

CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE REGULAR  
CITY COUNCIL MEETING  
FEBRUARY 19, 2008

The City Council of the City of Hunters Creek Village, Texas held its regular meeting on Tuesday, February 19, 2008, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

Present:	Mayor	Bob Dodson
	Council Members:	Peggy Burck
		Art Casper
		Roger Stark (left the meeting at 7:45 p.m.)
		David Wegner
	City Secretary:	Deborah Loesch
	City Attorney:	John Hightower (arriving at 6:40 p.m.)

With a quorum of the Council Members present, Mayor Dodson called the session to order at 6:00 p.m. It was noted that Councilmember Michael Cokinos was not in attendance. The Pledge of Allegiance was led by Elwin Peacock.

A. REPORTS

Mayor Dodson reported on the following:

1. General report on city hall activities. Mayor Dodson recognized the efforts of the entire staff helping to make the transition with the changes in staffing assignment. He has been pleased with the response of good team work and coordinating together to make this happen.
2. Report on delinquent property tax accounts. Hal Gordon has reported to the Mayor that there is one serious delinquent tax payer which 2 of 5 years of back taxes have been paid. Mr. Gordon intends to file suit immediately to obtain payment for the remainder of the back taxes.
3. Appreciation to Art Casper for organizing the Winter 2008 newsletter for circulation. Mayor Dodson expressed his appreciation for Councilmember Casper's assistance in preparing the recent newsletter.
4. Appreciation of Locke Braly and Chris Oliver for their participation in the Camelot Woods, Country Lane, Gawain project. Mayor Dodson expressed his appreciation to Locke Braly and Chris Oliver for assisting the City in communicating with the neighbors in the area of the Camelot Woods construction project to keep them informed on the progress of the project.

B. City Engineer's Report: Charles Eastland, Cobb Fendley & Associates, reported:

1. Soldiers Creek Crossing Project. Texas Sterling has completed the underground work with the water and sewer lines. They have drilled all

but 5 pilings and started the curb and gutter work along the street. They intend to put up additional barricades.

2. Camelot Woods drainage and paving improvement project. Metro Cities was given the notice to proceed on February 4<sup>th</sup>. The first construction meeting is scheduled for March 4<sup>th</sup> and will discuss traffic control plans. The storm sewer has been installed on Gawain.
3. Status of various projects under design. The design of the reclaim and overlay of Memorial Drive project will be ready to bring to council at the March meeting. They have walked the job and noted various locations of needed repairs. Mayor Dodson stated that he intends to discuss with Commissioner Radack's office to see if Harris County would assist in the project. The design on the Inwood Oaks/Beinhorn/April Way project is on going with a public meeting scheduled for March 13 at 7:30 p.m. with the neighborhoods to review the design. Creekside Manor/Tara Oaks/Hunters Park Lane outfall upgrade project design is on going. In addition, they are continuing to work on the development of the CIP plan.

Discussion and possible action to consider the removal and replacement of the metal sidewalk railings on Memorial Drive at Lindenwood.

A motion was made by Councilmember Wegner with a second by Councilmember Stark to proceed with stripping the galvanized coating from the railings and to paint that portion brown to match with wood encasings, to authorize Cobb Fendley to design a treated wood encasement with end caps to cover the metal railings and to install a pedestrian hand rail. The motion carried unanimously.

- D. City Treasurer's Report. Brad Conrad, City Treasurer, reported that the city has earned an average of 4.72% on interest earnings. The final treasury bill has matured and all treasury bills have been reinvestment in money market accounts. Yields are continuing to come down therefore, suggests leaving the investment funds in the money market accounts for now. Currently the City has \$8.7M in cash and as of January 1, 2008 collected \$1.9M from tax levy.
- E. Police Commissioner's Report. No report given.
- F. Fire Commissioner's Report. Elwin Peacock, Fire Commissioner, reported that response time averages about 5 minutes with the response time to the furthest point east and west about 8 minutes. The compensation committee has met and they are looking at comparison of salaries with several other cities this time instead of the City of Houston. He praised the qualifications of the departments' paramedics to provide excellent care to the citizens. The department has begun an indexing of all streets and cross streets. Captains and lieutenants testing are upcoming with the operators already have been given with the score of 98 being

the highest. Also the annual hydrant notification policy is being re-evaluated at this time.

