

# ***Village of Wimberley***

## **City Council Meeting Minutes**

City Hall, 14500 RR 12, Suite 22  
Thursday, July 19, 2001 – 7:00 PM

1. **Call to Order Linda Hewlett:** Mayor Linda Hewlett called the meeting to order at 7 p.m.
2. **Rev. Steven Sweet, Wimberley United Methodist Church, delivered invocation.**
3. **Pledge of Allegiance was led by Mayor Linda Hewlett.**
4. **Roll Call** Present: 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 July 5, 2001 meeting were approved as presented.

### 6. **Presentations of Citizens**

#### **A. Citizens' Comments.**

Dale Roberson, President of the Wimberley Rotary Club, informed council he had attended the international meeting of the Rotary Club in San Antonio and that it was the biggest convention that San Antonio has ever had. Some of these Rotary Club members came to Wimberley for a picnic held in the area back of Council Member Klepfer's store. One of those attending was a visitor from Nigeria who later wrote him a letter of thanks for the hospitality shown to him and other Rotary Club members on their visit to Wimberley, especially commending Mayor Linda Hewlett for her hospitality. Mr. Roberson presented the mayor with pictures that were sent to him by this gentleman with his thanks to her and Council Member Klepfer.

### 6. **Reports from Committees: None.**

### 7. **Items from Council.**

Council Member Brown recommended that the Finance Committee recommend a procurement process for city purchases and that it be put on the next council agenda.

Council Member Klepfer reminded everyone that the Village is collecting forms for "retail sewer service; in that the Village has applied to TNRCC for a Certificate for Convenience to serve the Wimberley City Limits and its ETJ with a central sewer system, and as part of that process is to get community input as to who would like sewer service from the Village. The more we can collect, the more likely it is that this permit will approved and the Village can be its own

provider of wastewater service. There is no commitment implied by filling out a form, it is merely requesting information in the event the service becomes available.

Mayor Hewlett informed council that Resolution 010-2001 passed at the last council meeting (authorizing the application for TP&W grant funds to build the community center) was being amended to carry the signature of the mayor as authorizing agent

## 8. Old Business

### A. Discussion & Possible Action to update format for stakeholder comment sessions on Village of Wimberley Ordinances.

Council Member Tony McGee moved that the format for the Stakeholders Comment Sessions on Village of Wimberley ordinances be revised as follows: 1) The City Council Planning and Zoning Commission Chairman and Sign Committee Chairman shall receive comments from Stakeholders concerning Village of Wimberley ordinances at a special called meeting at 9 a.m. on July 20<sup>th</sup>, 2001, at the City Hall. 2) A summary of the Stakeholder comments at the meeting shall be referred to the Planning Commission and the Sign Committee, for their review and consideration with a request that they forward recommendations for any ordinance amendments to council for approval. Any council member may request the commission or committee to consider any matter raised by a stakeholder. 3) At the conclusion of the July 20, 2001 meeting, or at the next regular council meeting following such meeting, the council shall consider when future Stakeholder Comment Sessions – if any are needed – shall be held.

Frank Austin spoke to the council expressing thanks regarding council's speedy consideration of these sessions, however, he felt that these sessions will not be a substitute for Council Member Brown's original motion at a previous meeting that a committee be formed to analyze, in depth, the regulations and ordinances and then come back with a procedure to the council for changing these ordinances. Council needs a procedure for take action to make changes in ordinances and regulation.

David Tate expressed concern as to whether or not the council would actually take any action to change already enacted ordinances and regulations.

Bob Flocke stated that he felt that the council is not a substitute for the committee as suggested at the last meeting. He stated his opposition to allowing the Planning & Zoning Commission to have more authority. He further stated his opinion that 9 a.m. meetings were anti-business and that other meetings should be held.

Glenn Fryer stated that written comments from citizens – by themselves - would not be sufficient for the P&Z to amend or change ordinances because some interactive dialogue between citizens and the commission must be undertaken to determine the nature of what needed to be changed.- and why. Those who wish to change items must make themselves available for discussion.

Council Member McGee stated that he felt that under the motion he had made that council would be able to hear from citizens – but at the conclusion of the Friday meeting, council could determine the necessity for other meetings. And, after these meetings, council might ask the committees to undertake discussion regarding the suggestions from citizens and then council

might take some action regarding changes. Council Members Klepfer and Brown stated that the process was – in fact - being expanded – not being made more restrictive. It was pointed out that what the council needed was specific concerns from the community. Council Member Brown stated that if any changes were needed, the council was ready to change them. Brown pointed out that this motion only amended the resolution that was passed at the last meeting. The motion was approved 4-1.

