

Village of Wimberley
Minutes of City Council Meeting
City Hall, 13210 Ranch Road 12, Wimberley, Texas
Thursday, December 18, 2003, 6:30 p.m.

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

Invocation - Rev. Tim Moore of Wimberley Church of Christ offered the Invocation.

Mayor Steve Klepfer led the Pledge of Allegiance to the United States flag.

Council member 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.

Mayor Klepfer read from a comment on the recent deaths of two Wimberley residents, Joe Heidenfelder and John Eoff. The statement noted the volunteer spirit and dedication to community efforts of these two men and the impact of their contributions to Wimberley. It described Mr. Heidenfelder's role in the founding of the Senior Citizens Center, and Mr Eoff's contributions to historic preservation and the Wimberley Institute of Cultures.

Presentations of Citizens

Citizen Comments - No comments were offered.

A. Consent Items:

- Minutes of City Council Meetings of December 4 and 11, 2003
- Approve 911 Interlocal Agreement with Hays County.

Council approved the Consent agenda by unanimous votes.

B. Reports from Boards/Commissions/Staff

- Financial Report for November 2003:

City Administrator Steve Harrison presented the item in the absence of CPA Jack Clark. The Village continues in good financial shape and sales tax revenues have improved. The annual audit report should be ready in January. Council member Nichols moved to accept the November financial report. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

C. Consider and Act:

1. Petition for Annexation (Second Public Hearing):

- **AX-03-001**, Wimberley United Methodist Church, 960 CR1492, for annexation of 2.56 acres of land:

Mr. Harrison presented the item. He said that after this public hearing, the annexation will be on Council agenda for action on January 15. Planning & Zoning Commissioners will consider a zoning request from the Methodist Church for a Wimberley Planned Development District (WPDD) on December 22, and depending on their action, will send a recommendation to Council. He hopes to have the annexation and the WPDD zoning request on the same agenda for Council action.

Mayor Klepfer opened a Public Hearing on the annexation request. No comment was received from the public and the hearing was closed.

2. Amendments to Zoning Ordinance and Public Hearing: Applications for Zoning:

- **C211-03-176**, Donald Perkins, Agent Debbie Murphy, 201 Chaparral, Planning Area A, proposed zoning R-1, approval recommended by P&Z Commission by 7-0:

P&Z Commissioner Busk presented the item. No comment was received in Public Hearing. Council member Graddy moved to approve R-1 zoning for this case. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

3. Authorize Professional Services Agreement with Rivers Studio for Design of Structures and Features for Cypress Creek Nature Trail & Preserve, recommended by Parks & Recreation Board:

Mr. Harrison presented the item and reviewed for Council the process leading to this contract. Roy Mann of Rivers Studio has already signed the contract. Parks & Recreation Board Chair Malcolm Harris said Rivers Studio came out in a tie for top ranking of those firms which responded to the Request for Qualification. The Board started negotiations with the other firm but was not able to reach agreement on terms. He noted the Parks & Wildlife grant has a limit on the amount of funding that can be used for professional services, which caused difficulties for the Board in negotiating with the design architects. He said the Board was unanimous in recommending approval of the contract with Rivers Studio, and that it is important to move forward now.

Council member Graddy summarized the financial arrangements of the grant concerning the City's requirement to provide matching funds or in-kind services.

Council discussed the financial arrangements of the TPW grant and the schedule for work on the Nature Trail with Mr. Harrison and Mr. Mann. Council member Wood suggested there be coordination on signage among all improvement projects the City is undertaking so that a consolidated effort results in a look that represents the Village.

Council member Graddy moved to authorize the professional services agreement with Rivers Studio for design of structures and features for the Cypress Creek Nature Trail and Preserve in the amount of \$59,700. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

4. Accept Recommendation of Transportation Advisory Board on Non-Public Road Status of Summit Loop and Mountain View:

Transportation Advisory Board Chair Corwin Vansant presented the item, noting that a memo from City staff provides the considerations used in reaching this recommendation. Council member Czichos noted for the record that two residents testified that the County did maintenance on these roads, and that this recommendation does not impugn their testimony; he said there is good documentation to show the roads are not County roads. Council member Graddy said he believes there is justification in the documentation and the testimony by residents to accept Mountain View Road and not Summit Loop for City maintenance. He said he is concerned by the appearance that the City will not accept a road that will cost the City money, but will accept one without cost. Council discussed the issue.

