

City of Wimberley
City Hall, 12111 Ranch Road 12, Ste. 114
Wimberley, Texas 78676
Minutes of Regular Meeting of City Council
February 4, 2010 at 6:30 p.m.

City Council meeting called to order at 6:30 p.m. by Mayor Tom Haley.

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

Councilmembers Present: Mayor Haley and Councilmembers Charles Roccaforte, Bob Flocke, Bill Appleman, Steve Thurber, and John White.

Staff Present: City Administrator Don Ferguson, City Secretary Cara McPartland, City Attorney Cindy Crosby, and City Attorney Tom Pollan.

Proclamations

Mayor Haley presented a proclamation to League of Women Voters representatives honoring the League's 90th anniversary and proclaiming February 14, 2010 as *League of Women Voters Making Democracy Work Day*.

Mayor Haley presented a proclamation to City Secretary Cara McPartland recognizing her completion of the Texas Municipal Clerks Certification Program to become Texas' 586th certified municipal clerk.

Citizens Communications

Wimberley Valley Watershed Association Executive Director/Hays Trinity Groundwater Conservation District (HTGCD) Vice-President David Baker urged Council to join other entities to consider filing a request for a public hearing on the expansion of Aqua Texas' CCN to a fifty (50) acre area right above Jacob's Well. Concerns were expressed relating to past/present Aqua Texas' water management issues, line losses of up to fifty percent (50%), additional water needed to service the expanded area, and effects of pollution on Wimberley's waterways. He thanked Council for its time and consideration.

In response to Mayor Haley, City Administrator Ferguson replied that Council members may individually contact him to provide input on this issue.

Bent Tree Gallery/Twigs Coffee Shop owner Stan Allen spoke in support of sidewalks in order to improve public safety and benefit downtown area business activities.

1. **Consent Agenda**

Approval of the minutes of the regular City Council meeting of January 21, 2010

Councilmember Thurber moved to approve the item as presented. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

2. **City Administrator Report**

This item was heard after Agenda Item 6C.

- Status report on efforts underway to secure federal funding for the downtown wastewater project

City Administrator Ferguson reported on continuing Texas Water Development Board (TWDB) efforts to complete recommendations on treatment/financing options, and consultants' efforts to complete the environmental assessment, which includes holding public hearings.

- Status report on development of a contract for the preparation of a boundary survey for the City of Wimberley

City Administrator Ferguson reported that negotiations are continuing, with updates to be provided to Council.

- Status report on the revision of rental rates and policies for the Wimberley Community Center (WCC)

Due a delay in the Parks Advisory Board meeting schedule, City Administrator Ferguson reported that the Board's recommendation should be included on Council's next regular meeting agenda. In response to Councilmember Thurber, City Administrator Ferguson stated that the WCC staff has been actively involved in all stages of the revision process.

- Status report on the disposition of the City Marshal's patrol vehicle

Due to the recent loss of a Hays County Constable's Office vehicle, City Administrator Ferguson reported that Hays County Precinct Three Constable Darrell Ayres has expressed need for the Wimberley City Marshal's formerly used vehicle. The acquisition of the City Marshal's vehicle will be on the next scheduled Hays County Commissioner's Court meeting agenda for action.

- Status report on the selection of a contractor for the upcoming Fourth of July fireworks display

City Administrator Ferguson reported that no Request for Proposal (RFP) responses have been received as of the designated deadline. He stated that other options are being explored in search of

contractors interested in bidding on a small display to be held on July 4th, which the City hopes to finance through community donations.

3. Presentation

Presentation by representatives of the Wimberley Transportation Advisory Board on proposed transportation project priorities

Transportation Advisory Board (TAB) Chairman Corwin Vansant reviewed the prioritization process to date and presented details on nine (9) projects, including cost estimates. Project information for the following nine (9) areas was presented:

- Texan Boulevard/Las Flores Drive/FM 2325 intersection realignment
- Loma Vista Drive
- Palos Verdes Drive
- La Pais Drive
- Las Flores Drive
- Emergency access to Paradise Hills
- New sidewalk in Square area
- Drainage on Green Acres Road
- Drainage on Cypress Creek Lane

The distributed handout detailing TAB's recommended projects is attached to these minutes. Discussion addressed specific costs of certain projects, issues with water runoff/low water crossings, and Paradise Hills emergency access. Council thanked Chairman Vansant and TAB for its work on this project.

4. Public Hearing and Possible Action

- A. Hold a public hearing and consider approval of an ordinance approving an application for a conditional use permit submitted by Herschel McCullough to permit the construction and use of a secondary residential structure on a 3.7 acre tract of land at located at 1415 East Spoke Hill Drive, Wimberley, Hays County, Texas, zoned Rural Residential 1 (R1); 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. (*Herschel McCullough, Applicant*)

City Administrator Ferguson reviewed the conditional use permit (CUP) application including the subject property's location and current/existing zoning, uses, and structures. He noted that the proposed structure will be architecturally consistent with the neighborhood, have a separate septic system from the main residence, and meet all Code requirements. No comments were received from the public either for or against the application. On January 28, 2010, the Planning and Zoning Commission unanimously recommended approval of the proposed CUP as presented. There was brief discussion of the applicant's intended use of the proposed structure.

