

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Minutes of Special Meeting of City Council
July 23, 2012 at 5:00 p.m.

City Council meeting called to order at 5:00 p.m. by Mayor Bob Flocke.

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

Wimberley Central Improvement Area Members Present: Bert Ray, Temple Wynne, Steve Klepfer, John David Carson, Tim Fulfer (arrived at 5:02 p.m.) and Rob Pitzer (arrived at 5:45).

Staff Present: City Administrator Don Ferguson, City Secretary Cara McPartland, and Bickerstaff Attorney Emily Rogers

Workshop Session

Discuss with members of the Wimberley Central Improvement Area (WCIA) issues relating to the possible development of a Municipal Management District (MMD)

City Administrator Ferguson displayed maps of properties, associated acreages, and structures in the proposed MMD and updated Council on Water Resources Management’s (WRM) feasibility study progress.

WCIA representatives, Council, and staff discussed the following topics and concerns:

- Types of construction, costs, and methods of payment for septic system
- MMD formation process, including questions on petition procedures, tax rate setting/adoption, and taxing authority
- City of Wimberley’s role as Certificate of Convenience and Necessity (CCN) holder
- Exploration of all available options for development and funding of a downtown wastewater system, including discussions with Aqua Texas
- Pending Texas Water Development Board (TWDB) decision on the City’s funding application
- Steps leading to submission of petition (to form MMD) to Texas Commission on Environmental Quality (TCEQ), including the number of petition signatures required
- Need for all affected property owners to be fully informed of all options and costs
- Number of property owners and acreage in the proposed MMD
- Various funding mechanisms, including taxes, impact fees, and monthly sewer rates
- Ability of certain property owners to pay for the construction, operations, and maintenance of the system in the short- and long-term
- Combination of funding mechanisms to lessen financial impact on property owners
- Importance of fairly allocating costs based on factors such as property values and water usage

- Approximate number of Living Unit Equivalents (LUEs) associated with specific properties
- Minimizing upfront costs to property owners
- Water usage estimates and hook-up costs for certain properties, including placement of sewer lines
- Primary objective to lower costs for every property owner in the proposed MMD
- Possible USDA rural development funding opportunities
- Public meetings held to date on the issue of downtown wastewater and level of attendance and participation
- Fully informing all affected property owners on all options available relating to construction of various types of plant/collection systems, funding, and costs of each option to individual property owners
- Possible project phasing to spread out costs
- Different types of effluent/disposal methods, reuse, and associated cost effectiveness
- Rate protection issues with Aqua Texas
- Current and future growth models to meet capacity needs
- Reasoning for proposed MMD boundaries
- Impact of environmental issues on sustaining the economic health of the central business district and overall community
- Condition of existing aging septic systems and lack of replacement alternatives available to property owners who could not be permitted under current regulations
- Prior plans and studies
- Concerns that cost to certain property owners may cause their businesses to fail
- Need for mandatory connection requirement to obtain public or private funding
- Lack of infrastructure as a means to inhibit growth
- Increased future expense due to lack of action
- Importance of fair cost allocation and affordability to affected property owners

Councilmember Talcott left the meeting at 6:15 p.m.

Discussion agreed on the need to carefully examine the results of WRM's feasibility study and all available options, when completed. City Administrator Ferguson advised that should a new plant be constructed, the City would serve as owner/operator, but would contract out operations and maintenance to a third party, until such time the City formed its own wastewater division. He stressed that once firm cost figures are established, all involved property owners will be contacted for their input.

Adjourn

Mayor Flocke called the meeting adjourned at 6:30 p.m.

Recorded by:

Cara McPartland

Cara McPartland

These minutes approved on the 2nd of August, 2012.

APPROVED:

Bob Flocke

Bob Flocke, Mayor

