

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF A SPECIAL CALLED
CITY COUNCIL MEETING
JANUARY 9, 2007

The City Council of the City of Hunters Creek Village, Texas held a special called meeting and work session at 5:00 p.m. on Tuesday, January 9, 2007, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

Present:	Mayor	Steve Reichel
	Council Members:	Peggy Burck, Mayor Pro Tem
		Michael Cokinos
		Roger Stark
		Art Casper
		George A. Shannon, Jr.
	City Secretary:	Deborah Loesch
	City Attorney:	John Hightower

With a quorum of the Council Members present, Mayor Reichel called the session to order at 5:00 p.m.

- A. Discussion and possible action regarding an agreement with Southwestern Bell Telephone, L.P. d/b/a AT&T Texas for the relocation of telecommunication lines for the Memorial Drive Phase III and IV drainage and paving improvement project.

A motion was made by Councilmember Shannon with a second by Councilmember Stark to approve the two proposed agreements with Southwestern Bell/AT&T for relocation of utility lines for the Memorial Drive Phase III and IV project, with the first agreement being the Application and Letter of Agreement for Custom Work and the second agreement providing that a) the City and AT&T disagree over whether the City is required to pay for the cost of the relocation; b) AT&T agrees to go forward with the relocation without requiring the city to pre-pay the costs; c) the City agrees that AT&T does not waive any claim for reimbursement it may have; and d) the City and AT&T agree that the City will not have to pay AT&T unless a court of law determines that such payment is required and authorizes the Mayor to execute the agreements on behalf of the City. The motion carried unanimously.

- B. Discussion and possible action to authorize an expenditure for surveying and soil testing for erosion for the bridge rails on Memorial Drive at Soldier's Creek.

There was discussion with no formal action taken. Mr. Keiji Asakura, the architect preparing the conceptual drawings, along with Connie Wright (resident working on the project) advised Council that the final drawings should be ready for their review at the January 16 meeting. They also advised that structural

engineering plans need to be prepared along with geo-tech and surveying to address some erosion appearing along the north side of the shoulder of the roadway. Council discussed the possibility of hiring Cobb Fendley & Associates to do the engineering design and construction administration for the project. This matter will be continued at the January 16 meeting.

- C. WORK SESSION. A work session was held to discuss matters to be considered at the council meeting on January 16 or at a future meeting. There was discussion with no formal action being taken.
1. Proposed revenue and appraisal cap legislation. Mayor Reichek reported on various meetings he has attended and provided updated information obtained from the Governor's Task Force.
 2. Proposed tree replacement plan for Voss Road and Pifer Road. The City's Urban Forester prepared a detailed written report on areas in the City where trees have been damaged or removed and should be replanted.
 - a. Voss Road Esplanades. Identified 19 trees that need to be planted in the esplanades to replace those that were removed due to damage from vehicle accidents and disease. He has suggested replacing with 15-gallon size trees at an estimate of \$60/tree. City crews can handle the planting work.
 - b. Pifer Road. There were 6 reported trees that were damaged or removed during construction. The recommended size for replacement with 15-gallon trees and city crews can handle the planting work. Councilmember Burck requested to see a complete tree replacement plan for Pifer Road for additional trees as promised to the residents. This will be prepared and presented for further discussion at the January 16 meeting.
 - c. In addition, council was advised that there are grants available through the Texas Forest Service to obtain 50+ trees to plant in right-of-way areas that are wide enough to plant throughout the city. If approved the trees would be received in late 2007 or early 2008. The City Secretary will be working with the Urban Forester in submitting the application.
 3. Amending Sections 3.203 and 5.102 of the Code of Ordinances regarding Automatic Sprinkler Systems to amend the requirement for installing sprinkler systems for residential remodeling from 50% of the replacement cost to 50% of the livable square footage. Dennis Holm, Building Official, explained the request. The current requirement has created some concern that the law was creating a burden on property owners and that the law was not being followed. The change would make it more reasonable approach to determine whether the system would be required or not. Council members stated their concern of the burden this is placing on residents when remodeling. Councilmember Shannon requested that

- several contractors be invited to the January 16 meeting to hear their comments on this requirement.
4. Future drainage and street improvement projects. The Mayor reported that there have been certain streets identified requiring maintenance of the open ditches on these streets such as Bryn Mawr, Lindenwood, Shasta and Pineland. Councilmember Stark suggested that these areas should be evaluated in an overall maintenance program and prioritized based on severity and cost. The City Engineer should look at these areas and prepare a drainage and maintenance plan with estimated costs. The Mayor was interested in looking at some streets in an on-going maintenance program.
 5. Stipend pay for council members. The Mayor is still interested in seeing this issue come to pass explaining that since the City does not have a city manager, the burden of administration is put on the council. Even though his committee did not recommend instituting such a program, he wanted to seek council's opinion again. Councilmembers Casper, Shannon and Cokinos were not in favor of the pay and felt that the recommendation from the committee should stand.
 6. Renewal of franchise agreement with CenterPoint. John Hightower, City Attorney, reported that since the city did not take action to accept an early renewal of the franchise agreement, the offer terminated as of 12/31/06 therefore, the renewal of the agreement will be discussed prior to the expiration date of the current franchise. However, John Olson has been in negotiations with CenterPoint and it would be advisable to wait for the negotiations to conclude.
 7. Proposed purchasing policy. Deborah Loesch, City Secretary, presented a draft for discussion of a new purchasing policy for the city. The new policy conforms to state purchasing requirements and bidding requirements and considers approval levels. It was the consensus that the mayor's purchasing authority is raised from \$1,000 to \$10,000 provided funds were appropriated and proper purchasing procedures were followed. A formal policy for adoption will be presented at the January 16 meeting.
 8. Update on recodification of the City's code of ordinances. Deborah Loesch, City Secretary, reported that she along with John Hightower met with the attorney for Municipal Code Corporation in November and had the first editorial review of the proposed changes. A red-lined copy showing all of the proposed changes should be ready sometime in the spring of 2007. Councilmember Shannon requested instead of a redlined (strike-through) version, a blue-lined be prepared to review.
 9. Paperless council agendas/packets. Deborah Loesch, City Secretary, reopened for discussion to reconsider using electronic equipment (lap top computers) to read the council packets instead of preparing Xerox copies each time. Council agreed to give it a try again and see how it works.

10. May 12, 2007 general election calendar. Deborah Loesch, City Secretary, prepared a general calendar of important dates for the upcoming city elections and distributed to each member.
11. Citizen complaints regarding placing of garbage, yard clippings, etc. at curb for pickup. Under general discussion, Deborah Loesch reported that City Hall has been receiving numerous complaints of residents leaving their trash at the curb instead for back door pick up. Council suggested that we need to be sure to inform new residents, send reminder letters, and also include the reminder in the next newsletter.

ADJOURN OPEN MEETING

A motion was made by Councilmember Burck with a second by Councilmember Cokinos to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Deborah L. Loesch

Deborah L. Loesch, TRMC
City Secretary

These minutes approved on the 27th day of February, 2007.