

Village of Wimberley

Special Called City Council Meeting Minutes

City Hall, 14500 RR 12, Suite 22
Thursday, March 22, 2001 - 7:00 PM

A REGULAR MEETING of the Village of Wimberley City Council was held on Thursday, March 22, 2001, a notice of said meeting having been posted at least 72 hours in advance and in accordance with Section 551, Texas Government Code, in the Wimberley City Hall, Wimberley Mountain Plaza #22.

Call to Order: Mayor Linda Hewlett called the meeting to order at 7 p.m.

2. Invocation Episcopal Bishop Earl McArthur delivered the invocation.

3. Pledge of Allegiance Mayor Linda Hewlett led the Pledge of Allegiance.

4. Roll Call Present were: Mayor Linda Hewlett
Council Member Walter Brown
Council Member Steve Klepfer
Council Member Martha Knies
Council Member Matt Manis
Council Member Tony McGee

Consent Items

Minutes were approved as presented.

Presentation of Citizens

Clint Frankemann spoke to the Council regarding his concern about the development of the Robinson Property on Ranch Road 12 in that the owner planned to put a carwash/detail operation there. He believes this type of operation is not environmentally sound and will pollute the waterway that goes from that property into his property.

Mike Robinson - owner of the property referenced by Clint Frankemann - assured the council that the operation would include state of the art engineering that would include measures to prevent runoff into the creek and that the water would be recycled; that a sump pump would discharge the used water into a 300 gallon livestock tank and be recycled for reuse and then pumped through a hole into his septic system. Every product he plans to use in this operation is biodegradable.

Councilman Brown invited Mr. Robinson to schedule a meeting with the Village Planning Committee to discuss what he is planning to do on his property. Councilman Klepfer asked if he had gotten a permit from TNRCC and advised him that any change of use of a business property must to be re-permitted.

Reese Hubbard, on behalf of Brookshire Brothers, stated that he felt the sign ordinance, as it is presently being enforced, is a hindrance to businesses. He stated that Brookshire Bros.' Valentine sales were off by 25% and they believed it was because they were required to take down a banner that advertises the event. He asked the council to reconsider certain portions of the sign ordinance, particularly as it related to "temporary" signs. Mayor Hewlett assured him that they would look into the matter.

Reports from Committees

a. Discussion of Village of Wimberley finances.

Councilman Manis gave a written report on the state of the finances of the city; that with the check submitted by PEC, last month was a fairly good one. He informed the Council that he would now be giving Council members a monthly report of income and expenses so they can be aware of the operating expenses of the Village.

Old Business: There was no old business.

New Business

a. Discussion & Possible Action to appoint seven (7) members to the Governmental Ethics Commission.

Councilman Tony McGee made the motion that Council appoint the following persons to the Governmental Ethics Commission, as was outlined in detail at Council's meeting on March 15th and that there was one more person to be named - but had not been confirmed: B. J. Kolenda, Jim Henderson, Barbara Jacobson, Leslie Howe, Bob Gwynn and Jack Massingale. Seconded by Council Manis, the motion passed 5-0.

b. Discussion & Possible Action to establish protocol for contacting State and County Officials.

Councilman Steve Klepfer informed Council that he was concerned about the lack of protocol in contacting state and county officials. Until we can afford to have someone in Wimberley City government who can be the facilitator for consolidating requests for information from other governmental entities, those committee chairs or members should, at least, go to the council member who have oversight on that particular area of concern, so they will know what is going on. He asked that council members so inform their committee chairs that it is important that anyone who makes these calls be clear that they are speaking as "one person" and not for the Village Council; that these requests need to be coordinated and that we have a better chance of getting official action if it is done in a unified approach. For instance, since

3. Village of Wimberley Special Meeting

Carolyn Nichols works with the county on roads concerns, she would be a good person to call the county regarding road concerns.

Councilman McGee pointed out that generally when a council member makes a call, they are viewed as a "council member" and not as an individual. That it is a fundamental problem of a new city government and more study of how to handle this matter is needed to mitigate mistakes that will have potential for serious consequences. Councilman McGee will meet with Mayor Hewlett to formulate a plan of action to meet this need.

a. Discussion & Possible Action on an Interim Comprehensive Plan for the Village of Wimberley as recommended by the Planning and Zoning Commission.