No public comments were heard.

Councilmember Thurber moved to approve the item as presented. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

- B. Hold a public hearing and consider approval of an ordinance approving an application for a conditional use permit submitted by Charles Uselton to permit a bar or tavern and an eating establishment: sit-down, including the sale of beer, wine and alcohol for on-premise consumption on a tract located at 320 Wimberley Square, Wimberley, Hays County, Texas, zoned Commercial – High Impact (C-3), 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. (*Charles Uselton, Applicant*)

Councilmember Flocke recused himself from the meeting at this time due to a possible conflict of interest.

City Administrator Ferguson reviewed the conditional use permit (CUP) application including the subject property's history (formerly Cypress Creek Café) and reactivation of prior uses, with additional stated uses to allow for a bar/tavern and sit-down eating establishment which sells beer, wine, and alcohol for on-premise consumption. He highlighted the site plan, including the outdoor music venue and restaurant area. He stated that no public comments were received and that the Planning and Zoning Commission unanimously recommended approval with the condition that the applicant install an eight (8) foot privacy fence with a vegetative buffer along both interior side property lines to buffer the impact of the planned outdoor music venue. He noted that should the CUP be approved, the applicant must secure a waiver from the City's distance requirements relating to the sale of beer, wine, and alcohol within three hundred feet (300') of a church, daycare, hospital, or school.

No public comments were heard.

Discussion addressed the location/type of vegetative buffer, parking/access, stage area, existing/proposed fencing, and boundary lines.

Councilmember Appleman moved to approve the item as presented. Councilmember Thurber seconded. Motion carried on a vote of 4-0 (Councilmember Flocke recused).

After the vote was taken, Councilmember Flocke rejoined the meeting.

- C. Hold a public hearing and consider approval of a waiver of the 300-foot distance requirement relating to the sale of beer, wine and alcohol at 320 Wimberley Square, Wimberley, Hays County, Texas. (*Charles Uselton, Applicant*).

City Administrator Ferguson explained the need for this waiver request due to the subject property's location within three hundred feet (300') of a church and daycare facility. He stated that the City's ordinance allows City Council to waive the distance requirements if the Council finds enforcement of the distance provision in a particular case:

- is not in the best interest of the public
- constitutes waste or the inefficient use of land or other resources
- creates an undue hardship on an applicant
- does not serve its intended purpose
- is not effective or necessary
- for any other reason the Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines in the best interest of the community.

No public comments were heard.

In response to Councilmember Thurber's inquiry, City Administrator Ferguson replied that no public comments were received either for or against this request. City Administrator Ferguson noted that Planning and Zoning Commissioner Phil Dane commented (as part of the Commission's discussion of the CUP recommendation) on distance waiver requests and whether or not the granting of particular requests might be construed as setting precedent. Planning and Zoning Commission discussion of this issue established that each request is considered on its own merits.

Discussion addressed the need for the waiver due to proximity to a church and daycare facility and that no feedback received on this waiver request.

Councilmember Thurber moved to approve the item as presented, including the findings previously stated by City Administrator Ferguson. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

5. Resolution

Consider approval of a resolution of the City of Wimberley, Texas, authorizing the mayor to sign all documents, including a purchase agreement and financial application and documents related to the purchase of a certain tract of real property described as Lot 80, South River Unit 1, consisting of approximately 0.814 acres, City of Wimberley, Hays County, Texas; providing for an effective date; and proper notice and meeting. (*City Administrator*)

This item was heard after Agenda Item 6A.

Mayor Haley adjourned Open Session and convened into Executive Session at 7:08 p.m. for discussion about real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code.

Mayor Haley adjourned Executive Session and reconvened Open Session at 7:45 p.m. No action was taken during Executive Session.

Councilmember Thurber moved to approve a resolution authorizing Mayor Haley to sign all documents, including a purchase agreement and financial application and documents related to the purchase of a certain tract of real property described as Lot 80, South River Unit 1. Councilmember Flocke seconded. Motion carried on a vote of 5-0.

6. Discussion and Possible Action

- A. Discuss and consider possible approval of the Audited Financial Report for the Fiscal Year ended September 30, 2009. (*City Administrator*)

This item was heard after Consent Agenda Item 1.

Preston Singleton of Singleton, Moore & Company, LLP presented the Annual Financial and Compliance Report for the year ended September 30, 2009 and the FY 2008/2009 Audit Reporting Package. He presented details on certain financial statements, including assets, revenues, expenditures, fund balances, reconciliation, budgetary comparisons, internal controls, and compliance.

Discussion addressed fund balances, recommended reserves, advisory comments related to payroll processing and the year-end financial closing process, and new GASB fund balance classifications. There was discussion on assigned/committed fund balance classifications, Council's engagement in potential actions to assign fund balances, Council's authority to commit/uncommit or assign/unassign fund balances, and *adjusting* entries versus *closing* entries.

