

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Minutes of Special Meeting of City Council
February 6, 2012 at 5:00 p.m.

City Council meeting called to order at 5:03 p.m. by Mayor Bob Flocke.

Councilmembers Present: Mayor Bob Flocke, Councilmembers Tom Talcott, Mac McCullough, Matt Meeks, Steve Thurber, and John White.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Workshop

A workshop to discuss a proposed Memorandum of Understanding (MOU) with the Wimberley Central Improvement Area, Inc. (WCIA) relating to the possible development of a wastewater system to serve the area of the Wimberley Square.

City Administrator Ferguson introduced Bickerstaff attorney Emily Rogers.

Mayor Flocke and Councilmember Meeks recused themselves from the meeting at this time due to conflicts of interest.

Mayor Pro-tem Thurber assumed duties as presiding officer.

Councilmember Talcott and City Administrator Ferguson briefly discussed recusal procedures.

City Administrator Ferguson reviewed the revised version of the MOU, which sets forth funding responsibilities for the feasibility study.

Discussion among Council, City Administrator Ferguson, WCIA representatives, attorneys for City of Wimberley and WCIA (Emily Rogers and Patty Akers, respectively), and Rio Bonito Resort owner Cindy Meeks addressed:

- Pre-application deadline(s) for funding
- Tiered interest rates for Texas Water Development Board (TWDB) loans
- Allocation/reimbursement of certain costs
- Two-phase funding approach for feasibility study
- WCIA attorney's Patty Akers explanation of Municipal Management District (MMD) formation procedures
- Subject area boundaries
- Existing pipelines/septic systems and possible wastewater system connections
- Possible expansion of the City's municipal wastewater treatment plant at Blue Hole Regional Park and/or construction of a new plant/site
- Living equivalent unit (LUE) calculation methods

- Responsibilities of property owners relating to connection to proposed wastewater system
- Questions about current/proposed pipelines/lift stations
- Various possible ways to mitigate property owners' costs
- Need to update previous plans/reports
- Cindy Meeks' concerns over disproportionate cost and possible exclusion of Rio Bonito Resort, along with several other properties, from the subject area
- Compliance issues with current septic systems and associated environmental issues and economic constraints on downtown business development/redevelopment
- Cost-effectiveness as a factor in delineating subject area boundaries
- Need for accurate engineering/financial data to be provided by the feasibility study before making premature cost projections or boundary determinations
- Reasoning for MMD formation and benefits related to financing, such as longer cost deferral period
- Goals of WCIA and feasibility study
- Existing Aqua Texas connections and possible line extensions

Hearing no further comments, Mayor Pro-tem Thurber closed the workshop session.

Discussion and Possible Action

- A. Discuss and consider approval of a proposed Memorandum of Understanding (MOU) with the Wimberley Central Improvement Area, Inc. (WCIA) relating to the possible development of a wastewater system to serve the area of the Wimberley Square. (*City Administrator*)

Councilmember Talcott moved to approve the item, as presented. Councilmember White seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider authorizing the city administrator to execute a contract for professional engineering services with Alan Plummer Associates, Inc. for an amount not to exceed \$11,700 and amending the Fiscal Year 2012 Operating Budget to reflect the expenditure and transfer of funds. (*City Administrator*)

Discussion addressed fund balance designations and available funding allocations.

Councilmember Talcott moved to approve the item, as presented. Councilmember White seconded. Motion carried on a vote of 4-0.

Mayor Flocke and Councilmember Meeks rejoined the meeting at this time.

Mayor Flocke assumed duties as presiding officer.

Adjourn

Mayor Flocke called the meeting adjourned at 6:27 p.m.

Recorded by:

Cara McPartland
Cara McPartland

These minutes approved on the 16th of February, 2012.

APPROVED:

Bob Flocke

Bob Flocke, Mayor