Councilman Walter Brown stated that it was imperative that Zoning Ordinances and decision making about land use must be made in accordance with a Comprehensive Plan for the community .

In presenting the Interim Comprehensive Plan to Council, Commission Chair Glenn Fryer emphasized the importance of Council and the community to realize that this is just what it says, an "interim" plan and that--most important --it is an ongoing process. Marilee Wood informed the council that it was--critical that everyone understand "exactly what a Comprehensive Plan is", in that it is just a "plan;" one that is statutorily required by the state zoning rules and regulations. It is very important that citizens realize that a Comprehensive Plan is just that - "*a plan*". The proposed Interim Plan, including the various overlays is available at City Hall for citizen viewing.

Citizen David Wilson asked that the committee consider adding alternative transportation modes in the Village - like cycling.

Citizen Reese Hubbard asked that the Council make their final decisions for the majority of the people and not based upon individual opinions.

Councilman Brown that a vote on accepting the Interim Plan would be held next along with another public hearing on the matter.

d. Discussion & Possible Action to appoint a committee to develop recommendations for uniform signs for remote business clusters.

Curt Busk, Planning and Zoning Commission, reporting for the committee, made up of Curt, Dick Kinas, Tim DeJong, Ed Wood, and (the Antique Shop Lady), stated that they had three meetings and had looked at ways to highlight small business signs in significant part of Wimberley. Discussion had centered on large signs at the entrances to the Village where visitors could pull into a

parking space and read the signs. Some businesses located down side streets and roads off the main thoroughfare need a way to advertise;

4. Village of Wimberley Special Meeting

consideration of a directional sign for River Road had been considered. He informed Council they would address temporary signs such as that mentioned by Reese Hubbard. He stated it would be four or five weeks before the committee will have recommendations to present to Council.

Councilman Klepfer stated that he believes use of some of the signage as mentioned might be infringing on public right of way and TxDot might prohibit such use. Further, the city might be getting in a gray area of authority, in that the city would be sanctioning private business use of public right-of-way. And, that, since over 13,000 cars per day travel down RR 12, there might be a "fairness" concern as well as setting a precedent for right of way use even if it was allowed. Carolyn Nichols, who has been working on right-of-way and roads management, stated that the Texas Department of Transportation absolutely would NOT allow use of public right-of-way for private advertising.

Councilman Walter Brown moved that the Council validate the committee's work and to recommend their final report be submitted to the Planning and Zoning Committee for consideration. Seconded by Councilman Matt Manis, the motion passed 5-0.

Executive Session

Discussion of matters relating to AquaSource.

Mayor Hewlett announced that the Executive Session would not be held.

Items from Council

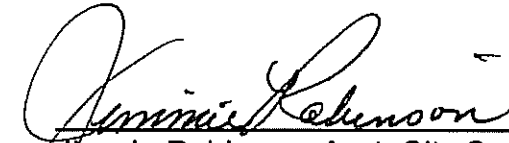
Councilman Steve Klepfer announced that the public meeting for input to TNRCC regarding AquaSource will be held on Monday, April 9th, and will be the first opportunity for citizens to voice their opinions. He stated that the first part would be an "open forum" where everyone who has anything to say can do so. The second part will be for "on the record" comments that will be incorporated into the formal TNRCC records of the meeting.

Mayor Hewlett announced that Dnae Parks of PEC had informed her that our request for grant funds to assist with operating expenses had been denied but that she would be available to help with other grants.

Mayor Hewlett stated she would hold a meeting soon with all council members who had expressed individual interest in submitting grants in order to coordinate these matters.

12. Announcements: None

13. There being no further business, the meeting was adjourned at 9 p.m.



Jimmie Robinson, Asst. City Secretary
(Recording Secretary)



Linda Hewlett, Mayor

The next Council meeting will be a Regular Meeting to be held on Thursday April 5, 2001