Councilmember Flocke moved to approve the item as presented. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action on options for financing the acquisition of a .814 acre tract of land located at 211 Stillwater Drive, Wimberley, Hays County, Texas. (*City Administrator*)

This item was considered during the above mentioned Executive Session (See Agenda Item 5), for consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code, which was held from 7:08 p.m. to 7:45 p.m. No action was taken in Executive Session.

The following action was taken on this item after action on Agenda Item 5 in Open Session. Councilmember Flocke moved to acquire the .814 acre tract of land located at 211 Stillwater Drive, Wimberley, Hays County, Texas by making a cash payment. Councilmember Thurber seconded. Mayor Haley called for a vote as follows: Councilmember Roccaforte, nay; Councilmember Flocke, aye; Councilmember Appleman, aye; Councilmember Thurber, aye; Councilmember White, aye. Motion carried on a vote of 4-1.

- C. Discuss and consider possible approval of the transfer of an amount not to exceed \$120,000 from the City of Wimberley Fund Balance for purpose of funding costs associated with the acquisition of a .814 acre tract of land located at 211 Stillwater Drive, Wimberley, Hays County, Texas, and amending the Fiscal Year 2010 City of Wimberley General Fund Budget to reflect the transfer and expenditures. *(City Administrator)*

Due to Council's previous action taken on Agenda Item 6B, City Administrator Ferguson advised of the need to re-post this item on Council's next regular meeting agenda to reflect the corrected amount.

Councilmember Flocke moved to re-post this item for Council's February 18, 2010 meeting in order to reflect the corrected amount. Councilmember Thurber seconded. Motion carried on a vote of 5-0.

- D. Discuss and consider action authorizing the City Administrator to provide required notice to terminate the current office space lease for the City Hall located at 12111 Ranch Road 12, Suite 114, Wimberley, Texas. *(City Administrator)*

City Administrator Ferguson explained the need for action on this item and recommended approval.

Councilmember White moved to approve the item as presented. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

- E. Discuss and consider possible action on a request to remove Leach Lane as an emergency access route from the City of Wimberley Transportation Master Plan. *(Place Four Councilmember Steve Thurber)*

Brad Stockman of 200 Leach Lane spoke in favor of removing Leach Lane as an emergency access route from the City of Wimberley Transportation Master Plan (TMP). He directed Council's attention to his letter (attached to these minutes) providing reasoning for the requested removal. He stated that River Meadows Property Owners Association (RMPOA) has formed a subcommittee to study alternate routes and noted various options under consideration.

RMPOA President Dr. Curt Busk thanked Council for hearing residents' concerns and recognized that potential problems exist with Blanco River flooding. He stated that RMPOA voted unanimously to develop a plan to create a flood road and acknowledged that the current flood road needs improvement. He cited rainfall statistics that would cause flooding heavy enough to wash out the road. Because these rain events occur every 500 to 1,000 years, Dr. Busk felt that this issue is not extremely urgent at this time. He noted RMPOA's current subcommittee work on developing alternatives, and asked that Leach Lane be removed from the emergency access plan. He asked that the City treat his area the same as other areas of the City and preferred non-location specific wording.

Discussion addressed current River Meadows access roads, recent improvements made by RMPOA members, and ownership/maintenance of subdivision roads.

Leach Lane resident Gretchen Chapin stressed that every RMPOA member is adamant that Leach Lane is not an available option and stated that property owners are willing to take legal action, if necessary.

Discussion addressed review and documentation of RMPOA's actions, past meeting minutes, stated position, and correspondence.

Councilmember Thurber moved to remove Leach Lane as an emergency access road from the City of Wimberley TMP. Councilmember Flocke seconded.

Discussion on the motion established that the TMP is a fluid planning document that may be changed in the future as Council deems necessary and that Wimberley EMS will take whatever steps needed to obtain access to any area in the event of an emergency.

Motion carried on a vote of 5-0.

- F. Discuss and consider possible action declaring a vehicle camera system belonging to the City of Wimberley as surplus property and approving the transfer of the system to the office of Hays County Precinct Three Constable. (*City Administrator*)

City Administrator Ferguson explained that two camera systems were obtained at no cost to the City from another law enforcement agency several months ago. Hays County Precinct Three Constable Darrell Ayres has expressed interest in one of the systems and with no internal need due to the City Marshal's departure, staff recommends approval of the designation of one system as surplus property to be transferred.

Councilmember Thurber moved to approve the item as presented. Councilmember Roccaforte seconded. Motion carried on a vote of 5-0.

- G. Discuss and consider possible action relating to the annual performance review of the city administrator. (*Mayor Tom Haley*)

Mayor Haley adjourned Open Session and convened into Executive Session at 8:39 p.m. for discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code

Mayor Haley adjourned Executive Session and reconvened Open Session at 8:56 p.m. No action was taken during Executive Session.

