

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE REGULAR
CITY COUNCIL MEETING
MAY 15, 2007

The City Council of the City of Hunters Creek Village, Texas held its regular meeting at 7:30 p.m. on Tuesday, May 15, 2007, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

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

With a quorum of the Council Members present, Mayor Reichek called the session to order at 7:33 p.m.

PUBLIC COMMENTS

Public comments were received from the following:

Lisa Susman, #8 Inwood Oaks, requested council action to address the drainage problems on Inwood Oaks relating to standing water after heavy rains. The Hedwig Road drainage project did not help to alleviate standing water at the end of the cul-de-sac.

Sherry Walls, 726 E. Creekside and Kathleen Slaydon, 725 E. Creekside, requested council action to install stop signs in the Creekside Subdivision to try to slow down speeding vehicles on the streets.

REPORTS

Mayor's Report:

Metro's Multi-Cities Future Designated Projects Funding Commitments. Mayor Reichek reported that the City has received information confirming funding of future projects through 2014 that will include Memorial Drive railings at Soldiers Creek (\$250,000), supplemental funding from the Pifer Road project (\$600,000) both in year 2007. \$2,000,000 in FY 2010 for various road improvements such as Bryn Mawr Circle, Inwood Oaks, April Way. FY 2012 \$2,000,000 for reconstruction of pavement of Saddlewood Lane from Memorial Drive to Wellesley Drive. FY 2014 \$1,750,000 for reconstruction of pavement of Kuhlman Road from Beinhorn to Memorial. These projects are currently on the funding schedule, however, if priorities change, these funds can be transferred to other projects in the future.

Fire Commissioner's Report: No report.

Police Commissioner's Report: Commissioner Benny Hruzek reported that the department is operating under budget and has authorized the hiring of an extra patrol officer to work the STEP program. Funding for the coming year will be based on 1/3 for each village, however, historically Hunters Creek accounts for 40% of the calls for service. The department has continued to work on construction site surveillance and right to entry to reduce thefts in the city. In addition they are investigating using infrared cameras. 850 Hunters Creek residents participate in the email program. During April there were no residential burglaries and 4 construction site burglaries. There are 2 vacancies on staff and recently provided information on the cost to hire 5 additional officers just for Hunters Creek. That cost would be around \$500,000.00.

Treasurer's Report: Bob Dodson, City Treasurer, reported investments totaled \$9,000,000 which included treasury bills investments. Collateral is \$3M in excess of deposits. Staff is currently working to rearrange funds and closing smaller accounts into larger accounts. In the near future, it will be time to begin developing the next fiscal year budget, reviewing the tax rate, annual audit. Since this is his last report as Treasurer, Mr. Dodson was able to report that all financials are in good order. He was glad to recommend Brad Conrad to succeed him as Treasurer and has worked very well with him in the past. Mayor Reichel thanked Mr. Dodson for his good work and service to the city.

Project Manager's Report: Memorial Drive Phase III & IV. Lars Hagen reported that the contractors have poured sidewalk on the north side of Memorial Drive from Kuhlman to east Three Corners. The permanent water line on Memorial Drive and Three Corners is in service. Boring at E. Creekside under Memorial Drive for storm sewer is about 75% complete and the storm sewer in Three Corners is completely installed with 2 inlets remain where pavement is still under construction. The contractor is working ahead of schedule and anticipates an early completion.

City Engineer's Report:

Dale Conger with Cobb Fendley & Associates as interim City Engineer reported that his staff has been meeting regularly with the City's Building Official reviewing 13 properties under construction relating to drainage issues. Mr. Conger also reported that FEMA has issued the new flood maps and that the existing ordinance has adequate penalty provisions to meet their requirements.

CONSENT AGENDA.

Councilmember Shannon moved that item #4 be removed from Consent Agenda and placed in the general order of business and considered in its normal sequence on the agenda. Councilmember Burck seconded the motion and the motion carried unanimously.

