

Village of Wimberley
Minutes of City Council Meeting
City Hall, 13210 Ranch Road 12, Wimberley, Texas
Thursday, January 15, 2004, 6:30 p.m.

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

Invocation - Linda Hewlett, former Mayor of Wimberley, 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.

Presentations of Citizens

Citizen Comments - No comments were offered.

A. Consent Items

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Council approved Consent Item by unanimous vote.

B. Reports from Boards/Commissions/Staff

1. Transportation Advisory Board on Transportation Master Planning:

Chairman of the Transportation Advisory Board (TAB) Corwin Vansant reported that the Board has identified a need for a long-range master plan on transportation for the Village, and appointed a four-member subcommittee to draft a mission plan for this purpose. He gave Council members a copy of the proposed TAB plan and asked Council for approval to pursue it. Mayor Klepfer said traffic and transportation planning have consistently been a primary concern of citizens, and encouraged the TAB to work on the master plan.

2. Wimberley Independent School District (WISD) Facility Needs Assessment Committee Informational Presentation:

Lewis Smith introduced himself as a representative of 24 citizens appointed by the WISD Board of Trustees on November 27, 2003. The group plans to report to the Board on February 16. Mr. Smith introduced the heads of the five subcommittees the

group has divided itself into, and said their purpose is to recommend a best course of action in general terms.

Mr. Smith introduced Dr. Ned Walton, an educational consultant hired by the school district to provide professional expertise. Dr. Walton summarized the demographic data for the school district over the past ten years and projections for the next decade, and reported his findings on the condition of the four campuses and ancillary facilities and their needs for improvement and expansion to handle the projected growth. His population projections assume continuation of the growth trend over the previous ten years.

Mayor Klepfer and Council members questioned Dr. Walton about property tax rates, traffic issues associated with the schools, making the report available to the public, and better communication between the school district and the City. They thanked Dr. Walton and WISD for this report.

3. Parks and Recreation Board Report:

Board chairman Malcolm Harris reviewed Board activities in several projects. Moving ahead with the Cypress Creek Nature Preserve is the Board's main priority this year. The architect for the Preserve is now working on infrastructure design and a preliminary trail has been staked out. The Board is forming a volunteer group to help with the work and on-going management of the Preserve. The Board commends the Council and Mayor for their action on acquiring the Blue Hole property for the public and looks forward to taking on its responsibilities on this project. The Board has heard from Bosse and Turner on the first phase of the Wimberley Mobility Plan and agrees that pedestrian mobility is a serious issue in the Village. Council members questioned Mr. Harris about these projects.

C. Consider and Act:

1. Texas Parks and Wildlife Department Recreation & Parks Account Program Grant Application for Blue Hole Property (Public Hearing):

City Administrator Steve Harrison presented the item, noting a Public Hearing is one of the requirements for this grant application. A resolution by Council is also required, and because the Blue Hole project is considered so important to the County, other municipalities in Hays County are being asked to provide resolutions of support.

Mayor Klepfer opened the Public Hearing. No comment was received; Public Hearing closed.

Council member Nichols moved to adopt Resolution No. R-70-2004. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

2. Resolution Ratifying Filing of a Petition by City Attorney for Condemnation Proceedings of a Reversionary Interest in a Portion of a 1.856 acre Tract of Land Owned by Wimberley Senior Citizens Activities, Inc. to be used for Proposed Community Center:

Mayor Klepfer presented the item. City Attorney Patty Akers outlined the procedure by which the petition will be handled by the court. Council member Graddy moved to approve Resolution R69-2004 authorizing the City Attorney to file the petition for condemnation proceedings of the reversionary interest in a portion of the 1.856 acre tract. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.

3. Annexation of 2.56 acres of Land Owned by Wimberley United Methodist Church at 960 CR 1492 (File AX-03-001):

Mr. Harrison presented the item. Council has held the required two public hearings, and the City and the Methodist Church agree on the annexation as part of the Church's expansion project. The land is contiguous to the Church's property. The land is vacant.

Council member Manis moved to accept the petition for annexation as contained in File AX-03-001. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

4. Application for Zoning (Public Hearing):

C211-03-172, Wimberley United Methodist Church, 960 CR1492, for Wimberley Planned Development District (WPDD), approval recommended by P&Z Commission by 7-0:

P&Z Commissioner Busk presented the item. He complimented everyone who worked to put the WPDD in order, including the Church and City staff. He reviewed the WPDD project, noting there were three main areas of discussion by P&Z: the lighting plan, signage, and the amount of impervious cover that will result from the Church building expansion. He said bullet point 9 in the WPDD document before Council, concerning the lighting plan, should be scratched because a lighting plan is not attached.

No comment received in Public Hearing. Council members discussed the application.

Council member Nichols moved to adopt the WPDD zoning for the Methodist Church property at 960 CR1492. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

5. Presentation of Results of Phase I of Wimberley Mobility Plan by Bosse & Turner:

Summer Lawton and Jose Portillo of Bosse & Turner gave a PowerPoint presentation on the first phase of their study of pedestrian mobility in Wimberley. They illustrated where it may be possible to put in sidewalks and hiking trails along the major routes through the Village and along the proposed eastern by-pass. They noted the need for

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paved sidewalks in the downtown area to handicapped access and mobility. Mayor Klepfer thanked them for their presentation.

