

Village of Wimberley

City Council Meeting Minutes

City Hall, 14500 RR 12, Suite 22
Thursday, May 3, 2001 – 7:00 PM

1. **Call to Order:** Mayor Linda Hewlett called the meeting to order at 7 p.m.
2. **Invocation:** The invocation was delivered by Reverend Ted Knies.
3. **Pledge of Allegiance** was led by Mayor Linda Hewlett
4. **Roll Call** Present were: Mayor Linda Hewlett
Council Member Walter Brown
Council Member Martha Knies
Council Member Matt Manis
Council Member Tony McGee
Council Member Steve Klepfer
5. **Consent Items**
 - a. **Minutes** of the last Council meeting were approved as presented.
6. **Presentations of Citizens**
 - a. **Discussion concerning proposed Community Center:**

M.F. Johnson, President of the Wimberley Senior Citizens Activities, Inc., introduced a few members of the "Brainstormers" committee of the WSCAI who are currently seeking funding sources to for the community center project to be built for the Village of Wimberley.

David Glenn gave a brief overview of past WSCAI projects and outlined the method used in determining community needs in the design of the proposed center which was determined as a result of a answers to a questionnaire sent to local non-profit organizations that were members of the Wimberley Alliance. He asked the council to partner with WSCAI by passing a resolution in support of the application to the Texas Parks and Wildlife Indoor Recreation Center for matching grant funds in the amount of \$750,000. He stated the theme of the WSCAI is "Building Community Center-edness Together" and that WSCA was merely the "steward of record" for the community.

Roger Burson, architect and facilitator for the project, showed the council the plans for the proposed community building that was developed using responses to the community questionnaire alluded to by David Glenn. He described the functions and capacity of the various rooms in the building outlining how land area would be determined – and deeded to the city - in the event the city and WSCAI entered into a collaborative effort, to apply for Texas Parks & Wildlife funds.

Jimmie Robinson, WSCAI grantswriter, outlined the procedure for applying for the grant funds from TP&W, that a joint use agreement would be executed whereby the city would own the community center but the WSCAI would handle day-to-day operations. Council was also informed that it was important for the community center to be designated as the priority one

"indoor" recreation facility in the city's Master Park Plan and eventually made a part of the comprehensive plan for the Village.

Various questions were brought forward and discussed by council members, i.e., building use, parking and traffic concerns, management, makeup of the board of directors, who would maintain the grounds and building, who would be responsible for things like liability insurance, etc. All of these items will be negotiated at a time after the grant is approved. It was also pointed out that either party might decide at any time prior to finalization of the agreement between the two entities to decline to participate in this grant process.

Mayor Hewlett thanked the group for the presentation and the audience was informed that they could ask WSCAI to clarify issues and answer questions during the next two weeks.

7. Reports from Committees

a. Public opinion survey on Park and Recreation needs in Wimberley. Councilwoman Knies informed those present that the Parks & Recreation Committee is looking at the possibility of applying for some grants to acquire parklands. As part of the requirement, it is highly recommended that there be documentation from the community on the types of recreation that the community would really like to have. She stated the committee had not thought about indoor recreation, but had come up with a Parks Survey and were prepared to start surveying tonight – but might have a real hole in that survey if they were to be responsible for surveying the community on their indoor needs and that there should be something on the survey that would encompass indoor facilities. David Glenn commented that the TP&W takes a very broad view of what constitutes Parks and Recreation Facilities and that the committee might want to consider indoor activities such as basketball or a swimming pool. Councilman Klepfer commented that work on a survey was all "up front" in that the value of information that is returned is totally dependent on how the survey is worded and that the city would certainly want to get good information back from the survey. David Glenn asked that the group consider asking for names because he felt that the \$500,000 contributed by community individuals so far for the community center made more of a statement as to their priorities as an anonymous survey response would do. Dr. Sally Caldwell pointed out that Woodcreek had a survey along this line and that it was formulated to determine whether it was a response from a resident, or from someone in the ETJ. The response was in excess of 47% -without postage paid – which is a great return and it was easy to tell where the responses came from. In this way, the committee was on very solid ground when they began to extrapolate the numbers since they knew where they came from.

