



City of Wimberley

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

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, APRIL 18, 2019 – 5:30 P.M.

AGENDA

1. **CALL TO ORDER** April 18, 2019 at 5:30 p.m.
2. **CALL OF ROLL** City Secretary
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**
5. **CITIZENS COMMUNICATIONS**
The City Council welcomes comments from citizens who have a direct stake in the business of the city, such as a landowner, resident, vendor or business owner 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.
6. **PRESENTATION AND POSSIBLE ACTION**
Presentation and consider possible action regarding the draft Cypress Creek Nature Trail and Preserve Master Plan. (*Wimberley Valley Watershed Association Executive Director David Baker*)
7. **EXECUTIVE SESSION**
In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may convene in a closed session. After the Executive Session, discussion on any of the following items, any final action or vote taken will be in public.
 - A. Executive Session pursuant to Texas Government Code, Section 551.071 (Consultation with Attorney) to receive legal advice regarding an Aqua Texas contract.
 - B. Executive Session pursuant to Texas Government Code, Section 551.071 (Consultation with Attorney) to receive legal advice regarding the issuance of City of Wimberley Series 2019 bonds.

8. OPEN SESSION

- A. Discuss and consider possible action to authorize the City of Wimberley to execute an agreement with Aqua Texas.

- B. Discuss and consider possible action to approve Ordinance No. 2019-09, authorizing the issuance of “City of Wimberley, Texas exchange refunding bonds, Series 2019”; providing for the payment of said bonds by the levy of an ad valorem tax upon all taxable property within the City and further securing said bonds by a lien on and pledge of the pledged revenues of the system; providing the terms and conditions of said bonds and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said bonds; authorizing the execution of a paying agent/registrar agreement; authorizing the execution of any necessary documents to effectuate the issuance of the bonds; complying with the requirements of the letter of representations on file with the depository trust company; and providing an effective date.

9. CONSENT AGENDA

- A. Approval of minutes from the Regular City Council Meeting held March 21, 2019.

- B. Approval of minutes from the Regular City Council Meeting held April 4, 2019.

10. CITY ADMINISTRATOR REPORT

Updates regarding the status of the Central Wimberley Wastewater Project and Wimberley Community Center signage (*City Administrator Shawn Cox*)

11. PUBLIC HEARINGS AND POSSIBLE ACTION

- A. Hold a public hearing and consider approval regarding case CUP-19-001, an application for a Conditional Use Permit to allow for the operation of a vacation rental on property zoned Single-Family Residential 2 (R-2) for property located at 13301 Ranch Road 12, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*Mystic Hill, LLC, Applicant*)

- B. Hold a public hearing and consider approval regarding case ZA-19-002, an application to change the zoning from Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2) for property located at 151 Oldham Street, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*Mike Oldmixon, Applicant*)

- C. Hold a public hearing and consider approval of the first reading of Ordinance No. 2019-08 of the City of Wimberley, Texas amending Chapter 9 (Planning & Development Regulations) Article 9.03 (Zoning), Division 4, (Use Requirements and Restrictions) Section 9.03.141 (Bed and Breakfast Lodging Requirements) of the City of Wimberley Code of Ordinances; and providing for the following: findings of fact, a savings clause, a repealing clause, a severability clause, effective date, and proper notice and meeting.

12. DISCUSSION AND POSSIBLE ACTION

- A. Discuss and consider possible action to utilize Specialized Public Finance, Inc. as financial advisors for the City of Wimberley. (*City Administrator Shawn Cox*)

- B. Discuss and consider possible action regarding an ordinance adding Article 4.12, Landscaping and Tree Preservation to Chapter 4, Building Regulations of the City of Wimberley Code of Ordinances. *(City Administrator Shawn Cox)*
- C. Discuss and consider possible action to declare the items in the storage unit for surplus. *(City Administrator Shawn Cox)*
- D. Discuss and consider possible action regarding a fence variance for Pedernales Electric Cooperative (PEC) for the PEC Wimberley Substation. *(City Administrator Shawn Cox)*
- E. Discuss and consider possible action to approve Hays County's estimate in the amount of \$36,337 for the paving of and the replacement of a drainage culvert at Rocky Springs Road. *(City Administrator Shawn Cox)*
- F. Discuss and consider possible action to approve authorization of payment in the amount of \$13,380 to BEFCO for the Hazard Mitigation Grant Program (HMGP) surveys. *(City Administrator Shawn Cox)*
- G. Discuss and consider possible action to authorize an expenditure to the Texas General Land Office of an amount not to exceed \$2,350 for the application for and use of a State Miscellaneous Easement/Right-of-Way. *(Place Four Council Member Gary Barchfeld)*
- H. Discuss and consider possible action to support the completion of Friends of Blue Hole's playscape shade canopy project. *(City Administrator Shawn Cox and Parks Director Rebecca Manning)*
- I. Discuss and consider possible action to approve Ordinance No. 2019-10, disannexing an area of approximately 90 acres contiguous to the City Limits, generally known as 801 Wayside Drive, and providing for the following: findings of fact, savings, severability, repealer, effective date, and proper notice and meeting. *(City Administrator Shawn Cox)*

13. CITY COUNCIL REPORTS

- A. Announcements
- B. Future agenda items

14. 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 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 Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code, on Monday, April 15, 2019, by 5:30 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Laura J. Calcote

Laura J. Calcote, MPA, TRMC
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 City Secretary Laura Calcote at (512) 847-0025 two business days in advance of the meeting for appropriate arrangements.

