

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE REGULAR
CITY COUNCIL MEETING
JANUARY 16, 2007

The City Council of the City of Hunters Creek Village, Texas held its regular meeting at 7:30 p.m. on Tuesday, January 16, 2007, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

Present:	Mayor	Steve Reichek
	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 Reichek called the session to order at 7:30 p.m.

PUBLIC COMMENTS

Public comments were received from the following:

Holly Hibbert, 733 W. Creekside, stated the concerns of the Creekside Homeowner's Association regarding issues concerning the Memorial Drive Phase 3 and 4 improvement project such as replacement of sprinkler systems, street closings, tree protection, replacement of subdivision entrance sign, and the transition of the asphalt street to the concrete street.

Steve Read, 10402 Memorial Drive, stated his concerns on the Memorial Drive project since his property faces Memorial Drive and the replacement of sprinkler systems, etc. in the right-of-way.

Janice Jucker, 10406 Memorial Drive, stated her concerns with the Memorial Drive project regarding tree protection and sprinkler systems.

Mayor Reichek stated that he would be glad to meet with the residents and discuss these issues and how to resolve their concerns.

Bob Carmen, #8 Sleepy Oaks, thanked City Council for completing the drainage line connecting Sleepy Oaks to the Pifer Road drainage and complimented on the professional manner the work was performed.

Robert Norris, 8431 Hunters Creek Drive, presented a traffic control proposal to help reduce the cut-through traffic on Hunters Creek Drive. His presentation requested additional and clear signage, additional police patrols during construction periods, and rubber speed humps.

Mayor Reichek stated that he would be glad to meet with Mr. Norris and discuss these issues.

Dana Busa commented on the proposed railings on the bridge on Memorial Drive at Soldier's Creek in connection with the vacant lot adjoining that property at 10667 Memorial Drive. He stated that he intends to purchase that property and will be coming back before the appropriate boards with a request for a zoning change.

REPORTS

Mayor Reichek reported that since Louise Richman has resigned from Metro's Multi-cities Board, he would be supporting and recommending Mayor Burt Ballanfant, West University Place, to fill the vacancy.

Fire Commissioner: Elwin Peacock, Commissioner, reported that EMS billings for 2006 \$234,000 compared to \$256,000 in 2005. Hunters Creek received \$52,046 from these collections. Decrease in collections is due to the decrease in calls for service for the ambulance. Total number of calls for service in 2006 was 1,754. There has been excellent cooperation between all police departments with the Fire Department due to weekly meetings with all chiefs and has developed a better working relationship. They are beginning their annual review of salaries comparing other departments within Harris County. He explained briefly the details of two recent serious EMS calls. The department will be considering multi-year contracts for liability insurance rates in the future.

Police Commissioner: Benny Hruzek, Commissioner, advised further the details of the recent accidents and that they are still under investigation. Signs for the sub-station will be removed and placed on the parameters and new black & white signs will be replace them so they will be more visible. Budget is currently \$75,000 under budget. Reported crimes are down in Hunters Creek from last year, 47% of crimes reported to the

department are in Hunters Creek, residential burglaries are up from 12% to 18%. The department is assigning officers to the areas where crimes are occurring.

Treasurer's Report: Bob Dodson, City Treasurer, reported that Hal Gordon, delinquent tax attorney, confirmed that Paul Licata's delinquent taxes for previous year have all been collected, now we are waiting to see when he pays the taxes for 2006. Average interest rates on bank deposits are at 5.24%, with \$392,000 interest earned in 2006. Recently purchased \$350,000 in treasury bills that will be rolled over when due and to purchase more in February and March as they come due each month.

Engineer's Report: Bobby Deden, City Engineer, reported that the work on Pifer Road and the bridges are complete and that this will be the last report.

Memorial Drive Phase 3 & 4 project is underway with AT&T beginning work on relocating the lines, traffic control signs are being installed with posting double fines in work zone areas. John Hightower will coordinate with the prosecutors with Municipal Court. Councilmember Roger Stark stated that residents should prepare to remove mail boxes, sprinklers from the right-of-ways and driveway entrances (aprons) that are installed with pavers, etc. will be replaced with smooth concrete. They will be coordinating with the residents when that time is near.

PUBLIC HEARINGS

The second of two public hearings was held for the purpose of receiving testimony for or against the following proposed amendments to Section 17 of Chapter 14 of the Code of Ordinances of the City of Hunters Creek Village, the same being the City's Comprehensive Zoning Ordinance: (a) by striking all of Sub-Section 7-7. f. (3) and Sub-Section 7-7. f. (4) and substituting therefore a new Sub-Section 7-7 f. (3) and a new Sub-Section 7-7. f. (4) establishing the maximum sign area for signs located on a lot containing one-half acre or more that abuts IH-10; and (b) by adding a new Sub-Section 6-9 thereto allowing certain home occupations as a permitted use in District R Single Family Residential District and establishing regulations applicable to the conduct of home occupations.

Mayor Reichek opened the public hearing for comments on the proposed amendments to the sign ordinances. Hearing none, the public hearing was closed.

Mayor Reichek opened the public hearing for comments on the proposed amendments regarding home occupations. Councilmember Cokinos commented whether council should require the registration of businesses in the City. With no further comments forthcoming, the public hearing was closed.

CONSENT AGENDA.

