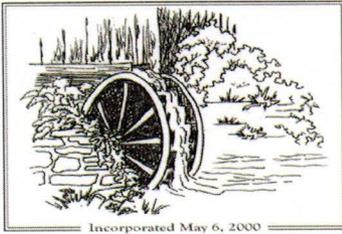


**REGULAR CITY
COUNCIL MEETING
PACKET**

Thursday, August 1, 2019

6:00 p.m.



City of Wimberley

221 Stillwater Drive, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER DRIVE, WIMBERLEY, TEXAS 78676
THURSDAY, AUGUST 1, 2019 – 6:00 P.M.

AGENDA

1. **CALL TO ORDER** August 1, 2019 at 6:00 p.m.
2. **CALL OF ROLL** City Secretary
3. **INVOCATION** Wimberley United Methodist Reverend Wes Cain
4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**
5. **CITIZENS COMMUNICATIONS**
The City Council welcomes comments from the general public 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**
 - A. Presentation and consider possible action regarding the identification of committee members for various Wimberley Valley task forces. (*Hays County Precinct 3 Commissioner Lon Shell*)
 - B. Presentation and consider possible action to approve the Wings Over Wimberley Event on September 13-15 in Wimberley. (*Roy Cunningham*)
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.

Executive Session pursuant to Texas Government Code, Section 551.074 (Personnel Matters) City Council will meet to deliberate the appointment, employment, evaluation, reassignment duties, discipline or dismissal of a public officer or employee: City Administrator Shawn Cox.

8. OPEN SESSION

Discussion and possible action resulting from Executive Session.

9. CONSENT AGENDA

Approval of minutes from the Regular City Council Meeting held July 18, 2019.

10. BOARD, COMMISSION, COMMITTEE REPORTS

Report from the Board of Adjustment

11. CITY ADMINISTRATOR REPORT

Update regarding sales tax and Fiscal Year 2020 Budget (*City Administrator Shawn Cox*)

12. CITY COUNCIL WORKSHOP UPDATE

Update regarding City Council Strategic Planning Session and Goals Workshop held July 16, 2019 (*City Administrator Shawn Cox*)

13. DISCUSSION AND POSSIBLE ACTION

- A. Discuss and consider possible action to approve Resolution No. 12-2019, supporting the efforts of the City of Wimberley Parks Department in acquiring real property located at 288 AC Development Tract 2325 FM Wimberley, Texas 78676. (*Parks Programs and Operations Manager Richard Shaver*)
- B. Discuss and consider possible action regarding access to City email accounts. (*City Administrator Shawn Cox*)
- C. Discuss and consider possible action to regarding the development of a handbook and training for members of the City's boards, commissions and committees. (*Place One Council Member Rebecca Minnick*)
- D. Discuss and consider possible action regarding City boards, commissions and committees and the posting of agendas. (*Place Four Council Member Gary Barchfeld*)
- E. Discuss and consider possible action regarding the status of the Central Wimberley Wastewater Project. (*City Administrator Shawn Cox and Place Four Council Member Gary Barchfeld*)
- F. Discuss and consider possible action regarding the status of the Public Works Department's projects, intended projects, contractors and budget amounts. (*Place Four Council Member Gary Barchfeld*)
- G. Discuss and consider possible action regarding the status of the City of Wimberley budget. (*Place Four Council Member Gary Barchfeld*)
- H. Discuss and consider possible action regarding the grant status with the General Land Office (GLO) and the Federal Emergency Management Agency (FEMA). (*Place Four Council Member Gary Barchfeld*)

- I. Discuss and consider possible action regarding the pavers and cement paving of The Quarter Shops parking lot at Cypress Creek. *(Place Four Council Member Gary Barchfeld)*
- J. Discuss and consider possible action to schedule a joint workshop between City Council, the Planning and Zoning Commission and the Short-Term Rental Review Committee. *(Mayor Susan Jagers and Place Four Council Member Gary Barchfeld)*
- K. Discuss and consider possible action to extend the Short-Term Rental Review Committee's term for another year. *(Mayor Susan Jagers and Place Four Council Member Gary Barchfeld)*

14. CITY COUNCIL REPORTS

- A. Announcements
- B. Future agenda items

15. 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.

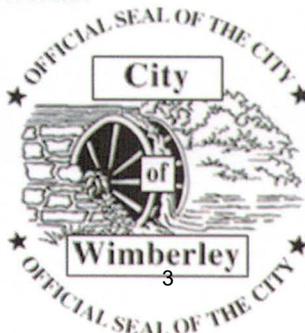
CERTIFICATION

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, July 29, 2019, by 6:00 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.



Hays County Commissioner

Precinct 3



Lon A. Shell

200 Stillwater, Suite 103 ▪ P.O. Box 2085 ▪ Wimberley, Texas 78676

June 18, 2019

Dear Elected Official,

As we all know, Hays County has experienced rapid growth over the last decade. Our exceptional quality of life and hill country beauty make us one of the most desirable places to live and work. As we continue to face the challenges that come along with our growth, now is the time to plan for our future in a way that will allow us to maintain the character that makes our home so special.

The Wimberley Valley is blessed with its natural resources, amazing people, and a true community spirit. Our citizens may live within the City of Wimberley, the City of Woodcreek, or the unincorporated areas of the County, however I believe most recognize themselves as residents of the Wimberley Valley above all else. For this reason, I would like you to consider joining me in discussions on how we can all work together to ensure our individual planning efforts can evolve into a coordinated plan for the entire Wimberley Valley.

I propose the formation of planning committees comprised of representatives of the City of Wimberley and the City of Woodcreek to discuss ways in which we may cooperatively develop and coordinate plans for the future of the Wimberley Valley. We would first need to identify the subjects of interest that we all believe are best suited for multi-jurisdictional planning efforts. Issues could include: planning of transportation infrastructure; commercial and residential development; water resource management; and parks, trails, and open space. We may also consider including representatives of our school district, property owners associations, and other entities representing the citizens of the Wimberley Valley.

My goal is to hear from you about what is most important to the entire Wimberley Valley and find ways in which cooperation among all stakeholders can be facilitated. I believe this is the ideal time for this type of discussion. The City of Wimberley has begun efforts for a comprehensive plan review and there are many important issues facing residents across the entire Valley. I am open to any ideas which you may have, and I plan to contact each elected official of both cities over the next two weeks to discuss how we can get started.

Best regards,

A handwritten signature in blue ink, appearing to read "Lon A. Shell".

Lon A. Shell
Hays County Commissioner, Pct 3



AGENDA ITEM: City Administrator Annual Evaluation
SUBMITTED BY: Mayor Jagers
DATE SUBMITTED: 7/25/2019
MEETING DATE: 8/1/2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Schedule a closed meeting session for Employee Evaluation, per TGC 551.074

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget: \$
- Non-budgeted Item Current Estimate: \$
- Not Applicable Amount Under/Over Budget: \$

STAFF RECOMMENDATION



AGENDA ITEM: Consent Agenda
SUBMITTED BY: Laura Calcote, City Secretary
DATE SUBMITTED: July 15, 2019
MEETING DATE: July 18, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Approval of minutes from the Regular City Council Meeting held July 18, 2019.

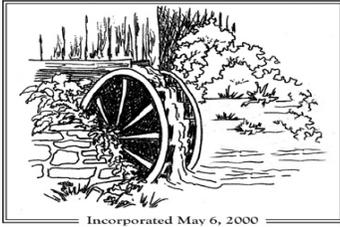
REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget: \$
- Non-budgeted Item Current Estimate: \$
- Not Applicable Amount Under/Over Budget: \$

STAFF RECOMMENDATION



City of Wimberley

221 Stillwater Drive, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER DRIVE, WIMBERLEY, TEXAS 78676
THURSDAY, JULY 18, 2019 – 6:00 P.M.

MINUTES

CALL TO ORDER

Mayor Susan Jaggars called the meeting to order at 6:00 p.m.

CALL OF ROLL

Council Members Present:

Susan Jaggars	Mayor
Rebecca Minnick	Place One
Craig Fore	Place Two
Christine Byrne	Place Three
Gary Barchfeld	Place Four
Bo Bowman	Place Five

City Staff Present:

Shawn Cox	City Administrator
Laura Calcote	City Secretary
Megan Santee	Deputy City Attorney
Kelly Schmidt	Parks Director
Sandy Floyd	Planning & Development Coordinator/GIS Analyst

INVOCATION

Cypress Creek Church Pastor, Jose Abaroa, gave the invocation.

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Susan Jaggars led the pledges to the United States and Texas flags.

CITIZENS COMMUNICATIONS

There were no citizen's comments.

