

Village of Wimberley
Minutes of City Council Meeting
City Hall, 13210 Ranch Road 12, Wimberley, Texas
Thursday, March 4, 2004, 6:30 p.m.

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

Invocation - Bill Jones of the First Baptist Church 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 or questions from citizens were received.

A. Consent Items

Minutes of City Council Meeting of February 19

Minutes of February 19, 2004 Council meeting were accepted as submitted by vote of 4 Ayes, 0 Nays, 1 Abstention (Council member Nichols).

B. City Administrator Report

May 15 Election Status
Codification of Ordinances

City Administrator Steve Harrison said the process for the municipal election on May 15 is on track.

He reported the firm hired by the City to codify ordinances, American Legal Services (ALS), has begun this task, and City Secretary Adelle Turpen is the City contact person with the firm. ALS will send its formatted versions of ordinances back to the City for review, and attorneys for both the City and ALS will review them. A link to the codified ordinances will be available on the City's website.

C. Reports from Boards/Committees/Staff

- **Presentation of Preliminary Design of Features for the Cypress Creek Nature Trail by The Rivers Studio (Consultant) (Recommended by Parks & Recreation Board);**
 - **Presentation by Joe Waldschmidt, *Waterscape Design*, on Preliminary Water Feature Concept for Cypress Creek Nature Trail.**

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Roy Mann of The Rivers Studio described design features for the entrance area of the Cypress Creek Nature Trail. The design includes a pond to handle storm water runoff from the Village Square, to provide a natural settling and filtration system for runoff before it enters Cypress Creek.

Paul Clayton of Emily Little Architects described the design of the restroom facilities, pavilion, and entry area.

Tom Loomis of Loomis Austin provided further description of the pond design.

Kelly Kilber of Pro-Tech Engineering described alternative proposals for the restroom wastewater holding facility, including location, size, and costs.

Council members discussed these proposals and questioned the four presenters about their designs and the cost to the City for continuing maintenance of the restrooms and wastewater holding system. Council suggested the Parks and Recreation Board should develop a line item budget for all parts of the Nature Trail including servicing the wastewater facility, and then identify those items the Board believes will be taken care of by volunteers at no cost to the City. This will enable the City to determine what costs will have to be covered by other funding sources.

Joe Waldschmidt described the water feature he offered to design and install for the City. He estimated its value at \$80,000 to \$100,000 if it were done as a commercial project at another site but said he would build it at a cost to the City of \$25,000, which is the cost of the equipment alone. He will donate his design services and labor. All plants to be used in the feature will be native or adapted species and can be part of the public education features of the Nature Trail.

Mayor Klepfer and Council thanked all those who participated in the presentations.

D. Consider & Act:

1. Amendments to Comprehensive Outdoor Lighting Ordinance No. 2003-009, recommended by P&Z Commission by a 6 to 0 vote. (First Reading) (Public Hearing)

Section J – Remove Provisions of Enforcement by Complaint Only; Clarify Timing, Penalties, and Requirements Regarding New Installations:

P&Z Commissioner Curt Busk presented the item. Council member Graddy said his concern is that the new wording still does not define who has standing to complain about lighting. Council member Graddy moved to table the item. No second was received for the motion. Council discussed how to resolve the issue with attorney Patty Akers. Council member Czichos moved to approve the item on first reading with the understanding the differences would be resolved before the second reading. Council

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member Nichols seconded. Motion to approve on first reading approved 5 Ayes to 0 Nays.

2. Appointment of Member to Budget, Investment & Finance Advisory Board (Mayor Klepfer):

Council member Wood moved to appoint James P. Jackson as the Mayor's nominee to Budget, Investment and Finance Advisory Board. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

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

City Administrator Harrison said he is still working on the information needed for this item and plans to have it ready for the next Council meeting. No action.

4. Instructions for Planning & Zoning Commission Regarding City Initiated Zoning of Public Facilities and Utilities:

Mr. Harrison presented the item. City Attorney Patty Akers said for the most part cities do not have the authority to zone property owned by other public entities. Council members discussed reasons for zoning property owned by public, non-profit or cooperative utility services. No action.

