

Village of Wimberley
City Hall, 13210 Ranch Road 12
Wimberley, Texas
Thursday, March 17, 2005
City Council Meeting Minutes

City Council Meeting was called to order at 6:30 p.m. by Mayor Stephen Klepfer.

Rev. Ted Knies gave the invocation.

The Pledge of Allegiance to the U.S. Flag was led by Mayor Klepfer; and Council Member Manis led in the Pledge of Allegiance to the Texas Flag.

The following were present: Mayor Stephen Klepfer, Council Member John Graddy, Council Member Matt Manis, and Council Member Marilee Wood. Council Members Carolyn Nichols and Carroll Czichos were absent.

Presentations of Citizens:

Citizen Comments – None

Mayor Klepfer administered the Oath of Office to Sally Covington, appointee to the Budget, Investment & Finance Advisory Board.

Mayor Klepfer presented a Proclamation to Adelle Turpen commending her service as City Secretary and Municipal Court Clerk to the Village of Wimberley.

Consent Items.

Minutes of City Council Meeting of March 3, 2005 were pulled from the Agenda. Council Member Graddy requested that the paragraph under Section D-1 reading "confirmed that the applicants had a valid septic permit" be changed to read: "...asked the Applicant if he had a valid septic permit, and the Applicant answered in the affirmative."

Laurie Anderson, Director of Environmental & Engineering in San Marcos, was present with three (3) other representatives from her department. She explained the plan for the extension of FM 3407 in San Marcos to RR 12 between San Marcos and Wimberley, with the new extension coming into RR 12 near the Baptist Academy. This will be a four-lane highway with a divided parkway. The Resolution in Support of the City of San Marcos to Acquire Financing from TxDOT for Extension of FM 3407 from Hunter Road to Ranch Road 12 was adopted by a vote of 3 (Ayes) 0 (Nays) 0 (Abstain).

Reports from Boards/Committees/Staff:

Jack Clark, CPA, presented the financial report for February 2005, stating that in the three year comparison of revenue the city was approximately \$50,000 to \$60,000 ahead in revenue; and that the city is "on budget" year to date.

Jenelle Flocke reported on behalf of the Ethics Commission that they had decided to keep their present offices until August when the reappointments would be made.

Corwin Vansant reported on behalf of the Transportation Advisory Board. The Board has prepared an Interim Roads Maintenance List. They have also recommended a computer system called IWORQ, which is under review by the City Administrator. The Board has a number of projects they are working on including, but not limited to, traffic routes, safe school routes, and unique sidewalks. The present traffic count survey is complete, but they feel that additional counts are necessary. Woodcreek is willing to split the cost of counts within Woodcreek. Mr. Vansant expressed the need for "information signs" in the RR 12 construction areas.

Consider & Act:

1. Zoning Application (Public Hearing):

- **C211-05-199 – 411 River Road, Planning Area C, for C-2 Zoning** (Recommended by P&Z Commission by a vote of 7 to 0).

P&Z Chair, Tevis Grinstead, presented the application.

Public Hearing: No comments were made by the public and no letters were received relative to the zoning of this property.

Council Member Graddy made a motion to approve Application No. C211-05-199, 411 River Road, for C-2 zoning. The motion was seconded by Council Member Manis. The motion was carried by a vote of 3 (Ayes) 0 (Nays) 0 (Abstain).

2. Appoint Member to Budget, Investment & Finance Advisory Board for a Term Ending 8/7/06.

Mayor Klepfer said that he recommended the name of David Joiner as his appointment as a member of the Budget, Investment & Finance Advisory Board. Council Member Wood made a motion to appoint David Joiner as a member of the Budget, Investment & Advisory Board for a term ending August 7, 2006. Council Member Graddy seconded the motion. The motion was carried by a vote of 3 (Ayes) 0 (Nays) 0 (Abstain).

