

City of Wimberley
 City Hall, 221 Stillwater
 Wimberley, Texas 78676
Minutes of Regular Meeting of City Council
 April 20, 2017 at 6:00 p.m.

City Council meeting called to order at 6:00 p.m. by Mayor Mac McCullough.

Councilmember White gave the Invocation and Councilmembers led the Pledge of Allegiance to the United States and Texas flags.

Councilmembers Present: Mayor Mac McCullough, Councilmembers Bob Dussler, Craig Fore, Sally Trapp, Councilmember Barchfeld, and John White.

Staff Present: Assistant City Administrator/City Secretary Cara McPartland

Citizens Communications

Mayor McCullough announced that no citizen comments will be heard tonight, unless comments are related to an agenda item. One audience member who had requested to speak during Citizens Communications asked to speak on Agenda Item 6I.

No citizen comments were heard.

1. Consent Agenda

- A. Approval of minutes of the Regular City Council meeting of April 6, 2017
- B. Approval of minutes of the First Special City Council meeting of April 6, 2017
- C. Approval of minutes of the Second Special City Council meeting of April 10, 2017
- D. Approval of minutes of the Special City Council meeting of April 12, 2017

Councilmember White moved to approve all Consent Agenda Items, as presented. Councilmember Fore seconded. Motion carried on a vote of 5-0.

2. Mayor/ Assistant City Administrator / Park Manager Reports

- Status report on the Central Wimberley Wastewater Project

Mayor McCullough reported that the Texas Water Development Board (TWDB) approved a six-month extension of the loan closing deadline.

- Status report Hidden Valley Low Water Crossing Reconstruction Project

Mayor McCullough reported that the recent heavy rains caused damage to certain construction equipment and project delay. Councilmember Trapp requested a project status report at every Council meeting. Mayor McCullough said he can provide updates received from the project

engineer/contractor. Councilmember Trapp requested a report from Randy Myers of Myers Construction for Council and the public. Mayor McCullough stated he can compile reports from both Myers Construction and Stantec. Councilmember Barchfeld asked if Mr. Myers can come to meetings once a month. Mayor McCullough replied affirmatively, if Mr. Myers agrees to do so. Mayor McCullough said he is closely involved with affected property owners.

- Status report on Blue Hole Regional Park operations

Park Manager Manning reported on construction of a new maintenance/storage facility. She reported on record attendance for last Friday's Concert in the Park, sales of half-price punch passes, which are on sale through June 9th; Nature Camp registration, summer season staffing, dates/hours for the 2017 swimming area season, and disposition of stored items.

- Status report on reissuance of Request for Qualifications (RFQ) for grant administration services relating to the EDA grant awarded to the City to help fund wastewater system improvements

Assistant City Administrator McPartland reported on reissuance of the RFQ, number of responses to initial RFQ; and due date for responses to the reissued RFQ.

- Status Report on release of Preliminary Flood Insurance Rate map (FIRM) and Flood Insurance Study (FIS) reports

Assistant City Administrator McPartland reported on a press release available on the City's website that includes information on how to access and use FEMA's interactive maps. She noted that plans are underway for an open house in August to be held by FEMA representatives and attended by governmental entities, including City staff, to help property owners make decisions regarding their individual properties.

- Status report on sales tax collections for the City of Wimberley

Assistant City Administrator McPartland reported that the City's April sales tax check, representing February collections, totaled \$59,325, which represents a 1.5% increase from the same period last year, with collections running well ahead of budget.

In addition, Mayor McCullough reported on a flood-damaged cabin that has attracted community attention due to the high visibility and blue tarp on the building. He conveyed the subject cabin owner's response that rebuilding of the cabin is anticipated in about two weeks and the owner's plans to inquire about securing the proper building permit(s). It was noted that a nearby cabin with only a slab and fireplace left standing, is planned to be the site of a pavilion. Councilmember Barchfeld spoke of his efforts to help clean-up the property with a team of volunteers and clarified the location of the cabins in need of repair.

3. Presentations

(A) Presentation of a Proposal by *Keep Wimberley Beautiful* to perform improvements to

the roadside park on Ranch Road 12 south of Wimberley and the Cypress Creek Nature Trail Park And Preserve. (*Keep Wimberley Beautiful Vice President Ann Arendarczyk*)

Keep Wimberley Beautiful (KWB) Vice President Ann Arendarczyk spoke on the City's existing Memorandum of Understanding (MOU) with KWB and the provision requiring City approval for improvements. She listed planned improvements, including sandblasting/painting, debris clean-up, landscaping, and signage. She said that the two existing "No Household Garbage" signs are hard to enforce and suggested "No Dumping" signs, possible installation of video cameras, and surveillance signage as deterrents to dumping.

