

**Village of Wimberley**  
Minutes of City Council Meeting  
City Hall, 13210 Ranch Road 12, Wimberley, Texas  
Thursday, May 1, 2003, 6:30 p.m.

**Call Meeting to Order** - Mayor Tony McGee called Council to order at 6:30 p.m.

**Invocation** - Bishop Earl McArthur of the Episcopal Church offered the Invocation.

Mayor Tony McGee led the Pledge of Allegiance to the United States flag.

Mayor Pro Tem Matt Manis led the Pledge of Allegiance to the Texas flag.

**Roll Call:** Present were Mayor Tony McGee and Council members John Graddy, Steve Klepfer, Martha Knies, Matt Manis, and Carolyn Nichols.

**Presentations of Citizens:**

Mike Bingham, 306 Valley Drive, said the screening fences for trash containers at two locations in the City are unsightly and dangerous. They block visibility, and if they were signs they would not be permitted in their current locations. He said they need to be evaluated to see if they intrude into highway right-of-way.

**A. Consent Items**

Council member Graddy pulled the minutes of Council meeting of April 17, 2003, from the Consent agenda.

Council member Graddy corrected statements in the minutes concerning Council action on the Wimberley by-pass. Council member Klepfer moved to adopt the minutes of Council meeting of April 17 as corrected. Council member Manis seconded. Motion approved 5 Ayes to 0 Nays.

**B. Reports from Boards/Committees/Staff**

**Subcommittee Report on Cypress Creek Bridge Replacement Project:**

Council member Graddy introduced Bert Ray to report on discussions the subcommittee had with Texas Department of Transportation officials on the proposed Cypress Creek bridge.

Mr. Ray said the subcommittee is "cautiously optimistic" after its discussions with TxDOT about several design features of the bridge. Discussions covered location and design of vehicle control railings, design of the pedestrian railing, and lighting of both the roadway and pedestrian walkway on the bridge. He distributed illustrations of the type of railings being considered, noting they are not the standard designs TxDOT routinely uses.

City Administrator Steve Harrison said TxDOT is planning a public hearing in Wimberley on the bridge for the last week of June.

**C. Consider and Act:**

**1. Applications for Zoning, Public Hearing and Recommendations from P&Z:**

a. **C211-02-100**, City-initiated zoning of Flite Acres/Little Ranches and certain adjoining properties, Planning Area A, proposed zoning RA, R-1, R-2, R-3; recommended by P&Z 7-0:

Planning & Zoning Chair Showalter presented the case. No comment received in Public Hearing.

Council member Knies moved to adopt City-initiated zoning for this case as presented. Council member Nichols seconded. Motion to adopt approved 5 Ayes to 0 Nays.

b. **C211-02-101**, City-initiated zoning, Hidden Valley Estates and certain adjoining properties, Planning Area A, proposed zoning RA, R-2, recommended by P&Z 7-0:

Planning & Zoning Chair Showalter presented the case. No comment received in Public Hearing.

Council member Klepfer moved to adopt City-initiated zoning for this case as presented. Council member Graddy seconded. Motion to adopt approved 5 Ayes to 0 Nays.

c. **C211-02-102**, City-initiated zoning of Flite Acres East and certain adjoining properties, Planning Area A, proposed zoning RA, R-1, R-2, recommended by P&Z 7-0:

Planning & Zoning Chair Showalter presented the case. No comment received in Public Hearing. Council member Graddy moved to adopt City-initiated zoning for this case as recommended. Council member Manis seconded. Motion to adopt approved 5 Ayes to 0 Nays.

d. **C211-02-103**, City-initiated zoning of Flite Acres and certain adjoining properties, Planning Area A; proposed zoning R-1, R-2, recommended by P&Z 7-0:

P&Z Chair Showalter presented the case. No comment received in Public Hearing. Council member Nichols moved to accept this case for approval as presented. Council member Knies seconded.

