

Village of Wimberley
Minutes of City Council Meeting
City Hall, 13210 Ranch Road 12, Wimberley, Texas
Thursday, March 18, 2004, 6:30 p.m.

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

Invocation - Charles Youngson of St. Stephens Episcopal Church 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 were received from citizens.

Oath of Office for New Appointees to Committees, Boards, and Commissions:

Mayor Klepfer administered the Oath of Office to James P. "Jim" Jackson for the position of Mayor's nominee to the Budget, Investment and Finance Advisory Board.

A. Consent Items.

- **Minutes of City Council Meeting of March 4, 2004**

Minutes of Council meeting of March 4, 2004 were accepted as submitted.

B. City Administrator Report

1. Community Center Cost of Water Service:

City Administrator Steve Harrison reported he has had discussions with the Wimberley Water Supply Corporation (WWSC) on boring a pipeline under RR 12 to provide for a fire sprinkler system for the Community Center and a fire hydrant near the Center. WWSC had its own plans to put in a similar line under RR12 further north, but agreed there was no need for two separate lines so close together. If the WWSC board agrees to the proposal at its meeting this evening, both the City and the Corporation will be saving several thousand dollars each over what it would have cost if each went ahead with their separate plans for water lines. Council will then have to approve an Interlocal Agreement with the WWSC on the final arrangements.

2. Reversionary Interest Court Action:

Mr. Harrison reported the Special Commissioners appointed by the District Court hearing the condemnation proceeding on the 60-foot strip of land on the Community Center property accepted the appraiser's determination that the reversionary interest has no value. A charge of \$500 was assessed the City to provide some compensation to the holder of the interest. The City has written the check and filed it with the District Court. There should now be no impediment to start of construction of the Community Center.

C. Reports from Boards/Committees/Staff:

- **Financial Report February 2004:**

Jack Clark reviewed the February financial report, noting he has now prepared separate fund reports for the Community Center and for the Cypress Creek Nature Trail. The City's financial position in its General Fund continues to be good.

- **Water/Wastewater Advisory Board:** No report given.

D. Consider & Act

1. Establish Blue Hole Capital Fundraising Committee and Appoint Members:

Mayor Klepfer introduced the item, noting this group will be work with the Trust for Public Land to identify donors for the fundraising campaign for the Blue Hole project. It will be separate from the Council Steering Committee provided for under the City's agreement with the Trust. He proposed that Council as a whole name the members, and that Council members could propose other people for the committee if they wish. The initial seven members are: Mary Faye Way, Buddy Goddard, Suzanne McCord, Mike Stevens, Ginny Galtney, Lucy Dysart, and Paul Dunn. The committee will hold its first meeting at City Hall on April 5 at 10:00 a.m. Council member Czichos moved to establish the fundraising committee for the Blue Hole project and to appoint the above seven members. Council member Nichols seconded the motion. Motion approved 5 Ayes to 0 Nays.

2. Subdivision Applications (Public Hearing)

Application No. 212-04-020; Re-plat of adjoining tracts of land within jurisdictional boundaries of the Village:

(A) Lot 6, Dunn Plaza, FM 3237 at Old Kyle Road (Recommended by Planning & Zoning Commission by a vote of 7 to 0):

(B) Wimberley Players, Inc., Lot 8, Dunn Plaza, 450 Old Kyle Road (Recommended by Planning & Zoning Commission by a vote of 7 to 0).

Special Exception to Section 34020(C)1 Requiring Additional 10 Foot Setback to Lot 5 and Lot 8. (Recommended by Planning & Zoning Commission by a vote of 7 to 0):

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Mr. Harrison presented the item and explained the background. Paul Dunn, owner of the Dunn Plaza properties, and the Wimberley Players mutually agreed to reconfigure their respective properties to square off the property lines; at the same time Mr. Dunn is applying to replat his property. A Special Exception to the Subdivision Ordinance is required to remove the provision for an additional ten-foot setback for Lots 5 and 8. All these actions were reviewed by the City Engineer.

Council discussed the item. No comment received in Public Hearing. Council member Wood moved to approve the Special Exception to Section 340202 (C)1 of the Subdivision Ordinance. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.

Council member Czichos moved to approve the subdivision for Lot 6 under application No. 212-04-020. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

Council member Czichos moved to approve the subdivision of Lot 8 of Dunn Plaza under application No. 212-04-020. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

3. Applications for Zoning/Re-Zoning (Public Hearing):

(A) Application No. C211-04-182, Re-Zone Parcels of Land as Re-platted:

(1) Lot 6, Dunn Plaza, FM 3237 at Old Kyle Road; Planning Area D; Zone 0.034 acres from PR-2 to C-2 Zoning; recommended by Planning & Zoning Commission by a vote of 7 to 0; and

(2) Wimberley Players, Inc., Lot 8, Dunn Plaza, 450 Old Kyle Road, Planning Area D; Zone 0.197 acres from C-2 to PR-2 Zoning; recommended by Planning & Zoning Commission by a vote of 7 to 0:

Mr. Harrison presented the item, saying Council now had to correct the zoning for the parcels for which it just approved subdivision. No comments received in Public Hearing. Council member Nichols moved to approve re-zoning for case no. C211-04-182, lot 6, 0.034 acres of the Dunn Plaza, as requested. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays. Council member Graddy moved to approve re-zoning to PR-2 for 0.197 acres of lot 8 of Dunn Plaza under case no. C211-04-182. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.