3. Consider Scheduling a Joint Work Session with the Economic Development Advisory Board Regarding Development Plan.

Council Member Graddy presented a draft Report of Proposed Economic Development Plan; and Craig Calley discussed the development of the plan and said that he was hopeful that a final plan would be ready for presentation to Council within the next two months. Council Member Graddy requested that a further study the proposed plan, and suggested that a joint work session should be held to further review the plan. Council Member Graddy made a motion to hold joint work session between City Council and EDAB on April 14, 2005, 5:00 p.m. The motion was seconded by Council Member Wood. The motion was carried by a vote of 3 (Ayes) 0 (Nays) 0 (Abstain).

4. Authorize Solicitation of Bids for the Construction of the Nature Trail Park Project.

City Administrator Harrison reminded Council that the Nature Trail Park Project had gone out for bid and that all bids were in excess of the budgeted amount, and that Council had rejected the bids. He said that there were a number of reasons the bids were high, a great deal of which was based on the excavation needed on the land itself. The items have been reviewed, and it is proposed that the project be done in phases. One of the biggest ticket items is the restroom facility, and he suggested that the restrooms be held for construction until Phase II. Other alternate bids included the drainage and storm sewer, filtration, kiosk, and concrete work. Mr. Harrison said that the City's Water/Waste-water Advisory Board had strong objections based on environmental considerations and cost. He said that Phase II construction could occur as fast as the City was ready.

Craig Calley, speaking on behalf of the Merchant's Association, said that the lack of restrooms had a great impact on the businesses on the square, and he urged that there would be no delay in the construction of the restrooms. Also speaking as merchants were Sarah Barlow, Mary Van Austern, Thad Lamberson, Lisa Streiker, Dorothy Cook, Gwen Kirschbaum, and Angus Thomas, all of whom urged Council to proceed with the construction of the restrooms at this time and not to further delay the project.

After the extensive discussion, Council Member Wood made a motion to authorize the City Administrator to solicit bids for the Nature Trail Project while meeting with the Parks Board to develop an interim plan for the restrooms. The motion was seconded by Council Member Graddy. The motion

was carried by a vote of 3 (Ayes) 0 (Nays) 0 (Abstain). Council Members will meet with the Parks Board on Thursday, March 30, 2005 at 6:30 p.m.

E. Close Open Session and Convene Executive Session: 8:07 p.m.

- Executive Session according to Texas Government Code, Section 551.071, private consultation between the Council and its Attorney seeking advice about pending or contemplated litigation, settlement offers, and matters in which the duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meeting Law.

F. Reconvene Open Session: 8:29 p.m.

In open session, Mayor Klepfer announced that no action would be taken from Executive Session..

G. Consider Adoption of a Temporary Moratorium on the Granting of Conditional Use Permits Related to Bed and Breakfast Establishments in Residential Neighborhoods Pending Review of the Process.

Council Member Graddy presented information he had obtained from other cities, some in Texas, and some out-of-state, concerning the definitions for bed & breakfasts and asked that Council consider placement of a temporary moratorium on granting conditional use permits for bed and breakfasts in Wimberley until the matter could be studied further. Tevis Grinstead, speaking on behalf of the Planning & Zoning Commission said that he was against a moratorium when there was no indication of great harm being done, and that he felt the structure of the Zoning Ordinance was adequate to handle the applications submitted. Some applications had been approved and some were denied, based on resident input, and the circumstances involved in each application. Residents of Paradise Hills (Jeff Immel and Barry Tyler) asked that more consideration be given as to the density of Bed & Breakfast facilities in neighborhoods and that these facilities added to the Paradise Hills traffic. Residents were encouraged to enforce through their Property Owners' Associations.

Council took no action on this matter.

H. Announcements and Council Requests for Future Agenda Items.

- Council Member Wood requested approval of additional traffic counts.
- Council Member Wood said that the Spring 2005 issue of the Wimberley Way was ready to publish and welcomed input.
- Council Member Wood said that three (3) redbud trees had been planted on Emergency Lane with the cooperation of Wimberley Independent School District, Village of Wimberley Master Care, King Feed, and Keep Wimberley Beautiful for a cost of only \$150.

