

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

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

Invocation - Cecilia Belvin of Cypress Creek 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: None.

Citizen Comments: None.

A. Consent Items:

Minutes of City Council Meeting of April 1, 2004

Minutes of April 1, 2004 Council meeting were amended and accepted as amended.

B. City Administrator Report

1. Deer Creek Nursing Home Wastewater

City Administrator Steve Harrison referred Council to a document explaining the tariff for the City-owned wastewater facility, in response to a request at the previous Council meeting from Deer Creek Nursing Home Administrator Todd McKenzie for a review of the wastewater fees the home pays. The City is presently using the same rate schedule as the previous owner. Mr. Harrison said he and the City Engineer have met and will continue to meet with Mr. McKenzie to discuss how Deer Creek can reduce its wastewater charges through better water use management and by controlling what goes into its wastewater system.

2. Community Center Status

The City closed on the contract for ownership of the Community Center property with Wimberley Senior Citizens Activities, Inc. (WSCAI) this past Monday (April 12), and has also signed the contract with G. Creek Construction for design and construction of the Center. The contract specifies that all work must be completed eleven months from today's date.

3. Blue Hole Status/Summer 2004

Mr. Harrison deferred to Parks and Recreation Board chairman Malcolm Harris for a report on the Blue Hole project.

C. Reports from Boards/Committees/Staff:

1. March 2004 Financial Report (Jack Clark, CPA)

Mr. Clark reviewed the City's financial report for March, noting the City continues to be in very good financial condition. At mid-point in the fiscal year the City is at 50% in both revenue and expenses. Mayor Klepfer pointed out the need for new line items in the budget for income and expenses for wastewater services.

2. Budget, Investment & Finance Advisory Board (Curtis Cadenhead)

No report given in the absence of Mr. Cadenhead.

3. Parks & Recreation Board (Malcolm Harris)

Parks & Recreation Board Chairman Malcolm Harris said the Board was concerned about the amount of paving to be done for parking at the Community Center, saying Cypress Creek could become a storm sewer if that process continues. He said the Board discussed including in its Master Plan a requirement that budgeting for parking for any facility under its authority be done up front so that the City can see the impact it will have on runoff. The Board's main activity recently has been the design of the entry area and facilities for the Cypress Creek Nature Trail, which is largely completed. He said the final design should be ready for Council consideration in May. The Board approved a recommendation to Council that consideration be given to a non-Nature Trail storm water management arrangement for runoff from the Square and RR12. The small facility planned for the Nature Trail cannot handle the runoff from so large an area. Mr. Harris said he believes construction of the entry area facilities could be completed within six months of awarding the contract, and the Board estimates \$16,000 will have to be budgeted in the next fiscal year for sewage service for the restrooms. The Board recommends the City proceed with the hike-and-bike trail system, specifically with the portion from the Square out Old Kyle Road to the Blue Hole property. The Board decided to work as a Committee of the Whole on the master plan for the Blue Hole property, and agreed that professional help is needed for this job. The Board estimates that \$50,000 should be budgeted in the next fiscal year for professional planning services on Blue Hole. The Board agreed to recommend that the City not try to operate Blue Hole on an interim basis this summer; the negatives far outnumber the positives.

Council discussed how the City could respond to inquiries about using Blue Hole, including arranging scheduled tours.

4. Blue Hole Regional Park Fundraising Committee (Buddy Goddard)

Mr. Goddard said the committee had its first meeting on April 5, at which members reviewed

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their tasks. Mr. Goddard was elected chairman. The committee will work on identifying possible donors who could contribute to the total \$4.3 million cost of the Blue Hole project. Council member Nichols said a director and staff members of the Lower Colorado River Authority toured the property earlier this week and were very enthusiastic about contributing towards the project; other LCRA leaders may also visit to see the Blue Hole property.

