

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF CITY COUNCIL SEPCIAL SESSION AND WORKSHOP
SEPTEMBER 9, 2008

The City Council of the City of Hunters Creek Village, Texas held a special session and workshop on Tuesday, September 9, 2008, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

Present:	Mayor	Bob Dodson
	Mayor Pro Tem	Roger Stark
	Council Members:	Steve Reichek
		Peggy Burck
		Ed Neuhaus
		David Wegner
	City Secretary:	Deborah Loesch
	City Attorney:	John Hightower

With a quorum of the Council Members present, Mayor Bob Dodson called the special session and work shop to order at 12:00 p.m. Also in attendance was Charles Eastland, City Engineer.

SPECIAL SESSION:

1. Discussion and review of the proposed budget for fiscal year 2009 and consider action on the proposed tax rate for the 2009 fiscal year budget.

Mayor Dodson presented a budget prepared based on a tax increase to \$0.205/\$100 from the current rate of \$0.185/\$100. A budget was prepared for the current tax rate, the effective tax and as well for the proposed rate. The Finance Committee reviewed the proposed budget and recommends the rate of \$0.205/\$100 based on funding for capital improvement projects into future years. Councilmember Wegner requested that at sometime in the future we should have a CIP workshop to be better informed on the need and priority of these projects. A motion was made by Councilmember Neuhaus with a second by Councilmember Stark to consider a proposed tax rate of \$0.205/\$100 for tax year 2008. The motion carried, voting as follows:

For: Roger Stark, Ed Neuhaus, Peggy Burck

Against: Steve Reichek, David Wegner

2. Discussion and possible action to call for a public hearing to receive comments on the proposed budget for fiscal year 2009.

A motion was made by Councilmember Wegner with a second by Councilmember Burck to call for a public hearing to receive public comments on the proposed budget for September 25, 2008 at 7:00 p.m. at City Hall. The motion carried unanimously.

3. Discussion and possible action to call for a public hearing on a proposal to increase total tax revenues from property tax.

A motion was made by Councilmember Burck with a second by Councilmember Stark to call for public hearings to be held on September 25, 2008 at 7:00 p.m. and October 7, 2008 at 12:00 p.m. (Noon) to receive public comments on the proposed tax increase of tax revenues from property tax. The motion carried unanimously.

Discussion and possible action to receive and accept the certified appraisal roll for the 2008 tax year as submitted by the chief appraiser.

A motion was made by Councilmember Reichel with a second by Councilmember Burck to receive and accept the certified appraisal roll for 2008 tax year as submitted by the chief appraiser. The motion carried unanimously.

WORK SHOP. A work shop session was held to discuss the following items that will be considered at the regular meeting on September 16, 2008 or any future meetings. The following items are for discussion purposes only and no formal action will be taken.

Construction and engineering projects:

- a. Request from Memorial Villages Water Authority (MVWA) for refund from the Memorial Drive Phase III & IV project. The MVWA participated in a portion of the project from their cost of water system and sanitary sewer improvements. A final accounting of the project has been completed and reviewed and determined that there were costs reductions in the project on the portion MVWA participated in. The City Engineer's assessment agrees with that of the MVWA and recommends refund of \$51,568.94. Council concurred that the refund is appropriate and to place on the consent agenda.
- b. Consider a change order for \$2,800 with Metro City Construction for the Camelot Woods drainage improvement project for the relocation of the water line at Country Lane and Beinhorn intersection. Since this amount falls within the Mayor's purchasing authority, no action is required to approve the change order; however, the Mayor wanted the council advised of the increase in the contract. No further action is required.
- c. Consider the placement of the decorative light standards on the bridge at Soldiers Creek. Councilmember Burck reported that they will be meeting later in the week to review the placement and possible relocation of the lights. She will report at the September 16th meeting.
- d. Review and approve the mock-up of the pedestrian hand rail at Memorial Drive and Lindenwood. Charles Eastland, City Engineer, advised that the mock up should be here by next Tuesday.
- e. Status of the design plans for Inwood Oaks, April Way, Beinhorn and timeline for solicitation of bids for the project. Charles Eastland, City Engineer advised that the plans are being reviewed by the MVWA and

that the MVWA has indicated they may wish to participate in a portion of this project to upgrade some of their water/sewer facilities. This will require an interlocal agreement.