Mayor Haley entertained a motion to express a vote of confidence for City Administrator Ferguson.

Councilmember Thurber so moved. Councilmember Flocke seconded. Motion carried on a vote of 5-0. Councilmember Thurber also thanked City Secretary McPartland for her efforts in obtaining certification.

7. City Council Reports

- Announcements
- Future Agenda Items

As a future agenda item, Councilmember Thurber requested a joint meeting with TAB to discuss transportation projects. City Administrator Ferguson recommended scheduling a workshop at 5:30 p.m. immediately before Council's next regular meeting on February 18, 2010 at 6:30 p.m.

Councilmember White requested discussion on possible ways to better serve what could be a smaller city due to questions related to Wimberley's population. Councilmember Flocke stated that the approximate figure of 5,000 at the time of incorporation was probably an overestimation.

Councilmember Thurber inquired about the necessity for Council action on the filing of a public hearing request as referred to by HTGCD's David Baker during Citizen Communications earlier in this meeting. It was agreed that members of Council may individually contact City Administrator Ferguson in order to provide direction for administrative action on this matter.

City Administrator Ferguson replied negatively to Councilmember Thurber's inquiry about the need for special meetings related to the City's property acquisition.

Hearing no further announcements or future agenda item requests, Councilmember Thurber moved to adjourn. Mayor Haley called the meeting adjourned at 9:00 p.m.

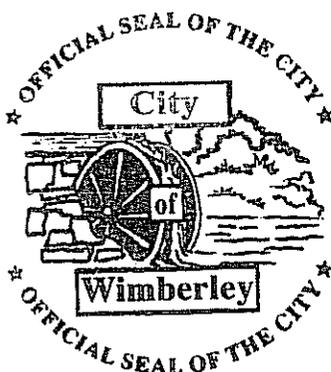
Adjournment: Council meeting adjourned at 9:00 p.m.

Recorded by:

Cara McPartland

Cara McPartland

These minutes approved on the 18th of February, 2010.



APPROVED:

Tom Haley
Tom Haley, Mayor

OPINION OF PROBABLE COST
 TRANSPORTATION ADVISORY BOARD TRANSPORTATION PROJECTS
 FOR
 CITY OF WIMBERLEY
 January 19, 2010

PROJECT 1 - TEXAN BOULEVARD / LAS FLORES DRIVE / FM 2325 INTERSECTION REALIGNMENT
 (720 LF of 24' Pavement Width, 2' Shoulders in 50' Right-of-Way)

A. Las Flores Drive

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
2	Silt Fencing	200	LF	3.00	600.00
3	Preparation of Right-of-Way	4,000	SY	2.00	8,000.00
4	Subgrade Preparation	2,320	SY	3.50	8,120.00
5	Flexible Base	2,415	SY	9.00	21,735.00
6	Asphaltic Prime Coat	415	GAL	3.25	1,349.00
7	1 1/2" HMAC 2)	2,070	SY	10.00	20,700.00
8	Grade and Shape Ditch Line	910	LF	10.00	9,100.00
9	Culvert Pipe				
	30" RCP	70	LF	85.00	5,950.00
	18" RCP	82	LF	55.00	4,510.00
10	Culvert Headwall				
	30" RCP	2	EA	2,400.00	4,800.00
	18" RCP	6	EA	1,400.00	8,400.00
11	Traffic Signs	3	EA	400.00	1,200.00
12	Street Signs	4	EA	400.00	1,600.00
13	Street Striping	2,704	LF	1.25	3,380.00
14	Rock Berm	24	LF	25.00	600.00
15	Revegetation and Hydromulch	2,000	SY	3.00	6,000.00
16	Stabilized Construction Entrance	1	EA	1,500.00	1,500.00
17	Stop Bar Markings	4	EA	250.00	1,000.00
18	Saw Cut Existing Pavement	150	LF	2.00	300.00
19	Remove Existing Pavement	300	SY	2.00	600.00
	SUBTOTAL CONSTRUCTION				\$ 114,444.00
20	Contingencies				11,444.00
21	Basic Engineering				
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				15,100.00
	SUBTOTAL PROJECT 1A. 1)				\$ 140,988.00

NOTES:

- 1) Right-of-way acquisition, land surveying for right-of-way conveyance and legal costs associated with ROW. Acquisition must be budgeted and is not included in above tabulation of opinion of cost.
- 2). Alternate bid will be taken for 2" HMAC.

