

Village of Wimberley
City Council Meeting Minutes
City Hall, 14500 RR 12, Suite 22

Thursday, February 21, 2002, 7:00 p.m.

I. Mayor Linda Hewlett called meeting to order at 7:00 p.m.

Dr. James Bouzard of the Wimberley Lutheran Church offered the Invocation.

Mayor Hewlett led the Pledge of Allegiance.

Roll Call: Present were Mayor Hewlett, Council Members Walter Brown, Matt Manis, and Tony McGee.

Council Members Steve Klepfer and Martha Knies were excused.

II. Presentations of Citizens:

Curt Busk said he "saw a miracle happen this week" and wanted to thank the City Council and the Roads Board for making it happen. The road into the River Meadows subdivisions where he lives has for years had large stones which created tremendous traffic problems and the County roads department did not take action. This week the stones were removed and he thanked those responsible.

Nancy Odum said she has attended meetings of various city bodies and believes people who are complaining about city government should become involved in the democratic process. She appreciates the work city officials have done for Wimberley.

III. Consent Items:

Minutes of February 7, 2002 Council meeting accepted as submitted.

Mayor Linda Hewlett read a Proclamation naming February 22, 2002 as President George Washington Day and said she knows all citizens will join in celebrating Washington's birthday.

IV. Reports from Boards, Committees, Staff:

City Administrator Steve Harrison gave the first of monthly financial reports from the City's Finance Officer, Jack Clark, who could not be present because of a medical condition. The report, through December 31, 2001, showed the City has \$173,960 in cash on hand and total assets of \$428,960. The report includes month and year-to-date figures for budget line items, including percent of allocation for each item. Mr. Clark also gives a journal report showing actual expenditures and a payroll report. Monthly financial reports for the previous month will be made to Council at the second meeting of each month.

Mayor Hewlett said the City received \$53,773 in sales tax revenue from the State Comptroller's Office this week, and \$17,659 as franchise payment from Verizon. The City had a total of \$281,667 in its checking account as of February 18. Councilman Manis said the amount of sales tax revenue is higher than usual. The City is putting aside approximately \$16,000 per month in a roads fund to build up a reserve for when it has to pay for road maintenance and approximately \$2,000 each month for the insurance deductible it will have to pay for major repairs after a catastrophic event. If these amounts are not spent in a budget year they are carried forward for the same purposes in future years.

V. Action Items

1. Amendments to Zoning Ordinance No. 2001-010:

There were no comments for or against the proposed amendments in Public Hearing.

A. Section 47 - Adding Supplemental Regulations on Private Waste Water Treatment:

Planning & Zoning Commission Chair Curt Busk reviewed amendment to Section 47.10 on Private Waste Water Treatment Permits which he said was requested by the City Water and Waste Water Advisory Board. The purpose of the amendment is to be sure there are no marginal or unlicensed septic systems leaking into our aquifer and streams. Councilmen Brown and McGee said they would prefer to wait until Councilman Klepfer was present because he oversees waste water issues, and there are no cases pending which would be covered by this amendment. City Administrator Harrison said he discussed the amendment with Councilman Klepfer who said he was comfortable with it. Councilman Brown moved to approve the amendment, Councilman Manis seconded. Councilman McGee said he is concerned that properties in the Square could not get the required waste water permit required by the amendment, and because there is no central waste water system they could connect to, they would be unsalable. Council members discussed the county's waste water permitting system, what triggers a county check on septic systems, and what triggers City zoning. Councilman Manis moved to substitute a motion to continue the item until March 7 Council meeting, Councilman McGee seconded, Councilman Brown accepted the substitute motion. Motion to continue passed 3-0.

B. Amendments to Section 50 - Protected Waterway Overlay District:

Planning Commission Chairman Busk said the proposed amendments adopted FEMA standards for what is a flood plain and what can be built in it, clarified language requiring an engineered waste water system for new single-family dwellings in the District, and created exceptions for pieces of property with steep slopes along waterways. Councilman Brown moved to approve the amendments, Councilman McGee seconded. Planning Chairman Busk said the draft was the Commission's response to what it heard from residents in the two public hearings on the amendments, and that the Commission's original draft was less strict than similar rules in Boerne and Blanco. In discussion Councilman McGee suggested three changes to make language clearer in Sections 50.3 and 50.5.d, which

Councilman Brown accepted. Amendments with language changes proposed by Councilman McGee approved 3-0.

Councilman McGee's proposed language for the Sections follows:

Section 50.3: LIMITS OF OVERLAY

Application of this Overlay is limited to Federal Emergency Management Agency (FEMA) "studied" and "unstudied" (unstudied are typically "Zone A") waterways, as depicted on Flood Insurance Rate Maps (FIRM). It is limited to areas extending 150 feet from current riverbanks and 100 feet from current creek banks or to that area defined on the most current FIRM as "Special Flood Hazard Areas Inundated by 100-Year Flood," whichever is greater. These areas may be generically referred to, below, as the "setback."