PROCLAMATION

Proclamation of the City of Wimberley, Texas recognizing the Hays County Master Naturalist Chapter on the occasion of its 20th anniversary. *(Place Three Council Member Christine Byrne)*
Mayor Susan Jaggars read aloud the proclamation and presented to a large group of the Hays County Master Naturalist, including Council Member Christine Byrne, who is a member of the organization.

PRESENTATION

Presentation and consider possible action to approve the City of Wimberley's Quarterly Investment Report for the third quarter of Fiscal Year 2019. (*City Administrator Shawn Cox*) City Administrator Shawn Cox presented the City's Quarterly Investment Report for April through June 2019. The report included investment portfolio summaries, cash summaries, TexPool summaries and CD summaries for each month. There was discussion regarding the City's finances.

Motion to approve the City of Wimberley's Quarterly Investment Report for the third quarter of Fiscal Year 2019 was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (5-0).

CONSENT AGENDA

Motion to approve the Consent Agenda was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Christine Byrne. Motion carried unanimously (5-0).

- A. Approval of minutes from the Regular City Council Meeting held June 20, 2019.
- B. Approval of minutes from the Special City Council Meeting held June 25, 2019.
- C. Approval of April 2019 and May 2019 Financial Statements for the City of Wimberley.

BOARD, COMMISSION, COMMITTEE REPORTS

- A. Report from the Planning and Zoning Commission
Planning and Zoning Commission Chairperson, Peter Lingamfelter, reported on recent activities of the Committee, including reviewing and amending zoning, Planned Use Developments (PUDs), Wimberley Planned Development Districts (WPDDs), Conditional Use Permits (CUPs) and review of the City's Comprehensive Plan. Furthermore, Mr. Lingamfelter complimented the recent public official training he attended in Fredericksburg earlier in the month.
- B. Report from the Short-Term Rental Review Committee
The Short-Term Rental Review Committee Chairperson, Albert Valera, sent an email to Council, declining the invite to present a report. The email was reviewed and discussed by the Mayor and Council members.

CITY ADMINISTRATOR REPORT

City Administrator Shawn Cox provided an update regarding sales and mixed beverage taxes. Sales tax had increased 10.03% from July 2018 and a total of 6.1% year-to-date from Fiscal Year 2018. Mixed beverage tax revenues were likely to be double what was budgeted for Fiscal Year 2019. Additionally, Mr. Cox reported on the status of the Central Wimberley Wastewater Project. The Texas Water Development Board had received all requested information regarding the environmental findings from the City, and the 30-day public review period would begin soon. Furthermore, Council Member Rebecca Minnick, Council Member Gary Barchfeld and Mr. Cox had recently met with Aqua Texas to discuss the potential agreement and/or contract between the City and the company. Council Member Rebecca Minnick provided detailed information to Council and the public regarding the meeting with Aqua Texas, including a possible bore location at the narrowest part of the Cypress Creek, easement negotiation/s, contract length and compromise between interested parties. There was discussion among Council members pertaining to the Project.

PUBLIC HEARINGS AND POSSIBLE ACTION

- A. Hold a public hearing and consider approval regarding case CUP-19-005, an application for a Conditional Use Permit to allow for the construction of a secondary residence on property zoned Rural Residential 1 (R-1) for property located at 164 Masonic Lodge Road, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*John & Shane Foster*)
Planning and Development Coordinator/GIS Analyst, Sandy Floyd, presented the application for a Conditional Use Permit (CUP). There had been one inquiry and no response to the application. The Planning and Zoning Commission had unanimously voted to recommend approval of the application at their July 11th meeting.

Mayor Susan Jagers opened the public hearing at 6:56 p.m.

Applicants John and Shane Foster addressed Council regarding the CUP.

Mayor Susan Jagers closed the public hearing at 6:57 p.m.

Motion to approve case CUP-19-005, an application for a Conditional Use Permit to allow for the construction of a secondary residence on property zoned Rural Residential 1 (R-1) for property located at 164 Masonic Lodge Road, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (5-0).

- B. Hold a public hearing and consider approval regarding case ZA-19-006, an application to change the zoning from Rural Residential 1 (R-1) to Single-Family Residential 2 (R-2) for The Oaks, Section 1, Lot 2, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*City of Wimberley, Applicant*)

Planning and Development Coordinator/GIS Analyst, Sandy Floyd, presented the application for a zoning change. The lot had originally been improperly zoned. The Planning and Zoning Commission had unanimously voted to recommend approval of the application at their July 11th meeting.

Mayor Susan Jagers opened the public hearing at 6:59 p.m.

There were no public comments.

Mayor Susan Jagers closed the public hearing at 6:59 p.m.

Motion to approve case ZA-19-006, an application to change the zoning from Rural Residential 1 (R-1) to Single-Family Residential 2 (R-2) for The Oaks, Section 1, Lot 2, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (5-0).

DISCUSSION AND POSSIBLE ACTION

- A. Discuss and consider possible action to waive application fees for the Wimberley Village Library. (*Dell Hood*)

President of the Board of Trustees for the Wimberley Village Library, Dell Hood, addressed Council requesting a waiver of application fees for a large expansion of the facility. The waiver would include fees for zoning, subdivision, variance, site development and building permit. There was discussion among Council members and Mr. Hood pertaining to the Library's budget and finances.

Motion to waive application fees for the Wimberley Village Library was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (5-0).

- B. Discuss and consider possible action to regarding Ordinance No. 2019-09, discussing the issuance of the “City of Wimberley, Texas Exchange Refunding Bonds, Series 2019.” (*Norton Rose Fulbright Attorney Stephanie Leibe*)

Bond Counsel Attorney, Stephanie Leibe, advised Council regarding the issuance of exchange refunding bonds for the Central Wimberley Wastewater Project. City Council had chosen to adopt a resolution in April 2019, supporting the issuance of the bonds, instead of adopting the Ordinance No. 2019-09. The Ordinance would authorize the issuance of the exchange refunding bonds. The current revenue bonds would need to be exchanged as part of the four conditions set forth by the Texas Water Development Board for the approval of the change in scope to the Project. Additionally, Ms. Leibe advised on the stipulations for exchange refunding bonds, which are secured by a combination of revenues and ad valorem tax. The original revenue bonds were issued for Project design. No election would be required for the exchange refunding bonds. The was discussion among Council regarding ad valorem tax and the process and timeframe required to issue the new bonds.

No action was taken on this item.

- C. Discuss and consider possible action to approve an Excessive Force Policy as required by the General Land Office for all Community Development Block Grant recipients. (*Langford Community Management Services*)

Motion to approve an Excessive Force Policy as required by the General Land Office for all Community Development Block Grant recipients was made by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (5-0).

- D. Discuss and consider possible action to approve Section 3 Policy as required by the General Land Office for all Community Development Block Grant recipients. (*Langford Community Management Services*)

Motion to approve Section 3 Policy as required by the General Land Office for all Community Development Block Grant recipients was made by Council Member Craig Fore. Motion was seconded by Council Member Christine Byrne. Motion carried unanimously (5-0).

- E. Discuss and consider possible action to approve Section 504 Grievance Procedures as required by the General Land Office for all Community Development Block Grant recipients. (*Langford Community Management Services*)

Motion to approve Section 504 Grievance Procedures as required by the General Land Office for all Community Development Block Grant recipients was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (5-0).

- F. Discuss and consider possible action to approve Citizen Participation Grievance Procedures as required by the General Land Office for all Community Development Block Grant recipients. (*Langford Community Management Services*)

Motion to approve Citizen Participation Grievance Procedures as required by the General Land Office for all Community Development Block Grant recipients was made

by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (5-0).

- G. Discuss and consider possible action to approve Depository/Authorized Signatory Form as required by the General Land Office for all Community Development Block Grant recipients. *(Langford Community Management Services)*
Motion to approve Depository/Authorized Signatory Form as required by the General Land Office for all Community Development Block Grant recipients was made by Council Member Bo Bowman. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (5-0).
- H. Discuss and consider possible action to approve Resolution No. 10-2019 – Affirmative Resolution (Signatories), as required by the General Land Office for all Community Development Block Grant recipients. *(Langford Community Management Services)*
Motion to approve Resolution No. 10-2019 – Affirmative Resolution (Signatories), as required by the General Land Office for all Community Development Block Grant recipients, was made by Council Member Christine Byrne. Motion was seconded by Council Member Craig Fore. Motion carried unanimously (5-0).
- I. Discuss and consider possible action to approve Resolution No. 11-2019 – Civil Rights Resolution, as required by the General Land Office for all Community Development Block Grant recipients. *(Langford Community Management Services)*
Motion to approve Resolution No. 11-2019 – Civil Rights Resolution, as required by the General Land Office for all Community Development Block Grant recipients, was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (5-0).
- J. Discuss and consider possible action to repeal or amend adopted Resolution No. 09-2019. *(Mayor Susan Jagers)*
There was discussion pertaining to the language for adopted Resolution No. 09-2019.
No action was taken on this item.

