conditions. She said she was not aware that installing a hot tub later was considered an expansion in use and assumed that expansion meant adding a room. Ms. Risoli said her neighbors who now complain have had no problems contacting her when they want to rent her property for themselves or family members. Ms. Risoli said her management is top-notch and she pays for the road and maintenance, with her home's traffic confined to weekends only. She stated all of the complaints are bogus and there have been no calls on her street. Ms. Risoli said she has not received any letters from the City about what she can or cannot do on her property, such as expansion. She asked that Council reconsider her grandfather revocation, which said she was unfair. Referring to complaints about overflowing trash, Ms. Risoli said one of her neighbors uses her trash can when she is not there. Regarding hot tub complaints, Mrs. Risoli noted that neighbors would have to go behind their unpermitted shed and trespass on her property to see it. She said everything the Zinkgrafs have said have been complete lies. Ms. Risoli stated that she does not rent to those under the age of 30 and there have been no frat parties. She questioned why she was not called if there was lewd behavior on her property, as her neighbors have no problem contacting her to inquire about renting. Ms. Risoli spoke of her love for her home and belief that she has been treated unfairly. She cited other neighbors who run businesses from their homes. She stated her phone number and email address for neighbors who wish to contact her. She asked for reconsideration of her grandfather revocation and cited complaining neighbors who have been trespassing on her property, including tampering with her pump/meters and breaking glass.

Gregory Dunham, who owns vacation rental properties at 3100/3150 FM 3237 and 100 Leath Hollow spoke of high property values/taxes and Wimberley's eco-tourism. He said it makes good business sense to be excellent stewards of the land and cited examples of his own environmentally responsible actions. As necessary for most vacation rentals, he said his rentals and grounds are extremely clean and perfectly maintained. Mr. Dunham stated that long-term renters have no pride in ownership and properties often fall into disrepair. He noted that 99 percent of the time short-term renters are lovely people who are quiet, clean, courteous, and kind. Mr. Dunham spoke of the many excellent reviews received from guests and by various media, which helped bring more tourists to Wimberley. He said no tourists would mean no shops downtown, no restaurants, no Market Days, and no jobs for those who service rentals. Mr. Dunham stated that renting out their cabins allows him and his wife to practice their art, take care of their land, and raise their daughters in an amazing environment. He said part of what makes Wimberley a wonderful place is the diversity of its people, including artists, craftsmen, musicians, writers, organic farmers, and teachers. He feared Wimberley would become a place where only the wealthy could afford to live and provided examples of the effects of loss of

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tourism.

Jennifer Ober (wife of previous speaker Gregory Dunham) said they are a hard-working couple who provides a service that is completely in line with the vision of Wimberley. She spoke of Wimberley's reliance on tourists who support local businesses and events, which in turn supports periphery businesses such as plumbing, electrical, maintenance, construction, housekeeping, painting, lawn maintenance, etc. She felt surprised by the idea that some view Wimberley vacation rentals as a plague on our community. She asked if complaints were based on actual experiences or worst-case scenario fears. Ms. Ober stated that she and her husband, Gregory Dunham, live beside their rentals said her guests are quiet, conscientious, respectful, and totally in love with our peaceful little town, with many coming back to visit and spend money here. She said there were only three occasions of problem "party" renters and that problem was solved by raising the minimum age of renters. Ms. Ober always admired Wimberley's ability to work together to create a caring community and noted many families rely on the extra income from vacation cabins make ends meet. As property values and taxes have risen, Ms. Ober said we must support creative business endeavors if we want to maintain a diverse community of residents, which takes understanding and compassion from our residents who do not need the extra income and it takes responsibility and dedication from the families who cater to the tourism industry. She cited their observations on a recent Colorado vacation that tourism-based towns are maintained at a higher level. She asked to find more compassion for our neighbors and understanding that vacation rentals are vital to our town's well-being and not a threat to our peace in any way.

Dan Sturdivant, who owns short-term rental properties on Smith Creek, spoke of vacation rentals as helping tourism and asked if the Council/Commission wanted to support such rentals or give us a property tax. He said those are the two serious choices, as vacation rentals support, built, and maintain this town. He preferred some type of license or permit to the conditional use permit and questioned the legality of placing different conditions on similar properties.

