

**City of Wimberley**  
City Hall  
221 Stillwater  
Wimberley, Texas 78676  
**Minutes of Regular Meeting of City Council**  
July 16, 2015 at 6:00 p.m.

City Council meeting called to order at 6:00 p.m. by Mayor Steve Thurber.

Mayor Thurber gave the Invocation and Councilmembers led the Pledge of Allegiance to the United States and Texas flags.

Councilmembers Present: Mayor Steve Thurber, Councilmembers Bob Dussler, Cindy Anderson, Mac McCullough, Pam Showalter, and John White.

Staff Present: City Administrator Don Ferguson

**Citizens Communications**

No citizen comments were heard.

**1. Consent Agenda**

- A. Approval of minutes of the Regular City Council meeting of June 18, 2015
- B. Approval of minutes of the Special City Council meeting of July 1, 2015
- C. Approval of the appointment of Neel Morton to the City of Wimberley Building Code Board of Review. (*Place Three Councilmember Mac McCullough's nominee*)
- D. Approval of the reappointment of John Dunn to the City of Wimberley Ethics Commission. (*Place Three Councilmember Mac McCullough's nominee*)
- E. Approval of the reappointment of Zack Ezer to the City of Wimberley Parks Advisory Board. (*Place Three Councilmember Mac McCullough's nominee*)
- F. Approval of the reappointment of Tracey Dean to the City of Wimberley Planning and Zoning Commission. (*Place Three Councilmember Mac McCullough's nominee*)
- G. Approval of the reappointment of Donald Black to the City of Wimberley Transportation Advisory Board. (*Place Three Councilmember Mac McCullough's nominee*)
- H. Approval of the reappointment of Mary Kate Brown to the City of Wimberley Water and Wastewater Advisory Board. (*Place Three Councilmember Mac McCullough's nominee*)
- I. Approval of the reappointment of Tevis Grinstead to the City of Wimberley Board of Adjustment. (*Place Three Councilmember Mac McCullough's nominee*)
- J. Approval of the May 2015 Financial Statements for the City of Wimberley, Texas
- K. Approval of the June 2015 Financial Statements for the City of Wimberley, Texas

Councilmember White moved to approve all Consent Agenda items, as presented. Councilmember Showalter seconded.

Councilmember McCullough requested to pull Agenda Item 1H.

Councilmember White amended his motion and moved to approve all Consent Agenda items, as presented, with the exception of Consent Agenda Item 1H. Councilmember Showalter seconded. Motion carried on a vote 5-0. No action was taken on Consent Agenda Item 1H.

## 2. City Administrator Report

- Status report on the Central Wimberley Wastewater Project

City Administrator Ferguson reported on anticipated key dates in the timeline for TCEQ's contested case process, including hearings set for January 2016 and subsequent decisions. He advised that Council will hold a special meeting next week with legal counsel and it was agreed to meet on Friday, July 24, 2015.

- Status report on the City Council Goals and Priorities Workshop

City Administrator Ferguson reported that the subject workshop is scheduled for Wednesday, July 29<sup>th</sup> from 10 a.m. to 2 p.m. at the WISD Administration Building.

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

City Administrator Ferguson reported on the July sales tax check (representing May collections) totaling \$54,998, up about ten percent (10%) from the same period last year; and year-to-date collections.

- Status report on the development of the Wimberley H-E-B Project

City Administrator Ferguson reported that work is progressing to finish out the inside of the store and site development for parking and landscaping. Hiring for the new store's staff is in progress and a mid-September store opening is anticipated.

- Status report on the PEC Transmission Line Improvement Project

City Administrator Ferguson reported on recent meetings with PEC indicating that the design process is underway based on input received from affected property owners. He stated that PEC will present its plans to property owners who will be invited to attend a mid-August meeting to allow PEC to gather more input before finalizing design options. Discussion addressed specific areas of concern expressed by property owners, including a possible alternate route for the transmission line, and the need for all affected property owners to respond to PEC's outreach efforts.

- Status report on the operation of the Blue Hole Regional Park

City Administrator Ferguson reported that the swimming area has received a total of 11,386 visitors and approximately \$96,000 in gate revenue to date for this season. He reported that approximately thirty (30) visitors per night have enjoyed "Wimberley Wednesdays" and noted the success of the Summer Youth Camp Series. He also announced that Susan Nenney is the

new Executive Director of Friends of Blue Hole and provided details on the “Lotsa Raptors in the Park” event scheduled for Saturday, July 18, 2015 at Blue Hole Regional Park.

In addition, City Administrator Ferguson reported that three (3) funding applications will be submitted to CAMPO for pedestrian mobility projects for central Wimberley.