CITY COUNCIL REPORTS

- A. Announcements – Council Member Bo Bowman complimented the city official training he attended in Fredericksburg on July 12th.
- B. Future agenda items – Council Member Gary Barchfeld requested a discussion on City boards, commissions and committees and agenda postings be placed on the August 1st agenda. Additionally, Council Member Rebecca Minnick requested a discussion item regarding the roles and responsibilities for City boards, commissions and committees be placed on the same agenda. Council Member Christine Byrne asked City staff to write a resolution of support for the Mount Edith property for the August 1st agenda. Mayor Susan Jagers requested an evaluation for the City Administrator be placed on the agenda.

ADJOURNMENT

Motion to adjourn the meeting at 7:44 p.m. was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (5-0).

RECORDED BY:

Laura J. Calcote, City Secretary



APPROVED BY:

Susan Jagers, Mayor

DRAFT



AGENDA ITEM: City Administrator’s Report
SUBMITTED BY: Shawn Cox, City Administrator
DATE SUBMITTED: July 29, 2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The City Administrator will review the current and future format of the City Administrator’s Report.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- | | | | |
|-------------------|-------------------------------------|---------------------------|----|
| Budgeted Item | <input type="checkbox"/> | Original Estimate/Budget: | \$ |
| Non-budgeted Item | <input type="checkbox"/> | Current Estimate: | \$ |
| Not Applicable | <input checked="" type="checkbox"/> | Amount Under/Over Budget: | \$ |

STAFF RECOMMENDATION



City of Wimberley FY 2020 City Council Priorities Adopted:

This document, adopted by the City Council represents the priorities for the City Council for FY 2020, and is to be used as a reference and planning tool for City Staff for the fiscal year. Council priorities are not listed in rank order.

Public Safety

Improve communication for regular and emergency events.

Financing

TBD

Transpiration

Improve traffic and pedestrian movement through the City.

Development/Growth

Plan for the proper management of current development and future growth.

Quality of Life

Maintain and expand natural and humanmade amenities for all.

Image

TBD

Function

TBD

Relationships

TBD

Infrastructure

Improvement of current and planning for future infrastructure needs.

City Council Priorities – As of ...

This document, adopted by the City Council represents the priorities for the City Council for FY 2020, and is to be used as a reference and planning tool for City Staff for the fiscal year. Council priorities are not listed in rank order.

A. PRIORITY: PUBLIC SAFETY

Improve communication for regular and emergency events.

Goals:

- Regular promotion of communication outlets
- Improved coordination with local law enforcement, and emergency service agencies
- Review of efforts for best practices

B. PRIORITY: FINANCING

TBD.

Goals:

-

C. PRIORITY: TRANSPORTATION

Improve traffic and pedestrian movement through the City.

Goals:

- Review and enforcement of City ordinances
- Development of an enforcement strategy
- Identify problems and problem areas
- Identify pedestrian mobility solutions
- Identify directional signage needs
- Improve mapping

D. PRIORITY: DEVELOPMENT/GROWTH

Plan for the proper management of current development and future growth.

Goals:

- Provide of fact and data-based recommendations
- Proactively review development standards
- Provide more training

E. PRIORITY: QUALITY OF LIFE

Maintain and expand natural and humanmade amenities for all.

Goal:

- Assessment of current assets and identification of future needs and wants

F. PRIORITY: IMAGE

TBD

Goals:

-

G. PRIORITY: FUNCTION

TBD

Goals:

-

H. PRIORITY: RELATIONSHIPS

TBD

Goals:

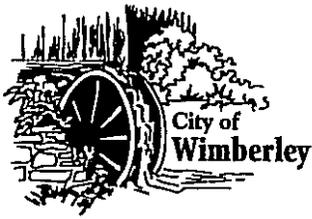
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I. PRIORITY: INFRASTRUCTURE

Improvement of current and planning for future infrastructure needs.

Goals:

- Completion of the Central Wimberley Wastewater Project
- Development of infrastructure needs assessment and a Capital Improvement Plan
- Continued coordination with transportation entities
- ADA compliance and identification of needs



AGENDA ITEM: Resolution No. 12-2019 – Park Acquisition
SUBMITTED BY: Richard Shaver/Christine Byrne
DATE SUBMITTED: July 18, 2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The City of Wimberley’s Park Master plan updated in 2018, lists the objective of Goal 1, as continuing to acquire and protect open space, natural areas and park land for all citizens of Wimberley. In May of 2019, 288 acres located at Development Tract 2325 FM Wimberley, Texas 78676 was listed on the MLS for sale.

The acquisition of this property is a significant step in achieving multiple goals of the City’s Parks Master plan in addition to land preservation, night sky preservation and the like. Acquiring the land also achieves preservation of an iconic landmark that has regional and historical significance, Mt. Edith. This landmark is the “Sister Mountain” to City-owned Old Mt. Baldy (both named after prominent historical figures from the Wimberley community’s Lowery Sisters; Aunt Alberta, Aunt Edith & Aunt Corina).

Grants and Public/Private funding sources are the avenue by which staff will secure to acquire the tract of land.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- | | | | |
|-------------------|-------------------------------------|---------------------------|----|
| Budgeted Item | <input type="checkbox"/> | Original Estimate/Budget: | \$ |
| Non-budgeted Item | <input checked="" type="checkbox"/> | Current Estimate: | \$ |
| Not Applicable | <input checked="" type="checkbox"/> | Amount Under/Over Budget: | \$ |

STAFF RECOMMENDATION

Staff is recommending/seeking the full support of Council in its effort to acquire real property located at AC Development Tract 2325 FM Wimberley, Texas 78676 and the acknowledgement that such an acquisition will fulfill goals set forth in the City of Wimberley's 2018 Parks Master Plan and is a priority for Council. Staff also recommends that Council declares the acquisition to occur solely through funding sources such as public/private funding partnerships and local, state and federal grants.