5. Authorize Contractual Agreement with Langford for Administration and Management Services to Develop and Submit an Application to Texas Parks & Wildlife Department for Blue Hole Property:

Mayor Klepfer explained the background to this item. Council member Czichos moved to authorize the contractual agreement with Langford Associates for a sum not to exceed one thousand dollars (\$1,000). Council member Nichols seconded. Motion approved 5 Ayes to 0 Nays. Council member Nichols said Council commends Assistant City Administrator Kay Wilkins for her work in collecting resolutions and statements of support for the Blue Hole project from area local governments.

6. Authorize Memorandum of Understanding with the Wimberley Senior Citizens Activities, Inc. Relating to First Use Rights to Meeting Space in the Lounge of the Community Center and Naming the Lounge "Wimberley Senior Activities, Inc. Lounge." (Recommended by Community Center Steering Committee):

Mr. Harrison presented the item. Council member Graddy moved to approve the memorandum of understanding as presented. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.

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7. Authorize Mayor to Execute "Interjurisdictional Mutual Aid Agreement" with Hays County for Emergency Events:

City Public Works Director Rickey Wright presented the item. Council member Czichos moved to authorize the Mayor to execute the interjurisdictional mutual aid agreement with Hays County. Council member Manis seconded. Motion approved 5 Ayes to 0 Nays.

**8. Authorize Staff to Proceed with Necessary Engineering and Building Solicitation Documents for Road Reconstruction Contract (Emergency Lane)
(Recommended by Transportation Advisory Board):**

Public Works Director Wright and TAB Chair Corwin Vansant presented the item. Estimated cost for the proposed reconstruction project is \$60,638. Council members discussed the project with City engineer Joel Wilkinson and Mr. Vansant. Council member Nichols said that in view of the school board's proposal for a bond issue to finance the possible replacement of Danforth Middle School, she did not think the cost could be justified for the three or four years of use the City would get out of the road project. Council member Graddy moved to authorize staff to proceed with the contract for Emergency Lane reconstruction. Council member Czichos seconded. Motion approved 4 Ayes to 1 Nay (Council member Nichols).

E. Close Open Session and Convene Executive Session

Deliberations Concerning Real Property Regarding: Proposal to Sell a Portion of the Blue Hole Property to the Wimberley First Baptist Church (Texas Government Code Section 551.072) and Consultation with Attorney (Texas Government Code Section 551.071).

Council adjourned to Executive Session at 8:45 p.m.

F. Reconvene Open Session.

Council reconvened in Open Session at 9:40 p.m.

Mayor Klepfer proposed a meeting of a Council subcommittee with members of the Baptist Church on Monday, March 8.

Council member Graddy moved that Council appoint a subcommittee of Council to begin negotiations with the Baptist Church to finalize an agreement on the Blue Hole property. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.

G. Announcements, Requests for Future Agenda Items:

Council member Manis said Tom Keyser will resign from the Parks and Recreation Board and that acceptance of his resignation should be on the next Council agenda.

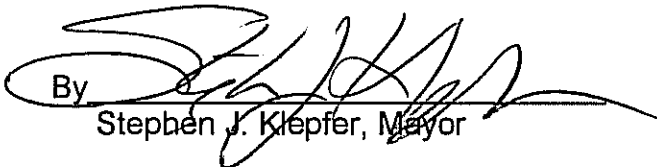
Council member Wood said the latest edition of The Wimberley Way went out to nearly 6,500 recipients. She thanked Rickey Wright, Adelle Turpen, and Tevis Grinstead for their help in getting it out.

Council member Czichos asked to have discussion of making some exemptions to the Building Code as an Agenda item.


Council member Wood said there are still parts of the City's public relations program to be discussed and asked to have this as an Agenda item.

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

VILLAGE OF WIMBERLEY

By 
Stephen J. Klepfer, Mayor

ATTEST:


Adelle Turpen, City Secretary


Dell Hood, Recording Secretary