Gary Stadler of 211 Blue Hole Lane spoke of his family's ownership history and said management companies take care of every single issue brought up. He stated that his house was built with the intent to rent the top two floors to help offset the property tax costs. He could not imagine what Wimberley would be like without bed and breakfasts and thought people would not come if not able to stay here. He spoke of his small lot size and noted there have been no issues such as noise complaints from neighbors. Mr. Stadler said if we do not let people come to our community we are doing ourselves a disservice.

Vincent McGranahan (fiancé of previous speaker Lisa Risoli) of 310 Summit Loop spoke of his experience as a commercial superintendent in Austin, San Antonio, and Arkansas. He said the hot tub permit issue has been resolved and a fence permit has been issued for an 8-foot fence. Mr. McGranahan stated there is a neighbor's fence encroaching onto Ms. Risoli's property and that he will be living on the property while improvements are being made. Citing his personal experience building big hotel projects, Mr. McGranahan said the biggest issues are often resolved by having "a face" or someone to talk to about their problems, which can include calling the police. He spoke of damage to Ms. Risoli's property, specifically having her water meter shot out, having her water turned off, and otherwise intimidating her.

Lissa Burnette-Rabon of 210 Spoke Lane spoke of her family's ownership history and her brother and local builder Grady Burnette. She said she currently lives on the Storm Ranch. Ms. Burnette-Rabon noted her family's ownership of the River House at 251 Spoke Lane, which is a professionally managed short-term rental. She advised that while staying at the River House with her son, a Hub Drive property owners association representative threatened to call law enforcement because she and her son waded in the River. Ms. Burnette-Rabon favored calling law enforcement as a way to deal with those who do not behave right. She noted that the subject house was destroyed by the flood and has been rebuilt by all local people. She could not imagine people wanting to stop short-term rentals and having a large hotel built somewhere close by like is happening in Dripping Springs.

Suzanne Oliver said renters' behavior can be inappropriate or illegal whether the rental is short- or long-term. Ms. Oliver spoke of her management of family-owned rental properties, the lack of complaints regarding short-term rentals, and problems encountered with long-term renters who live next door to her in Woodcreek. She said the two most common guest comments are about how incredibly clean her properties are and how restful, peaceful, and beautiful they are. She noted that her properties are very well-maintained to high standards and did not feel that a management company should be a requirement for short-term rentals. Ms. Oliver spoke of her rules (including no children), minimum age requirements, screening of renters, and prohibition on fireworks/firearms. She felt confident that if someone is behaving illegally that law enforcement would be called by herself or her neighbors.

Henry Ault, owner of 201 Blue Hole Lane, questioned the CUP process for the short-term rental industry, including maximum occupancy limits. He said management companies want to rent to as many people as possible to maximize profits and there are problems with enforcing maximum occupancy limits. He spoke of an experience with one rental that involved too many renters, who also invited party guests, and an excessive number of vehicles. Mr. Ault said his neighbors were mad about this, so he is happy with a maximum occupancy of four people. Mr. Ault questioned what types of conditional uses are allowed (in addition to short-term rentals), noted restroom requirements for restaurants, and felt short-term rentals are singled out.

Councilmember Barchfeld allowed Lisa Risoli to make additional comments on the Board of Adjustment's consideration of her appeal of revocation of grandfathered status. She said the Board was misled that it would be easy for her to obtain a CUP and alleged that when the Board called for an executive session, such session was in violation of the Open Meetings Act. Ms. Risoli said there is no way she could have gotten a CUP because her neighbor would have protested.

After hearing all of the speakers, Councilmember Barchfeld asked Councilmember Trapp to read written correspondence into the record.

Councilmember Trapp read a letter dated October 15, 2016 from David Buse, owner of short-term rental at 1830 Flite Acres Road (*full text attached to these minutes*).

Councilmember Trapp read a letter from short-term rental owner Barbara Dugger (*full text attached to these minutes*).

In response to Robbie Walker's request to speak, Councilmember Barchfeld replied that tonight's meeting is for property owners to provide input.

Councilmember Barchfeld read a letter from Peggy Collins, owner of short-term rental at 2312 Flite Acres Road (*full text attached to these minutes*).

Councilmember Barchfeld stated that additional written correspondence from Paul Wright and several others will be distributed to Council/Commission members.

Councilmember Barchfeld asked if there are any further public comments to be heard.

Comments were exchanged between Councilmember Barchfeld and an unidentified audience member regarding consistency in applying rules for speakers. There was an exchange of comments among several audience members about the use of certain septic system data versus number of bedrooms for calculating maximum occupancy.

Councilmember Barchfeld reminded that tonight's meeting is to discuss short-term rentals, not to discuss details related to a specific property.

