

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
MARCH 16, 2017 - 6:00 P.M.

AGENDA

CALL TO ORDER MARCH 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 MARCH 2, 2017.
- (B) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF MARCH 2, 2017.

- (C) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF FEBRUARY 20, 2017.
- (D) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF FEBRUARY 22, 2017.
- (E) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF FEBRUARY 23, 2017.
- (F) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF FEBRUARY 27, 2017.
- (G) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF MARCH 7, 2017.
- (H) APPROVAL OF MINUTES OF THE FIRST SPECIAL CITY COUNCIL MEETING OF MARCH 6, 2017.
- (I) APPROVAL OF MINUTES OF THE SECOND SPECIAL CITY COUNCIL MEETING OF MARCH 6, 2017.
- (J) APPROVAL OF THE FEBRUARY 2017 FINANCIAL STATEMENTS FOR THE CITY OF WIMBERLEY.

2. CITY ADMINISTRATOR REPORT

- STATUS REPORT ON CENTRAL WIMBERLEY WASTEWATER PROJECT
- STATUS REPORT ON SALES TAX COLLECTIONS FOR THE CITY OF WIMBERLEY
- STATUS REPORT ON WIMBERLEY CITY LIMIT SIGN PROJECT
- STATUS REPORT ON HIDDEN VALLEY LOW WATER CROSSING RECONSTRUCTION PROJECT
- STATUS REPORT ON BLUE HOLE REGIONAL PARK OPERATIONS
- STATUS REPORT ON FLOOD RECOVERY EFFORTS

3. PRESENTATION

PRESENTATION BY THE WIMBERLEY VALLEY WATERSHED ASSOCIATION REGARDING MAINTENANCE AND STEWARDSHIP OF THE CYPRESS CREEK NATURE-PRESERVE. (WIMBERLEY VALLEY WATERSHED ASSOCIATION)

4. PUBLIC HEARINGS AND POSSIBLE ACTION

- (A) 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) SINGLE FAMILY RESIDENTIAL 2 (R-2); 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)*

- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE AMENDING ORDINANCE NO. 2016-012 WHICH GRANTED A CONDITIONAL USE PERMIT TO ALLOW FOR THE SALE OF WINE FOR OFF-PREMISE CONSUMPTION ON PROPERTY LOCATED AT 14015 RANCH ROAD 12, SUITE #7, WIMBERLEY, HAYS COUNTY, TEXAS. THE PROPOSED AMENDMENT SEEKS TO ADD THE SALE OF BEER FOR OFF-PREMISE CONSUMPTION AND TO CHANGE THE LOCATION OF THE EXISTING BUSINESS FROM SUITE #7 TO SUITE #14 AT 14015 RANCH ROAD 12. *(NANCY SALLABERRY, APPLICANT)*

- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS CHANGING THE ZONING DESIGNATION FOR APPROXIMATELY 8.405 ACRES OF PROPERTY LOCATED AT 12810 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, FROM COMMERCIAL- LOW IMPACT (C-1) TO WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF COMMERCIAL-LOW IMPACT (C-1); AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. THE PROPOSED WPPD INCLUDES A CONCEPT PLAN FOR THE DEVELOPMENT OF A TRACTOR SUPPLY RETAIL STORE AND ASSOCIATED DEVELOPMENT ALONG WITH CERTAIN DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO REQUIRED PARKING, OPEN STORAGE AND BUILDING FOOTPRINT AND FLOOR AREA. *(BINGHAM CONSTRUCTION INC., APPLICANT)*

- (D) 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)*

5. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF WIMBERLEY, THE COUNTY OF HAYS AND THE HAYS COUNTY PRECINCT THREE CONSTABLE. *(PLACE TWO COUNCIL MEMBER CRAIG FORE)*

- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL TO ESTABLISH A 10-PUNCH ADMISSION PASS TO THE BLUE HOLE

REGIONAL PARK SWIMMING AREA FOR THOSE WHO RESIDE WITHIN THE IN THE 78676 ZIP CODE. (PLACE THREE COUNCIL MEMBER SALLY TRAPP & PARKS AND RECREATION ADVISORY BOARD)

- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE MAINTENANCE AND STEWARDSHIP OF THE CYPRESS CREEK NATURE PRESERVE. (PLACE FOUR COUNCIL MEMBER GARY BARCHFELD)
- (D) DISCUSS AND CONSIDER ACTION RELATING TO THE RECENT AND FUTURE PROCUREMENT OF PROPANE SERVICE FOR THE WIMBERLEY COMMUNITY CENTER. (PLACE THREE COUNCIL MEMBER SALLY TRAPP)
- (E) DISCUSS AND CONSIDER ACTION REGARDING A PROPOSAL TO RECONSIDER THE RECENT APPOINTMENTS TO THE WASTEWATER IMPACT FEE ADVISORY COMMITTEE. (PLACE FOUR COUNCIL MEMBER GARY BARCHFELD)

6. CITY COUNCIL REPORTS

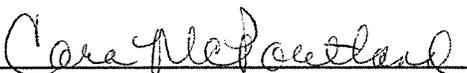
- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

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.

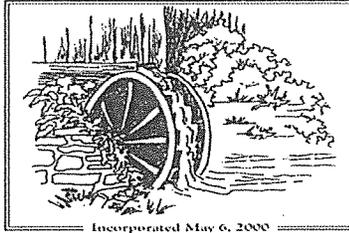
CERTIFICATION

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



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.



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
MARCH 16, 2017 – 6:00 P.M.

ADDENDUM TO AGENDA

3. PRESENTATIONS

- (A) PRESENTATION BY THE WIMBERLEY VALLEY WATERSHED ASSOCIATION REGARDING MAINTENANCE AND STEWARDSHIP OF THE CYPRESS CREEK NATURE PRESERVE. (*WIMBERLEY VALLEY WATERSHED ASSOCIATION*)
- (B) PRESENTATION OF BARNABAS CONNECTION ACTIVITY REPORT. (*VICKI MCCUITION, EXECUTIVE DIRECTOR OF BARNABAS CONNECTION*)

5. DISCUSSION AND POSSIBLE ACTION

- (F) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL TO DEVELOP A VEHICLE FOR HIRE ORDINANCE. (*MAYOR MAC MCCULLOUGH*)

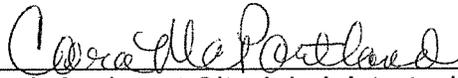
- (G) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING PROPOSED CHANGES IN *THE HOTEL OCCUPANCY TAX ADVISORY COMMITTEE RESPONSIBILITIES, ACCOUNTABILITIES, AUTHORITIES AND GUIDELINES* AND FAQ DOCUMENTS (*HOTEL OCCUPANCY TAX ADVISORY COMMITTEE*).

- (H) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING PROPOSED CHANGES TO THE HOTEL OCCUPANCY TAX COMMITTEE FUNDING APPLICATION. (*HOTEL OCCUPANCY TAX ADVISORY COMMITTEE*)

- (I) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED TOURISM VISION AND TARGET PROPOSAL AS ARTICULATED BY THE COMPREHENSIVE PLAN REVIEW COMMITTEE IN THE CITY OF WIMBERLEY COMPREHENSIVE PLAN AND BASED ON THE JANUARY 31, 2017 CITY COUNCIL WORKSHOP WITH THE HOTEL OCCUPANCY TAX ADVISORY COMMITTEE. (*HOTEL OCCUPANCY TAX ADVISORY COMMITTEE*)

CERTIFICATION

I hereby certify the above Addendum to Agenda was posted on the Bulletin Board at the City of Wimberley City Hall on March 13, 2017 at 6 p.m.



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.