City of Wimberley Parks Department

Parkland Acquisition Project 2019

Richard Shaver

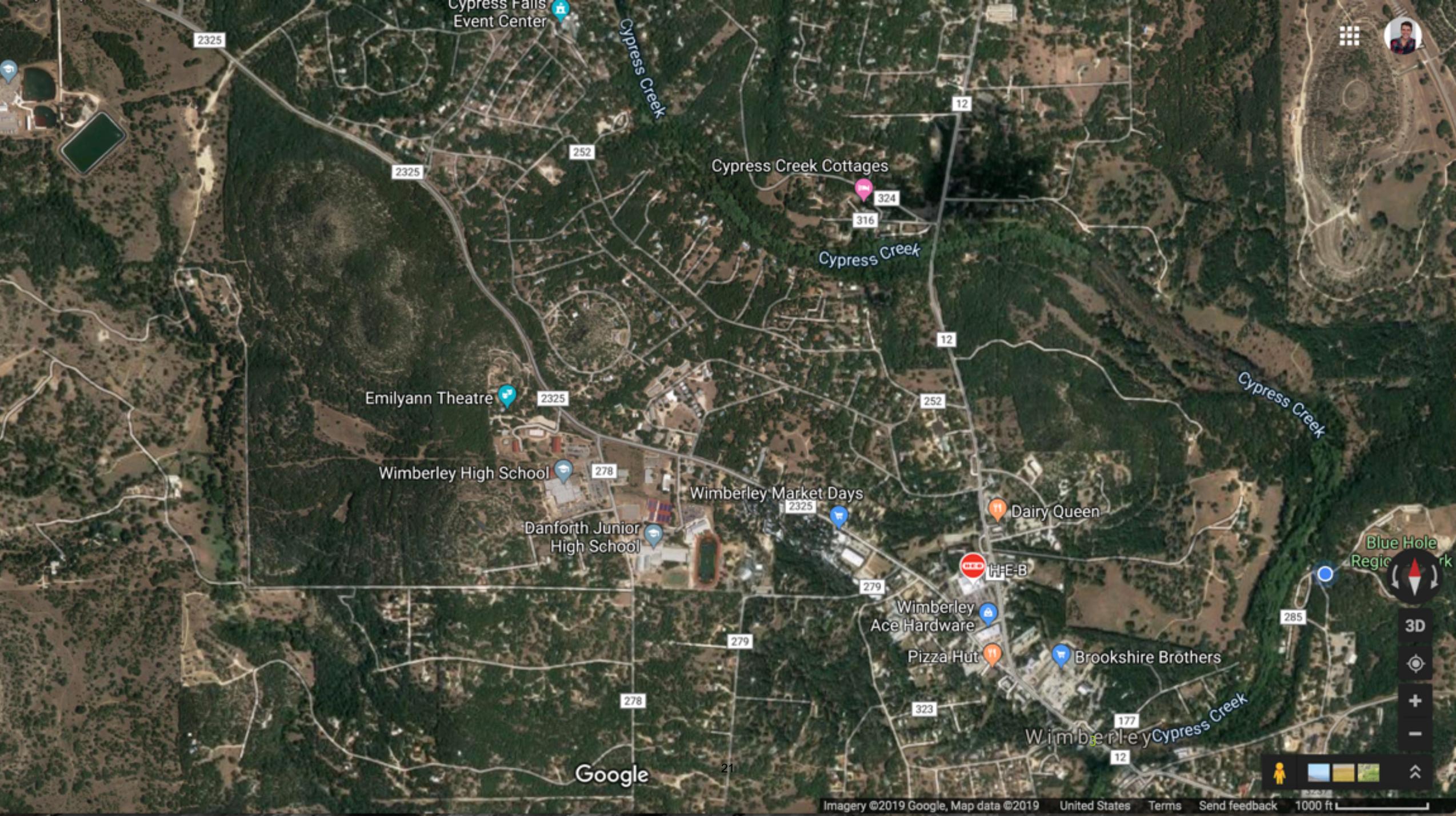
Programs and Operations Manager

Kelly Schmidt

Parks Director



Mount Edith Potential Parkland
RR 2325 Wimberley, TX 78676
287.7 acres for sale
Asking price: \$22,000 - \$25,000 per acre
No possibility for donation of land



Cypress Falls Event Center

Cypress Creek

Cypress Creek Cottages

Cypress Creek

Cypress Creek

Emilyann Theatre

Wimberley High School

Danforth Junior High School

Wimberley Market Days

Dairy Queen

W-E-B

Wimberley Ace Hardware

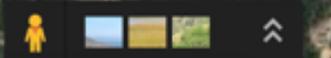
Pizza Hut

Brookshire Brothers

Blue Hole Region

Google

21

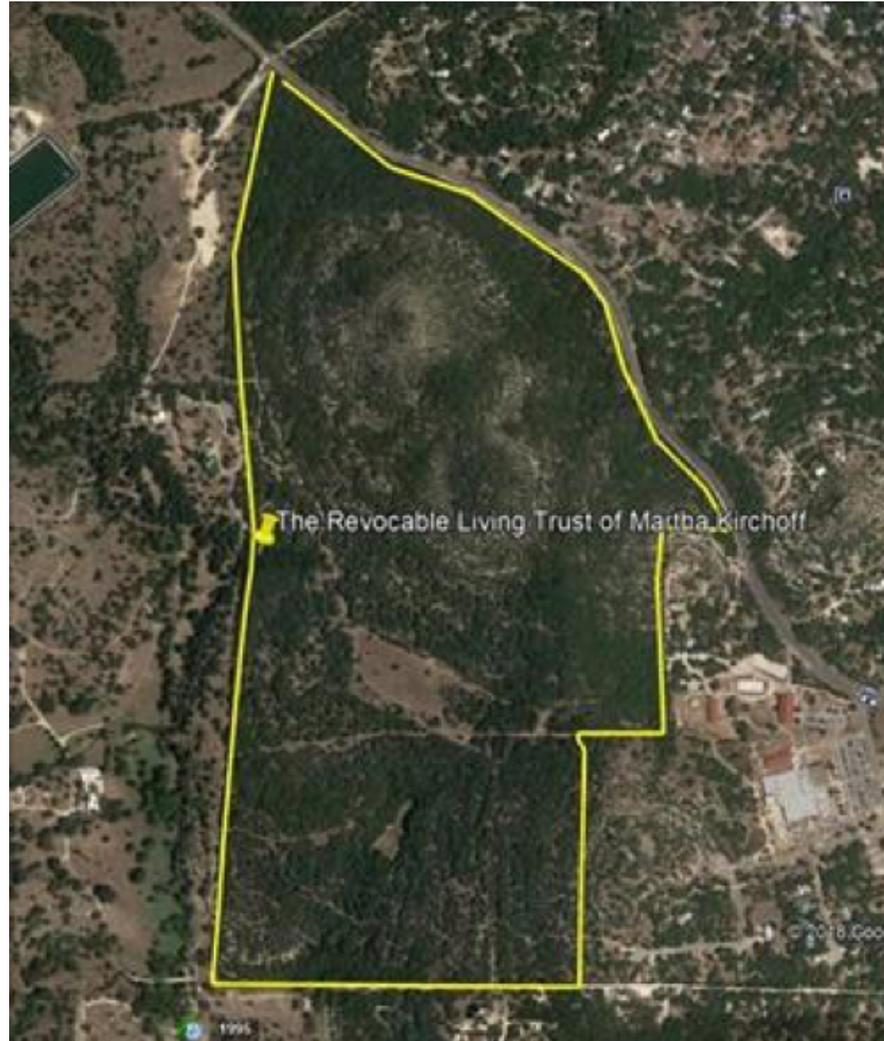






Mount Edith Parkland

- Sister Mountain of Mount Baldy
- Wimberley and Woodcreek ETJ
- Flood Mitigation
- Possible Grants/ Partnerships
 - TPWD - Co-Sponsor
 - Trust for Public Lands
 - Texas Nature Conservancy
 - Conservation Alliance
 - National Recreation and Parks Association
 - National Parks Service
 - Willett Foundation



RESOLUTION NO. 12-2019

A RESOLUTION OF THE CITY OF WIMBERLEY, TEXAS SUPPORTING THE EFFORTS OF THE CITY OF WIMBERLEY PARKS DEPARTMENT IN ACQUIRING REAL PROPERTY LOCATED AT 288 AC DEVELOPMENT TRACT 2325 FM WIMBERLEY, TEXAS 78676.

WHEREAS, metropolitan areas surrounding Hays County are experiencing explosive population growth; and

WHEREAS, population growth fuels development, which diminishes the natural environment and quality of life of the Wimberley Valley’s citizens; and

WHEREAS, the City of Wimberley Parks Master Plan addresses these concerns and includes as a Goal of the Plan to acquire and protect open space, natural areas and park land for all citizens of Wimberley;

WHEREAS, on June 6, 2019, the Wimberley City Council unanimously supported the City Parks Department staff in the exploration of possible expansion of the City’s park system; and

WHEREAS, the City of Wimberley has received several letters supporting the effort to expand and enhance Wimberley’s open space and park inventory through preservation of land; and

WHEREAS, the City of Wimberley will reaffirm its commitment to pursue the acquisition of real property located at 288 AC Development Tract 2325 FM Wimberley, Texas 78676; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS that the City Council supports the efforts of the City’s Parks Department staff to pursue the acquisition through private donation, grants, and other lawful means to acquire real property that will fulfill the goals of land protection illustrated in the Wimberley Parks and Recreation Master Plan.

PASSED AND APPROVED this 1st day of August, 2019.

THE CITY OF WIMBERLEY, TEXAS

By: _____
Susan Jagers, Mayor

ATTEST:

Laura J. Calcote, City Secretary



Laura Calcote

From: Vivien Braslau <vbraslau@icloud.com>
Sent: Sunday, July 28, 2019 5:06 PM
To: City of Wimberley Parks
Subject: Buy Mount Edith

I support the Wimberley Parks Department effort to buy Mount Edith and turn it into a future parkland. Wimberley is more developed with traffic and long lines through the center of town that weren't here two years ago. I'm glad the City is taking steps to stop Wimberley from being built up into another Hill Country town with hundreds of acres of hot asphalt, beige roofs and no water because of development pressure on the aquifer.

Laura Calcote

From: Denise Moon <dmoon4826@yahoo.com>
Sent: Friday, July 26, 2019 6:00 PM
To: Richard Shaver
Cc: Skip Moon
Subject: Save Mount Edith!

We recently bought our retirement home in Las Lomas, after losing our previous home off of Flite Acres in the 2015 Memorial Day weekend flood.

I've been coming to Wimberley every year since I was 6 months old, and I'm 66 years old now.

We totally support the Parks Dept in their attempt to buy Mount Edith. Coming from San Marcos on RR12, the Twin Sisters are a beautiful landmark and has been for decades. We do not want commercial development to take away the very soul of our beloved little piece of heaven!

We will be moving to Wimberley next week but I'm still working in Houston until I retire in December, so I will be a part-timer until then.

I would love to help with anything I am able to do for this very important cause!

