



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY ISD - ADMINISTRATION OFFICE
951 FM 2325, WIMBERLEY, TEXAS 78676
THURSDAY, AUGUST 18, 2022 - 6:00 PM

MINUTES

1. **CALL TO ORDER** August 18, 2022, at 6:00 PM

Mayor Gina Fulkerson called the Regular City Council Meeting to order at 6:00 p.m.

2. **CALL OF ROLL**

Council Members Present:

Gina Fulkerson, Mayor
Mayor Rebecca Minnick, Place 1
Teresa Shell, Place 2
Christine Byrne, Place 3
Jim Chiles, Place 4
David Cohen, Place 5

Staff Members Present:

Mike Boese, City Administrator
Tammy Cook, City Secretary
Chales Zech, City Attorney
Nathan Glaiser, Director of Planning & Public Works

3. **INVOCATION**

A moment of silence was observed this evening.

4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**

Mayor Fulkerson led the pledges of allegiance.

5. **CITIZENS COMMUNICATIONS**

Alan Daniel, spoke in regards to the executive session item on this evening's agenda. He wanted to address any concerns and would comply with any requirements related to the abandonment and conveyance of a portion of Preston Road.

Gary Barchfield, representative of the Knights of Columbus, spoke in support of a request for a temporary structure located in St. Mary's parking lot and asked the council for their consideration. He stated this structure would be utilized for their major fundraiser of the year.

- 8.4. Discuss and consider possible action regarding a request to permit a temporary structure located 14711 Ranch Road 12, Wimberley, Texas. (*Applicant: Knight of Columbus Wimberley Council 9151*)

Mayor Fulkerson pulled this item up for consideration as it pertained to the previous citizen comment.

A motion was made by Council Member Byrne, seconded by Council Member Chiles to approve the request for a temporary structure located at 14711 Ranch Road 12. The motion to approve carried unanimously (5-0).

6. CONSENT AGENDA

A motion was made by Council Member Cohen, seconded by Council Member Chiles to approve the consent agenda. The motion to approve carried unanimously (5-0).

6.1. Consider approval of the August 4, 2022 Regular City Council Meeting Minutes.

6.2. Consider approval of the 2022/2023 City of Wimberley Holiday Schedule

7. PRESENTATION AND POSSIBLE ACTION

7.1. Receive an update on current drought and discuss conservation efforts. (*Robin Gary, Managing Director of Wimberley Valley Watershed Association*)

Robin Gary, Managing Director of Wimberley Valley Watershed Association, provided a presentation related to current drought conditions, ground water and the conservation efforts that are underway. Drought status maps, spring and river flow levels and well monitoring were highlighted. An overview of the Environmental Protection Plan (EPA) to protect water quality in the Cypress Creek Watershed was discussed. This was a collaboration between many partners, it took seven years of implementation and required funding through 3 multi-year EPA/TCEQ grants. The goal of this plan was to implement activities to reduce and prevent nonpoint source pollution (NPS) and protect flow. The recent successes include the creation of Jacob's Well Groundwater Management Zone, WISD's One Water School, Green Infrastructure Projects, and Water Quality and Flow Monitoring.

7.2. Receive an update on the Oak Drive Restroom/Welcome Center. (*Nathan Sloan, Percheron Construction*)

Nathan Sloan, of Percheron Construction, provided an update on the Oak Drive Restroom/Welcome Center. He stated there had been a delay in construction due to supply chain issues. However, the completion date is scheduled for late September. He addressed concerns related to substitution of materials and the possibility of rain water collection for use in the restroom.

8. PUBLIC HEARING AND POSSIBLE ACTION

8.1. Hold a public hearing and take possible action on Ordinance 2022-18, approving an application for a Conditional Use Permit (CUP-22-008) to allow for the operation of a Vacation Rental (STR2) at 180 Kingsway Drive, Wimberley, Hays County, Texas, zoned Single-Family Residential 2 (R2); 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. (*Applicant: Philip & Elizabeth Morley*)

Mayor Fulkerson opened the Public Hearing at 6:53 p.m. Nathan Glaiser, Director of Planning and Public Works, provided a brief presentation regarding this CUP application. There being no comments, Mayor Fulkerson closed the Public Hearing at 6:55 p.m.