**B. Discussion & Possible Action to accept the Proposed Interim Master Plan for Parks & Recreation.**

Council Member Martha Knies stated that this plan has been amended several times to include suggestions from the community that were taken from community meetings. Council Member Knies made the motion that council adopt the plan as submitted by the Parks & Recreation Committee. Seconded by Council Member McGee. Council Member Brown stated that he felt that a procurement process should be in place for future acquisitions for any Village purchases. Council Member Klepfer expressed the hope that a Comprehensive Plan document could be put into place and council will not have to continue adopting "interim" plans – but the city needed to get on to the process of determining the clearest vision from the community of what is needed in the Village; making reference to the good work done in the formulation of the 1996 Charette. The motion was approved 5-0.

**C. Discussion, Public Testimony, and Final Action on corrections and amendments to the Wimberley Comprehensive Zoning Ordinance (Ordinance No. 2001-010), as recommended by the Planning & Zoning Commission, and including items from Council.**

Council Member Brown asked Chairman Glenn Fryer to present the recommendations from the P&Z Commission regarding amendments to items d and e of the resolution and to take up item f. Chairman Fryer explained the proposed amendments and the reasoning behind those recommendations. Two meetings will be required to make any amendments to resolution actions. Council Member Brown made the motion that council adopt the recommendations from the commission regarding item d and e as amended at the last meeting and to adopt item f. Seconded by Council Member Klepfer,

**10. New Business**

**A. Zoning Cases: Presented by Chairman Glenn Fryer, Chairman, Planning & Zoning Commission**

**(1) App. No. C211-01-016**

**Applicant – Dennis Williams**

**Agent – James Thompson**

**Location – 109 Meridian Dr. and 101 Sunrise Dr.**

**Business Name – N/A**

**Proposed Use - Primary Residence**

**Requested Zoning - From Unzoned to R-3**

**Zoning Recommended: R-3**  
**Variance Recommended: Yes (Lot Sizes not compatible for two houses)**  
**Council Action Zoning: Approved 5-0**  
**Council Action Variance: Approved 5-0**

**(2) App. No. C211-01-017**

**Applicant – Mark & Michelle Smith**  
**Agent – N/A**  
**Location – 300-400 Block, Rhodes Lane**  
**Business Name - N/A**  
**Proposed Use - Commercial – Low Impact**  
**Requested Zoning - From Unzoned to C-1**  
**Zoning Recommended: C-1**  
**Council Action: Approved 5-0**

JoAnn Lee stated her opposition to this property being zoned C-1 until she had determined whether or not her property would be given the same consideration if she desired a zoning decision for it in the event it went on the market for sale.

**(3) App. No. C211-01-018**

**Applicant – Mark & Michelle Smith**  
**Agent – N/A**  
**Location – 300 Rhodes Lane**  
**Business Name - N/A**  
**Proposed Use - Commercial – Low Impact**  
**Requested Zoning - From Unzoned to C-1**  
**Zoning Recommended: C-1**  
**Council Action: Approved 5-0**

JoAnn Lee stated that her comments would be the same as those made for Item 3. Chairman Fryer stated that the Planning & Zoning Commission wished to request that an item be placed on the next council agenda regarding their recommendation that no building permit be issued by the Village until the affected property was zoned.

**B. Discussion & Possible Action to request Wimberley Planning & Zoning Commission to review and make recommendations on blanket zoning of specific areas of the Village.**

Council Member Brown explained that this recommendation was being made to allow residents living in a residential subdivision and who wished to have the protection of zoning for their area to be able to do so. He stated that it would require 80% of the residents and a public hearing to approve this zoning request. It was pointed out that if a residential subdivision wanted this type of zoning, they should be able to do it. Chairman Fryer asked for a specific directive for the P&Z Commission to do this. It was determined that this was covered in the amendment to the zoning ordinance and no further council action is required.

**C. Discussion & Possible Action on June 30, 2001 revised Budget for the Village of Wimberley.**

Council Member Matt Manis stated that the originally approved budget had been adjusted many times during the past nine months, both regarding income and expenditures. The Village is in good fiscal shape. The original loan has been paid off and the rent is current. The city is current in its bills. He did point out that in the next budget, there is the possibility of a garbage pickup franchise fee since the heavy use by the trucks does damage the roads that the city has to repair. He thanked the council for their cooperation in helping to hold down costs. The major items of budget expense being legal fees and the copying expenses incurred by the city office. Council commended Council Member Manis for his frugality in administering the available funds. Council Member Manis stated that it was imperative that the city accumulate funds for roads and bridge repairs because in the event of flood – or other unanticipated disasters - the city would have financial problems. The city will try to put \$25,000 per month away for future contingencies (into money market). Council Member Brown stated that he was very pleased that, in view of the fact that the original budget was over \$366,000, the council had held it to \$279,000 which should be commended, and he made the motion that council approve the budget amendment as presented. Council Member Klepfer seconded the motion to accept the proposed annual adjusted budget as of 6/30/01. The motion was approved 5-0.