Warmly,

Denise Moon

Sent from my iPhone

Laura Calcote

From: JC Wilks <wilks.jc@gmail.com>
Sent: Thursday, July 25, 2019 10:19 AM
To: Richard Shaver
Subject: Mt. Edith property for future park

Hello Richard,

I am writing in support of Wimberley trying to acquire the Mt. Edith and acreage surrounding that is for sale for a future park. As our community grows there will be great need for more park spaces and with Wimberley. Since we are such a tourist destination not only people that live here or will move here get to enjoy it, but those who visit and spend money here will too. I would love to see how much money we could raise through grants, philanthropists, and other avenues to secure this place to be enjoyed by us and generations to come.

Sincerely,

--

Jesse Wilks
512-573-1098
wilks.jc@gmail.com

Laura Calcote

From: Lissa Rabon <horsescoach@gmail.com>
Sent: Friday, July 26, 2019 7:42 AM
To: Richard Shaver
Subject: Mount Edith

I would like to offer my support and volunteer my time in helping Wimberley purchase this wonderful spot. I'm sure with further examination it probably has some sort of archaeological significance as well! I can't imagine ancient natives didn't use it as a lookout or a camp spot of some sort. Yes! Please put The information out there! How can we help, where can we sign up!? Thank you so much, Let's keep some green in Wimberley! – Lissa

Lissa Burnette-Rabon
20995 Ranch Rd. 12
Driftwood, TX 78619
Cell: 254-855-5037

Laura Calcote

From: Andy Barrett <andy.david.barrett@gmail.com>
Sent: Saturday, July 27, 2019 9:58 AM
To: City of Wimberley Parks
Subject: Mount Edith Potential Park

Hello,

I'm emailing to show my support for the purchase of Mount Edith to be turned into a park/green space for Wimberley. As someone who grew up in Wimberley, I think it is very important that we maintain, and expand, public natural areas.

Unfortunately, I cannot help much in the way of funding, but I wanted to show my support for your mission. I hope you are successful in finding donors, grants, etc.

Thank you for your good work!

Andy

Laura Calcote

From: Compeau, Cecil R <rich.compeau@txstate.edu>
Sent: Friday, July 26, 2019 7:36 AM
To: Richard Shaver
Subject: In support of the purchase of Mount Edith

Dear Mr. Shaver,

In response to the news story

<https://spectrumlocalnews.com/tx/austin/news/2019/07/26/wimberley-parks-department-asks-for-support-in-buying--7m-mountain>

I am writing to state that our household is in full support of the purchase of Mount Edith.

Wimberley is a gem in the Hill Country, and actions such as the purchase of Mount Edith must be taken to ensure that it does not become a southern suburb of Austin while losing its charm and personality in the process.

Thanks and best regards,

Cecil R. Compeau, Jr.
201 Mission Trl
Wimberley, TX, 78676
512-722-3815

Rich Compeau, PhD
Professor of Practice
Electrical Engineering Academic Program Coordinator
Ingram School of Engineering, Texas State University
601 University Dr, IGRM 2210D
San Marcos, TX 78666
tel: 512-245-1826

Laura Calcote

From: Heather Carter <hcartist@mac.com>
Sent: Thursday, July 25, 2019 9:10 AM
To: Richard Shaver
Subject: We support buying Mt. Edith!

Dear Mr. Shaver,

My husband and I support adding Mt. Edith and surrounding land to our city park system. Thank you for your work on this!

Sincerely,
Heather Carter and Marc Gitterle

Sent from my iPhone

Laura Calcote

From: catheiney78676@gmail.com
Sent: Monday, July 22, 2019 11:36 AM
To: Richard Shaver
Cc: Shawn Cox
Subject: Proposed Mt. Edith parkland purchase

To All Concerned:

I am writing as a long-time resident (26 years in Wimberley, since incorporation, the last 19 in the ETJ) to express my strong disagreement with the City's exploration for funding (through grants, etc) to purchase Mt. Edith land for city parkland expansion and/or greenspace preservation. A few of my reasons follow:

Riverfront/river property is what the citizens have been clamoring for, for years. If the City wishes to expend time effort obtaining grant monies for more parkland, this is where this effort should be expended. The City needs river park long before it starts looking to acquire large tracts for parkland expansion/green space preservation, especially when the majority of the tract is in Woodcreek ETJ, not Wimberley.

The City can barely afford to develop Blue Hole to its Master Plan and swimming, during peak season, is a hassle (on-line reservations) & expensive. I realize some of this was because the swimming hole was being loved to death). That right there should tell you where the demand is, for more water access (& I'm not talking \$9/per person access, either). Wimberley says it is a "tourist city", so it better step up & acquire more water access like neighboring tourist towns, San Marcos, New Braunfels, etc., before it gets the reputation as a overpriced tourist trap with beautiful water view, but little affordable access. There are vast expanses of rocky hills & cedar in the City limits & ETJ; river property is finite. Better plan is to begin to line up grants so as to be ready to execute when/if a river property like Rocky River Ranch, for example, should become available. Now thats a project worth putting time/effort into.

Respectfully,

Cathy M Heiney
Wimberley, Tx 78676

P.S.: I would appreciate copies being forwarded to all council members & Mayor. I would have included them as cc's but could not readily find email addresses for them on the City website. Thank you.

Sent from my LG G Pad X 10.1, an AT&T 4G LTE tablet

Laura Calcote

From: Christine Middleton <chrismid@austin.rr.com>
Sent: Wednesday, July 17, 2019 11:24 AM
To: City of Wimberley Parks
Subject: Mt Edith Support Letter
Attachments: MiddletonMtEdithSupport.pdf

See attached. Let me know any way I can help further with this exciting effort.

Christine Middleton
chrismid@austin.rr.com

"Nature does not hurry, yet everything is accomplished."

- Lao Tzu

Laura Calcote

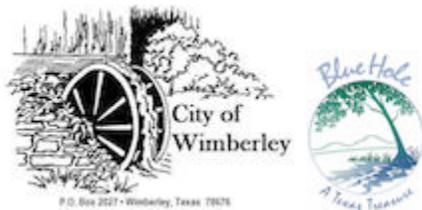
From: Kelly Schmidt
Sent: Monday, July 15, 2019 9:58 AM
To: Home Hodgson
Cc: Shawn Cox; Richard Shaver
Subject: Re: Mount Edith, Wimberley

Mr. Hodgson,

Thank you for your support!

Kindest Regards,

Kelly Schmidt
Parks Director
City of Wimberley, TX
(C)512.217.9920
(O)512-660-9111
www.cityofwimberley.com



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From: Home Hodgson <home.hodgson@gmail.com>
Sent: Monday, July 15, 2019 9:47 AM
To: Kelly Schmidt <kschmidt@cityofwimberley.com>
Subject: Mount Edith, Wimberley

To:
Kelly Schmidt
Parks Director for the City of Wimberley
kschmidt@cityofwimberley.com

I am a Wimberley resident and I am writing in support of the possible acquisition to save the Mount Edith property, west of the Emily Ann Theater, as open space or for future parkland.

This would be an asset to Wimberley area residents as well as an asset to the Wimberley area in general, attracting visitors and the very important tourist trade that supports so much of Wimberley's economy.

Sincerely,

Gaye Lynn Hodgson
1100 Dry CypressRanch Rd
Wimberley, TX 78676

Laura Calcote

From: twatson11@austin.rr.com
Sent: Tuesday, July 16, 2019 4:22 PM
To: Richard Shaver
Subject: RE: Mount Edith acquisition

Dear Mr. Shaver,

I strongly encourage the City of Wimberley to purchase, using whatever means required, the Mount Edith property for future use as a park. The public has far too few places for outdoor relaxation and exercise. This property would be great for hiking, nature study, and picnicking.

Thank you for your kind attention,

Tom Watson

Laura Calcote

From: Home Hodgson <home.hodgson@gmail.com>
Sent: Monday, July 15, 2019 9:43 AM
To: Richard Shaver
Subject: Mount Edith, Wimberley

To: Richard Shaver
Programs and Operations Manager
City of Wimberley Parks Department
rshaver@cityofwimberley.com

I am a Wimberley resident and I am writing in support of the possible acquisition to save the Mount Edith property, west of the Emily Ann Theater, as open space or for future parkland.

This would be an asset to Wimberley area residents as well as an asset to the Wimberley area in general, attracting visitors and the very important tourist trade that supports so much of Wimberley's economy.

Sincerely,
Gaye Lynn Hodgson
1100 Dry CypressRanch Rd
Wimberley, TX 78676

Laura Calcote

From: Mindy Webber <mindychuckles@icloud.com>
Sent: Monday, July 15, 2019 7:40 PM
To: Richard Shaver
Subject: Mount Edith

I support the purposed plan of acquiring Mt. Edith through grants and partnerships. It would be a great open space and/or future parkland.