Hearing no further speakers, Councilmember Barchfeld closed the public hearing and opened Council/Commission discussion.

Discussion among Council and Commission members addressed:

- Appreciation for speakers and all public comments
- A process that is fair and just to all parties and optimism that the moratorium's public process will result in a solution that works for everyone
- Need to consult with legal counsel
- Emphasis that there has been no intent expressed by the Council or Commission to "shut down" short-term rentals

Mayor McCullough thanked everyone and asked for people to work with the process and give it a chance to work for all of us.

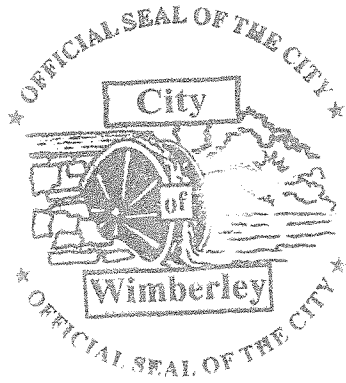
Adjournment: Joint City Council/Planning & Zoning Commission joint meeting adjourned at 7:52 p.m.

Recorded by:



Cara McPartland

These minutes approved on the 3rd of November, 2016.



APPROVED:

A handwritten signature in black ink, appearing to read "Mac McCullough", written over a horizontal line.

Mac McCullough, Mayor

October 15, 2016

City of Wimberley

Atten: Wimberley City Council & Planning and Zoning Commission

Re: Vacation Rentals and our property at 1830 Flite Acres.

First let me express my regret that I will not be in town for the Oct 18th meeting and will regretfully not be able to attend the meeting. I have asked Terrie Bursiel, owner of All Wimberley Lodging to read this letter on my behalf.

Terrie Bursiel with All Wimberley Lodging has been renting and representing our property located at 1830 Flite Acres Road as a short term vacation rental since we purchased the property in 1995. Over the past 21 years of renting our property to area visitors, we have never had a complaint from any of the surrounding neighbors, including the neighbors across the river from us. All Wimberley Lodging has taken great care in screening the guests that have rented our house. ~~They~~ renters that we have had over the years have been very respectful of the property and ~~they~~ neighbors. We have not had any major damage to our house nor have the surrounding property owners.

Having a guest book in our house has helped us to understand the cliental that our rental house gets. Over the years, a majority of our renters are families with children. These groups spend a vast majority of their time sitting in or by the river, not having large parties with loud music.

By allowing vacation rental to exists in Wimberley, not only are these families allowed a short weekend trip to the hill country to enjoy what we take for granted, ~~they~~ also spend their money shopping. They buy groceries from Brookshire, ~~they~~ buy floats, sun screen, and fishing equipment from Ace, they buy gas from our local gas stations, they eat at our local restaurants, and mostly they enjoy the shops and love to take home that all important Wimberley t-shirt.

By eliminating, or reducing the number and quality of the short term rentals in Wimberley, would, in my opinion greatly impact the Wimberley economy. The groups that we get to our home are not the kind of groups that would enjoy a hotel room here or in San Marcos. Wimberley was built around tourism and vacation rentals back to when Raymond Czichos opened 7A in 1954. This is the lifeblood of Wimberley and I am asking you not to kill it.

Thank you for allowing ^{Sally} Terrie to read this letter.

Dave Buse

Property owner – 1830 Flite Acres Road

To whom it may concern:

I apologize for not being able to attend tonight's meeting, ~~as I had a prior arrangement~~. Many of you know me, so I will try my best to keep this short and sweet. Dale and I bought our property on the river many years ago and prior to building our main house, we built a one bedroom guesthouse ~~where we lived~~ to live in while we were building our main house. After finishing and moving into our main house, we decided to rent our little guest house and I can't tell you what a blessing it has been.

We have been renting our property for many many years, and have met some of the nicest people, who have been so appreciative to us and to the community for opening our home for them to enjoy. All of our guests have enjoyed sitting and quietly listening to the river flow by or driving into town to enjoy the square.

As property owners, we love being able to offer our property for others to enjoy, we have even invited some guests to come and join in on our family BBQ's, Fourth of July celebrations and even Dale's birthday party. The renters that we have renting from us are genuinely great people that are just looking for a quiet place to come to relax and get away from the "big city". We have never had any issues with any of our guests, or their children violating the rules we have asked them to follow. They have respected us, our property, and our neighbor's property.

We have a gem in this valley and I just love that I am able to share this beautiful place with so many other people.

