

Village of Wimberley

City Council Meeting Minutes

City Hall, 14500 RR 12, Suite 22
Thursday, April 4, 2002, 7:00 p.m.

- I. Mayor Linda Hewlett called meeting to order at 7:00 p.m.
 - Rev. Jim Denham of Chapel of the Hills offered the Invocation.
 - Mayor Hewlett led the Pledge of Allegiance.
 - Roll Call: Present were Mayor Hewlett, Council members Walter Brown, Martha Knies, Matt Manis, and Tony McGee. Council member Steve Klepfer was excused.

- II. Presentations of Citizens: None

- III. Consent Items:
 - Minutes of Council meeting of March 21, 2002 were accepted as submitted.

- IV. Reports from Boards/Committees/Staff
 1. PEC Quarterly Report & Presentation:
 - Russ Adamak of PEC announced the annual meeting of PEC members for June 15, 2002, at 2:00 p.m. at PEC office in Johnson City and invited everyone to attend, and to vote either in person or by mail proxy for members of the Board of Directors. He presented to Council the PEC quarterly franchise payment for January 1-March 31, 2002, in the amount of \$16,499.71. Council warmly thanked Mr. Adamak and PEC. Councilman McGee thanked PEC for its help in providing crews to put up community service banners in Wimberley. City Administrator Steve Harrison said the City has worked closely with PEC on using the right type of bulbs in outdoor lighting fixtures to reduce light pollution.

 2. Comprehensive Plan Steering Committee Report:
 - Bert Ray, chairman of the Comprehensive Plan Steering Committee (CPSC), gave Council an updated version of Committee's statistical summary of responses from last fall's opinion survey. He commented that the responses show a "pretty strong indication" of citizen support for issues such as managing growth and development: 87% of the 902 respondents indicated they strongly agree or agree with this goal. CPSC members are now analyzing written commentaries in the surveys so that the final Comprehensive Plan will reflect "the wishes and the will and the desires" of the community. He expects to have a draft of the Goals and Objectives part of the plan by the end of April and a draft of the overall plan in May. In response to a question from Councilman Brown about how CPSC will interface with other City organs, Mr. Ray said he will send them copies of draft documents for their review; there can also be wide public distribution of these documents, including newspapers. In response to a question from the audience on how the questions in the survey and the topics asked about were selected, he said the Committee relied on guidance from people at Southwest Texas State University, and that the questions were more or less standard ones used in a community survey, with minor changes to make them specific to Wimberley. He said what was most impressive to him was how eloquent people were in their love for Wimberley, and how strong they were in identifying traffic as the least desirable aspect of life here. Councilman Brown noted the statistical analysis showed

fairly consistent support for either a strong or a moderate role for City Council in managing growth issues, by ratios of from two to two-and-a-half to one over a minimal or no role for Council. Mayor Hewlett thanked Mr. Ray and asked him to convey Council's thanks and appreciation to all other Committee members.

V. Consider & Act

1. Zoning Applications:

Planning & Zoning Commission Chairman Curt Busk presented the following zoning applications for Council action:

- A. C211-02-067, Hugh Smith, 1994 Hilltop Drive, R-2 zoning in Planning Area A
- B. C211-02-068, Edwin Riedell, 101 Cedar Hollow, R-5 zoning in Planning Area B
- C. C211-02-071, Linda Hudson/B. Alexander, 220 Sunrise Drive, R-2 zoning in Planning Area A
- D. C211-02-072, Herman Casanova, 340 Southriver, R-2 zoning in Planning Area B
- E. C211-02-073, Linda Munoz/Kevin Jones, 612 Las Colinas Dr., R-2 zoning in Planning Area A

Mr. Busk said Planning & Zoning Commission approved all these applications with the zoning as requested by applicants by votes of 7-0. No comments were offered in Public Hearing. Councilman Brown moved to approve all five zoning requests as submitted, Councilman McGee seconded, motion approved 4-0.

2. Amendment to Zoning Ordinance

A. Supplemental Regulation to Section 47: Impediment to Drainage of Streets and Roads:

P&Z Chairman Busk said the amendment before Council was a slight re-wording of an earlier version; in substance it forbids building any barrier to the natural flow of water that substantially modifies the existing pattern of overland drainage or drainage in an existing channel and causes water to pool on Village streets and roads.

B. Non-substantive change of name of zoning district Agriculture/Grazing (AG) to Rural Acreage (RA):

Chairman Busk said Commission recommends this change to avoid confusion of City's zoning designation for the largest lots (five acres and larger) with the County's terminology for land being assessed for tax purposes as agricultural land.

No comments were offered in Public Hearing. Councilman McGee moved to approve both changes as presented, Councilman Manis seconded, motion approved 4-0.

