

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
THURSDAY, MARCH 15, 2018 – 6:00 P.M.

MINUTES

CALL TO ORDER

Mayor Mac McCullough called the meeting to order at 6:00 p.m.

CALL OF ROLL

Council Members Present:	Mac McCullough	Mayor
	Steve Thurber	Place One
	Craig Fore	Place Two
	Allison Davis	Place Three
	Gary Barchfeld	Place Four
	Roberta Holland	Place Five

INVOCATION

Reverend Wes Cain of the Wimberley United Methodist Church gave the invocation.

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Mac McCullough led the pledges to the United States and Texas flags.

CITIZENS COMMUNICATIONS

There were no citizens comments.

EXECUTIVE SESSION

City Council adjourned into Executive Session at 6:04 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, for the following purpose: Section 551.072 of the Texas Government Code for deliberation regarding the purchase of real property located within the corporate limits of the City of Wimberley.

Regular Session reconvened at 6:13 p.m.

No action was taken.

CONSENT AGENDA

Motion to approve the consent agenda was made by Council Member Allison Davis. Motion was seconded by Council Member Steve Thurber. Motion carried unanimously (5-0).

A. Approval of minutes from the Regular City Council Meeting held March 1, 2018.

- B. Approval of the consensus appointment of Rachel Emry to the City of Wimberley Transportation Advisory Board.

CITY ADMINISTRATOR REPORT

City Administrator Shawn Cox updated City Council regarding the status of the Wimberley Wastewater Project. Mr. Cox noted the notice to proceed had been issued to Black Castle, and the company would begin work on March 19th at Blue Hole Regional Park. Black Castle would start by preparing the site for the wastewater pump station. The notice to proceed for the collection portion of the Project had not yet been issued to Capital Excavation. There was discussion among Council members regarding easements needed to proceed with the collection lines. Mr. Cox advised the easements would be in place soon, per Council's approval at an upcoming meeting. Additionally, there was discussion pertaining to the potential wastewater pond in Blue Hole Regional Park. Mr. Cox stated he had contacted the Texas Commission on Environmental Quality and was trying to schedule a meeting with the agency for questions to be answered concerning the pond.

PUBLIC HEARINGS AND POSSIBLE ACTION

- A. Hold a public hearing and consider approval regarding case CUP-18-003, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental on property zoned Commercial-Low Impact (C-1) for property located at 280 Old Kyle 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. (*Michael Bachers, Applicant*)

Mayor Mac McCullough opened the public hearing at 6:24 p.m.

There were no citizen comments. Planning & Development Coordinator/GIS Analyst Sandy Floyd presented the CUP. She stated no public opposition responses had been received by the City, and one letter of support was issued for the permit.

Mayor Mac McCullough closed the public hearing at 6:26 p.m.

Council Member Allison Davis recused herself before the vote was taken, due to a potential conflict of interest.

Motion to approve was made by Council Member Steve Thurber. Motion was seconded by Council Member Gary Barchfeld. Motion carried unanimously (4-0).

- B. Hold a public hearing and consider approval regarding case CUP-18-004, an application for a Conditional Use Permit to allow for the installation of a manufactured home on property zoned Single-Family Residential 3 (R-3) for property located at 130 Jewel Lane, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*Gloria Vasquez, Applicant*)

Mayor Mac McCullough opened the public hearing at 6:27 p.m.

There were no citizen comments. Planning & Development Coordinator/GIS Analyst Sandy Floyd once again presented the CUP. Mrs. Floyd stated there had been no public responses received in favor or opposition to the permit.

Mayor Mac McCullough closed the public hearing at 6:27 p.m.

Motion to approve was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Roberta Holland. Motion carried unanimously (5-0).

DISCUSSION AND POSSIBLE ACTION

- A. Discuss and consider possible action regarding an updated contract with Spectrum for internet and phone service at City Hall. *(City Administrator Shawn Cox)*

Motion to approve the updated contract with Spectrum for internet and phone service at City Hall was made by Council Member Steve Thurber. Motion was seconded by Council Member Gary Barchfeld. Motion carried unanimously (5-0).

- B. Discuss and consider possible action regarding a first priority lien on the 1.3 acres designated for the Wastewater Project treatment plant. *(City Administrator Shawn Cox)*

City Administrator Shawn Cox presented a first priority lien, which was a condition of the grant agreement with the Economic Development Administration for construction of the City's Wastewater Project treatment plant. As a condition of the agreement, the City was required to approve the first priority lien in order to place restrictions on the sale or conveyance of the 1.3 acres where the treatment plant would be placed.