Council member Graddy moved to accept Mountain View Road but not Summit Loop for City maintenance. There was no second and the motion failed.

In the absence of another motion, Mayor Klepfer declared that these two roads will continue not to be considered as City roads.

D. Close Public Session and Convene in Executive Session:

- 1. Real Property for the Community Center (Texas Government Code Sec. 551.072)**
- 2. Real Property for Land Adjacent to Wastewater Treatment Facility (Texas Government Code 551.072):**

Mayor Klepfer said an Executive Session was not needed.

E. Reconvene Public Session

Authorize Mayor to make written offer to McNeil Trust & Wimberley Senior Citizens Activities, Inc., for acquisition of Community Center property and associated reversionary interest in Community Center property:

Mayor Klepfer said the offer to McNeil Trust was made in accordance with previous Council action, for \$501, and that the letter and a copy of the appraisal of the property in question at \$500 was presented to the McNeil Trust. The Trust has until December 29, 2003 to respond.

F. City Administrator Report:

Mr. Harrison said City offices will be closed December 25 and 26 and January 1 and 2. The next Council meeting will be on January 15, 2004. A Town Hall meeting will be held at the Wimberley High School Lone Star Theater on January 29 from 7:00-9:00 p.m. to discuss City acquisition of the Blue Hole property. City staff is working on a review of City fees and hopes to be able to report to Council in February. Staff is also working with P&Z members on review of the WPDD process.

G. Announcements, Future Agenda Items: None

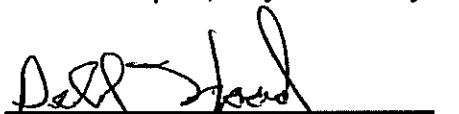
H. Adjournment: Council adjourned at 7:35 p.m.

VILLAGE OF WIMBERLEY

By 
Stephen Klepfer, Mayor

ATTEST:


Adelle Turpen, City Secretary


Dell Hood, Recording Secretary

Joe Adelle

We talk about the beauty of the Wimberley Valley as luring us here to live. But what makes many people decide to buy and build and settle in is actually the community spirit which they find here. There are other beautiful places to live, but there is not always community mindedness. Not always a vial healthy atmosphere of volunteerism. And personal involvement.

Joe Heidenfelder has left us, but he leaves a monument to himself of volunteerism , a sharing of his experience in the world for the realization of goals he set for the community after he came in the early 1980s. We have read of his dedication to the V>F>W>, of his contributions to the Lions, but little was noted of his being a founding member of Wimberley Senior Citizens , of working to establish the Senior Center, of helping acquire land and working hard to raise money for the building of the Visitors Center. His own dedication of his time made it impossible to turn down his requests for time and talent from others . He was a major player in the purchase of the Keith Property on which a Community Center for Wimberley will soon be a reality.

His friends and admirers spoke of his gentle spirit and sweet smile, of his good sense of humor and of the fact that you could not say "No" to him.

And in the same time frame we have said "Goodbye" to John Eoff. John married Buck and Kitty Winns' daughter Kathryn and learned to love the valley, creek and hills of the Four Winn Ranch. When John retired here in 1994 he spent time savoring the silence and loving the land. He had the opportunity to work with Southwest Texas (Now Texas State University) students and hosted their retreats to the Winn Ranch as he had observed his father-in-law Buck Winn do with University of Texas students when Buck was teaching in the school of Architecture.

John so appreciated what the historical arm of Wimberley Institute of Cultures had done to revive the work of his father-in-law Buck's art and get it to the next generation through the schools that he abandoned his peace to become a volunteer with his church and with Wimberley Institute of Cultures as president. John was a "get it done" man and the fewer the words and meetings the better.

Every volunteer like John and Joe by their example light the way for other Volunteers. We are in their jdebit.