Thank you,
Mindy Webber

Sent from my iPhone

Laura Calcote

From: Kerry Hugins <khugins@gmail.com>
Sent: Tuesday, July 16, 2019 3:46 PM
To: Richard Shaver
Subject: blue hole

please get the city on board to save Mount Edith from being developed. We LOVE blue hole esp for its pristine waters.

warm regards
kerry hugins

Laura Calcote

From: Albert Sander <aasj058@gmail.com>
Sent: Monday, July 15, 2019 8:48 AM
To: Richard Shaver
Subject: Twin Sisters

Hope you can look for a way to preserve some of the land around Wimberley for the future. I was involved in the purchase of Blue Hole and the Winters Wimberley House and the acreage around it. This was accomplished with no money from the City. It can be done with planning.

Al Sander

Sent from my iPhone

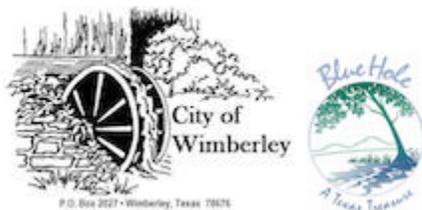
Laura Calcote

From: Kelly Schmidt
Sent: Monday, July 15, 2019 9:20 AM
To: Albert Sander
Cc: Shawn Cox; Richard Shaver
Subject: Re: Twin Sisters

Thank you for your support Mr. Sander.

Kindest Regards,

Kelly Schmidt
Parks Director
City of Wimberley, TX
(C)512.217.9920
(O)512-660-9111
www.cityofwimberley.com



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From: Albert Sander <aasj058@gmail.com>
Sent: Monday, July 15, 2019 8:52 AM
To: Kelly Schmidt <kschmidt@cityofwimberley.com>; mbb@cummingsbaccus.com <mbb@cummingsbaccus.com>
Subject: Fwd: Twin Sisters

Sent from my iPhone

Begin forwarded message:

From: Albert Sander <aasj058@gmail.com>
Date: July 15, 2019 at 8:48:09 AM CDT
To: Shaver Richard <rshaver@cityofwimberley.com>
Subject: Twin Sisters

Hope you can look for a way to preserve some of the land around Wimberley for the future. I was involved in the purchase of Blue Hole and the Winters Wimberley House and the acreage around it. This

was accomplished with no money from the City. It can be done with planning.
Al Sander

Sent from my iPhone

Laura Calcote

From: Jamie Pettit <jamiekpettit@gmail.com>
Sent: Monday, July 15, 2019 8:48 AM
To: Richard Shaver
Subject: Potential Parkland

Dear Mr. Shaver,

My husband and I fully support the Wimberley Parks Department pursuing grants in order to purchase all or part of the Mount Edith property to preserve it from development and to provide more public parkland for Wimberley Valley residents. Please let us know if we can do anything to help in this endeavor!

Sincerely,

Jamie Pettit & David Weyman

--
jamie

"Be the Change that you wish to see in the world."
— Mahatma Gandhi

Laura Calcote

From: Dr. M. <dr_meacham@yahoo.com>
Sent: Sunday, July 14, 2019 11:44 PM
To: Richard Shaver
Subject: Mount Edith for Parkland

Dear Mr. Shaver,

I have lived here since 1985. I support preserving this land around Emily Ann Theater to protect it for future generations. This area with the rivers and oaks and juniper trees is so special to me and so many others!

Please do what you can to seek out grants and other funding sources to purchase the land.

So much has changed over the years in Wimberley. What a gift to the community and our grandchildren's children to preserve this natural habitat for them.

I will have my final resting place be in Wimberley, I love it so much.

Know that this community is in support of making the land that is for sale a park for the people in Wimberley Valley and her surrounding neighbors.

Regards,

Dr. Martha Meacham

Laura Calcote

From: Raoul Belleau <rbelleau88@gmail.com>
Sent: Sunday, July 14, 2019 8:31 PM
To: Richard Shaver
Subject: Mount Edith

Greetings,

My family and I are regulars at Blue Hole Regional Park and strongly support the City of Wimberley moving forward towards turning Mount Edith and the surrounding area into parkland as well.

Raoul Belleau

Laura Calcote

From: Christian Williams <chris@williamsracingacademy.com>
Sent: Monday, July 15, 2019 4:56 AM
To: Richard Shaver
Subject: Mount Edith

Robert,

I support the city and the Parks Department in finding alternative funding for the purchase of Mount Edith. Besides more parkland and the obvious benefits, I think it is a good, common cause for the community to come together.

Thank you,
Christian Williams
201 Mockingbird Lane
Wimberley, Texas

Christian Williams
Director and Head Coach- [Williams Racing Academy](#)
512.956.2827



Laura Calcote

From: Terri Burney-Bisett <tbisett@gmail.com>
Sent: Monday, July 15, 2019 8:15 AM
To: Richard Shaver
Subject: Mount Edith

Dear Mr. Shaver,

Just wanted to let you know that I would strongly support any effort of the Wimberley Parks Department to preserve Mount Edith as an open space or parkland. I hope the Wimberley City Council will pass a resolution stating that the City supports moving forward to collect funds needed through grants and partnerships.

Terri Burney-Bisett
I cook, therefore I am.

Laura Calcote

From: Linda Webb <linda@tres-angeles.com>
Sent: Sunday, July 14, 2019 5:44 PM
To: Richard Shaver
Cc: Mayor; Place1; Place2; Place3; Place4; Place5; Shawn Cox
Subject: SEEKING GRANTS FOR MT EDITH ACREAGE

A full hearted YES to seeking grants to secure this acreage.

I urge City Council to issue a Resolution supporting the Parks Dept in this endeavor.



Linda Webb
Wimberley Resident

Laura Calcote

From: Lori Pharis <pharis.crew5@gmail.com>
Sent: Sunday, July 14, 2019 7:11 PM
To: Richard Shaver
Subject: Parks vs. commercialization

I support parks and green space over commercialization. We have the whole commercial world at our fingertips with San Marcos, Austin, and San Antonio nearby. Let's preserve our quaint town with careful planning.

Thank you,

Lori Pharis
Sent from my iPhone

Laura Calcote

From: Shelly Buse <shelly.buse@gmail.com>
Sent: Sunday, July 14, 2019 7:31 PM
To: Richard Shaver
Subject: Mt. Edith

Hi Richard, I just want to say that I support the city in the purchase of Mt. Edith as a city park. We have a way of coming together to make such things happen. I hope the city will seriously consider this!

Thanks for all you do!

~Shelly Buse

Laura Calcote

From: Andrew Weber <andrew.weber@vownet.net>
Sent: Saturday, July 13, 2019 9:06 AM
To: Richard Shaver
Subject: Letter supporting Mt. Edith property purchase
Attachments: Doc2.docx



AGENDA ITEM: City Email Access
SUBMITTED BY: Shawn Cox, City Administrator
DATE SUBMITTED: July 29, 2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Currently, the City has approximately 17 email accounts. This includes staff and City Council. Administration is requesting direction from Council on who should have access to what accounts?

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:	\$
Non-budgeted Item	<input type="checkbox"/>	Current Estimate:	\$
Not Applicable	<input checked="" type="checkbox"/>	Amount Under/Over Budget:	\$

STAFF RECOMMENDATION



AGENDA ITEM: Volunteer Boards Handbook & Role Clarification
SUBMITTED BY: Rebecca Minnick
DATE SUBMITTED: July 24, 2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss the development of a handbook and training for members of the City’s Boards, Commissions and Committees.

Currently, the city’s volunteer committees are required to complete a training on the Texas Open Meetings Act and the Public Information Act. These training videos are provided by the Attorney General of Texas, and assist elected and appointed officials in receiving training in Texas open government laws.

Committee members should also have clear direction on roles and specific responsibilities, utilizing staff and other resources, parliamentary procedure, legal meeting notice requirements, anti-discrimination, ethics and social media guidelines.

Annual training for all volunteers, including council, will raise awareness among our volunteers. A written handbook that can also be accessed online by prospective volunteers will provide a clear roadmap to ensure that the city’s business is conducted in an ethical, business-like manner.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- | | | | |
|-------------------|-------------------------------------|---------------------------|----|
| Budgeted Item | <input type="checkbox"/> | Original Estimate/Budget: | \$ |
| Non-budgeted Item | <input type="checkbox"/> | Current Estimate: | \$ |
| Not Applicable | <input checked="" type="checkbox"/> | Amount Under/Over Budget: | \$ |

STAFF RECOMMENDATION

Being a Good Board Member



Board & Commission Orientation
January 24, 2019



City Hall
ESSENTIALS

Boards & Commissions:

- Can be vital.
- Are key to participatory democratic governance.
- Can serve a crucial function.

Or...

Boards & Commissions:

- Can be a significant drain on staff time.
- Can be distracting and disruptive.
- Can create liability for the city.
- Might become political nightmares.

What Is Your Function?