6. Authorize Agreement with Trust for Public Lands for Fund-raising Activities for the Blue Hole Property:

Valerie Bristow, Director of the Texas office of the Trust for Public Lands (TPL), described what the TPL is and what it can do for political entities to help with the acquisition of land for public use. It has been involved in several major public land projects in Texas: Barton Creek Preserve, Government Canyon State Natural Area, Balcones Canyonlands, the Colorado River Park in Austin, and the Hays County parks bond issue.

Mayor Klepfer said the City needs professional help in raising the estimated \$4.2 million needed to secure the Blue Hole property for the City. He said having TPL associated with the City will add to its ability to raise this funding. Council members questioned Ms. Bristow on the Trust and how it would work with the City.

7. Adopt Antenna Facilities Ordinance (Amends and Supplants Ordinance No. 2001-019) (First Reading); recommended by Planning & Zoning by 7-0:

P&Z Commissioner Busk presented the item. The intent is not to change the ordinance but to make it conform to new laws and regulations from the federal government, which has final authority to regulate telecommunications. The Commission held several public hearings and had excellent input from an interested citizen. City attorney Akers said issues concerning amateur radio operators are constantly being litigated and FCC regulations are subject to change at any time. She said this Ordinance has been written on middle-of-the-road guidelines and is comparable to what many other cities are doing.

Council members discussed with City attorney and Herschel McCullough how the Ordinance applies to amateur radio operators and to commercial antenna operators. Council member Czichos asked for a change to the provision for removal of a temporary antenna in 72 hours, noting that during local emergencies, temporary antennas are often set up and may be required for longer than 72 hours. Commissioner Busk proposed adding the phrase **following active use** in the relevant sections on pages 6 and 7. Council members accepted this addition.

Council member Czichos moved to approve on first reading the Antenna Facilities Ordinance, to be appropriately numbered before the second reading and with the addition of the language proposed by Commissioner Busk. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

8. Adopt Interlocal Agreement with Hays County on Animal Control:

Mr. Harrison presented the item, noting the original County proposal was to have cities pay on a per capital basis. With Wimberley's population of 5,000, this would have required the City to pay \$20,000. Council discussed the proposal and rejected it. Wimberley is the only municipality in the County not participating in the County plan. County officials asked the City to reconsider and agreed the City could participate at the rate charged other cities in the County, \$1.90 per capita.

Council members discussed the proposal, including whether the City should make its own arrangements directly with the PAWS shelter or other possible facilities. Council member Wood moved to authorize the City to enter into an interlocal agreement with Hays County for \$6,000 for the present fiscal year only. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

9. Authorize Payment to Don Graham for cost of Appraisal of Blue Hole Property:

Mayor Klepfer introduced the item, noting that City was caught a bunch of regulations on the appraisal. The cost for this appraisal will be reimbursed to the City by Trust for Public Land. Council member Graddy moved to authorize payment to Don Graham for appraisal of the Blue Hole property. Council member Nichols seconded. Motion approved 5 Ayes to 0 Nays.

10. Approval of Expanded Distribution Plan for *Wimberley Way* newsletter:

Council member Wood said the only complaint the City had when it did the first distribution of the newsletter was from people in the Valley who did not receive it because they do not live in City limits. The City can do a saturation mailing to the Postal Patron address through the Post Office, reaching 4,000 more recipients for only about \$670 more. Council discussed the proposal. Council member Wood moved to allocate additional funds to distribute the *Wimberley Way* to 6,000 Postal Patron addresses. Council member Manis seconded. Motion approved 5 Ayes to 0 Nays.

F. City Administrator Report

Mr. Harrison said City is posting the Town Hall meeting on January 29 as a Council meeting, to allow all Council members to be present. The Hays County Commissioners Court meeting on January 20 to discuss the Blue Hole project will also be posted as a Council meeting. Wimberley is a member of the Texas Downtown Association, which makes the City eligible to participate in various seminars; the Association is a good source of information for communities. The Wimberley Players is in the process of buying a building on Old Kyle Road for its new theater. Planning & Zoning Commission will hear the Players' request for zoning on February 9, and the Players have asked City to hold a special meeting to vote on the zoning before February 13 so they can meet the closing deadline on the purchase. Council discussed possible dates and agreed to set

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a special meeting on February 12.

G. Announcements, Requests for Future Agenda Items

Council member Czichos said he is getting questions from people about ordinances and he has not seen materials on the issues. He would like Council to have copies of proposals as they go out to City agencies.

Council member Graddy said he has put together a package on how the Blue Hole town meeting is to be conducted. He liked the way TxDOT ran its public meeting on the Ranch Road 12 project, so he intends to do this one the same way. He said that before the City's press conference on Blue Hole, the City website was averaging 3-4 hits a day; since the conference, the number is 15-20 per day.

Council member Nichols said the County has a PowerPoint presentation on the Blue Hole project, which the City can borrow for the Town Hall meeting.

H. Adjourn: Council adjourned at 9:50 p.m.

VILLAGE OF WIMBERLEY

By 
Stephen Klepfer, Mayor

ATTEST:


Adelle Turpen, City Secretary


Dell Hood, Recording Secretary