In discussion, Council member Nichols noted the property tax identification number for Lot 1A, owned by W. F. Guion, was missing in the list of property owners. The tax record number is R27610. She amended her motion to include this property number in the list of property owners. Council member Knies accepted the friendly amendment. Motion to approve zoning as presented with the amended property owner list approved 5 Ayes to 0 Nays.

e. **C211-03-153 and C211-03-154**, City-initiated zoning, Spoon Mountain and certain adjoining properties, Planning Area B, proposed zoning RA, R-1, R-2, recommended by P&Z 7-0:

P&Z Chair Showalter presented the case. No comment received in Public Hearing. Council member Manis moved to accept City-initiated zoning for this case as presented. Council member Klepfer seconded. Motion to accept approved 5 Ayes to 0 Nays.

f. **C211-03-155**, City-initiated zoning, Loma Vista Subdivision and certain adjoining properties, Planning Area B, proposed zoning R-2, recommended by P&Z 7-0:

P&Z Chair Showalter presented the case. No comment received in Public hearing. Council member Nichols moved to adopt zoning for this case as presented. Council member Knies seconded. Motion to adopt approved 5 Ayes to 0 Nays.

g. **C211-03-137**, City-initiated zoning, Cedar Ridge Subdivision, Lots 9-44, Planning Area A, proposed zoning R-2, recommended by P&Z 7-0:

P&Z Chair Showalter presented the case. No comment received in Public Hearing. Council member Knies moved to adopt zoning for this case as presented. Council member Nichols seconded. Motion to adopt approved 5 Ayes to 0 Nays.

## **2. Review of Sign Ordinance Variance Granted to Charles Christian:**

City Code Enforcement Officer Rickey Wright reviewed the history of City's contact with Charles Christian concerning a sign at his restaurant, including letters and telephone conversations. He said Mr. Christian is still not in compliance with Sign Ordinance provisions.

Council members discussed the terms of the Variance granted Mr. Christian for his sign and whether he has met its conditions. They noted there has been a history of non-cooperation concerning this property for some time.

## **3. Authorize Issuance of Request for Qualifications (RFQ) for Professional Services to Design/Build the Community Center:**

City Administrator Steve Harrison presented the proposed RFQ to design and build the Community Center. City legal staff helped draft it, and the Community Center Steering Committee and City's consultants have reviewed it. It is ready to be published as soon as Council approves it.

Council member Klepfer moved to authorize City staff to issue the Request for Qualifications for professional services to design/build the Community Center. Council member Knies seconded.

Council members discussed the RFQ with City Attorney Patty Akers and Mr. Harrison. Ms. Akers noted a typographical error on page one - the figure \$1.3 million should be \$1.2 million.

Council members discussed the time line for the RFQ and the schedule for construction of the Center.

Motion to authorize issuance of the RFQ approved 5 Ayes to 0 Nays.

**4. Set Special Council Meeting to Canvass Election Results and Administer Oath of Office to New Members:**

Council member Klepfer moved that Council set Friday, May 9 at 1:00 p.m. as the time for a Special Council meeting to canvass election results and to swear in new Council officers. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

Council member Klepfer said he would like to schedule a public reception for Council for 5:00 p.m. on May 15, immediately before the next regular Council session.

**5. Accept Resignation of Terry Sumter from Building Code Board of Review:**

Mayor McGee said he has received a letter of resignation from the Board from Terry Sumter, necessitated by Mr. Sumter's acceptance of a job overseas. Mayor McGee thanked Mr. Sumter for his service to Wimberley and wished him well. Mr. Sumter thanked Council and said he appreciated the opportunity to serve the community. Council member Nichols said the appointment of a replacement for Mr. Sumter is hers, and she expects to have the appointment on the agenda for the next Council meeting.

**D. City Administrator Report**

Mr. Harrison said he is working on a memo on budget preparation for the next fiscal year for City boards and committees.

**E. Announcements and Requests for Future Agenda Items**

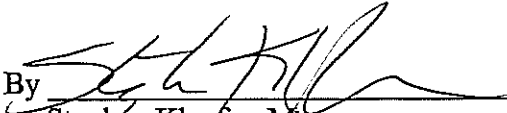
Mayor McGee noted the arrival of a group of young people from Boy Scout Troop 127, attending the Council meeting as part of their preparation for a merit badge.

Council member Nichols asked Mr. Harrison for a report on Verizon accounting of franchise tax due the City. She reported on the meeting with realtors, saying 29 people attended, and CD-ROMs with ordinances were distributed.

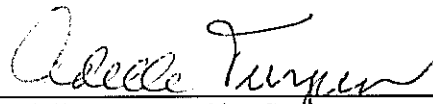
Council member Knies called attention to the landscaping along Lions Field under the TxDOT award to Keep Wimberley Beautiful.

**F. Adjournment** - Council adjourned at 7:45 p.m.

VILLAGE OF WIMBERLEY

By   
Stephen Klepfer, Mayor

ATTEST:

  
Adelle Turpen, City Secretary

  
Dell Hood, Recording Secretary