B. Las Flores Drive in area of realignment for continued access and street frontage.

Item No.	Description	Quantity	Unit	Unit Price	Total
1	Traffic Control	1	LS	2,000.00	2,000.00
2	Silt Fencing	66	LF	3.00	198.00
3	Scarifying and Recompact Existing Pavement	930	SY	4.00	3,720.00
4	Remove Existing Pavment	200	SY	3.00	600.00
5	Remove Culvert and Concrete in FM 2325 Right-of-Way	1	LS	2,400.00	2,400.00
6	Two Course Surface Treatment Pavement	1,427	SY	7.00	9,989.00
7	Revegetation and Hydromulch	1,660	SY	3.00	4,980.00
	SUBTOTAL CONSTRUCTION				\$ 23,887.00
8	Contingencies				2,389.00
9	Basic Engineering				
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				3,150.00
	SUBTOTAL PROJECT 1B				\$ 29,426.00
	TOTAL PROJECT 1				\$ 170,414.00

PROJECT 2 - LOMA VISTA DRIVE

Subdivision Plat was recorded October 29, 1926 with 36 lots of which 31 front along Loma Vista Drive. Loma Vista Drive has a platted right-of-way width of 20'. Existing pavement width is +/-15' with length of 1,206'.

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Traffic Control	1	LS	1,000.00	1,000.00
2	Power Broom, Spot Repair and Single Course Surface Treatment	1,977	SY	6.00	11,862.00
3	1" Compacted HMAC Overlay	1,977	SY	7.50	14,828.00
4	Concrete Valley Pavement (1)	300	SF	7.25	2,175.00
	SUBTOTAL CONSTRUCTION				\$ 29,865.00
5	Contingencies				2,687.00
6	Basic Engineering				
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				3,940.00
	TOTAL PROJECT 2				\$ 36,492.00

NOTE:

- 1). Drainage flows across existing pavement in area generally between entry gate in rock wall along north right-of-way and small house painted green on south side of ROW. A 15' wide x 20' length x 5" deep concrete valley is included in construction at finished grade of existing pavement for this drainage. It is not evident where water flows and may simply pond in pavement area.

PROJECT 3 - PALOS VERDES DRIVE

Segment 1 of Palos Verdes Drive is from RR 12 to intersection with Las Pais Drive (1,050 LF). Existing pavement is scarified, base added and recompactd to 22' width with 20' HMAC. Segment 2 of Palos Verdes Drive is between Las Pais Drive and La Buena Vista Drive (920 LF) and is overlaid with 1" HMAC to 20' width (existing width is 21' to 22').

Segment 1

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Traffic Control	1	LS	2,000.00	2,000.00
2	Scarifying and Recompact Existing Pavement	2,570	SY	4.00	10,280.00
3	6" Crushed Limestone Base	2,570	SY	7.00	17,990.00
4	Asphaltic Prime Coat	515	SY	3.25	1,674.00
5	1 1/2" HMAC	2,335	GAL	10.00	23,350.00
6	Stop Bar Markings	1	EA	250.00	250.00
	SUBTOTAL CONSTRUCTION				\$ 55,544.00
7	Contingencies				5,554.00
8	Basic Engineering				
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				7,330.00
	SUBTOTAL PROJECT 3 SEGMENT 1				\$ 68,428.00

Segment 2

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Power Broom, Spot Repair and Single Course	2,250	LS	3.00	6,750.00
2	1" Compacted HMAC Overlay	2,045	SY	7.50	15,338.00
3	Stop Bar Markings	1	EA	250.00	250.00
	SUBTOTAL CONSTRUCTION				\$ 22,338.00
4	Contingencies				2,234.00
5	Basic Engineering				
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				2,950.00
	SUBTOTAL PROJECT 3 SEGMENT 2				\$ 27,522.00
	TOTAL PROJECT 3 (SEGMENTS 1 AND 2)				\$ 95,950.00

PROJECT 4 - LAS PAIS DRIVE

La Pais Drive from Palos Verdes Drive to La Buena Vista Drive (480') is scarified, base added and recompacted to 22' width with 20' HMAC. Intersection with La Buena Vista Drive is reconstructed from wye configuration to single radial alignment intersection.

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Traffic Control	1	LS	1,000.00	1,000.00
2	Subgrade Preparation	215	SY	5.00	1,075.00
3	8" Flexible Base	215	SY	12.00	2,580.00
4	Asphaltic Prime Coat	35	GAL	3.25	114.00
5	1 1/2" HMAC	180	SY	10.00	1,800.00
6	Scarify, Spread and Recompact	1,000	SY	4.00	4,000.00
7	6" Crushed Limestone Base	1,000	SY	7.00	7,000.00
8	Asphaltic Prime Coat	180	GAL	3.25	585.00
9	1 1/2" HMAC	915	SY	10.00	9,150.00
10	Stop Bar Markings	1	EA	250.00	250.00
11	Traffic Signs	1	EA	400.00	400.00
12	Saw Cut Existing Pavement	230	LF	2.00	460.00
	SUBTOTAL CONSTRUCTION				\$ 28,414.00

PROJECT 4 - LAS PAIS DRIVE - Concluded

13	Contingencies				2,841.00
14	Basic Engineering				
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				<u>3,750.00</u>
	TOTAL PROJECT 4				\$ 35,005.00

PROJECT 5 - LAS FLORES DRIVE

Las Flores Drive along present alignment from FM 2325 to La Buena Vista Drive (1,410 LF). Scarified existing pavement, add 6" crushed limestone base and 1 1/2" HMAC pavement (22').