Thank you,

Barbara Dugger

Dear Mayor, City Council, Planning and Zoning Committee,

I am Peggy Collins, resident of Wimberley, and have a CUP at 2312 Flite Acres.

I'm sorry I can't be there to say this in person. Previously made travel plans prevent us from being here tonight.

We've owned and operated a successful nightly rental at 2312 Flite Acres for over 10 years now. We were told when we bought the property that there were no restrictions. At that time, we were not sure of our plans. We were looking for a 2nd home to enjoy. As it turned out, we decided to help pay for the taxes and upkeep by renting it out nightly. And for these past 10 years we've worked hard to provide a home NOT BOARDING HOUSE, as one called them last week but a HOME away from home that our guest can come to, be comfortable and enjoy their stay as they visit Wimberley. They tell us that they love renting a home because they love being together in one place. They don't want to rent hotel rooms. They want a home where they can sit together in the evenings, eat together at meals and relax in private together. I have several emails, if you want, from guest telling why they love being in a home, our home, and really why they love Wimberley as their choice for their family vacation.

Our guests come from all over. Most come from the Texas area, but we do get guest anywhere from the east to west coast, to guests from overseas. And, we EVEN GET Wimberley residents.

We've had one Wimberley family that have booked this particular home for many years for their annual family gathering and as matter of fact just booked this past weekend again. The husband even came to work for us for a time till he was not able to due to health reasons.

We've also had to turn down locals when they call and want to host a party at our home because they don't want to use their own home. No, we don't allow that. If you can't have a party at your own home, then don't do it at ours.

We have a great group of workers that help us run our properties keeping them in great shape. We try very hard to be good neighbors. We provide phone numbers / emails for them to contact us with any concerns. We urge them to contact us. We live on Flite Acres and can be there within minutes. As of August, our son and his wife are managing this property for us. They too live on Flite Acres and are planning on building a home for themselves and their future family here. They have done a great job of screening guests, meeting each guest as they arrive to make sure they are who they are. They have no problem telling someone that has not represented themselves correctly that they cannot stay. We would rather turn down revenue and give back money, than have a bad guest. In fact, we have turned down many potential guests. I'd rather send them to another town where I feel it would be more suitable for them.

With that said we've been blessed with wonderful guests. Many have been booking our home every year for, well the longest one is 8 years now. They even wanted to come after the flood so they could support the area. They did not care that our home that had flooded, and did not have the kitchen counter tops yet but were still covered with boards. They did not care that the house itself was not perfect, yet but it only mattered to them to come and stay and support Wimberley, they said. In fact, those that oppose nightly rentals have said visitors did not support Wimberley after the flood. They are wrong. They did support our area. They sent emails, they called and wanted to know what they could do to help. They sent money, they sent supplies and YES, some that live close came and volunteered and helped with the cleanup. The guest that stayed at our home that flooded that horrible night, took in the neighbor next door and her guest. She took in other people she found on the street, taking them to the 2nd floor to stay safe till help arrived. She was interviewed and quoted, speaking highly of the people of Wimberley. How sad she would be now if she knew how some residents really felt about visitors. She came back from her home in Virginia this past May, one year later, and sat on the porch of 2312 and cried. It finally hit her what she had gone through here with her family and what many lost here. But, she wanted to come back and support Wimberley again and she was happy to see that recovery was going well for many.

These visitors LOVE Wimberley. These are people that probably like most of the residents that live here now came here years ago to a camp or for a family vacation and have wonderful memories of Wimberley. They want to relive those days. They tell me they would love to live here but can't, but they want to share the experience they had as a child with their families and their grandkids. They want to have a moment of time to sit in the Blanco river again and play like they did when they were kids. They tell me they love that our home is close to town. They want to stroll down the streets of Wimberley, shop / eat, have a piece of pie, some ice cream, have breakfast at the Wimberley café. (I hear that one a lot!) They want to go to the movie at the Corral Theater. They want to visit one of the wineries in our area. They come to celebrate their grandmother's birthday, to celebrate a 50th wedding anniversary. These are not rowdy / ruffraff (as some have called them) just many nice families just like most of the residents here. They just want to visit our beautiful town for a moment of time to relive past experiences and create new family memories. And, they want to do it in a home together.

Here is a letter from one of our long time guest.

And, I have other letters if you want them for your file.

Thank you for taking time to listen to us all and hopefully bring a solution that works for everyone including our fine visitors.

Regards,

Peggy Collins