(B) Application No. C211-04-181, Katherine Anne Porter School; 515 FM 2325; Planning Area C for C-1 Zoning; recommended by P&Z Commission by a vote of 7 to 0:

Mr. Harrison presented the item. No comment received in Public Hearing. Council member Graddy moved to approve C-1 zoning for this case. Council member Nichols seconded. Motion approved 5 Ayes to 0 Nays.

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4. Amendments to Comprehensive Outdoor Lighting Ordinance No. 2003-009; recommended by P&Z Commission by a 6 to 0 vote; (Second Reading) (Public Hearing):

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

Mayor Klepfer presented the item. No comment received in Public Hearing. Council member Czichos moved to accept the amendments to the Comprehensive Outdoor Lighting Ordinance No. 2003-009 on second reading. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

5. Accept Resignation of Tom Keyser to the Parks & Recreation Board:

Council member Manis moved to accept the resignation of Tom Keyser from the Parks and Recreation Board with regrets. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.

6. Appointment of Member to Parks & Recreation Board (Councilmember Manis):

Council member Manis moved to continue this item. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

7. Review Strategy for Determining Appropriate Fee Schedule for Various City Services (e.g. Building Permits, Zoning) (Continued from March 4, 2004) (Council Member Czichos).

- **Report on Fee Schedule Analysis (City Administrator)**

Mr. Harrison reviewed his analysis of the City's schedule of fees charged for various services, compared them to those charged by other municipalities in the area, and provided recommendations. His recommendations include: keeping the Building Permit fee at the current rate; a public education effort to explain what the fees are and why they are assessed; posting the fee schedule on the City's website; continuing to work on educating the building community on fees; having the City's commissions, boards and committees review fees in their areas of concern; and codifying all fees into one ordinance. Council members discussed the analysis and Mr. Harrison's suggestions. They suggested he develop a time sheet to record time spent by City staff on major projects such as Wimberley Planned Development Districts, and agreed it would be good to have more citizen comments on the fee schedule. Council member Czichos moved that City agencies be instructed to review the fee schedule for their areas of concern and make recommendations to Council as appropriate. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

8. Accept Donation from Wimberley Senior Citizens Activities, Inc. of 4.37 acres of Land to be Used for Construction of a Community Center and a Nature Area; and Authorize Mayor to Sign Closing Documents (Recommended by Community Center Steering Committee):

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Mayor Klepfer presented the item and noted it contains an added Section four stating that grantor will have the right to act to regain title to the property if for any reason construction of the Wimberley Community Center has not commenced within twelve months from the date of the deed.

Council member Czichos moved that Council accept the donation of 4.37 acres of land from the Wimberley Senior Citizens Activities, Inc., to be used for the Community Center and a Nature Area and to authorize the Mayor to sign the closing documents for the transaction. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

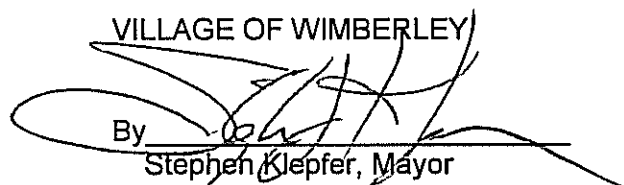
9. Authorize Mayor to Sign Part 2 of Agreement with G. Creek Construction Company to Design/Build the Community Center:

Mayor Klepfer presented the item, noting the preliminary design phase for the Community Center is done and now G. Creek Construction will provide a final design under a cost-certain contract for specific building activity. Mr. Harrison reviewed the background to the proposal. Council member Nichols moved that Council authorize the Mayor to sign part two of the agreement with G. Creek Construction Company for construction of the Community Center, with the approval of the Community Center Steering Committee and in consultation with the City Attorney. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.


G. Announcements and Council Requests for Future Agenda Items:

Council member Manis will have approval of his nominee to the Parks & Recreation Board on the next agenda. Council member Wood said the terms of six members of the Economic Development Advisory Board will expire on April 3 and asked to have their re-appointment or replacement on the next agenda.

H. Adjournment: Council adjourned at 9:00 p.m.

VILLAGE OF WIMBERLEY
By 
Stephen Klepfer, Mayor

ATTEST:


Adelle Turpen, City Secretary


Dell Hood, Recording Secretary