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Traffic Control	1	LS	2,000.00	2,000.00
2	Subgrade Preparation along Edge of Pavement	630	SY	5.00	3,150.00
3	Scarify, Spread and Recompact	3,760	SY	4.00	15,040.00
4	6" Crushed Limestone Base	3,760	SY	7.00	26,320.00
5	Asphallic Prime Coat	690	GAL	3.25	2,243.00
6	1 1/2" HMAC 2)	3,450	SY	10.00	34,500.00
7	Remove Existing 18" CMP and Concrete Headwall	1	LS	1,500.00	1,500.00
8	24" RCP Culvert	32	LF	70.00	2,240.00
9	24" Pipe Headwall	2	EA	2,000.00	4,000.00
10	Stop Bar Markings	1	EA	250.00	250.00
11	Saw Cut Existing Pavement	60	LF	2.00	120.00
12	Remove Existing 12" CMP Driveway Culverts	1	LS	800.00	800.00
13	18" Driveway Culverts	40	LF	55.00	2,200.00
14	18" Pipe Sloping Headwall	4	EA	1,400.00	5,600.00
15	Street Striping	5,640	LF	1.00	5,640.00
	SUBTOTAL CONSTRUCTION				\$ 105,603.00
16	Contingencies				10,560.00
17	Basic Engineering				
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				<u>13,940.00</u>
	TOTAL PROJECT 5				\$ 130,103.00

NOTE:

- 1) Reconstruction of driveways within right-of-way is not included.

PROJECT 6 - EMERGENCY ACCESS TO PARADISE HILLS

Construct 1,700 LF of 14' width access road along existing trail. No work is proposed for first 1,400 LF of trail off RR 12.

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Cut and Shred Trees/Brush along Trail	1	LS	4,000.00	4,000.00
2	Blade and Shape Trail (18')	3,400	SY	4.00	13,600.00
3	6" Crushed Limestone Base (14')	2,650	SY	7.50	19,875.00
4	Asphallic Prime Coat (15')	570	GAL	3.50	1,995.00
5	Single Course Surface Treatment	2,840	SY	7.00	19,880.00
6	Rock Berm	500	LF	15.00	7,500.00
	SUBTOTAL CONSTRUCTION				\$ 66,850.00

PROJECT 6 - EMERGENCY ACCESS TO PARADISE HILLS - Concluded

7	Contingencies	6,685.00
8	Basic Engineering	
	Surveying, Preparation of Plans and Specifications and Public Bidding Process	<u>8,820.00</u>
	TOTAL PROJECT 6	\$ 82,355.00

NOTES:

- 1) Easement acquisition cost is not included in above tabulation.
- 2) Grade of existing trail varies from 25 to 30 percent in two areas. Along one 500' segment, the average grade is about 20 percent. Along another 250' segment, the average grade is about 26 percent.

PROJECT 7 - NEW SIDEWALK IN SQUARE AREA

Construct sidewalks from the City Parking Lot on Oak Street to The Square and Old Mill Store (Segment 1) and from Oak Street to Garden Gate Area (Segment 2). The following tabulation of cost uses the same unit costs as tabulated in September 2008 with quantities adjusted to reflect construction of sidewalk across frontage of City's new parking area on Oak Street and from Oak Street west 150 LF.

Segment 1 - Sidewalk

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Amount</u>
1	Concrete Sidewalk, 6' Width	3,678	SF	5.75	21,149.00
2	Sidewalk Driveway Crossings, 63' @ 6"	738	SF	6.50	4,797.00
3	Sidewalk Curb Ramp with Pavers	1	EA	1,800.00	1,800.00
4	Saw Cut Existing Asphalt Concrete	832	LF	3.00	2,496.00
5	2" HMAC	340	SY	14.00	4,760.00
6	Large Tree Removal	8	ES	700.00	5,600.00
7	Remove and Reconstruct Wood Fence	100	LF	8.00	800.00
8	Removal of Wooden Steps	1	LS	500.00	500.00
9	Stone Walkway Reconstruction	40	SF	6.00	240.00
10	Concrete Planter Boxes	27	EA	500.00	13,500.00
11	1" PVC Electrical Conduit	840	LF	3.50	2,940.00
12	Fire Lane Striping and Signage	575	LF	3.00	1,725.00
	SUBTOTAL CONSTRUCTION				\$ 60,307.00
13	Contingencies				6,031.00
14	Basic Engineering (Credit for previous payment not shown)				
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				<u>8,624.00</u>
	SUBTOTAL PROJECT 7 SEGMENT 1 - SIDEWALK				\$ 74,962.00

Segment 1 - Water Line

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Amount</u>
1	6" PVC C-900, DR-18 Water Line	795	LF	30.00	23,850.00
2	6" Gate Valve	4	EA	750.00	3,000.00
3	2" Gate Valve	1	EA	250.00	250.00
4	6" DI Hydrant Lead	12	LF	45.00	540.00
5	Fire Hydrant Lead	2	EA	3,500.00	7,000.00
6	DI Fittings	0.25	TON	4,000.00	1,000.00
7	6" Wet Connection	1	EA	1,000.00	1,000.00
8	2" Wet Connection with Fittings	1	EA	500.00	500.00

