

**City of Wimberley**  
City Hall  
221 Stillwater  
Wimberley, Texas 78676  
**Minutes of Regular Meeting of City Council**  
December 20, 2012 at 6:00 p.m.

City Council meeting called to order at 6:00 p.m. by Mayor Bob Flocke.

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

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

Staff Present: City Administrator Don Ferguson

**Citizens Communications**

No citizen comments were heard.

**1. Consent Agenda**

- A. Approval of the minutes of the Regular City Council meeting of December 6, 2012
- B. Approval of the minutes of the Special City Council meeting of December 6, 2012
- C. Approval of the minutes of the Special City Council meeting of December 5, 2012
- D. Approval of the November 2012 City of Wimberley Financial Statements

Councilmember Talcott moved to approve Consent Agenda items, as presented. Councilmember McCullough seconded. Motion carried on a vote of 5-0.

**2. City Administrator Report**

- Status report on the development of an alternative to the Pedernales Electric Cooperative Street Banner Program

City Administrator Ferguson reported that an alternative program will be presented to Council at its next meeting on January 3, 2013.

- Status report on a request to modify the City of Wimberley Transportation Master Plan as it relates to a proposed roadway connecting Flite Acres Road to FM 3237

City Administrator Ferguson reported that the Wimberley Transportation Advisory Board (TAB) will present a recommendation to Council on January 3, 2013.

- Status report on a request for speed humps in the Paradise Valley Subdivision

City Administrator Ferguson reported that Paradise Valley residents have requested consideration of speed hump installation. He noted that traffic studies have resulted in increased enforcement efforts. Paradise Valley residents/property owners associations will be invited to provide input at an upcoming TAB meeting. He anticipated TAB's recommendation to Council in early January.

Paradise Valley resident David Wilson spoke on use of traffic control devices, specific speeding issues on Blanco Drive, and the need for accurate vehicle counts to help determine the feasibility of speed hump installation.

### **3. Public Hearing and Possible Action**

Hold a public hearing and consider approval of an application for the Replat of Lots 1 and 2 of the WMT Subdivision located in the Extraterritorial Jurisdiction of the City of Wimberley, Hays County, Texas, and requested variances from Section 154.063(C) relating to lot shape criteria and Section 154.063 (D)(3) relating to lot lines. (*Hays County & Paul Dunn, Applicants*)

City Administrator Ferguson reviewed the proposed subdivision which replats Lot 1 (4.122 acres) and Lot 2 (1.470 acres) to create three lots – Lot 1A (1.571 acres, Lot 1B (2 acres) and Lot 2A (2.099 acres). Lots 1A and 1B will obtain water supply from private water wells, while wastewater service for the two lots will be provided by on-site sewerage facilities. Lot 2A will not have utility service. He noted that the intended use of Lots 1A and 1B is commercial/retail, while the intended use of Lot 2A is public parking for the nearby Regional Hike and Bike Trail. Lot 1B and Lot 2A will have a joint-use access driveway off RM 3237 and access to Lot 1A will be off Winters Mill Parkway.

The applicant is seeking variances from Section 154.063(C) and Section 154.063(D)(3) of the City Code relating to lot shape criteria and lot lines, respectively. The size and unusual configuration of the subject property make it impossible for the applicant to meet the required average depth to width ratio and lot line requirements. The Planning and Zoning Commission unanimously recommended approval of the proposed replat and requested variances, as presented, at its December 13, 2012 meeting and staff concurred.

Discussion addressed reasoning for the requested replat, intended uses, potential future development, and lot configuration.

Councilmember White moved to approve the item, as presented, which includes the requested variances. Commissioner Meeks seconded. Motion carried on a vote of 5-0.

#### 4. Discussion and Possible Action

- A. Discuss and consider possible action regarding a proposed amendment to the Advanced Funding Agreement with the Texas Department of Transportation relating to the Ranch Road 12/Old Kyle Road Improvement Project. *(City Administrator)*

City Administrator Ferguson explained the need to amend the existing Advanced Funding Agreement (AFA) based on revised project costs and availability of Proposition 12 funds. He noted that Hays County has agreed to provide the City with the \$250,000 needed for the payment to Texas Department of Transportation (TxDOT) and recommended approval.

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

- B. Discuss and consider possible action regarding a proposed Interlocal Funding Agreement with Hays County relating to the Ranch Road 12/Old Kyle Road Improvement Project. *(City Administrator)*

City Administrator Ferguson explained that an interlocal agreement must be in place before Hays County can transfer the \$250,000 in funds referenced in Agenda Item 4A and recommended approval, with slight modifications noted in the section related to indemnification.

Councilmember Thurber moved to approve the item, as presented, including the recommended modifications to the section related to indemnification. Councilmember White seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action declaring a burn ban within the city limits of the City of Wimberley, Texas. *(Mayor Bob Flocke)*

Mayor Flocke recommended declaration of a burn ban due to extremely dry conditions and suggested the imposition of city-wide burn bans that are consistent with those declared by Hays County.

Discussion addressed reasoning for following Hays County's burn ban schedule, Council's option to deviate from Hays County's schedule, and community notification of burn bans.

Councilmember Thurber moved to declare a burn ban within the city limits and to direct staff to present Council with an amendment to the City's Outdoor Burning Ordinance, which would impose City-wide burn bans consistent with Hays County-declared burn bans, unless otherwise determined by Council. Councilmember Talcott seconded. Motion carried on a vote of 5-0.

#### 5. City Council Reports

- Announcements
- Future Agenda Items

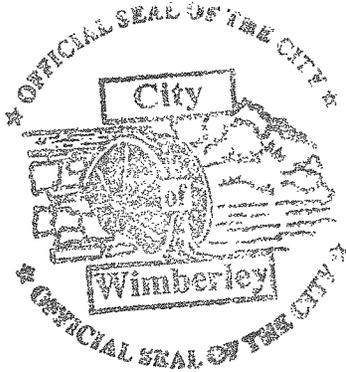
Hearing no announcements or future agenda items, Mayor Flocke called the meeting adjourned.

**Adjournment:** Council meeting adjourned at 6:24 p.m.

Recorded by:

*Cara McPartland*  
Cara McPartland

These minutes approved on the 3<sup>rd</sup> of January, 2013.



**APPROVED:**

*Bob Flocke*

**Bob Flocke, Mayor**