



Village of Wimberley
Minutes of City Council Meeting
City Hall, 13210 Ranch Road 12, Wimberley, Texas 78676
Thursday, October 3, 2002, 7:00 p.m.

Call Meeting to Order - Mayor Tony McGee called meeting to order at 7:00 p.m.

Invocation - Rev. Ted Knies offered the Invocation.

Pledge of Allegiance - Mayor McGee led the Pledge of Allegiance.

Roll Call - Present were Mayor McGee and Council Members John Graddy, Steve Klepfer, Martha Knies, and Matt Manis. Council Member Carolyn Nichols was excused.

Presentations of Citizens - No citizens had comments.

Presentation and Information from PEC

Russ Adamiak of Pedernales Electric Cooperative said PEC crews would be working on three electric distribution feeders in Wimberley to upgrade them over the next year. The work will involve only replacement of old poles, wires and other equipment; no new installations will be done. He presented a check to Council for \$17,964.11, representing PEC's franchise payment for July 2002.

A. Consent Items

Minutes of Council meeting of September 19, 2002, were accepted as submitted.

B. Reports from Boards/Committees/Staff

Transportation Advisory Board:

Board chairman Frank Austin said the TAB subcommittee, which drafted the parking ordinance, has proposed several revisions to it. The revised ordinance was approved by the Board and is being prepared in final form for Council consideration. He briefed Council on the most significant changes.

Mr. Austin gave Council members copies of the Board's continuing action item list, which currently has approximately 20 items.

The TAB has selected new officers, as follows: Craig Payne, chairman; Bob Bullock, co-chairman; and Matt Kiely, secretary.

Mayor McGee thanked Mr. Austin for his work as first chairman of the TAB in dealing with difficult issues. He complimented the Board for its productivity and for developing an outstanding traffic management program for the Village.

C. Consider and Act

1. Applications for Zoning and Public Hearings:

Planning and Zoning Commission Chairman Curt Busk presented the following zoning applications:

a. **C211-02-095**, City-initiated zoning for Heritage Hill/Four Winn Ranch Subdivisions, in Planning Area A; proposed zoning R-1, R-2, R-5 (P&Z recommends approval with recommendations set out below by vote of 5-0):

Mr. Busk said there is no need to zone an R-5 district in Heritage Hill. The four lots in that subdivision designated for R-5 zoning in the application should be changed, and each lot (Lots 30, 31, 32 and 33) should be zoned R-2. Wimberley Methodist Church asked that its two lots, numbers 28 and 29, in Four Winn Ranch be zoned as a single R-1 lot. P&Z Commission recommends approval of the application with the above changes. No comment received in public hearing. Council member Graddy moved to approve the zoning application with the described changes. Council member Knies seconded. Motion approved 4-0.

b. **C211-02-097**, City-initiated zoning for Cedar Hollow Subdivision, Planning Area A, proposed zoning R-2 and R-3 (recommended by P&Z 5-0):

Mr. Busk said lots 1, 2, 9, and 10 are platted for duplexes. The southern half of lot 10 has already been zoned and is withdrawn from this application. Mayor McGee noted that R-3 zoning is not permitted in Planning Area A under Planning Area guidelines. City attorney advised that Council is permitted to apply zoning which is not permitted in a Planning Area if there are necessary reasons to do so and Council makes Findings of Fact for the case. No comments received in public hearing.

Council discussed applying R-3 zoning in Planning Area A, referring to Section VIII.3.e of the Zoning Ordinance.

Council member Klepfer moved to adopt the proposed zoning for case C211-02-097, with the following Findings of Fact concerning R-3 zoning in this case:

- 1. The lots being zoned R-3 were platted before adoption of the Village Zoning Ordinance;*
- 2. The lots being zoned R-3 are below the minimum lot size for R-2 zoning;*
- 3. Planning Area A does not include the R-3 zone but does include single-family*

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residences as a permitted use and the R-3 lots have that use.

Council member Knies seconded the motion. Motion approved 4-0.

c. **C211-02-121**, Ralph Boschert, 256 Blanco, Planning Area A, proposed zoning R-3 (approval recommended by P&Z by 5-0):

Mr. Busk said this case requires the same Findings of Fact for approval of R-3 zoning in Planning Area A as the previous one. No comments received in public hearing.