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 3 as follows:

1. Approval of the Minutes of the April 17, 2007 council meeting.
2. Approval of the Village Fire Department's 2006 Intra-Budgetary transfers.
3. Acceptance of the resignation from Bob Dodson as City Treasurer.

REGULAR AGENDA

4. Approval of the appointment of Brad Conrad as City Treasurer.

Upon the recommendation of Mayor-elect Bob Dodson to appoint Brad Conrad as the new City Treasurer as his replacement, Mayor-elect Dodson stated that Mr. Conrad will serve the city well in this capacity and has previously served on the Finance Committee. Councilmember Shannon also commended Mr. Conrad for his fine work on the committee. With no further comments forthcoming, a motion was made by Councilmember Burck with a second by Councilmember Stark to appoint Brad Conrad as City Treasurer. The motion carried unanimously.

5. Discussion and possible action to consider amending Chapter 14, Section 7, Sub-Section 7-4 of the Code of Ordinances relating to Off Street Parking requirements in zoning District B.

Mr. Jay Kaplan addressed council on his concerns with the current provisions in the zoning ordinance relating to off street parking for retail businesses. He would like to see the regulations amended to be treated the same as office buildings.

A motion was made by Councilmember Burck with a second by Councilmember Shannon to forward to the Planning and Zoning Commission for their review and recommendation of all of Sub-Section 7-4 for Off Street Parking. The motion carried unanimously.

6. Discussion and possible action to consider a request to participate in fence repairs on private property adjacent to city property.

There was no discussion or action taken.

7. Discussion and possible action to consider the width of the proposed street paving for Camelot, Country Lane, and Gawain Lane drainage and paving project.

Mayor Reichel reported that he met with a group of residents from the Camelot Woods Subdivision and all present were in agreement that a concrete street at 25' back to back / 24' inside to inside with 6" rollover curbs and Gawain Lane would remain the same width as is already at 26' would be acceptable and also agreed to install a 3-way stop sign at Country Lane and Gawain Lane. The residents were surveyed by the home owners association. Councilmember Casper was concerned that not all residents had been surveyed. Residents present at the meeting were assured that all had been given the opportunity and 65% were in favor and only 3% opposed.

A motion was made by Councilmember Shannon with a second by Councilmember Cokinos that the pavement width for Camelot and Country Lane would be 25' back to back / 24' inside to inside with 6" rollover curbs stating that

- is a 24' roadway with 6" rollover curbs, Gawain Lane would be 26' wide and curbs as already constructed. The motion carried unanimously.
8. Discussion and possible action to select a design engineer for the following capital projects and authorize the mayor to negotiate a contract for these services:
 - a. Camelot, Country Lane, and Gawain Lane drainage and paving project.

A motion was made by Councilmember Burck with a second by Councilmember Stark to select Cobb Fendley and Associates as the design engineer for the project and authorize the mayor to negotiate a contract for the services. The motion carried unanimously.
 - b. Evaluate options for the intersection on Memorial Drive at Lindenwood to provide a left turn lane and new traffic signal.

A motion was made by Councilmember Stark with a second by Councilmember Cokinos to evaluate the options available for the intersection of Lindenwood at Memorial to consider a left hand turn lane on Memorial Drive westbound onto Lindenwood and south into Lindenwood to take into account the driveway at the apartments and include traffic patterns, to select Cobb Fendley & Associates as the design engineer and authorize the mayor to negotiate a contract for those services. The motion carried unanimously.
 - c. Replacement of a portion of the pavement on Pifer Way.

A motion was made by Councilmember Burck with a second by Councilmember Stark to select Cobb Fendley & Associates as design engineer to provide services for repaving Pifer Way, to include moving one inlet and adding another inlet for private area drains to tie-in and authorize the mayor to negotiate a contract for those services. The motion carried unanimously.
 9. Discussion and possible action to authorize the expenditure from budgeted funds for channel clearing of Soldiers Creek at the bridge at Pifer Road outfall.