Councilwoman Knies stated that the committee would formulate a new survey that would be dispersed in the community and that it was important that everyone return the completed survey.

8. Old Business

a. Discussion and 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.

Councilman Steve Klepfer stated that two meetings ago, Council went through – in narrative form – several recommendations that had come from the Roads Advisory Board and this document is what he speaks to at this meeting. The document deals with specific recommendations and council was asked to discuss any questions – or items they felt should be pulled from the document to send back to Road & Advisory Committee for consideration. He pointed out that because some items were tied to time limits and contained cost elements, it was necessary that they do so as soon as possible. In response to Councilman Manis' query, he stated that at least 20-25 persons were involved in 25 meetings and had a good representation of people from the community who participated. They met every Tuesday for months and a great deal of study was put into the effort and, in his opinion; it represents the opinions and wishes of the people of Wimberley. Various questions were asked – and answered by Councilman Klepfer regarding the document. Councilman Brown asked that a recommendation be added as #5 under "Planning" that would say "Consider conversion of the Square to a pedestrian only plaza, prohibiting all parking and automobile traffic."

Councilman Klepfer stated that this had been discussed but had been left off because they felt that until that there was adequate parking as well as a traffic flow that works, it should only be considered as a possible long-range plan.

In discussing parking space on the square, Councilman Tony McGee stated that Zeb Fitzgerald is doing a study for Council to try and determine if any governmental entity owns the square parking area and what we refer to as Loop Road, including a survey from which they can build a title. He was furnished information from the Appraisal District that stated that there was a deed that says that "In Loop Road, a 20 foot easement was conveyed to the Wimberley Preservation Society, Inc." many, many, years ago and that that most of the property lines runs from a 20 ft. road easement in the middle of what we think of as Loop Road and raises some concern of what ownership the city may have and whatever can be acquired as far as parking is concerned. Until the city can establish who owns what, council cannot pass an ordinance saying that parking is prohibited when they have no way of proving that council has the authority to do so. The matter is being worked on and Zeb says he hopes that he can come up with it. Historically, the problem originated when a lot of the original conveyances were executed at a time when everyone paid cash for their property and nobody made a survey, they just had descriptive lines in and no one has an opinion where the titles are.

Councilman Klepfer stated that Council could recommend merchants to make volunteer handicap parking available and if merchants refuse they might be told they have to allow them.

Councilman Klepfer made the motion that the Traffic Control recommendations as outlined in the document submitted to council be approved. Seconded by Councilman Brown, motion carried 5-0.

b. Discussion and possible action to consider the extension of the moratorium on Antenna Facilities as set forth in Ordinance 2001-03 until May 17, 2001.

Councilman Tony McGee moved that we extend the moratorium on Antenna Facilities as contained in Ordinance 2001-003 until May 17th, 2001. Seconded by Councilman Walter Brown, motion was approved 5-0.

c. Discussion and possible action to appoint additional members to the Noise Ordinance Committee.

Councilman Brown stated that at the last meeting, council appointed Rupert Neve, Herman Leyh, and Bruce Calkins to the Noise Ordinance Committee. Council needs four others to serve. Councilman Brown nominated Clint Frankmann for appointment to the committee, Councilwoman Knies appointed David Tomasson, teacher at Katherine Ann Porter School, who was recommended by Dr. Yanna Bland. Councilman Klepfer nominated Bob Flocke and Councilman Tony McGee nominated Bob Bullock, who lives in an area that is affected by noise and has also been involved with setting up musical groups who come into town for presentations. Councilman McGee made the motion that these persons be approved by council. Seconded by Councilman Steve Klepfer, the motion was approved 5-0.

d. Discussion and possible action to add two additional names to the Parks & Recreation Committee: Gary Pigg and Randy Anderson

Councilwoman Martha Knies made the motion that Gary Pigg and Randy Anderson be approved as new members of the Parks and Recreation Committee. Seconded by Councilman Klepfer, the motion was approved 5-0.

