

City of Wimberley

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

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MAY 17, 2018 – 6:00 P.M.

MINUTES

CALL TO ORDER

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

CALL OF ROLL

Council Members Present: Susan Jagers Mayor
Craig Fore Place Two
Allison Davis Place Three
Gary Barchfeld Place Four
Patricia Cantu Kelly Place Five

City Staff Present: Shawn Cox City Administrator
Laura Calcote City Secretary
Sandy Floyd Planning & Development Coordinator/GIS Analyst
Aaron Reed Public Works Director

INVOCATION

Council Member Gary Barchfeld gave the invocation.

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

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

CITIZENS COMMUNICATIONS

Vicky Cox spoke in support of the 4-H signs for the Memorial Day Rodeo.

Tom Keyser addressed Council regarding the quality of the roads in the City, and the Transportation Advisory Board's role in addressing the potholes. Furthermore, Mr. Keyser spoke regarding unity within the community, and suggested the City having forums to hear citizen concerns in order to promote an open dialogue.

CONSENT AGENDA

Motion to approve the Consent Agenda, with one correction to the May 15, 2018 minutes, was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Patricia Cantu Kelly. Motion carried unanimously (4-0).

A. Approval of minutes from the Regular City Council Meeting held May 3, 2018.

B. Approval of minutes from the Special City Council Meeting held May 15, 2018 at 2:00 p.m.

C. Approval of minutes from the Special City Council Meeting held May 15, 2018 at 2:15 p.m.

CITY ADMINISTRATOR REPORT

City Administrator Shawn Cox reported the Central Wimberley Wastewater Project was moving along steadily. Mr. Cox advised where lines would be laid next in the next couple of weeks. There was discussion whether there were any residences exempt on Blue Herron.

PUBLIC HEARINGS AND POSSIBLE ACTION

A. Hold a public hearing and consider approval regarding case ZA-18-003, proposing an ordinance amending Ordinance No. 2015-010, which amended Ordinance No. 2009-046, which amended Ordinance No. 08-003, 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 with a base zoning of Commercial-Moderate Impact (C-2), and imposed certain development regulations. This amendment proposes to include curbside pickup and associated signage; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*Brookshire Bros., Applicant*) Planning & Development Coordinator/GIS Analyst Sandy Floyd presented the item. The Planning and Zoning Commission had unanimously recommended approval of the ordinance. Mayor Susan Jagers opened the public hearing at 6:10 p.m.

Council Member Allison Davis asked if Brookshire Brothers would be willing to turn the light off at night in order to follow dark sky regulations. A Brookshire Brothers' representative agreed the business would be willing to comply.

Mayor Susan Jagers closed the public hearing at 6:12 p.m.

Motion to approve was made by Council Member Craig Fore. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).

B. Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-005, an application to change the zoning from Single-Family Residential 1 (R-1) to Residential Acreage (RA) for property located at 395 Rocky Springs 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. (*City of Wimberley, Applicant*) Sandy Floyd presented the zoning change, since the property was not originally zoned correctly.

Mayor Susan Jagers opened the public hearing at 6:15 p.m.

There were no citizen comments.

Mayor Susan Jagers closed the public hearing at 6:15 p.m.

Motion to approve was made by Council Member Craig Fore. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).

C. Hold a public hearing and consider making a recommendation to City Council regarding the proposed subdivision of 3.00 acres out of the H. Keiser Survey No. 60, Abstract No. 271, establishing the Careway Plat #1, and related variance request from the City Subdivision Code Requirements relating to lot shape and average depth to average width ratio. (*Wimberley SLF, LLC, Applicant*)

Sandy Floyd presented the proposed subdivision and variance request.

Mayor Susan Jagers opened the public hearing at 6:17 p.m.

There were no citizen comments.

Mayor Susan Jagers closed the public hearing at 6:17 p.m.

Motion to approve was made by Council Member Patricia Cantu Kelly. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).

DISCUSSION AND POSSIBLE ACTION

A. Discuss and consider possible action regarding Wimberley 4H event signs for the annual Memorial Day Rodeo. *(Public Works Director Aaron Reed)*

Public Works Director Aaron Reed presented the requested exception for the Wimberley 4H to place the annual Memorial Day Rodeo signs throughout the City and the ETJ. The City’s current Sign Ordinance did not allow for more than three (3) signs to be advertised for the same event. There was discussion regarding how many days the signs could be posted.

Motion to approve the placement of 28 signs for the Wimberley 4H Memorial Day Rodeo Event for 10 days was made by Council Member Craig Fore. Motion was seconded by Council Member Patricia Cantu Kelly. Motion carried unanimously (4-0).

