

City of Wimberley
 City Hall, 221 Stillwater
 Wimberley, Texas 78676
Minutes of Special Meeting of City Council
 February 18, 2013 at 8:30 a.m.

City Council meeting called to order at 8:30 a.m. by Mayor Bob Flocke.

Councilmembers Present: Mayor Bob Flocke, Councilmembers Tom Talcott, Mac McCullough, Matt Meeks, Steve Thurber, and John White.

Staff Present: City Administrator Don Ferguson

Workshop

A workshop with State Representative Jason Isaac to discuss and consider issues relating to the possible creation of a Municipal Management District (MMD) to help fund the development of a central Wimberley wastewater system

City Administrator Ferguson presented information on the following:

- Declining water quality of area waterways, including specific test results
- Sources of pollution and area topography making identification of pollution sources difficult to ascertain
- Long-standing problems with aging septic systems in central Wimberley
- Inability of property owners to repair/upgrade septic systems under current regulations
- Need for centralized wastewater service
- Importance of central Wimberley to local economy
- Texas Water Development Board (TWDB) loan requirements and various financing options explored to date
- Types of MMDs and methods of MMD-creation
- Unintended consequences of Representative Isaac's earlier decision to not sponsor legislation to create an MMD, which requires that the City pursue creation of an MMD via the Texas Commission on Environmental Quality (TCEQ)
- Detailed comparison of the procedures for creation of an MMD through the legislature versus the TCEQ and the advantages/disadvantages of each option to property owners
- Statistics related to the disenfranchisement of property owners within the proposed MMD (under TCEQ's process for MMD-creation)
- Concerns related to meeting certain TWDB loan deadlines under the lengthier TCEQ timeframe for MMD-creation
- Possible need for implementation of a city-wide ad valorem tax to fund development of a system that would only serve central Wimberley (in the absence of the MMD option)
- Implications for those property owners already paying for wastewater service through Aqua Texas
- Historical efforts to provide wastewater service for central Wimberley, including past expenditures and future funding commitments

Drafts of legislative bills were presented to Representative Isaac, who was asked to reconsider his prior decision to not sponsor legislation on creating the MMD.

Discussion addressed:

- Tax-related regulations for General Law cities
- Representative Isaac's concerns regarding cost to central Wimberley property owners, particularly those who have recently made expenditures on repairing/upgrading their septic systems
- TWDB's requirement that the City's loan application include a pledge of ad valorem tax revenues, if necessary, to service the debt
- Exploring alternative options to secure TWDB financing, without pledging ad valorem tax revenues
- The City's annual commitment of \$100,00 from its General Fund revenues to help fund central Wimberley wastewater service, given the overall benefit to the community and local economy
- System revenue projections
- Various user-pay scenarios versus city-wide ad valorem taxation
- Mandating connection to a centralized wastewater system and a possible phased-in approach for property owners who have already invested heavily in making their septic systems compliant
- Specifics on Aqua Texas' proposal

Council thanked State Representative Isaac for his time and reconsideration of this issue. The deadlines for submission of legislation were reviewed.

Discussion and Action

Discuss and consider possible action on issues discussed in the workshop with State Representative Jason Isaac relating to the possible creation of a Municipal Management District to help fund the development of a central Wimberley wastewater system (*Mayor Bob Flocke*)

No action was taken.

Adjourn

Mayor Flocke called the meeting adjourned at 9:12 a.m.

Recorded by:



Cara McPartland

These minutes approved on the 7th of March, 2013.

APPROVED:

Bob Flocke

Bob Flocke, Mayor