9. New Business

a. Discussion and possible action on the adoption of the proposed Village of Wimberley Subdivision Ordinance, as recommended by the Planning and Zoning Commission.

Councilman Walter Brown informed the council that the Planning and Zoning Commission, in a series of meetings attended by members of the public, has unanimously approved a subdivision ordinance and unanimously recommends that the council adopt this ordinance, which was fashioned after that of Georgetown, a town similar to the Village of Wimberley. And, as the ordinance is adopted, there are amendments that need to be addressed. Several proposed revisions were discussed and recommendations by various council members, i.e., landscaping, gated communities and speed bumps - and others - that will be taken back to the commission for consideration and possible inclusion. Councilman Walter Brown made the motion that the council approve the ordinance as presented with the proviso that the recommendations will be taken to the P&Z for inclusion as necessary. Seconded by Councilman Klepfer, the motion was approved 5-0. Councilman Walter Brown made the motion that the council adopt the fee schedule as included in the plan. Councilman Martha Knies seconded the motion with the offering of a friendly amendment that the fees schedule will be looked at again at a future date. Motion was approved 5-0.

b. Discussion and possible action on the adoption of an ordinance regulating the permitting, locating, erection and site development standards for antennae and telecommunications towers within the Village of Wimberley's jurisdiction.

Councilman Walter Brown requested that this item be pulled from this agenda.

c. Discussion and possible action on the appointment of a Building Code Board of Review for the Village of Wimberley, to report to the City Council.

Councilman Walter Brown made the motion that the council approve an ordinance creating a Village of Wimberley Building Code Board and appoint seven Village of Wimberley residents and three persons who live outside of the Village city limits – with staggered terms. This board will meet monthly for the purpose of keeping the building code up dated and address any problems that might occur in enforcing the provisions of the code. They will also make recommendations to the council regarding fees. The following four persons recommended for inclusion in the Board: Gary Brim, Sam White, Craig Massouh, Terry Sumpter and Debbie Ferguson. Seconded by Councilman Steve Klepfer, the motion was approved 5-0.

d. Discussion and possible action to apply for a Community tree planting application.

Council Member Martha Knies presented information to the council regarding a grant to be filed for approximately 100 trees – of different varieties that will prosper in our area, i.e., Live Oaks. These trees will be planted on public property, such as the Winters-Wimberley property, the school district property, the Emily Ann site and various other public areas – even suggesting that Wimberley might share some with our neighboring cities. Our obligation would be to plant the trees, oversee their progress, and report the final outcome of the planting. This application only needs the Mayor's signature for submission. Council approved the application 5-0.

10. Items from Council

Councilman Matt Manis presented the financial report for April.

Councilman Brown stated that he was going to testify before the Land and Natural Resource Management Committee on House Bill 1398 which would require municipalities to reimburse property owners if council were to change zoning. He will be speaking vigorously against this. He also stated that he would be absent from the next meeting because he will be in Borneo.


Councilman Steve Klepfer advised he will

1. Have a recommendation for council from the Roads Advisory Board to expand that board by two members.
2. He also informed council the Roads Advisory Board has asked to have on the agenda discussion of the Little Arkansas Road changes and would like to request that Commissioner Burnett be invited to our next meeting.
3. He also informed council that there is to be a community meeting for the Village of Wimberley regarding our plans for a central sewer system that is scheduled for Wednesday, May 30th, here at 7 p.m., to discuss an overall plan for the Village.
4. Item of Interest: to put on the agenda need to resurrect and decide who is going to deal with idea of a survey of the Village boundaries. These issues will have to be resolved because of the many questions that are arising and cannot be answered because the Village lacks this survey.


11. Announcements

The Mayor asked that Council Members invite their committee volunteers to attend the one-year celebration of the incorporation of the Village, sponsored by the Chamber of Commerce, on Saturday at 4 p.m. at the Winters-Wimberley House. Volunteer efforts of community members will be emphasized and volunteers will be recognized at this celebration.

11. **Adjournment.** There being no further business, the meeting adjourned at 9:40 p.m.



Jimmie Robinson
Assistant City Secretary



Linda Hewlett
Mayor