Segment 1 - Water Line - Concluded

9	1" PE CI 200 Service Line in 3" PVC Sleeve	210	LF	10.00	2,100.00
10	Reconnect Meter Service Line	7	EA	225.00	1,575.00
11	Relocate Meter Service	1	EA	350.00	350.00
12	New Meter Service	3	EA	425.00	1,275.00
13	1 1/2" PVC SDR-21 Irrigation Line	735	LF	4.00	2,940.00
14	1" PVC Schedule 40 Irrigation Lateral	120	LF	6.00	720.00
	SUBTOTAL CONSTRUCTION				\$ 46,100.00
15	Contingencies				4,610.00
16	Basic Engineering (Credit for previous payment not shown)				.
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				6,590.00
	TOTAL PROJECT 7 SEGMENT 1 - WATER LINE				\$ 57,300.00

Segment 2

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Concrete Sidewalk, 6' Width	900	SF	5.75	5,175.00
2	Pedestrian Crossings Striping	1	SF	400.00	400.00
3	Sidewalk Curb Ramp with Pavers	1	EA	1,800.00	1,800.00
4	Saw Cut Existing Asphalt Concrete	150	LF	3.00	450.00
5	2" HMAC	34	SY	14.00	476.00
6	Concrete Planter Boxes	3	EA	500.00	1,500.00
7	1" PVC Electrical Conduit	190	LF	3.50	665.00
8	Fire Lane Striping and Signage	150	LF	3.00	450.00
	SUBTOTAL CONSTRUCTION				\$ 10,916.00
9	Contingencies				1,092.00
10	Basic Engineering (Credit for previous payment not shown)				.
	Surveying, Preparation of Plans and Specifications and Public Bidding Process				1,560.00
	SUBTOTAL PROJECT 7 SEGMENT 2				\$ 13,568.00
	TOTAL PROJECT 7 (SEGMENTS 1 AND 2)				\$ 145,830.00

PROJECT 8 - DRAINAGE ON GREEN ACRES ROAD

Reconstruct existing culvert consisting of three 36" CMPs with concrete headwalls. Contributing drainage basin is about 212 acres with 10-year storm frequency flow of about 800 cfs and 25-year storm frequency flow of about 1,000 cfs for current basin conditions. The water surface elevation (WSEL) for various storm frequency is tabulated below for the existing three 36" culverts:

Storm	WSEL	Depth Over Road
10-year	897.28'	2.05'
25-year	897.54'	2.31'
100-year	897.96'	2.73'

The top of the existing road elevation is 895.23'. To reduce depth of flow over road to less than 0.5' for 100-year storm flow requires five 6' span x 5' height box culverts maintaining the current flow line. Five 6' x 5' box culverts will inundate the road to a depth of 0.1' for the 25-year storm and 1' for the 100-year storm. Five 6' x 5' replacement culverts will inundate the road greater than the 0.5' required by City Code but is used for budget planning purposes.

PROJECT 8 - DRAINAGE ON GREEN ACRES ROAD - Concluded

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Traffic Control	1	LS	4,000.00	4,000.00
2	Excavate and Remove Existing Culvert Pipe and Headwalls	1	LS	6,000.00	6,000.00
3	Five 6' x 5' Box Culverts and Backfill	34	LF	1,450.00	49,300.00
4	Box Culvert Headwalls	2	EA	18,000.00	36,000.00
5	Road Base	334	SY	15.00	5,010.00
6	Asphaltic Prime Coat	50	GAL	4.00	200.00
7	2" HMAC	244	SY	15.00	3,660.00
8	Pavement Striping	400	LF	2.00	800.00
9	Saw Cut Existing Pavement	44	LF	2.00	88.00
10	Silt Fencing	100	LF	3.00	300.00
11	Revegetation and Hydromulch	600	SY	3.00	1,800.00
	SUBTOTAL CONSTRUCTION				\$ 107,158.00
13	Contingencies				10,716.00
14	Basic Engineering Surveying, Preparation of Plans and Specifications and Public Bidding Process				14,145.00
	TOTAL PROJECT 8				\$ 132,019.00

PROJECT 9 - DRAINAGE ON CYPRESS CREEK LANE

Reconstruct existing 12" CMP culvert near the intersection of Cypress Creek Lane and Bluebird Lane. The contributing drainage area to this culvert is about 27 acres and the 25-year storm flow is about 120 cfs. To reduce depth of flow over the road to less than 0.5' requires two 5' span x 3' height box culverts. Because of the size of the existing culvert and shallow depth of bury, the outlet of the new structure will require cutting a channel on private property and acquisition of easement.