G. Council Comments.

1. Suggestions of items to include on future agendas. Councilmember Wegner requested that council starting having pre-agenda meetings each month. He also commented that progress was being made on developing the new landscape gardens at the entrances. Councilmember Burck requested that a report be given each month on the meetings of the Planning and Zoning Commission and Board of Adjustment.
2. Report on prior months' activities
  - a. Review draft of amended Tree Ordinance (Councilmember Burck). Councilmember Burck presented proposed revisions to the ordinance keeping the practical purposes for keeping trees as much as possible. It was suggested that a committee be formed to work with Councilmember Burck to include builders, developers, as well as city board members from Planning and Zoning and the Board of Adjustment. Jim Frankel and John Abercrombie offered to assist on this board.
  - b. Consider pursuing development of a city park (Councilmember Wegner). Councilmember Wegner stated that he would like to see the city consider developing some land into a city park. It was suggested that a committee of citizens be formed to conduct a survey to see what kind of interest would be generated. Mayor Dodson suggested that he get with Councilmember Casper to develop a survey to submit to the citizens.

PUBLIC COMMENTS

Public comments were received from:

Ken Spalding, 253 Bryn Mawr Circle, reported to council on a matter of concern to the Board of Adjustment regarding the zoning requirements for front, side and rear yards as it would relate to a hardship for losing trees on the properties should the residence meet the required setbacks. He also asked council to revisit the ordinance establishing setbacks on conforming lots and nonconforming lots in subdivisions recorded prior to 1955 in order to maintain the aesthetics of the subdivision.

Steve Reichek, #10 Hedwig Shadows, thanked the City for planting a tree in his honor at his property in recognition of his service to the community while serving as councilmember and mayor over the past years. In addition he commented that the council

should consider contacting Harris County to participate in the overlay of Memorial Drive and stated concerns regarding recent comments made public in the newspapers.

Jim Frankel, 610 Lindenwood, commented on what he perceives to be every changing rules for building in the city. He requested that the city consider allowing contractors to work inside earlier as well as on Sundays and holidays and to reconsider the locking of the job site. He stated that it poses a difficulty to monitor the open and closing of the locks when deliveries are being made. He confirmed that all building sites are required to have in place silt fencing as mandated by the TCEQ.

Ed Alves, 10310 Memorial Drive, commented on the length of the guard rail on the north side of Memorial Drive that extends over into the front of his property.

CONSENT AGENDA. Upon a motion made by Councilmember Wegner and a second by Councilmember Casper, the Council voted unanimously to approve and adopt consent agenda items 1 and 5 as follows:

1. Approval of the minutes of the January 15, 2008 Council meeting.
2. Approval of accounts payable disbursements for month of January 2008.
3. Approval of the Transportation Improvement Agreement with Metro for a roadway improvement project Bryn Mawr/Inwood Oaks/April Way/Kemwood contributing \$2,000,000 towards the total cost of the project.
4. Approval of the Transportation Improvement Agreement with Metro for a roadway improvement project Storywood and Saddlewood Reconstruction of Paving and Drainage contributing \$1,500,000 towards the total cost of the project.
5. Approval of the Transportation Improvement Agreement with Metro for a roadway improvement project Kuhlman Road – North and South Reconstruction and Paving and Drainage contributing \$1,750,000 towards the total cost of the project.

REGULAR AGENDA

1. Discussion and possible action to consider an appeal by Cherie and Joe Hoepfl at 506 Hunters Park Lane, of the Building Official's determination to Section E4103.5(1) of the International Residential Code relating to Overhead Conductor Clearances for swimming pools to allow for an encroachment of 4'6" into the 10' required horizontal clearance from the power lines.