Council Member Manis outlined plans for budget formulation and public hearings on the budget in preparation for finalization and approval. The budget process and dates will be put into the paper for community dissemination.

**D. Discussion & Possible Action on Federal Emergency Management Agency's (FEMA) Emergency Flood Plan and Ordinance Providing for implementation of plan and designation of management official.**

This item requires two resolutions to take care of it and since council only received the documents today, he made the motion that this item be continued. Seconded by Council Member Brown, the motion was approved 5-0.

**E. Executive Session re: Personnel Issues pursuant to TX Govt. Code Section 551.074; and offer of approx. 2 acres of land in Wimberley ETJ, pursuant to TX Govt. Code Section 551.072.**

Council adjourned to Executive Session at 9:12 p.m. and reconvened at 9:45 p.m. No action was taken during the Executive Session.

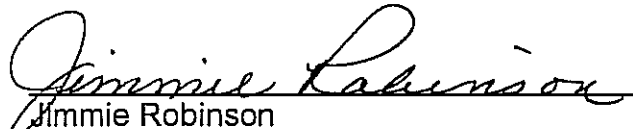
Council Member Brown made the motion that council contract with Dell Hood to act as Secretary of the Planning and Zoning Commission at the rate of \$75 per regular meeting and \$50 for special meeting. Seconded by Council Member McGee, the motion passed 5-0.


Council Member McGee moved that council ask Adelle Turpin to increase her work hours from 10 a.m.- 3 p.m. to 10 a.m. – 5 p.m. and that her monthly salary be increased to \$1,500.

Seconded by Council Member Knies. Council Member Brown clarified that this was temporary and the staffing plan for 2001-02 was in the works. The motion was approved 5-0.

Mayor Hewlett informed the council that the Village had been offered approximately two acres of land on 3237. Council Member Klepfer moved that council respond to the parties offering the land by explaining to them that the Village does not have funding to maintain this property and at this time could not accept it but appreciated their offer. Seconded by Council Member Brown, the motion was approved 5-0.

There being no further business, the meeting was adjourned at 9:50 p.m.

  
Jimmie Robinson  
Recording Secretary

  
Linda Hewlett  
Mayor

Next Council Meeting to be held Thursday, August 2, 2001.

## Village of Wimberley Budget

	Budget Approved 9/20/00	Proposed Budget Adjustments 6/30/01	<i>Annual</i> Proposed Adjusted Budget 6/30/01	Notes
<b>INCOME</b>				
Sales Tax Receipts	242,601	-155,054	87,547	adjustment for four mo., plus addition of mixed drinks sales tax
Franchise Fees	94,868	28,222	123,090	PEC = 17 mo., no trash fee, tel = 7 mo. & doubled, cable = 6 mo. plus 30% adjusted for 7 mo.
Development Fees	27500	-4,819	22,681	
Municipal Court Fines	1000	-1000	0	
Loan & Interest		45,152	45,152	
Miscellaneous Income	1000	326	1,326	donations & Omni
<b>Total</b>	<b>366,969</b>	<b>-87,173</b>	<b>279,796</b>	
<b>EXPENSES</b>				
Personnel Costs	68,100	-40,231	27,869	Insp, Off Mgr, Rec Sec, Emp Tax Court Prosc, fees, seminars
Professional Services	97,500	-32,235	65,265	Legal, bookkeeping
Texas Municipal League Ins	5,700	383	6,083	Ins & Dues
Office Furniture & Equipment	8,000	-4,321	3,679	
Office Supplies	4,500	7,806	12,306	
Dues, Fees & Publications	1,000	-319	681	
Other Expenses				
Rent	6,000	4,174	10,174	
Utilities	2,110	3,144	5,254	
Postage & Shipping	900	-237	663	
Misc.	1,000	1,929	2,929	
Police Protection	0	0	0	
Road Maintenance	82,000	-70,900	11,100	
Signs/Public Notices	1,000	7,425	8,425	
Beautification Projects	20,000	-20,000	0	
Signage	5,000	-3,500	1,500	
Subtotal Expenses	302,810	-146,882	155,928	
Financial		121,668	121,668	Interest, Loan, Petty Cash, Money Mkt
Contingency	64,159	-61,959	2,200	
<b>Total Expenses</b>	<b>366,969</b>	<b>-87,173</b>	<b>279,796</b>	

Reviewed by Matt manis, Councilman 6/30/01