- f. Status of design plans for Longshadows and Smithdale and scheduling a meeting with residents of Smithdale on design criteria. Council concurred to table discussion until after the budget process.
- g. Status of bid process for the replacement of the metal guard railing on Memorial Drive at Lindenwood with wood. Council concurred to table discussion until after the budget process.
- h. Consider the installation of the stub for surface water drainage at Memorial Drive and Saddlewood. Councilmember Stark withdrew this item from consideration.
- i. Consider extending about 200' of sidewalk on Voss Road (northbound) to connect with TxDot sidewalk to be included as part of a proposed hike and bike sidewalk replacement program. Further information is required from TxDot regarding the guard rail before continuing discussion.

Consider revising the mowing contract for areas on Memorial Drive not currently included in the contract. Deborah Loesch, City Secretary, advised council that she had received notice from the home owner's association for Hunterwood Subdivision, that they will no longer maintain the right-of-way area at Thamer Lane and Memorial Drive. Under the current contract, the area can be added for \$65.00 per trip (3 times a month). Council concurred to add this area to the contract and to place on the consent agenda for approval.

3. Consider a provision in the building permit fee schedule to provide a pass-thru charge for professional services fees incurred in connection with building permits. There was discussion with no further action to be taken at this time.

4. Consider the proposed franchise agreement with CenterPoint Energy.

The Council reviewed two versions of an ordinance for this franchise agreement. Councilmember Burck explained her concern that the length of the agreement of 30 years was too long and there should be some concerns addressed in the agreement regarding tree trimming. The item will be placed on the agenda for further discussion and action.

5. Consider information regarding H-GAC Energy Transactable future offers. Deborah Loesch, City Secretary, explained that she has received several communications from H-GAC electric purchasing cooperative regarding changes in the electric market and options to extend the current contract and lock in a rate now instead of waiting until 2010. After a brief discussion of possible market changes, council concurred to defer any action on the contract until later as the contract period comes closer to the end.

6. Consider the effect of City of Houston water rates. Councilmember Reichel briefly commented that the Mayors of all the villages should lobby together to keep the rates set by the City of Houston from getting higher since these rates are passed on through the MVWA. No further action is required.
7. Report on the status of Planning & Zoning's review of regulations for solid waste collections; zoning amendments relating to fences and walls and placement of swimming pools in side yards as related to non-conforming lots.

Deborah Loesch, City Secretary, reported that Planning and Zoning has concluded their review of regulations on solid waste and a draft ordinance will be presented for consideration at the September 16th meeting. As well the Commission concluded their review of regulations for fences and walls in the zoning ordinance and their final report and recommendation will be presented at the September 16th meeting. Preliminary discussions were considered on the placement of swimming pools for non-conforming lots and the City Attorney is drafting an ordinance for the Commission to consider at their October meeting.
8. Consider designating a representative and alternate to the H-GAC 2009 General Assembly. No discussion to be considered at the September 16th meeting.
9. Consider the ballot for candidates for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees election. No discussion to be considered at the September 16th meeting.
10. Comments for additional items to be placed on the agenda for the September meeting or future meetings. Councilmember Reichel requested further discussions on the negotiations for the garbage contract and Councilmember Wegner requested to discuss regulations for installation of permanently installed generators for residential use.

ADJOURN OPEN MEETING

With no further comments forthcoming, the meeting adjourned at 3:25 p.m.

Respectfully submitted,

Deborah L. Loesch

Deborah L. Loesch, TRMC
City Secretary

These minutes were approved on the 21st day of October, 2008.