Upon a motion made by Councilmember Burck and a second by Councilmember Stark, the Council voted unanimously to approve and adopt consent agenda items 1 through 5 as follows:

1. Approval of the Minutes of the November 21, 2006, December 5, 2006, and December 12, 2006 council meetings.
2. Approval of an amendment to the Village Fire Department's fiscal year budget for 2007 reducing the budget by \$52,972.00 relating to a reduction in insurance premiums.
3. Approval of Ordinance No. 673 amending City of Hunters Creek Village, Texas, Ordinance No. 460, passed and approved the 12 day of October 1990, the same being the records and information management ordinance for the City, by striking all of Section 9 thereof and substituting therefore a new Section 9, providing for the development of records retention and disposition schedules.
4. Acceptance of the resignation of Clark Thompson as an alternate on the Planning and Zoning Commission.
5. Approval of the appointment of Jimmy Pappas as an alternate on the Planning and Zoning Commission.

REGULAR AGENDA

6. Discussion and possible action to consider the final conceptual drawings for the bridge railings on Memorial Drive at Soldier's Creek.

Mr. Keiji Asakura, the architect, and Ms. Connie Wright, a resident, who have been working on the drawings presented the final drawings for consideration.

After council's review of the drawings, a motion was made by Councilmember Burck with a second by Councilmember Stark to accept the final drawings as presented with possibility of it evolving into something greater or less. The motion carried unanimously.

7. Discussion and possible action to consider a contract with Cobb Fendley to provide engineering and construction administration services for the construction of bridge rails on Memorial Drive at Soldier's Creek and authorizing the Mayor to execute a contract for those services.

A motion was made by Councilmember Cokinos with a second by Councilmember Casper to accept the contract as presented and authorized the mayor to execute the contract. The motion carried unanimously.

8. Discussion and possible action to consider amending Sections 3.203 and 5.102 of the Code of Ordinances regarding Automatic Sprinkler Systems to amend the requirement for installing automatic sprinkler systems for residential remodeling from 50% of the replacement cost to 50% of the livable square footage.

The council interviewed 2 contractors that do remodeling work in Hunters Creek. During these interviews, it was their testimony that they were be more agreeable to using square footage as a benchmark for the sprinkler requirements as opposed to replacement value. After hearing their remarks, a motion was made by Councilmember Burck with a second by Councilmember Shannon to authorize the city attorney to prepare an ordinance for the February meeting based on a requirement that affects 50% or more of livable square footage. The motion carried unanimously.

9. Discussion and possible action to consider a tree replacement plan for Pifer Road.

Brad Hendricks, Urban Forester, prepared a tree replacement plan for Pifer Road that also included additional plantings other than those that were damaged during construction. The plan was presented to council for consideration. A motion was made by Councilmember Burck with a second by Councilmember Shannon to accept the tree plan provided by the urban forester and authorized the purchase in an amount not to exceed \$3,000 to be re-appropriated from \$9800 allocated for tree protection in the Pifer Road construction budget. The motion carried unanimously.

10. Discussion and possible action to consider adopting a purchasing policy for the City and providing that a copy of such policy be given to each officer, department head, and supervisor with authority to purchase goods and services on behalf of the City.

A motion was made by Councilmember Shannon with a second by Councilmember Cokinos to adopt Ordinance No. 675 as presented adopting a new purchasing policy for the city. The motion carried unanimously.

11. Discussion and possible action to consider an ordinance amending the budget for fiscal year 2007 relating to general ledger accounts for Memorial Drive Phase III and IV project.

A motion was made by Councilmember Shannon with a second by Councilmember Cokinos to adopt Ordinance No. 674 providing for budget amendment #1 to fiscal year budget 2007. The motion carried unanimously.

12. Discussion and possible action to consider a contract with Robert T. Deden Services to provide project manager services for the construction phase of the Memorial Drive Phase III and IV project and authorizing the Mayor to execute a contract for those services.

A motion was made by Councilmember Shannon with a second by Councilmember Casper to approve the contract in the form as presented with Robert T. Deden Services and authorize the execution by the mayor. The motion carried, with (4) voting aye: Shannon, Cokinos, Casper, Stark and (1) nay: Burck.

13. Discussion and possible action to consider an ordinance amending the Code of Ordinances of the City of Hunters Creek Village, Texas, by striking all of Sub-Section 7-7.f.(3) and Sub-Section 7-7.f.(4) ; establishing the maximum sign area for signs located on a lot containing one-half acre or more that abuts IH-10.

A motion was made by Councilmember Shannon with a second by Councilmember Cokinos to adopt Ordinance No. 676 as presented amending the sign ordinance for lots one-half acre or more that abuts IH-10. The motion carried unanimously.

14. Discussion and possible action to consider an ordinance amending the Code of Ordinances of the City of Hunters Creek Village, Texas, by adding a new Sub-Section

6-9 thereto; allowing certain home occupations as a permitted use in District R. Single Family Residential District; establishing regulations applicable to the conduct of home occupations.

A motion was made by Councilmember Shannon with a second by Councilmember Cokinos to adopt Ordinance No. 677 as presented amending the zoning ordinance providing for regulations for home occupations. The motion carried unanimously.

ADJOURN OPEN MEETING

A motion was made by Councilmember Shannon with a second by Councilmember Burck to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Deborah L. Loesch, TRMC
City Secretary

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

Ordinance Nos. 674, 675, 676, and 677 are on file in the City Secretary's office and are made a part of these minutes by reference.