Ms. Arendarczyk spoke of improvements planned for Cypress Creek Nature Trail (CCNT) Park related to pond/maintenance, landscaping, power washing, and continued provision of mowing services by the City. She asked for improved blue and white restroom signage at the Park and a new door sign designating that the door leads to a mechanical room. Mayor McCullough, Councilmember Barchfeld, and Councilmember Trapp commended KWB for its contributions to the parks/preserve. Councilmember Trapp noted the CCNT restroom is in need of repairs to improve its appearance and Assistant City Administrator McPartland advised that public works employees are currently working on the interior of the restroom.

Councilmember Barchfeld spoke of the April 29th "Drug Take Back" and Ms. Arendarczyk provided details on event.

(B) Presentation of Hotel Occupancy Tax Advisory Committee's recommendations for funding applications. (*City Of Wimberley Hotel Occupancy Tax Advisory Committee Chair Mark Bursiel*)

This item was heard after Agenda Item 6A.

Assistant City Administrator McPartland advised that correspondence was received from Chair Bursiel indicating that the Wimberley View/Tejas Digital funding application was withdrawn by the applicant.

Dalton Sweat of the Wimberley View explained reasoning for the withdrawal based on his belief that the application does not fall within the HOT Advisory Committee's funding guidelines on "heads in beds" and was not a good fit. Discussion addressed offers to try and meet funding criteria.

4. Resolution

A resolution of the City of Wimberley, Texas adopting a uniform policy for the disposition of surplus, salvage, and junk property. (*Mayor Mac McCullough*)

Mayor McCullough displayed photos of surplus/salvage/junk property at Blue Hole Regional Park and described conditions of specific types of property, including lost and found items. Park Manager Manning provided details on certain items stored at the Park and the need to adopt a

policy on disposition of this property. Mayor McCullough read the text of the resolution. Discussion addressed the competitive bidding process, property type definitions, and need to comply with provisions listed in “Exhibit A.”

Councilmember Barchfeld moved to approve the resolution, as presented. Councilmember Fore seconded. Motion carried on a vote of 5-0.

5. Ordinance

Consider approval of an ordinance of the City of Wimberley, Texas, abolishing the office of city marshal; repealing title III (Administration), Chapter 30 (City Government), Section 30.70 (Office Created) and Section 30.71 (Appointment; Qualifications; Duties; Pay) of the City of Wimberley Code of Ordinances; and providing for the following: findings of fact, savings, severability, repealer, effective date, and proper notice and meeting. (*Assistant City Administrator*)

Assistant City Administrator McPartland advised that Council action is needed to formally abolish the city marshal position formerly held by Kyle DeHart, who continues to serve as the City Sanitarian on a contract basis.

Councilmember White moved to approve the ordinance, as presented. Councilmember Fore seconded. Motion carried on a vote of 5-0.

6. Discussion and Possible Action

(A) Discuss and consider possible action regarding a proposal by *Keep Wimberley Beautiful* to perform improvements to the roadside park south of Wimberley on Ranch Road 12 and the Cypress Creek Nature Trail Park and Preserve. (*Keep Wimberley Beautiful Vice President Ann Arendarczyk*)

This item was heard after Agenda Item 3A.

Councilmember Barchfeld moved to approve KWB’s improvements, as presented, to purchase and replace the brown/white restroom sign at the CCNT Park with a blue/white sign, purchase and install a “mechanical room” sign on the door of the CCNT restroom building, and purchase and install two “No Dumping-Video Surveillance” signs at the roadside park. Councilmember Dussler seconded. Motion carried on a vote of 5-0.

(B) Discuss and consider possible action regarding Hotel Occupancy Tax funding applications. (*City of Wimberley Hotel Occupancy Tax Advisory Committee Chair Mark Bursiel*)

This item was heard after Agenda Item 5.

Councilmember Trapp moved to accept the withdrawal of the funding application from Wimberley View/Tejas Digital at the request of the applicant. Councilmember White seconded.

Motion carried on a vote of 5-0.

- (C) Discuss and consider possible action regarding use and maintenance of the soccer fields at Blue Hole Regional Park. (*Parks and Recreation Advisory Board*)

Park Manager Manning, speaking on behalf of Parks Board Chair Christine Byrne, advised that no recommendations will be made at this time, as discussions are ongoing on this issue. Councilmember Barchfeld said he was at the Parks Board meeting and heard one of the presentations. He stated there were conflicting reports on how much water is needed at Blue Hole Park and commended Parks Board members for their work.

- (D) Discuss and consider possible action regarding the hiring of mobile food vendors for Blue Hole Regional Park. (*Parks and Recreation Advisory Board*)

Park Manager Manning spoke of interest expressed from vendors who would like to work special events. She advised that D's Roastery has requested to serve coffee at the last two April Concerts in the Park, which would be served from tables and not a food truck. D's Roastery owner spoke of City Sanitarian Kyle DeHart's confirmation that the proper permits are in place. Park Manager Manning advised that the Parks Board unanimously recommended approval of D's Roastery request to sell coffee at the April 21st and 28th Concerts in the Park, provided all proper permits and fees are in order. Manager Manning stated the Board plans to explore developing a policy on mobile food vendors at the Park that will be brought to Council at a later date.