Council member Klepfer moved to adopt C211-02-121 for R-3 zoning, with the following Findings of Fact:

1. *R-3 zoning is not a permitted use in Planning Area A;*
2. *The lot was platted before adoption of the Zoning Ordinance and Interim Comprehensive Plan;*
3. *The lot is smaller than the minimum size recommended in Planning Area A but the use is compatible with permitted uses in Planning Area A.*

Council member Graddy seconded the motion. Motion approved 4-0.

2. Authorization for City Administrator to issue Request for Proposal for Banking Services:

Mayor McGee noted the City Administrator is absent due to illness in his family. The forms for the RFP have blanks that need to be filled in before the RFP can be issued. Council can either authorize City Administrator to issue the RFP but require approval by the City Investment Committee of the final document with blanks filled in before the RFP is issued, or can continue the item. Council member Klepfer said the documents are standard agreements created by Texas Municipal League for this purpose and the Investment Committee can review the final documents.

Council member Knies moved to authorize the City Administrator to issue a Request for Proposal for banking services, with the requirement that the Investment Committee approves the completed forms. Council member Manis seconded. Motion approved 4-0.

3. Discussion, possible action on including the Pledge of Allegiance to the Texas Flag:

Council member Manis said he recently learned of the Pledge of Allegiance to the Texas flag being used at a civic group meeting and suggested Council could begin using it. He suggested someone from the audience could lead the Pledge of Allegiance, as the Lions do, to involve the public more in Council meetings. Council member Manis moved that during the opening of City Council meetings, the Pledge of Allegiance to the Texas flag be said in addition

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to the Pledge of Allegiance to the United States flag. Council member Graddy seconded the motion. The Motion was approved 4-0.

The Pledge of Allegiance to the Texas flag:

"Honor the Texas Flag. I pledge allegiance to thee, Texas one and indivisible."

4. Naming of Official Newspaper:

Mayor McGee said the City is required each year to name an official newspaper in which public notices and announcements of City business are published. Council member Manis moved to name *The Wimberley View* as the official newspaper for the current fiscal year. Council member Klepfer seconded. Motion approved 4-0.

5. Review, possible appointment to Water/Wastewater Advisory Board:

Council member Graddy said he was pleased to name Amy Frederick, a consulting engineer for Jones & Carter, as his appointment to the Water/Wastewater Advisory Board. Mayor McGee declared Ms. Frederick so appointed.

6. Approval of Board & Commission database for terms and Council appointer:

Council member Graddy suggested Council members go through one more iteration of the database, to include the latest changes and to clean up the listings. Council member Klepfer moved to continue the item. Council agreed to continuance.

7. Wimberley Square Parking Signage Project:

Rickey Wright briefed Council on proposals for additional signs to free public parking behind the Square and directions to the Square. He showed Council proposed designs for the signs; staff is still working on wording for some of them. Some current signs are faded and not as clear as they should be. Council members discussed the proposals, noting they do not want signs, which are not in conformity with Village standards and appearance. No vote was taken.

8. Date for Open House for new City Hall:

Council members discussed dates for a public open house for the new City Hall. Council member Klepfer moved to hold the Open House on Thursday, November 7 at 6:00 p.m. Council member Graddy seconded. The motion was approved 4-0.

D. City Administrator Report

Not given in absence of City Administrator Dr. Steve Harrison.

Council member Klepfer said work on securing a City wastewater system is progressing well, including the permitting process for a City CCN and a dual CCN in the ETJ. GBRA and the engineering firm are in the final stages of the first phase design process for a treatment facility to serve the downtown area.

E. Announcements, Future Agenda Items:

1. Council member Manis said he wants to go on record as opposed to the Commercial Landscape Regulations and the Entry Corridor Overlay District approved at the last Council meeting. He thinks Council should consider a requirement for four Council members to be present for passage of every ordinance and will draw up a proposal along these lines.

2. Council member Knies said she would not be at the next Council meeting.

3. Council member Graddy said all phone lines in Wimberley have a per line charge called an Expanded Calling Area added to monthly bills, which Verizon told him is supposed to go to local government. At present the money is not being paid to the Village and may be going to the county; he thinks City should check whether that money should be turned over to the Village of Wimberley. He is continuing to work on the City's web site.

F. Adjournment - Council adjourned at 8:10 p.m.

VILLAGE OF WIMBERLEY

By Tony McGee
Tony McGee, Mayor

Adelle Turpen
Adelle Turpen, City Secretary

Dell Hood
Dell Hood, Recording Secretary