

City of Wimberley

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

REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – WIMBERLEY CITY HALL
221 STILLWATER, WIMBERLEY, TEXAS
FEBRUARY 16, 2017 - 6:00 P.M.

AGENDA

CALL TO ORDER FEBRUARY 16, 2017 @ 6:00 P.M.

CALL OF ROLL CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

CITIZENS COMMUNICATIONS

THE CITY COUNCIL WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN, NOT ON THIS AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE-MINUTE TIME LIMIT WHEN ADDRESSING COUNCIL. SPEAKERS WILL HAVE ONE OPPORTUNITY TO SPEAK DURING THE TIME PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR COUNCIL CONSIDERATION. COMMENTS FROM SPEAKERS SHOULD NOT BE DIRECTED TOWARDS ANY SPECIFIC MEMBER OF CITY COUNCIL OR CITY STAFF. COMMENTS SHOULD NOT BE ACCUSATORY, DEROGATORY OR THREATENING IN NATURE.

1. CONSENT AGENDA

THE FOLLOWING ITEMS MAY BE ACTED UPON IN ONE MOTION. NO SEPARATE DISCUSSION OR ACTION IS NECESSARY UNLESS REQUESTED BY A COUNCIL MEMBER OR CITIZEN, IN WHICH EVENT THOSE ITEMS WILL BE PULLED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.

- (A) APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 2, 2017.
- (B) APPROVAL OF THE MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF FEBRUARY 2, 2017.

- (C) APPROVAL OF THE MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF JANUARY 31, 2017.
- (D) APPROVAL OF THE MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF FEBRUARY 1, 2017.
- (E) APPROVAL OF THE JANUARY 2017 FINANCIAL STATEMENTS FOR THE CITY OF WIMBERLEY.

2. **CITY ADMINISTRATOR REPORT**

- STATUS REPORT ON CENTRAL WIMBERLEY WASTEWATER PROJECT
- STATUS REPORT ON HIDDEN VALLEY LOW WATER CROSSING RECONSTRUCTION PROJECT
- STATUS REPORT ON PROPOSED TRACTOR SUPPLY STORE DEVELOPMENT
- STATUS REPORT ON BLUE HOLE REGIONAL PARK OPERATIONS

3. **PRESENTATION**

- (A) PRESENTATION OF THE CITY OF WIMBERLEY ANNUAL FINANCIAL AND COMPLIANCE REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2016. *(ARMSTRONG, VAUGHAN & ASSOCIATES, P.C.)*
- (B) PRESENTATION BY WIMBERLEY ISD SUPERINTENDENT DWAIN YORK REGARDING SIGNAGE ISSUES. *(DWAIN YORK, WISD SUPERINTENDENT)*

4. **PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF THE SECOND AND FINAL READING OF AN ORDINANCE AMENDING TITLE XI (BUSINESS REGULATIONS), CHAPTER 112 (REGULATION OF VACATION RENTALS AND BED AND BREAKFAST LODGINGS) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND AMENDING TITLE XV (LAND USAGE), CHAPTER 155 (ZONING), SECTION 155.065 (VACATION RENTAL LODGING REQUIREMENTS) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, A SAVINGS CLAUSE, A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE, AND PROPER NOTICE AND MEETING. *(CITY ADMINISTRATOR)*
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE OF THE CITY OF WIMBERLEY, AMENDING SECTION 155 (ZONING), APPENDIX F, OF THE CODE OF WIMBERLEY, DESIGNATING GEOGRAPHIC BOUNDARIES FOR A PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR LOTS 23A AND 23B, HILLTOP PLACE SUBDIVISION, SECTION 1, WIMBERLEY, HAYS COUNTY, TEXAS, DESIGNATING SUCH PROPERTY FROM RESIDENTIAL ACREAGE (RA) TO RURAL RESIDENTIAL 1 (R-1); AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. *(DAVID ESTEY, APPLICANT)*

- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY DAVID ESTEY TO OPERATE A VACATION RENTAL FACILITY ON PROPERTY LOCATED AT 171 PANORAMA DRIVE, WIMBERLEY, HAYS COUNTY, TEXAS, ZONED RURAL RESIDENTIAL 1 (R-1); AND IMPOSING CERTAIN CONDITIONS; AND PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS. *(DAVID ESTEY, APPLICANT, THIS CASE WAS CONTINUED FROM THE JANUARY 19, 2017, CITY COUNCIL MEETING)*

5. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION ACCEPTING THE CITY OF WIMBERLEY ANNUAL FINANCIAL AND COMPLIANCE REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2016. *(CITY ADMINISTRATOR)*
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL TO NARROW THE LIST OF WASTEWATER SERVICE OPTIONS TO BE CONSIDERED FOR SERVING CENTRAL WIMBERLEY TO OPTION 1 AND OPTION 2 FROM THE LIST OF SERVICE OPTIONS CURRENTLY UNDER CONSIDERATION. *(MAYOR MAC MCCULLOUGH)*
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED WASTEWATER SERVICE AGREEMENT RELATING TO THE ACQUISITION OF REUSE WATER FOR THE BLUE HOLE REGIONAL PARK. *(CITY ADMINISTRATOR)*
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED DEED RESTRICTION LIMITING THE CAPACITY OF THE PROPOSED CENTRAL WIMBERLEY WASTEWATER TREATMENT PLANT. *(CITY ADMINISTRATOR)*
- (E) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ALAN PLUMMER ASSOCIATES, INC. TO PREPARE AN APPLICATION FOR A MINOR AMENDMENT TO THE CITY OF WIMBERLERY WASTEWATER PERMIT. *(CITY ADMINISTRATOR)*
- (F) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE CREATION OF A WASTEWATER IMPACT FEE ADVISORY COMMITTEE AND APPOINTMENT OF MEMBERS TO THE COMMITTEE. *(CITY ADMINISTRATOR)*
- (G) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL TO REQUEST THE PARKS AND RECREATION ADVISORY BOARD TO EXAMINE THE NEED FOR IMPROVEMENT OF THE SOCCER FIELDS AT

THE BLUE HOLE REGIONAL PARK. (PLACE FOUR COUNCIL MEMBER GARY BARCHFELD)

- (H) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL TO DEVELOP A TREE PROTECTION ORDINANCE. (PLACE THREE COUNCIL MEMBER SALLY TRAPP)
- (I) DISCUSS AND CONSIDER POSSIBLE ACTION CONFIRMING THE MAYOR'S APPOINTMENT OF AN AD HOC COMMITTEE TO ASSIST CITY COUNCIL WITH THE SEARCH FOR A NEW CITY ADMINISTRATOR. (MAYOR MAC MCCULLOUGH)
- (J) DISCUSS AND CONSIDER POSSIBLE ACTION SCHEDULING A CITY COUNCIL WORKSHOP TO DISCUSS THE TRANSITION OF THE CITY ADMINISTRATOR'S DUTIES AND RESPONSIBILITIES. (PLACE FOUR COUNCIL MEMBER GARY BARCHFELD)
- (K) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A LAW ENFORCEMENT SERVICE OPTION PROPOSAL FROM PRECINCT THREE CONSTABLE RAY HELM. (PLACE TWO COUNCIL MEMBER CRAIG FORE).

6. CITY COUNCIL REPORTS

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

ADJOURNMENT

THE CITY COUNCIL MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

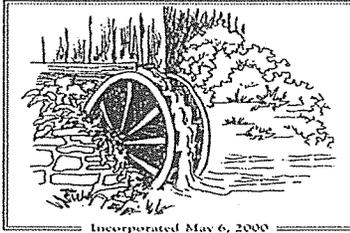
CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on February 9, 2017 at 10:00 p.m.

Cara McPartland

Cara McPartland, Assistant City Administrator/City Secretary

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, City Administrator, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.



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FEBRUARY 16, 2017 – 6:00 P.M.

ADDENDUM TO AGENDA

5. DISCUSSION AND POSSIBLE ACTION

- (L) DISCUSS AND CONSIDER POSSIBLE ACTION SETTING THE DATE, TIME AND PLACE FOR A RESCHEDULED CHAPTER 26 PUBLIC HEARING RELATING TO THE USE OF PARK LAND FOR THE CENTRAL WIMBERLEY WASTEWATER PROJECT. (CITY ADMINISTRATOR)

CERTIFICATION

I hereby certify the above Addendum to Agenda was posted on the Bulletin Board at the City of Wimberley City Hall on February 13, 2017 at 5:45 p.m.

Cara McPartland, Assistant City Administrator/City Secretary

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