



# 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**  
**JUNE 1, 2017 – 6:00 P.M.**

## **AGENDA**

**CALL TO ORDER**                      JUNE 1, 2017 AT 6:00 P.M.

**CALL OF ROLL**                      ASSISTANT CITY ADMINISTRATOR

**INVOCATION**

**PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**

**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 MAY 18, 2017.

(B) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF MAY 15, 2017.

(C) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF MAY 22, 2017.

(D) APPROVAL OF THE APPOINTMENT OF LIN WEBER TO THE CITY OF

WIMBERLEY PARKS AND RECREATION ADVISORY BOARD. (PLACE ONE COUNCILMEMBER STEVE THURBER'S NOMINEE)

(E) APPROVAL OF THE APPOINTMENT OF TEVIS GRINSTEAD TO THE CITY OF WIMBERLEY WATER/WASTEWATER ADVISORY BOARD. (PLACE ONE COUNCILMEMBER STEVE THURBER'S NOMINEE)

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 LITTLE RANCHES STREET IMPROVEMENT PROJECT

3. **PUBLIC HEARINGS AND POSSIBLE ACTION**

A. HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE AMENDING ORDINANCE NO. 2012-029, WHICH AMENDED ORDINANCE NO. ZA-06-013, WHICH DESIGNATED REAL PROPERTY LOCATED ON APPROXIMATELY 15.4 ACRES, MORE COMMONLY KNOWN AS 14100 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, AS A WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF COMMERCIAL-MODERATE IMPACT (C-2), AND IMPOSED CERTAIN CONDITIONS, IN ORDER TO REVISE THE CONCEPT PLAN AND CERTAIN DEVELOPMENT REGULATIONS RELATING TO MAXIMUM BUILDING FLOOR AREA, MAXIMUM BUILDING FOOTPRINT, REQUIRED PARKING SPACES, SIDE YARD SETBACKS, IMPERVIOUS COVER AND DEVELOPMENT STANDARDS; AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. (DAVID FERRETTE, TREPEX CONSTRUCTION, LLC, APPLICANT; THIS ITEM WAS CONTINUED FROM CITY COUNCIL'S MEETING ON MAY 18, 2017 )

B. HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY THOMAS PEDEN TO OPERATE A VACATION RENTAL FACILITY ON PROPERTY LOCATED AT 111 SIERRA LOMA, WIMBERLEY, HAYS COUNTY, TEXAS, ZONED RESIDENTIAL ACREAGE (RA); 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. (THOMAS PEDEN, APPLICANT)

4. **DISCUSSION AND POSSIBLE ACTION**

A. DISCUSS AND CONSIDER POSSIBLE ACTION ON THE SUBMISSION OF A LETTER TO ALAN PLUMMER ASSOCIATES, INC. ON ISSUES RELATED TO THE CENTRAL WIMBERLEY WASTEWATER PROJECT. (PLACE FOUR COUNCILMEMBER GARY BARCHFELD)