Section 50.5. SITE DEVELOPMENT STANDARDS

D. Landscaping: To reduce runoff into rivers and creeks, vegetation abutting river and creek banks shall not be eliminated within a distance of 10 feet from said banks except to provide a single point of access to said river or creek for each platted lot. The width of the single point of access shall not exceed 10% of the length of the lot's river or creek-front footage or 20 feet, whichever is smaller. Following any land-disturbing activity within the river corridor, vegetative buffer shall be restored as quickly as possible.

Amendments with language changes proposed by Councilman McGee approved 3-0.

2. Zoning Requests:



Council acted on two zoning requests unanimously recommended by Planning & Zoning Commission: Hannah Cole at 170 Spoke Lane seeking AG zoning, and W. C. Brown at 204 Hub Drive seeking R-2 zoning. Councilman Brown moved to approve both requests, Councilman McGee seconded, motion approved 3-0.

Mayor Hewlett opened a Public Hearing on the request for C-3 zoning by C&R Storage at 200 Carney Lane; Nancy Odom said she had commented in the Planning Commission hearing. By unanimous consent Council agreed to continue the Public Hearing on this request.

3. Appoint Village Investment Committee:



City Administrator Steve Harrison said the City is required by law to have an investment committee to advise on use of City funds, and committee members are required to attend a State training workshop. The Investment Committee is usually composed of the city administrator, an independent financial advisor, and some Council members. The Committee is required to report to Council every three months. Mr. Harrison asked Council to approve formation of the Committee

and to appoint members. Councilman McGee said he would prefer to wait until all Council members are present before naming Committee members, but moved to authorize establishment of an Investment Committee in principle. Councilman Brown seconded, motion approved 3-0.

4. Presentation of City Zoning Map:

City Administrator Harrison said the City is required by law to have a current zoning map, and that Dr. Pamela Showalter of Southwest Texas State University, who is not present for this meeting, has developed a digital map showing all zoning actions up to the present. A hard copy of the map can be produced, and Dr. Showalter can do a presentation for Council on the mapping system if Council wishes. Mayor Hewlett thanked Dr. Showalter and said the map will be a real contribution to the city administration.

5. Approve Purchase of Computer for Village Offices:

City Administrator Harrison asked Council for authorization to spend \$1,000 to buy a computer and possibly a printer, to allow board and committee members to do City work in City Hall. Money for such a purchase is budgeted. Councilman Manis moved to authorize the purchase, Councilman Brown seconded, motion approved 3-0.

VI. City Administrator Report:

1. Notice of Public Meeting. There will be a public meeting at 7:00 p.m. Thursday, February 28 at the Senior Center on the proposed hotel/motel occupancy tax. Notice has been published in the Wimberley View. Council will listen to public comments but will take no action at this meeting. The Chamber of Commerce will give a presentation. A second public meeting on the tax will be held in March.

2. Report on Village Office Technology Upgrade:

John Graddy briefed Council on choices for improving the City Hall office computer network. There are two workstations at present; with the purchase of two more he suggested the City get Windows XP. All workstations will share one printer. He advised that the City should get the latest version of MS Office so that projects such as the computer mapping system could be accessed in City Hall. He said there are two providers of high speed broadband Internet access the City could choose from at present: Anvil Communications and Roadrunner. He believes Anvil can provide better service for the price. He estimated the cost of the total package including two new computers, software for the Internet access, and Anvil service at between \$4,000 and \$5,000, which will allow file sharing, keep all City documents and ordinances, and will be accessible on-line by the public. Anvil will support two separate websites, so that one can be kept secure for internal use only while the other can be open to public use. He said he needs to talk with Roadrunner about capabilities of their system. He said the City needs to think about continuing support and maintenance; there are several firms in town which provide such service. Council discussed with Mr. Busk and Mr. Graddy a grant from the state to provide Internet access for rural communities; Mr. Busk said an earlier application was not successful but that a group he is working with will re-apply soon. Councilman Brown said he and Councilman Klepfer took down the City's web site

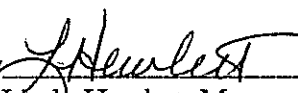
because there were too many errors in it and he does not want it back up until these are corrected. He said cities often put their ordinances on their web sites for the public to use to learn about a community.

7. Meeting with Builders and Developers:

Mr. Harrison said the meeting was useful, with about 50% response from those he had contacted. There was a candid discussion of the permitting process and inspections, with members of the Building Code Board of Review present and participating.

VII. Council adjourned at 8:35 p.m.

VILLAGE OF WIMBERLEY

By 
Linda Hewlett, Mayor


Dell Hood, Recording Secretary