

City of Wimberley
City Hall
221 Stillwater
Wimberley, Texas 78676
Minutes of Regular Meeting of City Council
October 2, 2014 at 6:00 p.m.

City Council meeting called to order at 6:00 p.m. by Mayor Steve Thurber.

Mayor Thurber gave the Invocation and Councilmembers led the Pledge of Allegiance to the United States and Texas flags.

Councilmembers Present: Mayor Steve Thurber, Councilmembers Tom Talcott, Matt Meeks, Cindy Anderson, Pam Showalter, and John White.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Citizens Communications

No citizen comments were heard.

1. Consent Agenda

- A. Approval of minutes of the Regular City Council meeting of September 18, 2014
- B. Approval of minutes of the Special City Council meeting of September 29, 2014
- C. Approval of the reappointment of Jesse Brown to the City of Wimberley Building Code Board of Review. (*Mayor Steve Thurber's appointee*)
- D. Approval of the reappointment of Scott Martin to the City of Wimberley Building Code Board of Review. (*Place One Councilmember Tom Talcott's appointee*)

Councilmember White moved to approve Consent Agenda items, as presented. Councilmember Anderson seconded. Motion carried on a vote of 5-0 for Consent Agenda Items 1B, 1C, and 1D. Motion carried on a vote of 4-0 for Consent Agenda Item 1A (Councilmember Meeks abstained).

2. City Administrator Report

- Status report on Cypress Creek water quality issues

City Administrator Ferguson reported that post-Market Days testing is scheduled for Monday, October 6, 2014.

- Status report on the removal of gravel from the Cypress Creek and Pierce Creek

City Administrator Ferguson reported the Texas Parks and Wildlife Department (TPWD) has issued a permit to allow for gravel removal at the requested locations. He noted that work will

begin in the coming week on Pierce Creek removal and within the next two weeks for Cypress Creek removal, weather permitting.

- Status report on the operation of the Blue Hole Regional Park

City Administrator Ferguson reported record season totals for attendance/revenue and noted that the Park's swimming area is now closed for the off-season. He advised that the Parks and Recreation Advisory Board will be meeting next week to consider recommendations for the 2015 season. He stated that the Friends of Blue Hole lecture series is underway at the Park and reported on upcoming rental activity.

- Status report on *The Central Wimberley Wastewater Project*

City Administrator Ferguson reported the resolution regarding discharge conditions has been forwarded to Texas Commission on Environmental Quality (TCEQ). He anticipated a meeting with TCEQ staff within the next two weeks to discuss the resolution and hearing schedule. He advised the Texas Water Development Board (TWDB) loan application review process is underway.

In addition, City Administrator Ferguson reported on a phone call from a developer who is searching for eight to ten acres in central Wimberley for development of a senior housing tax-credit project. He also noted that H-E-B plans are under review and that site demolition is proceeding quickly. In response to Councilmember Showalter's inquiry, City Administrator Ferguson provided clarification on the Texas Department of Housing and Community Affairs (TDHCA) housing tax credit program intended to incentivize development of affordable housing. In response to Councilmember Talcott, City Administrator Ferguson advised that a list of National Night Out activities will be forwarded to Council. Brief discussion followed on acquisition of maps showing locations of boots that are part of the *Bootiful Wimberley* public sculpture project and inclusion of maps on future informational kiosks.

3. Public Hearing and Possible Action

Hold a public hearing and consider approval of the proposed Central Wimberley Master Plan. (*Planning & Zoning Commission*)

City Administrator Ferguson provided an historical overview of the Plan's development, its purpose and objectives, and its incremental implementation. He emphasized the Plan as a fluid document, subject to revision over time, to provide a vision to guide Wimberley's future. He requested that Council delay action on this item until October 16th to allow for additional public comments to be gathered from the community meeting scheduled for October 6th at the Wimberley Community Center.

Design Workshop Principal and Project Lead Rebecca Leonard recognized team members and outlined the agenda for the presentation. Topics included:

- Plan as a guide for future capital improvements such as wastewater, streets, and lighting with emphasis on the Plan as a vision, rather than a binding document
- Plan as point of reference for policy, zoning, or development/design standard changes
- Plan area boundaries
- Community engagement and public input process
- Building on Wimberley's existing character
- Contents of specific Plan Sections, including Project Background, Existing Conditions, Envisioning Central Wimberley, Recommendations for the Future, and Appendix
- Open houses/meetings held with various participants, including staff, stakeholders, focus groups, and property owners
- Study of the City's existing plans and regulations (such as Comprehensive Plan, Transportation Master Plan, Economic Development Strategy, Parks and Recreation Master Plan, Wimberley Mobility Plan, and Zoning Ordinance)
- Examination of the existing natural and built environments
- Existing and proposed parking facilities and sidewalks
- Vehicle and pedestrian traffic circulation
- Preservation of river/creek corridors
- Future and existing land use map
- Possible mixed use development and plaza space along Old Kyle Road to help strengthen the connection between the Square and Blue Hole
- Importance of tree canopy to provide shade for pedestrians
- Network of "green" streets/pedestrian alleys to increase pedestrian activity
- Details on recommended future land use, specifically for the Square, Old Kyle Road, southern edge, connectivity, trails, and parking/street improvements phasing
- Plan recommendations; including building style, scale and massing, design strategies, architectural materials/colors, landscaping, lighting, and signage

Discussion addressed ingress/egress on the Square and use of drought tolerant and/or resistant trees and plants.

Mayor Thurber opened the public hearing at this time.

