



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
AUGUST 3, 2017 – 6:00 P.M.

AGENDA

CALL TO ORDER AUGUST 3, 2017 AT 6:00 P.M.

CALL OF ROLL INTERIM CITY ADMINISTRATOR

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 JULY 20, 2017.
- B. APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF JULY 17, 2017.
- C. APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF JULY 18, 2017
- D. APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF JULY 27,

2017.

- E. APPROVAL OF THE JUNE 2017 FINANCIAL STATEMENTS FOR THE CITY OF WIMBERLEY.

2. **MAYOR / INTERIM CITY ADMINISTRATOR / PARKS DIRECTOR REPORTS**

- STATUS REPORT ON CENTRAL WIMBERLEY WASTEWATER PROJECT
- STATUS REPORT ON HIDDEN VALLEY LOW WATER CROSSING RECONSTRUCTION PROJECT
- STATUS REPORT ON BLUE HOLE REGIONAL PARK OPERATIONS
- STATUS REPORT ON CURRENT AND FUTURE GRANT PROGRAMS
- STATUS REPORT ON PLANNING DEPARTMENT DIGITAL DATA SUBMITTAL STANDARDS
- STATUS REPORT ON FISCAL YEAR 2018 BUDGET PREPARATIONS

3. **PRESENTATIONS**

- A. PRESENTATION REGARDING GRANT FUNDS RECEIVED FOR BLUE HOLE REGIONAL PARK. (*FRIENDS OF BLUE HOLE EXECUTIVE DIRECTOR SUSAN NENNEY*)
- B. PRESENTATION REGARDING A RATE ANALYSIS REPORT FOR THE CENTRAL WIMBERLEY WASTEWATER PROJECT. (*ROCKY CRALEY, MANAGER; RAFTELIS FINANCIAL CONSULTANTS*)
- C. PRESENTATION REGARDING CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) PERMITTING, BENEFICIAL REUSE CREDITS, AND HYBRID PERMITS. (*CHRIS HERRINGTON, CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT*)
- D. PRESENTATION REGARDING HISTORICAL AND FUTURE WATER TESTING FOR LOCAL WATERWAYS AND RECENT ISSUES WITH THE WOODCREEK DAM. (*MEREDITH MILLER, M.S.; SENIOR PROGRAM COORDINATOR, WATERSHED SERVICES; MEADOWS CENTER FOR WATER AND THE ENVIRONMENT*)

4. **PUBLIC HEARING AND POSSIBLE ACTION**

HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF THE FIRST READING OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS AMENDING TITLE XV (LAND USAGE), CHAPTER 155 (ZONING), SECTION 155.005 (DEFINITIONS) AND SECTION 155.078 (SUPPLEMENTAL REGULATIONS) 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, AND EFFECTIVE DATE, AND PROPER NOTICE AND MEETING. (*INTERIM CITY ADMINISTRATOR; THIS ITEM WAS CONTINUED FROM THE JULY 20, 2017 CITY COUNCIL MEETING*)

5. **ORDINANCES**

- A. CONSIDER APPROVAL OF THE SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS AMENDING TITLE XV (LAND USAGE), CHAPTER 155 (ZONING), SECTIONS 155.035 (RESIDENTIAL ACREAGE; RA), 155.036 (RURAL RESIDENTIAL 1; R-1), 155.037 (SINGLE-FAMILY RESIDENTIAL 2; R-2), 155.038 (SINGLE-FAMILY RESIDENTIAL 3; R-3), 155.039 (SINGLE-FAMILY RESIDENTIAL 4; R-4), 155.040 (TWO-FAMILY RESIDENTIAL (DUPLEX); R-5), 155.041(MULTI-FAMILY RESIDENTIAL1(TRIPLEX/QUADRIplex/APARTMENTS); MF-1), 155.042 (MULTI-FAMILY RESIDENTIAL 2 (APARTMENTS); MF-2), 155.043 (MOBILE HOME; MH), AND 155.076 (ACCESSORY BUILDING AND USE REGULATIONS) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES TO INCLUDE A CONTIGUOUS PROPERTY UNDER THE SAME OWNERSHIP PROVISION UNDER ACCESSORY BUILDING AND USE REGULATIONS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING. (*INTERIM CITY ADMINISTRATOR*)
- B. CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS AMENDING TITLE III (ADMINISTRATION), CHAPTER 35 (FEE SCHEDULE), OF THE CODE OF ORDINANCES CONCERNING THE CITY'S WASTEWATER UTILITY SYSTEM RATES AND FEES AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ESTABLISHING A RATE SCHEDULE; RELATION TO OTHER ORDINANCES; EFFECTIVE DATE; SEVERABILITY; PROPER NOTICE AND MEETING. (*MAYOR MAC MCCULLOUGH*)