A motion was made by Council Member Cohen, seconded by Council Member Minnick to approve Ordinance 2022-18, Conditional Use Permit (CUP-22-008) to allow a Vacation Rental (STR2) at 180 Kingsway Drive. The motion to approve carried unanimously (5-0).

- 8.2. Hold a public hearing and take action regarding case AV-22-002, a request for a waiver to sell alcohol less than 300' from a school, church, daycare or hospital at 13620 Ranch Road 12, Wimberley, Hays County, Texas. (*Applicant: Pecos Jane LLC*)

Mayor Fulkerson opened the Public Hearing at 6:56 p.m. Nathan Glaiser, Director of Planning and Public Works provided a brief update of this request. There being no comments, Mayor Fulkerson closed the Public Hearing at 6:59 p.m.

A motion was made by Council Member Shell, seconded by Council Member Chiles to approve an Alcohol Variance (AV-22-002) at 13620 Ranch Road 12. The motion to approve carried unanimously (5-0).

- 8.3. Hold a public hearing and take possible action on Ordinance 2022-19, approving an application for a Conditional Use Permit (CUP-22-009) to allow for the sale of beer and wine for off-premise consumption at 13620, Building D, Ranch Road 12, Wimberley, Hays County, Texas, zoned Commercial Low Impact (C-1); 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. (*Applicant: Pecos Jane LLC*)

Mayor Fulkerson opened the Public Hearing at 7:00 p.m. Nathan Glaiser, Director of Planning and Public Works, provided a brief presentation regarding this CUP application. There being no comments, Mayor Fulkerson closed the Public Hearing at 7:02 p.m.

A motion was made by Council Member Chiles, seconded by Council Member Minnick to approve Ordinance 2022-19, Conditional Use Permit (CUP-22-009) to allow for the sale of beer and wine for off-premise consumption at 13620, Building D, Ranch Road 12. The motion to approve carried unanimously (5-0).

- 8.5. Hold a Public Hearing, to solicit comments from citizens and other interested parties, and consider action on adopting a budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023. (*Mike Boese, City Administrator*)

Mike Boese, City Administrator, provided a brief update on the Fiscal Year 2023 budget. He stated the budget in the packet this evening was unchanged with the exception of a typo that was corrected within the Community Service Account (line item 6220 Payroll Taxes). At the last meeting, this item stated \$36,000 projected and this has been corrected to \$3,650 within this budget document. Mr. Boese presented a balanced General Fund budget of \$1,860,500 for FY2023 and stated this is a \$231,132 reduction in spending from FY 2022. Mr. Boese also presented a balanced budget for the Blue Hole Fund, Wastewater Fund, Hotel Occupancy Fund and Interest and Sinking Fund. Lastly, Mr. Boese spoke about the American Rescue Plan Fund that has revenues of \$400,422 remaining and through the budget year, the Council will decide where to use these funds. Mayor Fulkerson opened the Public Hearing at 7:06 p.m. There being no citizen comments, Mayor Fulkerson closed the Public Hearing at 7:07 p.m. The budget adoption will take place at the September 1, 2022 meeting.

9. CITY COUNCIL REPORTS

- 9.1. Announcements

Mr. Boese, stated City Hall should be fully operational by the end of next week.

- 9.2. Future Agenda Items

No items were added this evening.

10. EXECUTIVE SESSION

- 10.1. Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code regarding abandonment and conveyance of a portion of Preston Road.

Mayor Fulkerson adjourned into Executive Session at 7:08 p.m.

11. **OPEN SESSION**

11.1. Discussion and possible action resulting from Executive Session.

No action, but information was obtained this evening regarding a quit claim deed on a portion of Preston Road.

12. **ADJOURNMENT**

A motion was made by Council Member Cohen, seconded by Council Member Chiles to adjourn the Regular City Council meeting at 7:24 p.m. The motion carried unanimously (5-0).

RECORDED BY:

Tammy Cook, City Secretary



APPROVED BY:

Gina V. Fulkerson, Mayor