- **Tasks:** anticipate outcomes, deliverables.
- **Problem Identification:** goal-setting.
- **Problem-Solving:** visioning.
- **Listening:** intake.
- **Legislative:** policy formation.
- **Administrative:** implementation.
- **Adjudicatory:** quasi-judicial.
- **Appellant:** appeals, exceptions.

Who Are The Players?

- **City Officials** (elected, staff, volunteers, contractors).
- **Citizens** (residents, owners, tourists, businesses).
- **Applicants / Vendors** (seeking approvals, contracts).
- **Special Interest Groups.**
- **Regulators** (state, federal, local).
- **Media** (traditional and citizen journalists).
- **Utilities / Political Subdivisions / Districts.**
- **Neighboring Communities** (region).
- **Judiciary** (municipal, state, federal).

What's Your Official Position?

- Chair
- Member
- Staff
- Applicant
- Audience
- Media
- Expert / Consultant



Role Clarification:

- Legislator
- Representative
- Executive
- Administrator
- Advisor / Counselor / Consultant
- Advocate
- Commentator
- Subject Expert
- Information Gatherer
- Observer

Tribal
Council
Circle



Chairperson: Best Practices

1. **Focuses** on process (not *outcome*).
2. **Remembers** meetings are for board members.
3. **Maintains** a civil & respectful atmosphere.
4. **Proceeds** in an orderly fashion.
5. **Strives** to get necessary people to attend.
6. **Fosters** board member participation.
7. **Promotes** audience engagement.
8. **Ensures** motions and actions are clear.

Traits of Successful Members:

- 1. Show up.**
- 2. Are prepared.**
- 3. Ask staff questions in advance.**
- 4. Are respectful.**
- 5. Are fair.**
- 6. Are consistent.**
- 7. Are brave and speak up.**
- 8. If not ready, don't act.**

Traits of Successful Members:

1. **Avoid** *ex parte* communications (if *quasi* judicial).
2. **Don't** disclose Executive Session data.
3. **Don't** have discriminatory motives.
4. **Anticipate** and address Conflicts of Interest.
5. **Know** the law & rules that apply.
6. **Good stewards** of administrative resources.
7. **Put** community interests above personal.
8. **Focus** on big picture and let staff find a path.

Traits of Successful Members:

1. **Lead** with a positive agenda (+).
2. **Embrace** all matters before the Board.
3. **Are open** to possibilities (open to discovery).
4. **Are supportive** of others.
5. **Share Data** (don't hoard info or ambush).
6. **Seek & Build *Consensus***.

Thank you for serving!





AGENDA ITEM: CWWP Status
SUBMITTED BY: Shawn Cox, City Administrator
DATE SUBMITTED: July 29, 2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The City Administrator will provide the City Council and the public with an update on the status of the Central Wimberley Wastewater Project (CWWP).

The TWDB has begun their internal review of the Statement of Findings (SOF) before it goes to the other regulatory agencies for the 30-day review. I did have a conversation with Jesse and Kristin on possibly changing the bore location. Alternate locations, should they prove viable, should not be an issue. We would need to provide an updated project description, and the request would go back through the 30-day regulatory review process, but as a minor change nothing would need to go back before the Board for approval.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:	\$
Non-budgeted Item	<input type="checkbox"/>	Current Estimate:	\$
Not Applicable	<input checked="" type="checkbox"/>	Amount Under/Over Budget:	\$

STAFF RECOMMENDATION

ATTACHMENTS

- Central Wimberley Wastewater Project Costs
- TWDB Released Funding – Series 2013 Bonds
- TWDB Released Funding – Series 2017 Bonds



AGENDA ITEM: Wimberley Wastewater Status Update
SUBMITTED BY: Gary Barchfeld
DATE SUBMITTED: 7/25/2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and Consider Possible Action regarding the status of the Central Wimberley Wastewater Project. Provide information regarding communication with the City Engineer, Capital Excavation, TWDB, GLO, update on TX Dot and other information pertinent to and completing the project. Review a Budget and Timeline of the project.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:	\$
Non-budgeted Item	<input checked="" type="checkbox"/>	Current Estimate:	\$
Not Applicable	<input type="checkbox"/>	Amount Under/Over Budget:	\$

STAFF RECOMMENDATION

City of Wimberley Wastewater Project

Purpose	Contractor	Contract/Budget Amount	Change Order/Amendment		Total Cost	Expenditures to Date			Remaining
			CO #/Amendment	CO/Amendment Amount		Pay Authorization	Spent	Retainage	

Design

Original Design/Bid	APAI	\$ 494,082	First Amendment	\$ 35,000	\$ 616,697		\$ 574,786		\$ 41,911
			Second Amendment	\$ 68,415					
			Third Amendment	\$ 19,200					
Redesign	APAI	\$ 36,500			\$ 36,500	\$ 9,850	\$ 9,850		\$ 26,650

Construction

WWTP Construction	Black Castle (WWTP)	\$ 545,072			\$ 545,072		\$ 545,072	\$ -	\$ -
Collection Line Construction	Capital Excavation (Lines)	\$ 3,251,450	CO-01	\$ 364,780	\$ 3,727,537	\$ 2,025,013	\$ 1,923,763	\$ 101,251	\$ 1,702,524
			CO-02	\$ 21,884					
			CO-03	\$ 89,423					
			CO-04	TBD					

Project Management

Project Management	TRC Engineering	Contract did not provide an amount, just a rate. Contract was ultimately			\$ 13,080		\$ 13,080		\$ -
Project Management	Jim Shoonover	\$ 175,000			\$ 175,000		\$ 129,032		\$ 45,968
Construction Administration	APAI	\$ 77,575			\$ 77,575		\$ 77,575		\$ 0
Grant/Loan Administration	Langford	\$ 25,000			\$ 24,428		\$ 24,428		\$ -

Loan/Bond Fees

Principal Forgiveness Funds - Admin Fees		\$ 5,103			\$ 5,103		\$ 5,103		\$ -
Loan Document Fees		\$ 95,452			\$ 95,452		\$ 95,452		\$ -
Escrow Agent Fees		\$ 1,200			\$ 1,200		\$ 1,200		\$ -
Bond Fees	Bickerstaff	\$ 30,260		\$ 30,260	\$ 68,550		\$ 68,550		\$ -
	SPFI	\$ 38,290		\$ 38,290					
Additional Bond Fees	Norton Rose Fulbright	\$ 10,000		\$ 36,755	\$ 52,699		\$ -		\$ 52,699
		\$ 26,755							
	SPFI	\$ 15,944		\$ 15,944					

Additional Fees

Work w/EDA/TWDB & Cancellation of WWTP Contract	Denton Navarro					\$ 11,631	\$ 36,331		
	The Chapman Firm					\$ 24,700			
Aqua Contract Negotiations	Denton Navarro					\$ 16,040	\$ 16,265		
	The Chapman Firm					\$ 225			
General Land Office Lease/Easement	GLO	\$ 2,350			\$ 2,350	\$ -	\$ -		\$ 2,350
Golden-cheeked Warble Habitat Assessment	Zara Environmental	\$ 9,884			\$ 9,884	\$ -	\$ 4,930		\$ 4,954
Survey for GLO Lease/Easement	Byrn	\$ 3,500			\$ 3,500	\$ -	\$ 3,500		\$ -
Connection to Aqua (Infrastructure Installation)	Capital	TBD			TBD	\$ -	\$ -		TBD

TWDB Released Funding

Combination Tax and Revenue Anticipation Notes - Series 2013

Authorization: Ordinance No. 2013-018

Funding: \$ 650,000

Escrow Release	Date	Amount	Balance
1	9/20/2013	\$ 11,807	\$ 638,193
2	10/3/2013	\$ 182,611	\$ 455,582
3	8/8/2014	\$ 55,000	\$ 400,582
4	10/7/2014	\$ 52,500	\$ 348,082
5	2/8/2016	\$ 226,842	\$ 121,240
6	3/27/2017	\$ 89,896	\$ 31,343

TWDB Released Funding

Sewer System Revenue Bonds - Series 2017
Authorization: Ordinance No. 2017-015
Funding: \$ 5,255,000

Escrow Release	Date	Amount	Balance
1		\$ 334,554	\$ 4,920,446
2	5/1/2018	\$ 293,753	\$ 4,626,693
3	5/21/2019	\$ 51,318	\$ 4,575,374
4	6/19/2018	\$ 366,857	\$ 4,208,517
5	8/8/2018	\$ 840,496	\$ 3,368,021
6	9/5/2018	\$ 176,886	\$ 3,191,135
7	9/26/2018	\$ 262,338	\$ 2,928,797
8	11/16/2018	\$ 67,301	\$ 2,861,496
9	12/10/2018	\$ 298,839	\$ 2,562,657
10	12/20/2018	\$ 87,455	\$ 2,475,202
11	1/28/2019	\$ 64,564	\$ 2,410,638
12	3/1/2019	\$ 125,883	\$ 2,284,755