Motion to approve a first priority lien on the 1.3 acres designated for the Wastewater Project treatment plant was made by Council Member Steve Thurber. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (5-0).

- C. Discuss and consider possible action regarding the policies and procedures relating to placement of temporary signs at the Wimberley Community Center. *(Mayor Mac McCullough)*

There was discussion regarding the City's current policy relating to placement of temporary signs at the Wimberley Community Center. Some key concerns with the placement of temporary signs included traffic visibility and interfering with events held at the Center. Council members discussed potential solutions to these problems and regulating signage at the Center. Council directed Administrator Shawn Cox to find other local governmental entity's signage guidelines and bring the topic back to Council for consideration.

- D. Discuss and consider possible action to approve funding for the Visitor Center Operations Agreement between the City of Wimberley and the Wimberley Convention and Visitors Bureau Foundation. *(Place One Council Member Steve Thurber)*

Council Member Steve Thurber presented background regarding the Visitor Center Operations Agreement, which was approved by Council on February 15, 2018, with no commitment of funds for a three-year timeframe. The Wimberley

Convention and Visitors Bureau Foundation had submitted funding information, as an addition to the Operations Agreement, for Council consideration and approval. There was lengthy discussion among Council members regarding the funding figures presented and the part-time employee position included in the funding. Council Member Gary Barchfeld suggested the funding information be sent back to the Hotel Occupancy Tax Advisory Committee for review and recommendation to Council. Council Member Allison Davis believed the topic should be readdressed once a Tourism Director had been hired by the City and the part-time position should not be included in the funding. Chamber of Commerce Treasurer Mike Scott addressed Council on the presented figures and answered relevant questions. Council members could not agree on the funding information presented and voted to table the item for a future meeting.

Motion to table the item was made by Council Member Steve Thurber. Motion was seconded by Council Member Craig Fore. Motion carried unanimously (5-0).

- E. Discuss and consider possible action to approve Ordinance No. 2018-11, amending Chapter 50, Section 50.63 of the Code of Ordinances, establishing the requirements for mandatory connection to a public wastewater system. *(Place One Council Member Steve Thurber)*

Council Member Allison Davis questioned grandfathering issues regarding Ordinance No. 2018-11. There was discussion pertaining to septic systems that had been installed within the last five years in the area identified in the Ordinance. The Ordinance would be brought back to Council for consideration and action.

Motion to table the item was made by Council Member Allison Davis. Motion was seconded by Council Member Steve Thurber. Motion carried unanimously (5-0).

- F. Discuss and consider possible action regarding City open meetings for Sewer Project construction. *(Place Four Council Member Gary Barchfeld)*

Council Member Gary Barchfeld requested all meetings pertaining to the Sewer Project be open for public observation.

Motion for Sewer Project construction meetings to be open to the public was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Craig Fore.

There was objection to this request among other Council members, including Council Member Allison Davis, who presented information to counteract Council Member Barchfeld's request and motion.

Motion for any city-sewer related meetings Gary Barchfeld may attend be made public by informing the city and city council was made by Council Member Allison Davis.

Council Member Gary Barchfeld withdrew his motion.

Council Member Allison Davis withdrew her motion.

- G. Discuss and consider possible action regarding the City's position on abandoned houses in Wimberley. *(Place Four Council Member Gary Barchfeld)*

Council Member Gary Barchfeld expressed concern regarding substandard houses in the City. There was discussion among Council members on inspections and code enforcement. No formal action was taken on this item.

CITY COUNCIL REPORTS

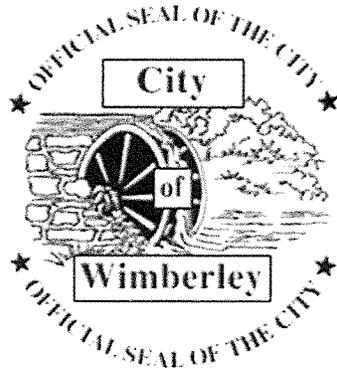
- A. Announcements – None.
- B. Future agenda items – None.

ADJOURNMENT

Mayor Mac McCullough adjourned the meeting at 7:50 p.m., without objection.

RECORDED BY:

Laura J. Calcote
Laura J. Calcote, City Secretary



APPROVED BY:

H
Herschel P. "Mac" McCullough,
Mayor