3. Appointment of Joel Wilkinson, Neptune-Wilkinson Associates, Inc., as City Engineer, and Acceptance of Contract for his Services:

City Administrator Steve Harrison said he has negotiated a proposed contract with Mr. Joel Wilkinson of Neptune-Wilkinson, Inc., for position of City Engineer, as instructed by Council in its previous meeting. City attorney reviewed the contract and asked for a written statement from Neptune-Wilkinson on avoiding potential conflicts of interest, particularly doing work for developers

that might come before Council, and Mr. Wilkinson provided a letter satisfying that requirement. He said Mr. Wilkinson's fee schedule is reasonable and acceptable for a firm with its experience and qualifications. Councilman Manis moved to name Mr. Joel Wilkinson of Neptune-Wilkinson Associates, Inc., as City Engineer, Councilman McGee seconded. Councilman Brown asked for the term of the agreement; Mr. Harrison said it is at will, and the rates in the fee schedule are for a term of 18 months. Councilman McGee asked to remove the word "terminated" from Paragraph 6.8, "Modifications", on page five, in the statement: "This agreement may not be changed, terminated or modified orally or in any other manner other than by an agreement in writing", noting that if the agreement continues at will, requiring a written agreement for termination could be interpreted to alter the meaning of the statement. Mr. Harrison said he would come back to Council if Mr. Wilkinson does not accept the change. Councilman Manis accepted the change. Motion to accept Mr. Wilkinson as City Engineer and to accept the proposed contract approved 4-0.

4. Resolution Communicating to Hays County Commissioners' Court the Village's Position on Implementation of HB 1445:

Administrator Harrison said the resolution states the Village's wish to have authority to regulate subdivisions in its Extra-Territorial Jurisdiction, as provided under HB 1445. The resolution points out the Council believes it is qualified to oversee subdivisions, the Village has a Subdivision Ordinance as strong as or stronger than any other in the county and has the needed expertise, and that Council is willing to meet with the County on any concerns it may have on subdivision issues. A clause of the resolution points out the Council routinely appoints residents of the ETJ to City organs so it can get participation of ETJ property owners. Councilman McGee moved to adopt the Resolution and authorize the Mayor to sign it, Councilman Brown seconded, motion passed 4-0.

5. Approval to hire intern from Southwest Texas State University to assist in mapping:

Administrator Harrison noted the City needs an accurate map showing land use areas and zoning decisions. Planning Commissioner Pamela Showalter can assign graduate geography interns at Southwest Texas State University to produce the map. He estimated the project would last approximately three weeks and cost about \$900; there is money in the budget. He and Dr. Showalter will select from candidates and negotiate specific terms of the project with the intern. In response to a question from Councilman McGee, Mr. Harrison said the mapping system will be available on City Hall computers and could be updated as needed to show zoning decisions. Councilman Brown moved to approve the hiring of a part-time intern and the appropriation of the funds, Councilman McGee seconded, motion approved 4-0.

VI. City Administrator Report

1. Meeting to Coordinate Administrative Process on Community Center:

Mr. Harrison said 2.5 acres of land would be transferred to the City to be the site of the new community center. A meeting will be held next week to discuss coordinating contracting out the construction of the center in accordance with state requirements and to avoid bureaucratic delays in moving forward with the project. The meeting is scheduled for Tuesday, April 9, at 10 a.m. at the Chamber of Commerce. Council members who will participate are Mayor Hewlett and Councilmen McGee and Klepfer; the meeting will be open to any others who wish to attend.

2. Budget Planning for FY 2003:

Mr. Harrison gave Council members a proposed outline of the process to produce a City budget for next fiscal year. He said the process will start in May, and suggested a workshop with Council to discuss policy guidelines and priorities that will require funding. The process will also involve the City's commissions, boards and committees.

3. Guadalupe-Blanco River Authority Operating Agreement:

Mr. Harrison said a final agreement with GBRA on wastewater treatment for the City was worked out and signed by Mayor Hewlett. There were a few minor changes from the version approved in substance by Council at its last meeting. The City will meet with Black & Veatch next Wednesday at 9 a.m. to discuss drafting a master plan for the service. The first phase of the plan will focus on getting waste water treatment service for the Square; there will also be meetings with developers of the Blue Hole property and the lumber yard property, who have immediate waste water treatment needs. TNRCC will hold hearings in June on the City's CCN request; the CCN has been protested by Aqua-Source, and City attorneys are preparing the documents needed for these hearings. The City will have to show it has a need for wastewater treatment; that it has the capacity to provide it, and that it is within the City's financial abilities to provide the service.

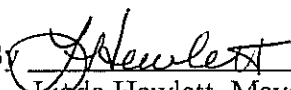
4. Councilwoman Knies asked Mr. Harrison to comment on a rumor that the City had halted construction of the addition to the community thrift store. Mr. Harrison said it has not; the City building inspector is working closely with Habitat for Humanity people to be sure they understand the commercial code that applies to this project. He said there had been confusion over which work had to be inspected and which did not. The project had first been considered as a small project, but it did not in fact qualify as a small project and had to be zoned; there was a brief halt at this time until zoning was approved.

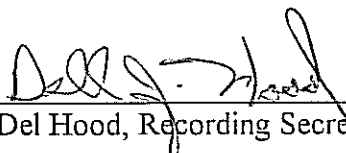
VII. Announcements

Councilwoman Knies said she had visited her brother at Easter, in a rural unincorporated area, and was greatly disappointed to see that a hog slaughter plant had been built next door to his home. A normally pastoral rural scene was ruined by this development, with noise, smell, traffic, and visual pollution of the area, a consequence of not having zoning restrictions.

VIII. Council adjourned at 8:22 p.m.

VILLAGE OF WIMBERLEY

By  _____
Linda Hewlett, Mayor

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Del Hood, Recording Secretary