B. Discuss and consider possible action regarding a request to operate a shaved ice trailer at 111 Old Kyle Road in Wimberley, Texas. *(Jesse Manning/Kona Ice, Applicant)*

Sandy Floyd presented this item.

Jesse Manning, the applicant, addressed Council regarding the operation of the shaved ice trailer.

There was discussion among Council regarding the 90-day timeline for the trailer. Council Member Patricia Cantu Kelly recused herself from the discussion, due to a potential conflict of interest. There was also discussion on temporary businesses and structures within the City.

Motion to approve the request to operate a shaved ice trailer at 111 Old Kyle road in Wimberley, Texas was made by Council Member Allison Davis. Motion was seconded by Council Member Craig Fore. Motion carried as follows (2-1-1):

Craig Fore	Aye
Allison Davis	Aye
Gary Barchfeld	Nay
Patricia Cantu Kelly	Abstain

C. Discuss and consider possible action regarding a site development plan on a 3.00-acre tract out of the H. Keiser Survey No. 60, Abstract No. 271. *(Wimberley, SLF, LLC, Applicant)*

Sandy Floyd presented this item. The site development consisted of 10,240 square foot assisted living building and one 8,236 square foot memory care building. The City Engineer was currently reviewing plans. The Planning and Zoning Commission had recommended approval of 5-1.

Jason Caraway of Caraway Senior Living presented the project to Council and answered relevant questions related to the project. There was discussion among Council regarding the location of the facilities

Motion to approve a site development plan on a 3.00-acre tract out of the H. Keiser Survey No. 60, Abstract No. 271, contingent upon City Engineer approval, was made by Council Member Craig Fore. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).

D. Discuss and consider possible action to award the grant administration services contract for the preparation of the City of Wimberley’s HMGP Application for Harvey DR 4332 and

General Land Office Community Development Block Grant Disaster Relief 2015 & Harvey 2017 and subsequent contract implementation if application is funded and the administration of the City's Texas Water Development Board Sewer Project. *(City of Wimberley)* City Administrator Shawn Cox presented the proposal from Judy Langford for grant administration services contract. The contract would not exceed \$28,000 and would be paid through the grant program, not the City. There was discussion among Council regarding the grant program.

Motion to award the grant administration services contract to Judy Langford for the preparation of the City of Wimberley's HMGP Application for Harvey DR 4332 and General Land Office Community Development Block Grant Disaster Relief 2015 & Harvey 2017 and subsequent contract implementation if application is funded and the administration of the City's Texas Water Development Board Sewer Project was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).

- E. Discuss and consider possible action regarding the paving of Hidden Valley Road. *(Place Two Council Member Craig Fore)*
Council Member Craig Fore requested an update on the paving of Hidden Valley Road. City Administrator Shawn Cox advised Gilpin Engineering had designed the plans for the project and the cost would be less than \$50,000. Gilpin Engineering had received bids for the project, and the lowest would be brought back to Council at their first meeting in June. No action was taken on this item.
- F. Discuss and consider possible action regarding a Unification Program for the City of Wimberley. *(Place Four Council Member Gary Barchfeld)*
Council Member Gary Barchfeld suggested the City establish supportive relationships with other governmental entities in the area, such as Hays County, City of Woodcreek and Wimberley ISD. No action was taken on this item.

CITY COUNCIL REPORTS

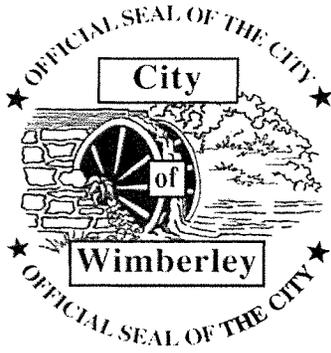
- A. Announcements – Council Member Allison Davis requested clarification on the May 15th Meeting Minutes.
- B. Future agenda items – Council Member Allison Davis stated she would like to present reviving civility proclamation for the next meeting.
Council Member Gary Barchfeld spoke regarding the City's financial status at the mid-point in the fiscal year.

ADJOURNMENT

Motion to adjourn the meeting at 6:55 p.m. was made by Council Member Craig Fore. Motion was seconded by Council Member Patricia Cantu Kelly. Motion carried unanimously (4-0).

RECORDED BY:


Laura J. Calcote, City Secretary



APPROVED BY:

Susan Jagers
Susan B. Jagers, Mayor