

City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS
221 STILLWATER DRIVE, WIMBERLEY, TEXAS
MAY 4, 2017 – 6:00 P.M.

AGENDA

CALL TO ORDER MAY 4, 2017 AT 6:00 P.M.

CALL OF ROLL ASSISTANT CITY ADMINISTRATOR

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

PROCLAMATION

A PROCLAMATION OF THE CITY OF WIMBERLEY RECOGNIZING THE LUPUS FOUNDATION OF AMERICA AND ITS LONE STAR CHAPTER AND PROCLAIMING MAY 19, 2017 AS PUT ON PURPLE DAY IN WIMBERLEY, TEXAS.

CITIZENS COMMUNICATIONS

THE CITY COUNCIL WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN, NOT ON THIS AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE-MINUTE TIME LIMIT WHEN ADDRESSING COUNCIL. SPEAKERS WILL HAVE ONE OPPORTUNITY TO SPEAK DURING THE TIME PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR COUNCIL CONSIDERATION. COMMENTS FROM SPEAKERS SHOULD NOT BE DIRECTED TOWARDS ANY SPECIFIC MEMBER OF CITY COUNCIL OR CITY STAFF. COMMENTS SHOULD NOT BE ACCUSATORY, DEROGATORY OR THREATENING IN NATURE.

1. CONSENT AGENDA

THE FOLLOWING ITEMS MAY BE ACTED UPON IN ONE MOTION. NO SEPARATE DISCUSSION OR ACTION IS NECESSARY UNLESS REQUESTED BY A COUNCIL MEMBER OR CITIZEN, IN WHICH EVENT THOSE ITEMS WILL BE PULLED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.

(A) APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 20, 2017.

- (B) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF APRIL 17, 2017.
- (C) APPROVAL OF MINUTES OF THE FIRST SPECIAL CITY COUNCIL MEETING OF APRIL 19, 2017.
- (D) APPROVAL OF MINUTES OF THE SECOND SPECIAL CITY COUNCIL MEETING OF APRIL 19, 2017.
- (E) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF APRIL 24, 2017.
- (F) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF APRIL 27, 2017
- (G) APPROVAL OF THE MARCH 2017 FINANCIAL STATEMENTS FOR THE CITY OF WIMBERLEY

2. MAYOR / ASSISTANT CITY ADMINISTRATOR / PARK MANAGER REPORTS

- STATUS REPORT ON CENTRAL WIMBERLEY WASTEWATER PROJECT
- STATUS REPORT ON HIDDEN VALLEY LOW WATER CROSSING RECONSTRUCTION PROJECT
- STATUS REPORT ON BLUE HOLE REGIONAL PARK OPERATIONS
- STATUS REPORT ON REISSUANCE OF REQUEST FOR QUALIFICATIONS (RFQ) FOR GRANT ADMINISTRATION SERVICES RELATING TO THE EDA GRANT AWARDED TO THE CITY TO HELP FUND WASTEWATER SYSTEM IMPROVEMENTS
- STATUS REPORT ON PROPOSED SENIOR HOUSING DEVELOPMENT
- STATUS REPORT ON ACTIVITIES OF THE *KEEP WIMBERLEY BEAUTIFUL* RANCH ROAD 12 ROADSIDE PARK IMPROVEMENT PROJECT
- STATUS REPORT ON ACTIVITIES OF THE TECHNOLOGY ADVISORY COMMITTEE

3. PUBLIC HEARING AND POSSIBLE ACTION

HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY HORACE WILSON AND HOLLY HALL TO OPERATE A VACATION RENTAL FACILITY ON PROPERTY LOCATED AT 904 FLITE ACRES ROAD, WIMBERLEY, HAYS COUNTY, TEXAS, ZONED RURAL RESIDENTIAL 1 (R-1); AND IMPOSING CERTAIN CONDITIONS; AND PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS. (*HORACE WILSON AND HOLLY HALL, APPLICANTS; THIS APPLICATION HAS BEEN WITHDRAWN AT APPLICANTS' REQUEST*)

4. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING DEVELOPMENT OF A PROPOSED ORDINANCE TO AMEND THE ZONING CODE TO ALLOW ACCESSORY BUILDINGS, SWIMMING POOLS, OR OTHER IMPROVEMENTS ON TRACTS THAT DO NOT CONTAIN A PRIMARY RESIDENCE. (ASSISTANT CITY ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING DEVELOPMENT OF A PROPOSED ORDINANCE TO ALLOW IMPROVEMENTS TO PRE-EXISTING, NON-CONFORMING STRUCTURES ON PROPERTY LOCATED AT 601 FM 2325, WIMBERLEY, TEXAS. (ASSISTANT CITY ADMINISTRATOR)
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING CHANGE ORDER NO. 1 TO THE CITY OF WIMBERLEY'S HIDDEN VALLEY LOW WATER CROSSING RECONSTRUCTION PROJECT DUE TO ADDITIONAL COSTS. (MAYOR MAC MCCULLOUGH; RANDY MYERS, MYERS CONCRETE CONSTRUCTION, LP)
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING APPROVAL OF AN INTERLOCAL AGREEMENT WITH HAYS COUNTY FOR FLOODPLAIN ADMINISTRATION SERVICES. (PLACE THREE COUNCILMEMBER SALLY TRAPP)
- (E) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL TO RECONSIDER THE RECENT APPOINTMENTS TO THE WASTEWATER IMPACT FEE ADVISORY COMMITTEE. (PLACE FOUR COUNCILMEMBER GARY BARCHFELD)
- (F) DISCUSS AND CONSIDER POSSIBLE ACTION ON RESULTS OF AN ANALYSIS BY RAFTELIS FINANCIAL CONSULTANTS ON ADDITIONAL SCENARIOS RELATED TO DEVELOPMENT OF USER CHARGES FOR THE PROPOSED CENTRAL WIMBERLEY WASTEWATER SYSTEM. (PLACE TWO COUNCILMEMBER CRAIG FORE)

5. CITY COUNCIL REPORTS

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

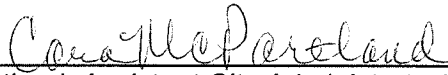
ADJOURNMENT

THE CITY COUNCIL MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION

OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on April 28, 2017 at 10:00 p.m.

A handwritten signature in cursive script, reading "Cara McPartland", is written over a horizontal line.

Cara McPartland, Assistant City Administrator/City Secretary

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Cara McPartland, Assistant City Administrator, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program.