

Village of Wimberley
Minutes of City Council Meeting
City Hall, 13210 Ranch Road 12, Wimberley, Texas
Thursday, May 15, 2003

Call Meeting to Order - Mayor Steve Klepfer called Council to order at 6:30 p.m.

Invocation - Rev. Anne Beale of Wimberley Presbyterian Church offered the Invocation.

Mayor Steve Klepfer 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 Steve Klepfer and Council members Carroll Czichos, John Graddy, Matt Manis, Carolyn Nichols, and Marilee Wood.

Presentations of Citizens:

Patrick Cox, president of Wimberley Valley Watershed Association, spoke in support of the Council resolution on the Jacob's Well Natural Area. He noted the good relationship between the Association and the City government.

A. Consent Items

Minutes of City Council meetings of May 1 and May 9, 2003
Resolution of Support for the Conservation of Jacob's Well

Council approved the above Consent Items by consensus.

B. Reports from Boards/Committees/Staff

Financial Report for April 2003:

Jack Clark reviewed the City financial report for April 2003. He noted the City's financial condition is good and commended City officials for their care in watching expenditures.

Council member Nichols noted the month-end figures for sales tax revenues for 2003 and 2002 are identical and asked Mr. Clark to check there was no error in entering figures in the program.

Council member Manis noted the City is close to its budgeted limit for legal expenses for the year and asked Council members to pay attention to legal expenses.

C. Consider and Act

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

a. C211-02-104, Eagle Cave Subdivision and certain adjoining properties, Planning Area A;

proposed zoning RA- R-1, R-2, approval recommended by P&Z by vote of 6-0:

P&Z Chair Showalter presented the case. No comment received in Public Hearing.

Council member Wood asked whether lot R17283 should be zoned R-1, not RA.

Council member Nichols moved to adopt zoning for this case with the following changes: lot number R17283 be changed to R-1, and the following lots be designated as previously zoned: R13406, R13456, R13484, R13492, R13508, R13509, R25376, R25377, and R46918.

Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

b. C211-03-157, 400 Mill Race Lane, William Appleman, owner; proposed zoning as Wimberley Planned Development District (WPDD) on a base district of L-1, includes Site Plan; approval recommended by P&Z by vote 6-0:

P&Z Chair Showalter presented the case. P&Z approved the WPDD zoning with the proviso that the Site Plan be adjusted for Council to include indication of boundaries of the 100-year flood plain, and where and how many parking areas there are to be. She noted that Bill Johnson, an adjoining property owner, had not been properly notified of the P&Z public hearing on this application.

In Public Hearing, Mac McCullough said he is concerned about the flood plain on this property and how well the septic system would function in a flood. He said he left the P&Z hearing still vague on this issue and would like to have it addressed again and cleared up. He approves Mr. Appleman's planned improvements to the property, other than for these concerns.

Merry Gibson said she is excited about what the Applemans are doing because their improvements will attract the kinds of tourists the community needs and be positive for her business. She said she is concerned about expansion of the aerobic septic system, noting this type frequently fails during flood events, and about plans for parking, noting that if cars are allowed to park in the flood way, they could become hazards to downstream properties in the event of a flood.

Bill Johnson said he told Mr. Appleman that parking space would not be available on his property.

Public Hearing closed.

City Administrator Steve Harrison reviewed the background to this WPDD.

Council member Nichols moved that Council send this application back to Planning & Zoning Commission for review of documents that came to Council since the P&Z meeting. Council member Manis seconded.

Council members discussed the application at length with Mr. Harrison, Mr. Appleman, and Dale Pound, engineering consultant for Mr. Appleman. Discussion focused on the septic system,

kitchen grease trap, and location of parking spaces, all in relation to the flood plain and flood way. Council members agreed they did not want to delay Mr. Appleman but wanted more complete and detailed information on these issues before acting. City Attorney Patty Akers advised Council it can approve, deny, or table the item, and on the implications of tabling.

Council member Nichols amended her motion to table this case and to send it to Planning & Zoning with the request that P&Z consider it as quickly as possible and resubmit it to Council. Council member Manis accepted the amended motion. Motion as amended approved by 5 Ayes to 0 Nays.

2. Adopt Resolution authorizing Wimberley Chamber of Commerce to organize and conduct a July 4, 2003 parade:

Mayor Klepfer noted this and the following item are basically the same documents as Council approved last year.

Council member Graddy moved to adopt Resolution No. R 52-2003 authorizing the Chamber of Commerce to organize and conduct a parade on July 4, 2003. Council member Nichols seconded. Motion approved 5 Ayes to 0 Nays.