- B. DISCUSS AND CONSIDER POSSIBLE ACTION ON THE TIMELINE FOR CERTAIN DEADLINES RELATED TO THE CITY OF WIMBERLEY'S CENTRAL WIMBERLEY WASTEWATER PROJECT. *(PLACE ONE COUNCILMEMBER STEVE THURBER)*
- C. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING COMPLIANCE WITH REQUIREMENTS AND DEADLINES ASSOCIATED WITH THE CITY OF WIMBERLEY'S TEXAS WATER DEVELOPMENT BOARD LOAN. *(PLACE ONE COUNCILMEMBER STEVE THURBER)*
- D. DISCUSS AND CONSIDER POSSIBLE ACTION ON A *NOTICE OF INTENT TO SUE FOR VIOLATIONS OF THE CLEAN WATER ACT* RECEIVED BY THE CITY OF WIMBERLEY. *(PLACE ONE COUNCILMEMBER STEVE THURBER)*
- E. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED RESTRICTIVE COVENANT RELATING TO THE WIMBERLEY WASTEWATER TREATMENT PLANT (WWTP) PROPERTY. *(ASSISTANT CITY ADMINISTRATOR)*
- F. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ISSUES RELATED TO THE CITY'S PARKLAND CONVERSION PROCESS AND ASSOCIATED DEADLINES. *(PLACE ONE COUNCILMEMBER STEVE THURBER)*
- G. DISCUSS AND CONSIDER POSSIBLE ACTION ON THE STATUS OF THE CITY'S MINOR PERMIT AMENDMENT TO THE CITY OF WIMBERLEY'S WASTEWATER PERMIT REQUESTING TO EXTEND THE JUNE 2017 DEADLINE TO CEASE USE OF THE EXISTING DRAIN FIELD AT BLUE HOLE REGIONAL PARK. *(PLACE ONE COUNCILMEMBER STEVE THURBER)*
- H. DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING CHANGE ORDERS NO. 1 AND NO. 2 FOR THE CITY OF WIMBERLEY'S HIDDEN VALLEY LOW WATER CROSSING RECONSTRUCTION PROJECT DUE TO ADDITIONAL COSTS. *(PLACE ONE COUNCILMEMBER STEVE THURBER; RANDY MYERS, MYERS CONCRETE CONSTRUCTION, LP)*
- I. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING APPROVAL OF AN INTERLOCAL AGREEMENT WITH HAYS COUNTY FOR FLOODPLAIN ADMINISTRATION SERVICES. *(ASSISTANT CITY ADMINISTRATOR)*
- J. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING DEVELOPMENT OF A PROPOSED ORDINANCE TO AMEND THE ZONING CODE TO ALLOW ACCESSORY BUILDINGS OR OTHER IMPROVEMENTS ON TRACTS THAT DO NOT CONTAIN A PRIMARY RESIDENCE. *(ASSISTANT CITY ADMINISTRATOR)*
- K. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING CHANGING THE SPEED LIMIT ON RIVER ROAD. *(PLACE TWO COUNCILMEMBER CRAIG FORE)*
- L. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING DESIGNATING A COUNCIL MEMBER TO ACT AS A LIAISON BETWEEN CENTRAL WIMBERLEY PROPERTY/BUSINESS OWNERS AND CITY COUNCIL ON ISSUES RELATED TO THE CENTRAL WIMBERLEY WASTEWATER SYSTEM. *(PLACE THREE COUNCILMEMBER ALLISON DAVIS)*

- M. DISCUSS AND CONSIDER POSSIBLE ACTION AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO NEGOTIATE A PROFESSIONAL SERVICES AGREEMENT FOR GRANT ADMINISTRATION SERVICES RELATING TO THE CITY'S U.S. EDA GRANT FOR THE CENTRAL WIMBERLEY WASTEWATER PROJECT. (ASSISTANT CITY ADMINISTRATOR/MAYOR MAC MCCULLOUGH)
- N. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ATTENDANCE ISSUES WITH PLANNING AND ZONING COMMISSION MEMBERS. (PLACE ONE COUNCILMEMBER STEVE THURBER)
- O. DISCUSS AND CONSIDER POSSIBLE ACTION ON A REQUEST TO REDUCE THE FACILITY RENTAL RATE FOR THE *WE BELIEVE WOMEN'S CONFERENCE* TO BE HELD ON SEPTEMBER 16, 2017 AT THE WIMBERLEY COMMUNITY CENTER. (ASSISTANT CITY ADMINISTRATOR)
- P. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING DEVELOPMENT OF A CITY OF WIMBERLEY SICK LEAVE POOL POLICY. (ASSISTANT CITY ADMINISTRATOR)
- Q. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING SCHEDULING A WORKSHOP ON ISSUES RELATING TO THE ROLES AND RESPONSIBILITIES OF CITY COUNCIL MEMBERS. (PLACE THREE COUNCILMEMBER ALLISON DAVIS)

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 May 29, 2017 at 5:30 p.m.

  
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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.



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**CITY OF WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS**

**JUNE 1, 2017 - 6:00 P.M.**

**ADDENDUM TO AGENDA**

**6. EXECUTIVE SESSION**

EXECUTIVE SESSION PURSUANT TO SECTION 551.071 OF THE TEXAS GOVERNMENT CODE FOR CONSULTATION WITH ATTORNEY TO RECEIVE LEGAL ADVICE ABOUT PENDING LITIGATION IN CAUSE NO. 16-2419; RISOLI V. CITY OF WIMBERLEY AND WIMBERLEY BOARD OF ADJUSTMENT; 207<sup>TH</sup> DISTRICT COURT, HAYS COUNTY, TEXAS.

**ADJOURN**

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**CERTIFICATION**

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A handwritten signature in blue ink that reads "Cara McPartland". The signature is written in a cursive style and is positioned above a horizontal line.

Cara McPartland, Assistant City Administrator/City Secretary

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