Councilmember Trapp moved to approve allowing D's Roastery to sell coffee at the Blue Hole Concerts in the Park on April 21st and 28th. Councilmember White seconded. Discussion addressed possible locations for food vendors, number of vendors allowed, use of local vendors, and lack of objection from the Concerts in the Park sponsor to the sale of coffee at the event.

Motion carried on a vote of 5-0.

- (E) Discuss and consider possible action regarding approval of an interlocal agreement with Hays County for floodplain administration services. (*Place Three Councilmember Sally Trapp*)

Assistant City Administrator McPartland advised that the draft agreement has not been finalized by Hays County and no Council action is needed at this time. Mayor McCullough felt that Hays County Development Services staff will do a good job providing services for the City.

- (F) Discuss and consider possible action regarding a proposal to reconsider the recent appointments to the Wastewater Impact Fee Advisory Committee. (*Place Four Councilmember Gary Barchfeld*)

Councilmember Barchfeld spoke of the Committee's duties, previous appointments, membership requirements, and possible replacement of one prior appointment. He anticipated naming a new appointment at Council's May 4th meeting.

- (G) Discuss and consider possible action on results of an analysis by Raftelis Financial Consultants on additional scenarios related to development of user charges for the proposed Central Wimberley Wastewater System. (*Place Two Councilmember Craig Fore*)

Councilmember Fore said he is still waiting for the results as requested at Council's last meeting. Mayor McCullough stated he discussed the additional analysis with Mr. Craley of Raftelis Financial Consultants, who indicated he was quite busy and asked where the City stands in the bid process. He said Mr. Craley recommended not performing any work until the City has completed the bid opening. Councilmember Fore said Council voted to approve this analysis six weeks ago at the recommendation of the city administrator. Mayor McCullough said he did not think Mr. Craley would perform the work yet. Councilmember Fore stated that the City is paying Raftelis to do a job and expects it to be done. Discussion addressed the need to verify the additional options and lack of relevance of bid opening results on performing the analysis. Mayor McCullough stated he will call Mr. Craley of Raftelis again and noted Councilmember Fore could participate in the call. No action was taken.

- (H) Discuss and consider possible action regarding the City of Wimberley's provision of emergency services and accommodations. (*Mayor Mac McCullough*)

Mayor McCullough spoke of emergency services/accommodations that were lacking after the May 2015 flood and advised there is an opportunity to purchase surplus property such as generators, cots, bedding, towels, diapers, toiletries, etc., to be used during emergencies. He provided specifics of items in the list of available inventory and offered possible storage locations. Council discussion supported Mayor McCullough's proposal to purchase the surplus property at a cost of approximately \$4,100 and willingness to do more.

Councilmember Trapp moved to approve the expenditure, as presented, as a start to providing an emergency action service provision plan. Councilmember Dussler seconded. Motion carried on a vote of 5-0.

Addendum to Agenda

6. Discussion and Possible Action

- (I) Discuss and consider possible action regarding security issues on City property. (*Mayor Mac McCullough*)

Mayor McCullough explained there are numerous locks/keys for City property.

Ashley Gibson of Mill Race Lane expressed appreciation for what this Council has done for the community this past year, including its support of the Wimberley Valley Watershed Association's preservation group and for upholding conservation easements. She appreciated Keep Wimberley Beautiful, Council's support of community volunteer efforts, and for the interlocal agreement with the Hays County constables, who have been patrolling the area below the preserve.

Mayor McCullough felt there needs to be better control of keys and advocated a tiered approach to control of keys, including keys that cannot be duplicated. He noted past expenditures on changing locks on City property and requested that Council approve an expenditure of about \$2,400 for a more efficient system. Councilmember Trapp said the Technology Advisory Committee should look at password policies. Mayor McCullough felt that an amount not to exceed \$3,000 would be adequate to cover the re-keying project.

Councilmember Trapp moved to approve the proposal to re-key City locks in an amount not to exceed \$3,000. Councilmember White seconded. Motion carried on a vote of 5-0.

7. City Council Reports

- Announcements
- Future Agenda Items

Councilmember Trapp and Park Manager Manning discussed the timeframe for a Parks Board recommendation on mobile food vendors at the Blue Hole Park.

Hearing no further announcements or future agenda items, Mayor McCullough called the meeting adjourned.

Adjournment: Council meeting adjourned at 7:45 p.m.

Recorded by:

Cara McPartland

Cara McPartland

These minutes approved on the 4th of May, 2017.



APPROVED:

Mac McCullough

Mac McCullough, Mayor