

Village of Wimberley
City Council Meeting Minutes
City Hall, 14500 RR 12, Suite 22
Thursday, April 5, 2001 - 7:00 PM

A REGULAR MEETING of the Village of Wimberley City Council was held on Thursday, April 5, 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.

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

2. Invocation Reverend Steven Sweet, United Methodist Church, delivered the invocation.

3. Pledge of Allegiance was led by Mayor Hewlett..

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

5. Consent Items The minutes of the March 29th meeting were approved with one correction noted.

6. Presentation of Citizens

Russ Adamiack, Pedernales Electric Cooperative, Inc. (PEC) representative, informed Council that PEC had extended business hours to include Saturdays and that emergencies, as usual, will be handled 24 hours per day. He also said that the wet weather had delayed their schedule somewhat but that it would be back to normal soon. He delivered the first quarter check from PEC franchise fees amounting to \$18,962.36.

7. Report from Committees: None

8. Old Business

- a. **Public Hearing, Discussion & Possible Action on the Proposed Wimberley Zoning Ordinance.**

Councilman Walter Brown commented this was the last public hearing required before enactment of the Planning & Zoning Ordinance, which had been seven months in preparation. He stated the Ordinance provisions would maintain the uniqueness of the Wimberley Village in that it would continue the "mixed land use" formula. Council reviewed all provisions of the ordinance; made and discussed last minute changes in the proposed Wimberley Zoning Ordinance – with advice being provided from City Attorney, Alan Bojorquez. Every application that goes to the Planning & Zoning Commission will automatically come before Council for final approval. The individual requests will be so noted in the Council's agenda. Councilman Walter Brown commented that the Wimberley Planning & Zoning Ordinance is unique because it does allow the mixed land use and is such a flexible ordinance.

The permit fee structure was discussed in detail and changes were made. Council was informed that fees were determined after extensive research of fees charged by several cities in Hays and Travis Counties. Although it is similar to that of San Marcus, it will be discounted the first year. Councilman Steve Klepfer stated that in view of the fact that the Village depends on sales tax and permit fees to support city services, it is critical that fees are sufficient to support the cost of administration and ordinance enforcement. Councilman Brown commented that although the ordinance was by no means "perfect," it is a good beginning and it can always be reviewed and changed where necessary. Councilman Manis stated he felt it would be better to have fees higher initially and reduced later rather than start them low and then raise them. Councilman McGee stated that he felt the Village should utilize the discounted fees and see if they are adequate to cover the costs of administration and ordinance enforcement. Then, if they proved not to be adequate the Council should just be very straightforward and tell the community the fees must go up.

Council made it clear that the rationale in discounting fees during the first year was to accommodate the initial zoning for existing land uses within the Village so that persons already having land uses would enjoy a discounted rate. There will be no discounts for new land use zoning requests.

Citizen Frank Austin commented that he had not read the complete copy of the Zoning Ordinance; but, in his opinion, a fee is a mandatory tax and he reminded members that since they campaigned on covering city overhead with sales taxes they should be careful in assessing other forms of fees since it would be easy, in the long run, to just increase these fees. He asked that council continue their diligence towards maintaining their election promises.

Councilman Brown made the motion that Council adopt Ordinance 2001-010, the Wimberley Zoning Ordinance, as edited and corrected during this meeting, including the appendices and that the Planning & Zoning Commission forward to the Council, an amendment to the ordinance to include all unfinished parts

and sections, not later than June 7, 2001 and that the Council post on that same June 7th agenda, a review of Appendix C--(Fees). Seconded by Councilman Steve Klepfer. The motion carried by voice vote 5 – 0.

The Mayor commended the commission for an outstanding job. Planning & Zoning Commission Chair, Glenn Fryer, especially noted the invaluable work of Dr. Sally Caldwell, Dr. Pam Showalter and Councilman Walter Brown. Councilman Brown commended City Attorney, Alan Bojorquez, for his work on this ordinance.

New Business

a. Discussion & Possible Action on Village of Wimberley Roads Advisory Board's recommendations relating to speed limits, traffic regulation, parking and traffic signs within Village of Wimberley city limits.

Frank Austin outlined the various recommendations from the committee for parking and speed limits through the Wimberley Square as well as the roads in and through the Village. (Complete narrative attached.) Councilman Steve Klepfer made the motion that this report be continued until the May 3rd meeting. Seconded by Councilman Walter Brown, the motion passed 5 – 0.

b. Discussion & Possible Action on a resolution of the Wimberley Water/Wastewater Advisory Board regarding Hays-Trinity Groundwater Conservation District legislation.

Councilman Steve Klepfer stated that the Wimberley Water/Wastewater Advisory Board recommended that R-201 be adopted by the legislature. He stated that although the District has already been formed, it must be re-ratified this year and that they were not in favor of appointing the district directors, preferring that they be elected. Seconded by Councilman Walter Brown, the motion carried 5 – 0.

c. Discussion & Possible Action to approve supplementary documents to Walter Brown supplementary documents to the Wimberley Zoning Ordinance: Schedule of Fees, Information and Application Packet, Initial Planning Areas, map and related materials.

Councilman Walter Brown commented that now that the schedule had been approved, Curt Busk is taking suggestions regarding the format for the application packet. No action was taken on this agenda item.

- d. Discussion & Possible Action to extend the Moratorium for Subdivision applications (VOW Ordinance No. 2001-011) for 16 days to April 24, 2001, and to make subdivision applications available to applicants beginning April 10, 2001.**

Councilman Walter Brown informed Council that the subdivision ordinance is coming to the Council at the April 19th meeting and moved that this recommendation be adopted. Seconded by Councilman Tony McGee, the motion passed 5 – 0.

- e. Discussion & Possible Action to consider the extension of the Moratorium on Antenna Facilities as set forth in Ordinance 2001-003.**

Councilman Tony McGee moved that this moratorium be extended to May 3rd. Seconded by Councilman Walter Brown, the motion carried 5-0.

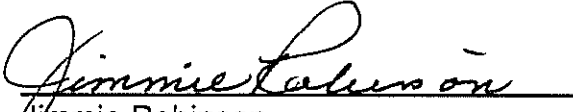
10. Items from Council

Councilman Manis said the "overage" cost on allowed copies during the past month was \$428.00 and he asked everyone to be conservative in the use of the copier and supplies. After discussion, it was decided that the copier should be upgraded.

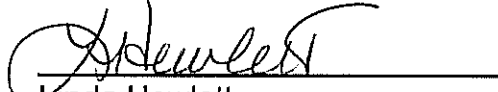
11. Announcements

Councilman Brown stated that on April 17th, Lance Powers, the part-time building inspector, would be starting work. He will work Tuesday, Wednesday, and Thursday of each week.

11. Adjournment. There being no future business, the Council adjourned at 10 p.m.



Jimmie Robinson
Assistant City Secretary
(Recording Secretary)



Linda Hewlett
Mayor

Next Council Meeting will be held on Thursday, April 19th, 2001.