6. **DISCUSSION AND POSSIBLE ACTION**

- A. DISCUSS AND CONSIDER POSSIBLE ACTION ACCEPTING THE AWARD OF HAZARD MITIGATION GRANT PROGRAM (HMGP) FUNDING FOR THE CITY OF WIMBERLEY ACQUISITION AND ELEVATION PROJECT. (*MAYOR MAC MCCULLOUGH*)
- B. DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING SUBMITTAL OF AN APPLICATION TO THE GENERAL LAND OFFICE-COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY NON-COMPETITIVE DISASTER FUNDS. (*INTERIM CITY ADMINISTRATOR*)
- C. DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING ISSUANCE OF A REQUEST FOR PROPOSALS FOR ADMINISTRATIVE SERVICES FOR THE GENERAL LAND OFFICE-COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY GRANT. (*INTERIM CITY ADMINISTRATOR*)
- D. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A REQUEST TO OPERATE A FOOD SERVICE TRAILER AT 411 FM 2325 IN WIMBERLEY, TEXAS. (*RANDY ENGEMOEN, APPLICANT; RONDOOLEY*)
- E. DISCUSS AND CONSIDER POSSIBLE ACTION TO CREATE A *TML CLAIM FUND* ACCOUNT WITH CITY'S DEPOSITORY BANK FOR DEPOSIT OF TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL INSURANCE PROCEEDS. (*INTERIM CITY ADMINISTRATOR*)
- F. DISCUSS AND CONSIDER POSSIBLE ACTION TO CREATE AN *EDA GRANT*

ACCOUNT WITH THE CITY'S DEPOSITORY BANK FOR GRANT FUND DEPOSITS.
(*INTERIM CITY ADMINISTRATOR*)

- G. DISCUSS AND CONSIDER POSSIBLE ACTION TO CREATE A *HAZARD MITIGATION GRANT PROGRAM (HMGP)* ACCOUNT WITH THE CITY'S DEPOSITORY BANK FOR GRANT FUND DEPOSITS. (*INTERIM CITY ADMINISTRATOR*)
- H. DISCUSS AND CONSIDER APPROVAL OF A TRANSFER OF UP TO \$100,510 FROM THE CITY'S GENERAL FUND TO THE WASTEWATER INTEREST AND SINKING FUND TO RESERVE FUNDS FOR THE 2018 ANNUAL DEBT SERVICE ON THE CITY'S TEXAS WATER DEVELOPMENT BOARD (TWDB) LOAN FOR PLANNING AND DESIGN OF THE CENTRAL WIMBERLEY WASTEWATER SYSTEM. (*INTERIM CITY ADMINISTRATOR*)
- I. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING PLANNING AND ZONING COMMISSION ATTENDANCE ISSUES, REMOVAL REQUIREMENTS FOR COMMISSION MEMBERS, AND APPOINTMENTS TO FILL VACANCIES. (*MAYOR MAC MCCULLOUGH*)
- J. DISCUSS AND CONSIDER POSSIBLE ACTION ON RECONSIDERING PREVIOUS APPOINTMENTS TO THE WASTEWATER IMPACT FEE ADVISORY COMMITTEE. (*MAYOR MAC MCCULLOUGH*)
- K. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING APPROVAL OF A GRANT AGREEMENT WITH PETER WAY RELATING TO CONSTRUCTION OF THE CENTRAL WIMBERLEY WASTEWATER PROJECT. (*MAYOR MAC MCCULLOUGH*)
- L. DISCUSS AND CONSIDER POSSIBLE ACTION TO DISSOLVE THE TECHNOLOGY ADVISORY COMMITTEE. (*MAYOR MAC MCCULLOUGH*)
- M. DISCUSS AND CONSIDER POSSIBLE ACTION SETTING A DATE AND TIME FOR A JOINT CITY COUNCIL/HOTEL OCCUPANCY TAX ADVISORY COMMITTEE WORKSHOP MEETING. (*PLACE ONE COUNCILMEMBER STEVE THURBER*)
- N. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING DEVELOPMENT OF AN ORDINANCE REGULATING FOOD TRUCKS/TRAILERS IN THE CITY OF WIMBERLEY. (*PLACE THREE COUNCILMEMBER ALLISON DAVIS*)
- O. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING NEGOTIATIONS FOR SERVICE AGREEMENT(S) RELATING TO THE TRUCKING AND ACCEPTANCE OF TREATED EFFLUENT TO REDUCE THE POTENTIAL OF EFFLUENT DISCHARGE. (*PLACE THREE COUNCILMEMBER ALLISON DAVIS*)
- P. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE STUDY OF SHORT-TERM RENTALS AND REVIEW OF PREVIOUS CITY COUNCIL AND PLANNING AND ZONING COMMISSION RECOMMENDATIONS. (*PLACE FOUR COUNCILMEMBER GARY BARCHFELD*)
- Q. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING DEVELOPMENT OF A TUITION REIMBURSEMENT PROGRAM FOR CITY OF WIMBERLEY EMPLOYEES. (*PLACE FOUR COUNCILMEMBER GARY BARCHFELD*)