Mr. Dennis Holm, Building Official, and Mr. Dennis Adams, Electrical Inspector for the City, explained the reason the permit for the pool was denied based on the International Residential Code's requirement for a 10' horizontal clearances for swimming pools from power lines. The applicant, Mr. Joe Hoepfl, presented his facts for consideration in asking council to grant his appeal to allow for the pool

to be permitted as presented. Council inquired if the applicant contacted CenterPoint to move the power lines back or place arms over the fence line. The applicant indicated they have contacted CenterPoint, but did not discuss that as an option.

A motion was made by Councilmember Burck with a second by Councilmember Wegner to deny the appeal of Joe and Cherie Hoepfl and affirm the decision of the building official to deny the permit. A recommendation was made to contact CenterPoint for other alternatives. The motion carried unanimously.

2. Discussion and possible action to consider an ordinance amending Chapter 10, Sections 10-24(l), 10-59(j), 10-119(k), and 10-142(j) of the Code of Ordinances revising the provisions governing appeals from decisions made by the Building Official under the International Building, Residential Plumbing, and Mechanical Codes to provide that any appeal from those decisions is to be made to the Board of Adjustment, acting as the Construction Codes Appeals Board.

No action was taken on this item.

3. Discussion and possible action to consider Resolution No. 08-03 adopting a schedule of fees pertaining to building, plumbing, electrical, and mechanical permit and inspection fees.

A motion was made by Councilmember Burck to adopt a new permit fee schedule as presented. The motion died due to lack of a second.

A motion was made by Councilmember Burck with a second by Councilmember Wegner to adopt a new fee schedule under Resolution No. 08-03 providing for a 10% increase in new construction permit fees, eliminating deposits, and increasing the other permit fees as presented. The motion carried unanimously.

4. Discussion and possible action to consider approval of an ordinance amending the budget for 2007 adopting amendment no. 9 appropriating funds for final payment for Pifer Road improvement project and additional funds for professional services.

A motion was made by Councilmember Wegner with a second by Councilmember Burck to adopt Ordinance No. 713 approving amendment #9 to the 2007 fiscal year budget appropriating funds for Pifer Road and professional services expenditures. The motion carried unanimously.

5. Discussion and possible action to consider authorizing the mayor to execute a professional service agreement for consulting services with Doug Williams, subject to council approval of agenda item 6 below.

A motion was made by Councilmember Casper to approve the professional service agreement with Doug Williams as presented. The motion died due to a lack of a second. No action was taken on this item.

6. Discussion and possible action to consider approval of an ordinance amending the budget for 2008 adopting amendment no. 2 for a consulting services agreement with Doug Williams.

No action was taken on this item.

7. Discussion and possible action to consider establishing a residential homestead exemption.

No action was taken on this item, no motion was made.

8. Discussion and possible action to consider a revised ordinance for sign regulations in residential district R.

This item was tabled.

9. Discussion and action to consider the engagement of a landscape architect proposal for new bed plantings at east and west boundaries of Hunters Creek on Memorial Drive and authorize mayor to execute a contract.

A motion was made by Councilmember Casper with a second by Councilmember Burck to authorize Councilmember Wegner to engage a landscape architect to begin design of the landscape beds and authorize the mayor to execute the proposal. The motion carried unanimously.

10. Discussion and possible action to consider rescheduling the March city council meeting.

A motion was made by Councilmember Wegner with a second by Councilmember Burck to reschedule the March meeting from the 18<sup>th</sup> to the 25<sup>th</sup>. The motion carried unanimously.

#### ADJOURN OPEN MEETING

A motion was made by Councilmember Wegner with a second by Councilmember Burck to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 9:28 p.m.

Respectfully submitted,



Deborah L. Loesch, TRMC  
City Secretary

These minutes were approved on the 25th day of March, 2008.

Ordinance Nos. 713, Resolution No. 08-03 are on file in the City Secretary's office and are made a part of these minutes by reference.