3. Authorize Mayor to enter into contract with Texas Department of Transportation for temporary closure of State Right-of-Way:

Council member Graddy moved to authorize the Mayor to enter into a contract with TxDOT for temporary closure of state right-of-way. Council member Manis seconded. Motion approved 5 Ayes to 0 Nays.

4. Election of Mayor Pro Tem:

Council member Manis moved to name Council member John Graddy as Mayor Pro Tem. Council member Nichols seconded. No other nominations were made. Motion approved 5 Ayes to 0 Nays.

5. Selection of New Signatories for City Bank Accounts:

Mr. Harrison said that with the seating of a new Council, Council must designate signatories for its bank accounts and its TxPool account.

Council member Manis moved to name Mayor Steve Klepfer and Council members Manis, Nichols and Graddy, as signatories for City bank accounts. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

Council member Nichols moved to keep Mayor Klepfer, Council member Manis, and City Administrator Steve Harrison as authorized signatories for City's account with TxPOOL, with herself as Council overseer of TxPOOL activities. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

6. Acceptance of Resignation of Marilee Wood from Planning & Zoning Commission and Commendation for Service:

Council member Nichols read a Letter of Commendation to Marilee Wood for service on Planning and Zoning Commission. Council member Manis moved to accept the resignation of Ms. Wood from the Commission and to welcome her as a new member of City Council. Council member Nichols seconded. Motion approved 5 Ayes to 0 Nays.

7. Appointment of Tevis Grinstead to Planning & Zoning Commission:

Council member Nichols said the seat vacated by Marilee Wood on the Commission is her appointment under Council procedures. She named Tevis Grinstead as her nominee and reviewed his background. Council member Nichols moved to name Tevis Grinstead to the Planning & Zoning Commission. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.

8. Acceptance of Resignation of Carroll Czichos from Transportation Advisory Board and Commendation of Service:

Council member Graddy read a Letter of Commendation to Carroll Czichos for service on the Transportation Advisory Board and welcoming him to City Council.

9. Appointment of Michael L. Jones to Building Code Board of Review to fill unexpired term vacated by Terry Sumter:

Council member Nichols said the seat vacated by Mr. Sumter was her appointment to the Board and introduced Michael L. Jones as her nominee. She moved that Council accept Mr. Jones to fill the term of Mr. Sumter. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

10. Acceptance of Budget Calendar in Preparation for Fiscal Year 2004 Budget:

Mr. Harrison outlined a proposed schedule for preparation of the fiscal year 2004 budget by Council and City commissions, boards and committees. He proposed a workshop for Council members on Thursday, May 29, at which Council members outline their priorities and issues for next year's budget. A second workshop with Council is scheduled for July 24.

Council member Graddy moved that Council accept the budget calendar as proposed by Mr. Harrison, with a Council work session at 11 a.m. on May 29. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

D. City Administrator Report:

Mr. Harrison reported the RFQ for design/build services for the Community Center was sent out. There was a meeting yesterday (May 14) with representatives from seven firms which expressed interest in the project. Their responses are due by May 19. The Community Center Steering

Committee will review the responses and select and rank five firms for interviews. Council will have final approval.

Texas Department of Transportation will hold a public meeting on the Ranch Road 12 and Cypress Creek bridge project at 6:00 p.m. on July 24 at the VFW Hall. TxDOT will notify businesses along RR 12 that will be affected by the work, as well as WISD.

E. Announcements, Council Requests for future Agenda Items:

Council member Wood said her appointment to the Transportation Advisory Board will be on the next Agenda.

Mayor Klepfer announced the following Council assignments as liaison with City agencies:

Transportation Advisory Board	Carroll Czichos
Economic Development	Marilee Wood
Budget, Finance, Investment	Matt Manis
Parks and Recreation	John Graddy
Water and Wastewater	Carolyn Nichols
Planning and Zoning	John Graddy.

Mayor Klepfer said the special project groups created by Council will be handled by the following people, and these will be voted on at the next Council meeting:

Community Center	Carroll Czichos, Steve Klepfer, Tony McGee
Wastewater Treatment Plant	Steve Klepfer, Matt Manis, Carolyn Nichols
Public Relations	John Graddy, Steve Klepfer, Marilee Wood
RR 12 project	John Graddy, Bert Ray, Marilee Wood.

Council member Nichols said she would like to have re-affirmation of membership and Council appointment responsibility for City Commissions, Boards and Committees on the next Agenda.

F. Adjournment - Council adjourned at 8:30 p.m.

VILLAGE OF WIMBERLEY

By 
Stephen Klepfer, Mayor

ATTEST:


Adelle Turpen, City Secretary


Dell Hood, Recording Secretary