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
1	Traffic Control	1	LS	4,000.00	4,000.00
2	Excavate and Remove Existing Culvert Pipe and Headwalls	1	LS	1,000.00	1,000.00
3	Two 5' x 3' Box Culverts and Backfill	34	LF	475.00	16,150.00
4	Box Culvert Headwalls	2	EA	8,000.00	16,000.00
5	Outlet Channel Excavation	140	SY	20.00	2,800.00
6	Road Base	250	GAL	15.00	3,750.00
7	Asphaltic Prime Coat	40	SY	4.00	160.00
8	2" HMAC	200	LF	15.00	3,000.00
9	Pavement Striping	160	LF	2.00	320.00
10	Saw Cut Existing Pavement	42	LF	2.00	84.00
11	Silt Fencing	40	SY	3.00	120.00
12	Rock Berm	40	25.00	25.00	1,000.00
13	Revegetation and Hydromulch	400	3.00	3.00	1,200.00
	SUBTOTAL CONSTRUCTION				\$ 49,584.00
14	Contingencies				4,955.00
15	Basic Engineering Surveying, Preparation of Plans and Specifications and Public Bidding Process				6,545.00
	TOTAL PROJECT 9				\$ 61,084.00

SUMMARY OF TAB TRANSPORTATION PROJECTS COST

Project 1A	\$	140,988.00
Project 1B	\$	29,426.00
Project 2	\$	36,492.00
Project 3-Segment 1	\$	68,428.00
Project 3 Segment 2	\$	27,522.00
Project 4	\$	35,005.00
Project 5	\$	130,103.00
Project 6	\$	82,355.00
Project 7	\$	145,830.00
Project 8	\$	132,019.00
Project 9	\$	61,084.00

The above tabulation of cost is based upon estimated quantities and unit prices and should not be interpreted as actual cost. The actual cost of construction will be determined using bid prices submitted from a qualified contractor.

PREPARED BY:

Joel D. Wilkinson 01/19/2010
Joel D. Wilkinson, P.E. Date
Neptune-Wilkinson Associates, Inc. TBPE Firm# F-359



January 18, 2010

Councilman Thurber:

My name is Brad Stockman, and I live at 200 Leach Lane. I am writing to ask your help in addressing an issue in the City's Transportation Master Plan, regarding Emergency Access to the River Meadows area of town.

As you're aware, the Transportation Advisory Board (TAB) made recommendations regarding several sections of the Wimberley Transportation Master Plan, including recommendations for Emergency Access and Connectivity. In the area of the River Meadows subdivision, the TAB recommended a Connector Road be established at the terminus of Leach Lane, through to Wayside Drive. Planning and Zoning recommended that this road not be established, and City Council agreed - the road was not included in the Transportation Master Plan.

However, prior to the community attention and opposition to the TAB plan for Connectivity, the TAB recommended - then P&Z and Council approved - that a new Emergency Access road be established at the same location (at the end of Leach Lane). This Emergency Access roadway is now a part of the approved Transportation Master Plan - *and I'm writing to ask your help in removing that roadway from the Master Plan.*

The River Meadows subdivision, as a group of property owners, holds deed to a strip of land between River Road and Wayside Drive. On this strip of land, the subdivision has constructed and maintained a roadway, specifically for the purpose of providing emergency access to and from the River Meadows subdivision, in the event River Road becomes impassible. Our Association dues cover the maintenance of this roadway each year, and a volunteer group of homeowners regularly maintains this roadway, clearing brush and arranging for the regrading and repairs necessary to keep the road in passable condition.

TAB did not designate this roadway as the recommended Emergency Access roadway because there is some concern that in extreme conditions, the road may not be passable by large emergency vehicles. However, in designating the area at the end of Leach Lane as the new Emergency Access location, TAB selected a piece of land that is not owned by the city, the subdivision, or any public source - this land is privately owned by individual property owners. Further, there is no existing roadway at this location - the construction of which will entail a large expense that neither the city nor area homeowners are prepared to bear.

In our most recent annual property owner's association meeting (in October of 2009), our group voted unanimously to create a committee of responsible property owners to study this issue, and make a recommendation to the Property Owners Association and to the City, regarding the Emergency Access to the River Meadows area of Wimberley. This group has met three times, and is in the process of obtaining cost estimates for various options. This group will present its findings to a special session of the River Meadows Club, LLC on April 10th, 2010. Following that meeting, when our group has voted on the most appropriate option for our residents, we plan to bring our recommendation to the TAB, P&Z, and City Council for consideration and possible inclusion in the City's Transportation Master Plan.

Until that recommendation is reached, *I respectfully request that City Council ask the P&Z and/or TAB to remove Leach Lane as a designated Emergency Access roadway in the City's Transportation Master Plan.* In turn, our community group will, in the interim, continue to maintain the existing Emergency Access roadway.

Thank you for your consideration of this matter. I appreciate and respect the difficult work of the TAB, and I appreciate the consideration you've shown to this process.

Sincerely...

Brad Stockman

*PO Box 27
Wimberley Tx 78676*

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jbs83340@yahoo.com*