D. Consider & Act

1. First Reading--Amendment to Zoning Ordinance No. 2001-010 (Public Hearing):

- **VILLAGE CENTER OVERLAY DISTRICT - SECTION 49.6.E Minimum Setbacks:**
 1. **Street Side: Six feet**
 2. **Side Lot Line: The greater of three feet from the property line or six feet from the nearest existing structure, except zero in the case of a party wall agreement.**
 3. **Rear Lot Line: Six Feet**

Recommended by Planning & Zoning Commission by a vote of 7 to 0.

Mayor Klepfer recused himself from Council discussion of this item because he owns property within the area concerned. Mayor Pro-Tem Graddy assumed the chair. Planning & Zoning Commissioner Busk presented the item, noting it is designed to modify the setbacks allowed in the Village center to allow for smaller setbacks than provided for in the underlying zoning district. Commissioners changed the terminology from that given in the posted Council agenda, to:

Dominant and Secondary Street in place of *Street Side* in no. 1, and
Common Lot Line in place of *Side Lot Line* in no. 2.

Commissioner Busk explained the reason for the changes. Council discussed the amendment.

No comment received in Public Hearing.

Council member Czichos moved to accept the proposed amendment on first reading. Council member Manis seconded. Motion approved 5 Ayes to 0 Nays.

Mayor Klepfer resumed his position on Council.

2. Appointment of Member to Parks & Recreation Board (Council Member Manis):

Item continued at request of Council member Manis.

3. Accept Resignation of Camille Cook from Economic Development Advisory Board:

Council member Wood moved to accept the resignation of Camille Cook from the Board. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

4. Appointment of Member to Economic Development Advisory Board (Mayor Stephen Klepfer):

Mayor Klepfer proposed Mr. Craig Calley as his appointee to the EDAB. Council member Manis moved to accept Mr. Calley as the Mayor's appointee. Council member Graddy seconded. Motion approved 5 Ayes to 0 Nays.

5. Accept Donation of Land from Martha and Ted Knies and Mary Nail to Facilitate Re-Alignment of Intersection at Spoke Hollow and Ranch Road 12:

Mr. Harrison presented the item, noting the Transportation Advisory Board has been concerned for some time about the need for a safe intersection at Spoke Hollow Road and Ranch Road 12, and that Hays County officials have had it on their agenda since before the incorporation of the Village. The two property owners at the intersection, Martha and Ted Knies and Mary Nail, agreed to donate to the City the land needed for this adjustment. The deeds for the donation have already been recorded with the County. The City will meet with County officials to discuss timing and cost of the project, which the County will pay for. Mayor Klepfer thanked the two landowners for their donation, noting the realignment could not be done without it.

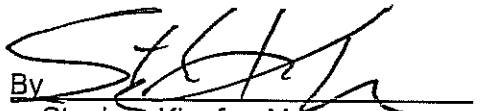
Council member Czichos moved to accept the donation. Council member Graddy seconded the motion. Motion approved 5 Ayes to 0 Nays.

E. Announcements and Council Requests for Future Agenda Items:


Council member Nichols called attention to a survey available on the City of Austin website on design standards. Council member Czichos said building code amendments will be on the next agenda. Council member Graddy asked for a report on the status of negotiations with the Baptist Church. Council member Wood said a former member of the Blanco City Council who will serve on that city's master plan committee asked for information about the Wimberley Comprehensive Plan. Council member Manis will have an appointee for the Parks Board for the next meeting. Mayor Klepfer asked to have discussion of an ordinance concerning failing septic systems on the Square on the next agenda. The Mayor said he recognizes the difficulty some members of WSCAI had in agreeing to turn over the Community Center property to the City and thanked WSCAI members for their work over the past 40 years toward getting such a center for Wimberley.

F. Adjournment: Council adjourned at 8:00 p.m.

VILLAGE OF WIMBERLEY

By 
Stephen Klepfer, Mayor

ATTEST:


Adelle Turpen, City Secretary


Dell Hood, Recording Secretary