### **3. 2015 Memorial Day Weekend Flood Matters**

- A. Presentation of an update regarding recovery efforts relating to the 2015 Memorial Day Weekend Flood in the City of Wimberley, Texas. (*City Administrator*)

City Administrator Ferguson presented information on the following topics:

- Disaster recovery services and hours of operation for FEMA, SBA, and other assistance organizations at the Disaster Recovery Center (DRC)
- Statistics on the number of applications for disaster assistance
- Extended deadline for FEMA registration (until August 27, 2015) and importance of registering to receive future assistance
- Volunteer Resource Center (VRC) and adjacent donation distribution center and dates/hours of operation
- Ongoing need for volunteers and tracking of volunteer hours through the VRC registration process
- Arrival and departure of various volunteer groups
- Formation of committee(s) to provide a regional response to long-term assistance and unmet needs
- Warehousing of donated building materials
- Fast-tracked building permit procedures and waiver of the City’s portion of flood-related building permit fees
- Updating of flood maps and associated elevation issues
- Damaged infrastructure, including insurance coverage for replacement of the Hidden Valley low water crossing
- Planned community meeting regarding the design for replacement of the destroyed Hidden Valley low water crossing
- Specific repairs to River Road and other area roadways
- Flood debris removal statistics and the August 2<sup>nd</sup> deadline for curbside debris collection
- Details on the proposed Private Property Debris Removal Program that would allow County contractors to remove debris that qualifies as a public health and safety hazard from private property of residents who have no other means of removing it
- Timeframe for Blanco River riparian restoration
- Unauthorized use of private dumpsters
- Blanco River rain/flood gauges and alarm system for future emergency notifications and monitoring, including possible funding sources
- Community flood recovery meeting to be held Tuesday, July 28<sup>th</sup> at the Wimberley Community Center at 6 p.m.

- Community flood mitigation meeting to be held Monday, August 24<sup>th</sup> to address elevation of structures and a possible buy-out program subject to Council approval

Discussion concluded with issues related to Hays Central Appraisal District's reappraisal of flood-damaged properties and the flood's impact on the area real estate market.

- B. Discuss and consider action regarding a proposal to not collect application fees for zoning and subdivision cases involving properties damaged by the 2015 Memorial Day Weekend Flood in the City of Wimberley, Texas. (*City Administrator*)

City Administrator Ferguson explained the proposal to waive the City's portion of zoning and subdivision application fees, similar to Council's action to not collect the City's portion of building permit fees for flood-related repairs and construction. He noted that the proposed waiver would also apply to fees for variance requests. He stressed that the fee exemption would only apply to the City's application fees for cases involving flood-damaged properties and not to any pass-through fees charged by the City's contract engineer. Mayor Thurber expressed support for the proposal, as explained by City Administrator Ferguson.

Councilmember Showalter moved to approve the proposal to not collect application fees for zoning (including variance requests) and subdivision cases involving properties damaged by the 2015 Memorial Day Weekend Flood. Councilmember Anderson seconded. Motion carried on a vote of 5-0.

#### **4. Discussion and Possible Action**

- A. Discuss and consider possible action regarding the proposed development of an emergency exit for the Paradise Valley and Paradise Hills Subdivisions. (*Place Three Councilmember Mac McCullough*)

City Administrator Ferguson presented a draft access agreement between the City and specific property owners to allow for emergency ingress/egress and cost estimates to improve the existing road's surface. Discussion established that funding for road improvements will come from the City's Fund Balance, included concerns regarding maintenance costs, and noted that access will only be for emergency purposes.

Mayor Thurber entertained a motion to authorize Councilmember McCullough and City Administrator Ferguson to pursue this proposed access agreement with the subject property owners.

Councilmember White moved to approve the authorization, as stated by Mayor Thurber. Councilmember Anderson seconded. Motion carried on a vote of 4-0, with Councilmember McCullough abstaining.

- B. Discuss and consider possible action on issues relating to the development of the Fiscal Year 2016 City of Wimberley Budget. (*City Administrator*)

City Administrator Ferguson requested input from Council on items to include in upcoming budget development discussions. Mayor Thurber also requested input from the public on possible budget items. Discussion included budgeting for law enforcement, possible consolidation of services, parking lot/street improvements, and updating of the City's Comprehensive Plan in accordance with recent survey results, and adhering to the Plan when considering the City's budget. No action was taken.

- C. Discuss and consider possible action scheduling a date for the required Open Records and Open Meetings training for City Council and City staff. (*City Administrator*)

City Administrator Ferguson recommended tentatively scheduling training to be conducted by the City's legal counsel on August 20, 2015. Discussion favored scheduling the training for Thursday, August 20<sup>th</sup> at 5 p.m. at City Hall. No vote was taken.

- D. Discuss and consider possible action designating *The Wimberley View* as the official newspaper of the City of Wimberley. (*City Administrator*)

City Administrator Ferguson explained that State law requires the City to designate an official newspaper where it will publish the City's required legal notices.

Councilmember White moved to designate *The Wimberley View* as the official newspaper of the City of Wimberley. Councilmember Showalter seconded. Motion carried on a vote of 5-0.

City Administrator Ferguson advised that any legal notices related to the proposed wastewater system for central Wimberley will continue to be published in both *The Wimberley View* and the *News-Dispatch*.

## 5. City Council Reports

- Announcements
- Future Agenda Items

Mayor Thurber reminded Council of its workshop meeting on goals and priorities scheduled for July 29<sup>th</sup> at the WISD Administration building.

Councilmember McCullough announced that Fox 7 news will be visiting the Wimberley Café in early August.

An unidentified audience member and library volunteer announced that the Wimberley Village Library does not charge its customers for books lost as a result of flooding.

An audience member asked if an item can be placed on a future agenda to consider an alternate route for the PEC transmission line that was referenced earlier in tonight's meeting.

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

**Adjournment:** Council meeting adjourned at 7:33 p.m.

Recorded by:

*Cara McPartland*  
Cara McPartland

These minutes approved on the 6<sup>th</sup> of August, 2015.

**APPROVED:**

*Steve Thurber*  
Steve Thurber, Mayor