AGENDA ITEM: Public Works Department Projects
SUBMITTED BY: Gary Barchfeld
DATE SUBMITTED: 7/25/2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and Consider Possible Action regarding the status of Wimberley City Public Works projects, intended projects, contractors and budget amounts. This is meant to be a preliminary discussion by Council and Staff to understand the City Public Works Department and to help accelerate the Budget Process.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- | | | | |
|-------------------|-------------------------------------|---------------------------|----|
| Budgeted Item | <input type="checkbox"/> | Original Estimate/Budget: | \$ |
| Non-budgeted Item | <input checked="" type="checkbox"/> | Current Estimate: | \$ |
| Not Applicable | <input type="checkbox"/> | Amount Under/Over Budget: | \$ |

STAFF RECOMMENDATION



AGENDA ITEM: Wimberley City Budget
SUBMITTED BY: Gary Barchfeld
DATE SUBMITTED: 7/25/2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and Consider Possible Action regarding the status of the Wimberley City Budget. A preliminary discussion by Council and Staff to accelerate the Budget Process.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget: \$
- Non-budgeted Item Current Estimate: \$
- Not Applicable Amount Under/Over Budget: \$

STAFF RECOMMENDATION



AGENDA ITEM: GLO FEMA Grant Discussion
SUBMITTED BY: Gary Barchfeld
DATE SUBMITTED: 7/25/2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and Consider Possible Action regarding the Grant status with the GLO and FEMA.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget: \$
- Non-budgeted Item Current Estimate: \$
- Not Applicable Amount Under/Over Budget: \$

STAFF RECOMMENDATION



AGENDA ITEM: BOA Quarters Parking Lot Paving, Cypress Creek
SUBMITTED BY: Gary Barchfeld
DATE SUBMITTED: 7/25/2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and Consider Possible Action regarding the Cement and Paver Paving of The Quarters Parking Lot at Cypress Creek. A public explanation of what was authorized by the Wimberley Board of Adjustment (BOA), what was agreed to by the Meadows Foundation, what was permitted by the City and what FEMA requirements permitted. Additionally, a complete discussion and understanding on the BOA process and the procedures of the BOA system of approval.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:	\$
Non-budgeted Item	<input checked="" type="checkbox"/>	Current Estimate:	\$
Not Applicable	<input type="checkbox"/>	Amount Under/Over Budget:	\$

STAFF RECOMMENDATION



AGENDA ITEM: Wimberley City STR Committee P&Z Mtg, Letter
SUBMITTED BY: Mayor Susan Jagers & Gary Barchfeld
DATE SUBMITTED: 7/25/2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and consider possible action to schedule a joint workshop between City Council, the Planning and Zoning Commission and the Short-Term Rental Review Committee while reviewing the letter submitted by STR to Wimberley City Council.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget: \$
- Non-budgeted Item Current Estimate: \$
- Not Applicable Amount Under/Over Budget: \$

STAFF RECOMMENDATION

Dear Mayor and City Council Members,

I am writing you today in my official capacity as Chair of the Short Term Rental (STR) Advisory Committee to: 1) report on progress, and 2) request City Council action on four important outstanding items.

On August 16, 2018, City Council enacted ordinance 2018-33 and formed the STR Advisory Committee. The Committee's purpose is to:

1. review the City's Conditional Use Permit (CUP) Process,
2. identify non-compliant Short Term Rentals,
3. outline a procedure for bringing identified properties into compliance, and
4. make actionable recommendations to City Council.

Over the past 12 months, the STR Advisory Committee held 35 working sessions amounting to over 70 hours of open public meeting time. The Committee has tirelessly worked with STR owners, citizens, P&Z, City Council, City Staff and third-party partners to deliver on the Committee's purpose and bring to life the City's Short Term Rental Program. The STR program is driven by three fundamental beliefs: 1) our City is governed by laws, 2) no property owner is above the law, and 3) all property owners have rights.

The STR Program's goal is to "encourage compliance and discourage non-compliance" through timely identification and verification of STRs operating inside the City limits. The program relies extensively on our third-party partner, Host Compliance, to provide the real-time identification, verification, and reporting of STRs operating within the City limits (See Exhibit: 1). STRs operating without a CUP are flagged, and City Staff initiates a progressive notification process to bring non-compliant STRs into compliance. To ensure ongoing CUP compliance, a four question Administrative Renewal process has been incorporated into the City's CUP ordinance requiring STR owners to affirm compliance with permitted CUP requirements, annually. The STR program is designed to be cost neutral, once City Council adopts the administrative renewal fee structure recommended by the STR Advisory Committee (see Exhibit: 2).

Since widespread communication and roll out of the STR Program took place in the second quarter of this year, the City experienced a significant decrease (93%) in non-compliant STRs, from 123 non-compliant STRs to eight (8) non-compliant STRs. During the same time period, CUP applications have increased. STR neighbors and compliant STRs now have a "level playing field". All property owners can exercise due process in support of their property rights. The STR non-compliance trend line continues to move downward and in the right direction. The ongoing monitoring and reporting processes guarantee no STR operator is above the law. It is important for P&Z and City Council members to understand, the monitoring and reporting service provided by Host Compliance is the only comprehensive tool the City has to encourage City-wide compliance and discourage non-compliance on a timely, sustained, and legally defensible basis. If the service is terminated, the City will experience unchecked growth in non-compliant STRs potentially exceeding pre-STR Program levels (see Exhibit: 3).

Because the request to extend the STR Committee's duration for another 12 months has not been approved by City Council, the Committee will officially cease operations on August 1, 2019. Further, since the City Council denied the Committee's request for a joint planning and issue resolution workshop with P&Z and City Council, several critical decisions affecting STR Program viability remain outstanding. Therefore, the STR Advisory Committee cannot guarantee a smooth transition, much less sustainability, of the STR Program to the City.

The STR Advisory Committee requests the City Council act on the following recommendations on or before August 15, 2019.

1. Adopt an Administrative Renewal fee of between \$25 and \$50 dollars per STR occupant to make the STR Program self-funding and cost neutral to the City (see Exhibit: 2).
2. Direct the City Administrator to finalize the purchase of “Phase II” services outlined in section 4.3 of the City Contract with Host Compliance. The services include:
 - web portal registration of STRs, and online nuisance/complaint reporting.
 - A needed part of this service is tracking of “permitted CUP occupancy” versus “STR advertised occupancy”, which has environmental and neighborhood impacts.
 - These services were conceived as part of the original solution proposed by the STR Committee to City Council and formed the basis for City Council budget approval. Yet, the City Administrator, without disclosure to City Council and/or the STR Advisory Committee, made the services conditional on a second vote by City Council (see Exhibit: 4, section 4.3).
3. Direct the City Administrator and Staff to initiate CUP Administrative renewals on the anniversary date of the granting for each CUP, effective immediately. With 76 currently active CUPs and more in the pipeline, it makes sense, with limited City Staff resources, to set the annual Administrative Renewal on the anniversary date of the original CUP granting, instead of attempting to do mass renewals on an arbitrary date some time in 2020, as proposed by the City Administrator.
4. Direct the City Administrator and Staff to finalize draft changes for City Council approval of related STR ordinances including, but not limited to:
 - building codes,
 - signage,
 - business regulations, and
 - other related and supporting ordinances.

In closing, it has been an honor and privilege to work with the outstanding volunteer members of the STR Advisory Committee. Their relentless commitment to make the work of the Committee non-political, data driven, and fact based allowed us to find a comprehensive, cost-effective STR solution that makes our City stronger by enforcing our laws and ensuring the property rights of all owners. It remains our Committee’s sincere hope that our newly elected officials recognize the value of STR Program and work toward making the program sustainable by acting on the Committee’s recommendations.

Respectfully,
Albert
Albert Valera
STR Advisory Committee Chair
512-699-7594

Attachments:
Exhibit 1: Host Compliance Capabilities
Exhibit 2: Fee Structure Recommendation
Exhibit 3: Host Compliance Trends & Benchmarks
Exhibit 4: Contract



AGENDA ITEM: Wimberley City STR Committee Extension
SUBMITTED BY: Mayor Susan Jagers & Gary Barchfeld
DATE SUBMITTED: 7/25/2019
MEETING DATE: August 1, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and consider possible action to extend the Short-Term Rental Review Committee’s term for another year.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:	\$
Non-budgeted Item	<input checked="" type="checkbox"/>	Current Estimate:	\$
Not Applicable	<input type="checkbox"/>	Amount Under/Over Budget:	\$

STAFF RECOMMENDATION