Cobb Fendley & Associates requested informal bids for the project. Two bids were received one for \$32,000 from Huff & Mitchell and a second for \$6,500 from Pablos General L/S. Because there was such a difference between the two bids, clarification was requested. After further review Cobb Fendley recommended that Council accept the bid from Pablos as being the most appropriate for the work scope. Therefore, a motion was made by Councilmember Shannon with a second by Councilmember Casper to accept the bid from Pablos and authorize the work to proceed. The motion carried unanimously.
 10. Discussion and possible action to consider an ordinance adopting amendment #5 amending the budget for fiscal year 2007 appropriating funds for the construction of bridge railings on Memorial Drive at Soldiers Creek.

A motion was made by Councilmember Burck with a second by Councilmember Stark to approve Ordinance No. 684 adopting amendment #5 to fiscal year budget 2007 appropriating funds in the amount of \$450,000 for the construction of the Memorial Drive railings at Soldiers Creek. The motion carried unanimously.

11. Discussion and possible action to authorize the solicitation of bids for the construction of bridge railings on Memorial Drive at Soldiers Creek.

Dale Conger with Cobb Fendley explained to council that the project is ready to advertise for bids to open June 14. Mayor Reicherk recognized Connie Wright for her contribution to getting this project on board. A motion was made by Councilmember Burck with a second by Councilmember Stark to authorize the solicitation of bids for the Memorial Drive railings at Soldiers Creek. The motion carried unanimously.

12. Discussion and possible action to consider an ordinance authorizing and directing the placement of stop signs at the intersection of Creekside Lane and West Creekside Drive, at the intersection of Creekside Lane and East Creekside Drive, and at the intersection of Country Lane and Gawain Lane.

There was discussion regarding comments and requests of Creekside residents to place stop signs in the subdivision. However, there was concern of members of council that a traffic engineering study should be done to provide the correct placement of any stop signs on the streets requested. Residents of Camelot Woods encouraged council to not delay the placement of the signs at Country Lane and Gawain Lane. Therefore, a motion was made by Councilmember Shannon with a second by Councilmember Cokinos to strike sections 2 and 3 from the proposed ordinance to be renumbered and approve Ordinance No. 685 providing for the installation of a 3 –way stop sign at Country Lane and Gawain Lane. The motion carried.

Voting: Aye – (4 Burck, Casper, Cokinos, Shannon)

Nay – (1 Stark)

13. Discussion and possible action to consider implementation of security procedures and devices for city hall.

This item was tabled. No action taken.

14. Discussion and possible action to approve issuance of a Request for Qualifications for selecting a city engineer.

A motion was made by Councilmember Shannon with a second by Councilmember Cokinos to authorize solicitations for requests for qualifications for a city engineer. The motion carried unanimously.

15. Discussion and possible action to consider an ordinance requiring, as a condition of the issuance of a building permit, that property owners consent to the entry of police officers onto their property during the construction phase and prior to the issuance of a certificate of occupancy.

A motion was made by Councilmember Casper with a second by Councilmember Cokinos to approve Ordinance No. 686 adopting a program providing police the right of entry on properties during construction phase and prior to issuance of certificate of occupancy. The motion carried unanimously.

16. Discussion and possible action to consider an ordinance canvassing the returns and declaring the results of the general election held on May 12, 2007, for the purpose of electing a mayor and two aldermen.

A motion was made by Councilmember Casper with a second by Councilmember Cokinos to approve Ordinance No. 687 canvassing the returns and declaring the following persons received a majority of the votes for the respective offices and is elected to those offices:

Mayor	Bob Dodson
Alderman, Position No. 4	Roger N. Stark
Alderman, Position No. 5	David Wegner

The motion carried unanimously.

17. Administer Oaths of Office. Mayor Reichek administered the Oaths of Office to the newly elected officers.

ADJOURN OPEN MEETING

A motion was made by Councilmember Stark with a second by Councilmember Burck to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 10:36 p.m.

Respectfully submitted,

Deborah L. Loesch

Deborah L. Loesch, TRMC
City Secretary

These minutes approved on the 26th day of June, 2007.

Ordinance Nos. 684, 685, 686, and 687 are on file in the City Secretary's office and are made a part of these minutes by reference.