

Village of Wimberley
Minutes of City Council Meeting
City Hall, 13210 Ranch Road 12, Wimberley, Texas
Thursday, February 19, 2004, 6:30 p.m.

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

Invocation - Mayor Pro Tem John Graddy 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, and Marilee Wood. Council member Carolyn Nichols was excused.

Presentations of Citizens
Citizen Comments

Ann Arbour said she has a zoning issue with the City. She applied for a sign permit for a food establishment which she said would be a very low-impact, pick-up only place with no tables. She discussed her establishment with the County health department which said she did not need a health permit, and thought this was all she had to do, but now is on hold because of City requirements for a zoning permit. Mayor Klepfer referred Ms. Arbour to the City Administrator to resolve her issue.

A. Consent Items.

Minutes of City Council Meetings of February 5, 2004 and February 12, 2004:

Council accepted the Consent Items by unanimous vote.

B. City Administrator Report

City Administrator Steve Harrison reported the coordination meeting he held earlier today with representatives from City Commissions and Boards went well. They discussed procedures for better coordination among the bodies, City staff, and Council, and the budget process.

He said the process for City review of utility construction projects and their inspection is now in place. Because utilities have to meet certain construction and operational standards, the procedures for City review and inspection of them should be different

from the regular building permit review process.

C. Reports from Boards/Committees/Staff.

1. January 2004 Financial Report:

Bret Wolfe reviewed the Financial Report in place of Jack Clark. New sheets have been added to the format to report financial activities in the Community Center account.

2. Wimberley Way Mailout Status:

Council member Wood said the second edition of the Council newsletter, *The Wimberley Way*, is ready to be published; she plans for it to be distributed to all postal patrons of the Wimberley Post Office next week. This issue focuses on the Blue Hole project.

D. Consider & Act:

1. Applications for Zoning (Public Hearing):

C211-04-180; Loren Ramsey, 4.634 Acres of Land at SW corner of Intersection of FM 2325 and Carney Lane; Planning Area C; for C-1 zoning; recommended by P&Z Commission by a vote of 6 to 0:

P&Z Commissioner Curt Busk presented the item. He thanked the Ramseys for working with the Commission for months, noting the property is a key site located on one of the entry corridors to the City.

No comment received in Public Hearing. Council member Graddy moved to accept the case for zoning as presented by P&Z. Council member Wood seconded. Motion approved 4 Ayes to 0 Nays.

2. Authorize Mayor to Enter Into Professional Services Agreement with the Trust for Public Land Regarding Fund-raising for Blue Hole Property (Continued from January 12, 2004):

Mayor Klepfer introduced the item and reviewed its background. The Trust began working with the Village in July 2003 on purchase of the Blue Hole property, and the Village has asked the Trust for help in raising the estimated \$4.3 million needed for the project. No grant or pledged funds nor any of the City's general funds will be used to pay the Trust, which will raise funds itself for its costs and fees.

Council member Manis asked if the City has a certified annual audit for the Trust on file. Mayor Klepfer replied no and encouraged Council member Manis to get one. Council member Manis asked if the City has a surety bond on the Trust. Mayor Klepfer replied

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Council member Manis could pursue a surety bond. Council member Manis asked when a steering committee for the Blue Hole project would be appointed and how; Mayor Klepfer replied he planned to discuss it at the next Council meeting.

Council member Czichos moved to authorize the Mayor to enter into a professional services agreement with the Trust for Public Land for fund-raising for the Blue Hole property. Council member Wood seconded.

Mayor Klepfer called for a roll call vote. Council members Manis, Wood, Graddy, and Czichos voted Aye; there were no Nays.

3. Adopt an Ordinance No. 2004-002 Amending Zoning Ordinance No. 2001-010 (Second Reading) (Public Hearing):

Amendment Creating a New Section 40, Neighborhood Services Zoning District to Article III;

Amendment of Appendix A Relating to the Definition for the Terms "Retail Sales and Service: Limited" and "Repair Services: Consumer";

Amendment of Section 13.1 to Add Neighborhood Services as an Authorized District;

Amendment of Section 13.8(B) Allow the Neighborhood Services District in Planning Areas A and B;

Amendment of Section 13.9(A) Establishing the Land Use Intensity Gradation Ranking for the Neighborhood Services District; recommended by P&Z Commission by a vote of 5 to 0.

P&Z Commissioner Busk reviewed the item. He said some citizens asked to have private schools included in the Neighborhood Services district, and Commission had a rigorous discussion on it. Commissioners agreed with the proposal and he recommends that Council add a provision for "Private Primary Educational Services" as a Conditional Use in the district. The addition should be added as a Conditional Use and become item 40.3.j in Section 40 of the proposed amendment.

Council member Czichos moved to adopt the second reading of Ordinance No. 2004-002, as amended with the addition of Private Primary Educational Services as item j in Section 40.3. Council member Wood seconded. Motion approved 4 Ayes to 0 Nays.

4. Appointment of Member to Budget, Investment & Finance Advisory Board:

Mayor Klepfer continued this item.

5. Review Strategy for Determining Appropriate Fee Schedule for Various City Services (e.g. Building Permits, Zoning):

Council member Czichos said he brought up this request several months ago, and he would like to know where it stands.

City Administrator Harrison said most of the work on this item is done and he hopes to have it on Council agenda in March.

Council member Czichos moved to continue the item. Council member Wood seconded. Motion approved 4 Ayes to 0 Nays.

E. Announcements and Council Requests for Future Agenda Items:

Council member Graddy asked if there would be discussion of City-initiated zoning of public utilities. Commissioner Busk noted the request for Commission consideration of this came from Council, and asked Council to give the Commission some guidance on this item.

Council member Manis said he was given four different pieces of information today and he did not think it fair for Council to get papers as it walks in for a meeting. He noted the books for Council members are supposed to be prepared by Monday and he hoped staff will be able to do better.

Mayor Klepfer said an item should be put on the next Agenda for Executive Session to discuss a real estate transaction by the Baptist Church.

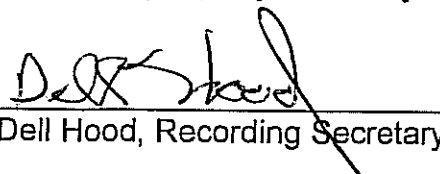
F. Adjournment.: Council adjourned at 7:30 p.m.

VILLAGE OF
WIMBERLEY

By 
Stephen Klepfer, Mayor

ATTEST:


Adelle Turpen, City Secretary


Dell Hood, Recording Secretary