John David Carson commended the Plan and those involved in its development as a great example of a progressive urban planning document that preserves the exceptional character of Wimberley, while addressing some of its shortcomings and challenges. He distributed a letter to Council and felt that lodging is an area that needs to be included in the Plan's Community Character section. He favored more conspicuous labeling of proposed rights-of-way to avoid confusion over public versus private drives. Mr. Carson felt that design images need to be clearly labeled as concepts, so as not to be interpreted as definitive designs. On the Recommended Future Land Use map, he favored labeling of proposed parking areas shown on private property as "residential/mixed use, etc." with a hatched designation for use as a possible parking area. He shared an anecdote regarding use of the German term "woonerf" to describe a shared street for vehicles and pedestrians and passed along some suggestions made in the past by Transportation Advisory Board member Bert Ray. Design Workshop's Rebecca Leonard noted that more detailed information on lodging is in the Plan's Appendix. She also noted that the

City's zoning regulations spell out what uses are allowed in specific zoning/overlay districts and that the Plan is intended as a vision for future development, not a binding document.

Councilmember White and City Administrator Ferguson briefly discussed the area along Cypress Creek upstream from the Square to Blue Hole. City Administrator Ferguson advised that this area is City-owned, but managed by the Wimberley Valley Watershed Association under a conservation easement agreement that is quite restrictive. However, it was noted that the agreement may be amended to allow more flexibility with use and maintenance of the subject property. Councilmember Showalter commended the team, but felt that the Plan's street design is too squared off and thought a meandering street pattern might be more in keeping with Wimberley's character.

Mayor Thurber thanked Rebecca Leonard and the entire team for its work on drafting the Plan.

Councilmember Showalter moved to continue this item until Council's meeting on October 16, 2014. Councilmember Anderson seconded. Motion carried on a vote of 5-0.

4. Discussion and Possible Action

- A. Discuss and consider possible action requesting *The Meadows Center for Water and the Environment* to conduct an independent review of the City of Wimberley's application for a wastewater discharge permit. (*City Administrator*)

City Administrator Ferguson explained the purpose of the review to ensure the application has given appropriate consideration to environmental/water quality protection matters. He cited the background and qualifications of *The Meadows Center for Water and the Environment* (the *Center*) and its Chief Science Officer Thomas B. Hardy, Ph.D. He stressed that the *Center* is not an advocacy organization and that there would be no charge to the City for the independent review to provide opinions on whether the proposed wastewater project is environmentally sound. He anticipated completion of the review in approximately sixty (60) days.

Discussion addressed the broad spectrum of public opinion on the wastewater project, need for unbiased conclusions, presentation of the review to the public and Council, and confidence in the *Center's* ability to conduct a thorough, honest peer review.

Councilmember Talcott moved to approve the item, as presented. Councilmember Meeks seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action reaffirming the Wimberley City Council's interest to proceed with proposed improvements to the intersection of Ranch Road 12 and FM 3237. (*City Administrator*)

City Administrator Ferguson reviewed Council's prior action approving the design concept for the subject intersection that would reduce the significant "traffic stacking" problem and promote the free flow of non-Wimberley bound Ranch Road 12 traffic onto FM 3237. He noted that the approved design concept requires the acquisition of right-of-way on both the east and west sides

of Ranch Road 12 and the removal of several trees. On September 4, 2014, City Administrator Ferguson stated that Hays County Commissioner and CAMPO Chair Will Conley notified the City that it is possible funding might be available for both design and construction of the improvements. City Administrator Ferguson advised that Council action is needed to reaffirm its support of proceeding with proposed improvements at the subject intersection, in the event funding becomes available for both design and construction.

Brief discussion addressed estimated costs, possible funding assistance, and support for the proposed improvements.

Councilmember Talcott moved to approve reaffirmation of the City’s interest to proceed with proposed improvements to the intersection of Ranch Road 12 and FM 3237. Councilmember Showalter seconded. Motion carried on a vote of 5-0.

C. Discuss and consider possible action approving the Fiscal Year 2015 Holiday Schedule for the City of Wimberley. (*City Administrator*)

City Administrator Ferguson presented the following employee holiday schedule for Fiscal Year 2015:

Columbus Day	Monday, October 13, 2014
Veterans Day	Tuesday, November 11, 2014
Thanksgiving	Thursday & Friday, November 27 & 28, 2014
Christmas	Thursday & Friday, December 25 & 26, 2014
New Year’s Day	Thursday, January 1, 2015
Martin Luther King Day	Monday, January 19, 2015
President’s Day	Monday, February 16, 2015
Good Friday	Friday, April 3, 2015
Memorial Day	Monday, May 25, 2015
Independence Day	Friday, July 3, 2015
Labor Day	Monday, September 7, 2015

Councilmember Showalter moved to approve the item, as presented. Councilmember Anderson seconded. Motion carried on a vote of 5-0.

5. City Council Reports

- Announcements
- Future Agenda Items

Councilmember Talcott announced that Chapel in the Hills Reverend Jim Denham will be providing the invocation at Council’s next meeting.

Mayor Thurber stated that favorable comments have been received on the Central Wimberley Wastewater Project Frequently Asked Questions recently added to the City’s website on the Wastewater Project and Home pages. He announced the Starlight Symphony Orchestra is performing at Cypress Creek Church on Saturday, October 4th and at the Hays Performing Arts Center on Sunday, October 5, 2014.

Hearing no further announcements or future agenda items, Mayor Thurber called the meeting adjourned.

Adjournment: Council meeting adjourned at 7:23 p.m.

Recorded by:


Cara McPartland

These minutes approved on the 16th of October, 2014.

APPROVED:


Steve Thurber, Mayor