- R. DISCUSSION REGARDING POSSIBLE DEVELOPMENT OF PUBLIC SWIMMING POOL FACILITIES. (*PLACE FOUR COUNCILMEMBER GARY BARCHFELD*)
- S. DISCUSSION OF THE WIMBERLEY WASTEWATER TREATMENT PLANT AND REVIEW OF ALL DOCUMENTS SUBMITTED TO THE TEXAS WATER DEVELOPMENT BOARD (TWDB). (*PLACE FOUR COUNCILMEMBER GARY BARCHFELD*)
- T. DISCUSSION OF THE WIMBERLEY WASTEWATER TREATMENT PLANT AND REVIEW ANY RELATED STUDIES, INCLUDING CURRENT PROFORMA, DOCUMENTS, OR STATEMENTS ABOUT THE CITY'S TWDB LOAN, OR ACCEPTANCE OF GRANTS FROM PUBLIC OR PRIVATE SOURCES. (*PLACE FOUR COUNCILMEMBER GARY BARCHFELD*)
- U. DISCUSSION OF THE WIMBERLEY WASTEWATER TREATMENT PLANT AND A REPORT ON ANY MEETINGS THAT HAVE TAKEN PLACE OR THOSE THAT HAVE BEEN SCHEDULED. (*PLACE FOUR COUNCILMEMBER GARY BARCHFELD*)
- V. DISCUSSION OF THE WIMBERLEY WASTEWATER TREATMENT PLANT AND FINANCIAL REVIEW OF MONEY SPENT TO DATE. (*PLACE FOUR COUNCILMEMBER GARY BARCHFELD*)
- W. DISCUSSION OF THE WIMBERLEY WASTEWATER TREATMENT PLANT, INCLUDING BIDS, HOW THE PROJECT WILL BE PAID FOR, ALONG WITH CONTINGENCIES FOR OVERRUNS AND CHANGE ORDERS, WHO WILL CONNECT TO THE SYSTEM, COSTS FOR CONNECTIONS, AND ANY OTHER ITEMS GERMANE TO THE WIMBERLEY WASTEWATER TREATMENT PLANT. (*PLACE FOUR COUNCILMEMBER GARY BARCHFELD*)
- X. DISCUSS AND CONSIDER ACTION REGARDING ISSUES RELATING TO THE PROPOSED DEVELOPMENT OF THE FISCAL YEAR 2018 BUDGET. (*INTERIM CITY ADMINISTRATOR*)

7. **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 July 31, 2017 at 5:30 p.m.



Cara McPartland, Interim 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 Cara McPartland, Interim 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.