I. Adjournment: 9:05 p.m.

VILLAGE OF WIMBERLEY

By _____
Stephen J. Klepfer, Mayor

Adelle Turpen, City Secretary

Public Sign-In (SPEAKERS ONLY)

Village of Wimberley, Texas

Purpose of Meeting CITY COUNCIL Date 3/17/05

Public Hearing Speakers Policy: Speakers must sign in prior to the beginning of the meeting. Speakers who wish to address a specific agenda item will be recognized when that item comes up on the agenda, provided they have signed in prior to the beginning of the meeting and indicated the item to be addressed. Each speaker will be limited to three (3) minutes.

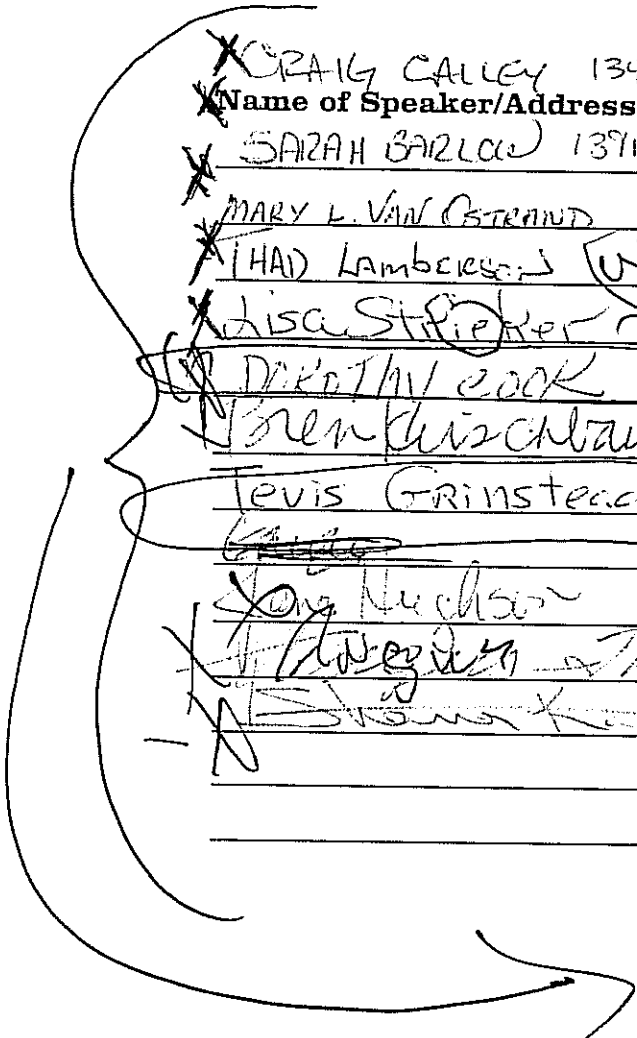
| Name of Speaker/Address (Please Print) | Agenda Item/Issue |
|--|--------------------|
| X CRAIG CALLEY 13904 RR12 | D4 |
| X SARAH GARLOW 13915 RR12 | D #4 |
| X MARY L. VAN STRAND 410 OAK DR STE 100 | D #4 |
| X I HAD Lamberson Wildflower | D4 |
| X Lisa St. Pierre speaker | D4 |
| X DEBORAH COOK Coughlin House | D4 |
| X Bren Kirschbaum Kiss the Cook | D4 |
| Tevis Grinstead | G |
| X Jay Nechson | A 2 resolution son |
| X Gregory Thomas | D #4 |
| X Steven K... | D4 |

session → for house 2
 project
 Tempus Hospital

13615 Wildflower

instead of the tank

13615 Wildflower



9 Speakers